

Hay Shire Council Policy



Title of Policy	Hay Shire Council Local Infrastructure Contributions Plan 2025		
This applies to	The whole of the LGA		
Author	Jack Terblanche	Date Approved:	26 August 2025
Position of Author	Executive Manager: Planning and Compliance	Authorised by:	Council
Legislation, Australian Standards, Code of Practice.	Local Infrastructure Contributions Plan Under Section 7.12 of the Environmental Planning and Assessment Act 1979		
Related Policies/Procedures	Hay Local Environmental Plan 2011		
Attachments	A: Extract from River Master Plan B: Extract from Lachlan Street Master Plan		
Aim	To fund the public amenities and public services (local infrastructure)		
Version	Details	Date	
Version 1	Initial Issue	26 August 2025	
To be reviewed	2030		
Superseded Policies			
The Policy			

PART A: INTRODUCTION

1. Name of this Plan

This plan is titled the **Hay Shire Council Section 7.12 Local Infrastructure Contributions Plan 2025**.

2. Purpose of this Plan

The primary purpose of the local infrastructure contributions plan is:

- to authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a levy pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979 (EP&A Act); and
- to assist Hay Shire Council (“Council”) in providing the appropriate public facilities that are required to maintain and enhance amenity and service delivery within the Hay Shire local government area; and
- to publicly identify the purposes for which the levies are required; and
- to ensure Council’s management of levies complies with relevant legislation, guidelines and practice notes.

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The expected types of development in the area would include renewable energy developments, industrial development, and some commercial development. These development can lead to an increase in the demand for residences and business, with increased pressure on public facilities. As such there will be funds needed for flood protection of all the town, increased recreational facilities, and upgrades of the main street.

3. Land to Which this Plan Applies

This plan applies to all land within the boundaries of the **Hay Shire Local Government Area**, as identified in the **Local Environmental Plan (LEP)**.

4. Commencement Date

This plan comes into effect on **26 August 2025**

5. Application of this Plan

This plan applies to:

- Development applications (DAs) and complying development certificates (CDCs) lodged with the Council or an accredited certifier;
- Any type of development specified in this plan, excluding exempt development.

Council may also levy contributions towards the provision of water and sewerage infrastructure, which are not part of this local infrastructure contributions plan. Such contributions will be charged in accordance with the requirements of Section 64 of the Local Government Act 1993 and the Water Management Act 2000

It is foreseen that this plan will be referenced and applied in Regional and State Significant Development.

6. Legislative Framework

This plan is prepared under Section 7.12 of the **Environmental Planning and Assessment Act 1979** and the **Environmental Planning and Assessment Regulation 2021**.

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PART B: OPERATION OF THE PLAN

7. How Contributions Are Calculated

A fixed levy is imposed on all applicable development based on the estimated cost of development. The contribution rates are as follows:

Estimated Cost of Development (\$AUD)	Contribution Rate (%)
\$0 to \$200,000	Nil
\$200,001 to \$500,000	0.50%
Over \$500,000	1.00%

The levy will be calculated as follows:

Levy payable = $L \times \$C$

Where:

L is 0.005 where the cost of development is between \$200,001 and \$500,000;
or 0.01 where the cost of development is more than \$500,000

and

$\$C$ is the cost of carrying out the proposed development (calculated in accordance with Section 2.2 below).

8. How will the cost of carrying out the proposed development be calculated?

A development application or an application for complying development certificate must submit an estimated cost of development that has been calculated in accordance with clause 208 of the EP&A Regulation. That clause provides as follows:

“208 Determination of proposed cost of development—the Act, s 7.12(5)(a)

(1) The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.

(2) The costs of carrying out development include the costs of, and costs incidental to, the following—

(a) if the development involves the erection of a building or the carrying out of engineering or construction work—

(i) erecting the building or carrying out the work, and

(ii) demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—preparing, executing and registering—

(i) the plan of subdivision, and

(ii) the related covenants, easements or other rights.

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(3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate

(4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—

(a) the cost of the land on which the development will be carried out,

(b) the costs of repairs to a building or works on the land that will be kept in connection with the development,

(c) the costs associated with marketing or financing the development, including interest on loans,

(d) the costs associated with legal work carried out, or to be carried out, in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance for the development,

(g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,

(h) the costs of commercial stock inventory,

(i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,

(j) the costs of enabling access by people with disability to the development,

(k) the costs of energy and water efficiency measures associated with the development,

(l) the costs of development that is provided as affordable housing,

(m) the costs of development that is the adaptive reuse of a heritage item.

(5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Example—

A contributions plan may adopt the Consumer Price Index.

(6) To avoid doubt, this section does not affect the determination of the fee payable for a development application

The genuine estimate of the cost of works must be supplied at the time an application is lodged. Development applications are to be estimated in accordance with the following:

- for development up to \$100,000, the estimated cost be estimated by the applicant or a suitably qualified person, with the methodology used to calculate that cost submitted with the DA.
- for development between \$100,000 and \$3 million, a suitably qualified person should prepare the cost estimate and submit it, along with the methodology, with the DA.
- for development more than \$3 million, a detailed cost report prepared by a registered quantity surveyor.

A suitably qualified person is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

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Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant.

9. Indexation

This Plan authorises the proposed cost of development to be indexed between the granting of consent and the date of payment in accordance with quarterly movements in the Australian Bureau of Statistics Producer Price Index (Building Construction, NSW)¹. This is to account for increases in construction costs over time.

The cost of development, as required by conditions of consent, will be indexed at the time of payment in accordance with the below formula:

$$\text{indexed cost of development} = \text{cost of development at consent} \times \frac{\text{current index figure}}{\text{base index figure}}$$

- **Current index figure** is the last published *Producer Price Index (Building Construction, NSW)* figure as at the first day of the quarter in which the payment is made.
- **Base index figure** is the last published *Producer Price Index (Building Construction, NSW)* figure as at the first day of the quarter in which the consent was issued.

If the adjusted contributions amount at payment is less than the contributions amount in the condition of consent, then the contributions will not be amended.

10. Can deferred or periodic payments be made?

Council does not allow deferred or periodic payment of levies authorised by the development contributions plan.

11. Refunds of levies

Council's policy is that there are generally no refunds of section 7.12 levy payments made under the local infrastructure contributions plan.

Should someone seek a refund of levies, a formal request must be made in writing to Council outlining the reasons for the requested refund.

12. Timing for the Calculation and Making of Payments

Any S7.12 levy must be calculated and paid to Council:

- a) Complying development – before any construction commences.

¹ The series ID for this index is: A2333670K

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b) Development consent – one week prior to the issue of a CC.

As specified above, receipt of payment must be included with copies of the documents provided to Council in accordance with clause 142(2), 151(2) or 160(2) of the EP&A Regulation (whichever is applicable, depending on the certificate which is being issued).

13. Alternatives to monetary levies

Section 7.12 levies can only be made as monetary contributions. A section 7.12 condition cannot require the dedication of land.

Council may accept an offer, in connection with a development application, by an applicant to enter into a planning agreement to provide works-in-kind, dedication of land or other material public benefit but is not required to do so. A planning agreement must be entered into before the grant of a development consent that imposes section 7.12 levies in accordance with this Plan.

14. Savings and transitional provisions

A development application which has been submitted prior to the adoption of the development contributions plan but not yet determined shall be determined in accordance with the provisions of the plan which applied at the date of making the application.

15. Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to community infrastructure contributions. These are addressed in Divisions 4 of Part 9 of the EP&A Regulation and include:

- maintenance of, and public access to, a levies register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of levies; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at the Council's administration office.

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16. Exemptions and Variations

The following development is exempted from a levy under this local infrastructure contributions plan:

- development where the proposed cost of carrying out the development is \$200,000 or less; or
- development for the purposes of a single dwelling house; or
- development for the purposes of creating disabled access; or
- affordable housing as defined by the EP&A Act; or seniors housing as defined by State Environmental Planning Policy (Housing) 2021 (other than self-contained dwellings forming part of seniors housing development); or
- housing development by a social housing provider for seniors or people with a disability (in line with Ministerial Direction "Revocation of Direction in force under section 94E and Direction under section 94E"; or
- works undertaken for charitable purposes or by a registered charity; or
- places of public worship, public hospitals and emergency services; or
- recreational facilities, community, cultural or educational facilities provided by or on behalf of the Council or another public authority; or
- development for the sole purpose of adaptive reuse of an item identified in Council's Heritage Schedule in the LEP; or
- development exempted from Local Infrastructure Contributions by way of a Direction made by the Minister for Planning under section 7.17 of the EP&A Act; or
- development, apart from subdivision, where a condition of section 7.11 of the EP&A Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out; or
- Class 10b buildings except for renewable energy developments.

(Note: Farm buildings as specified in Subdivision 16 Farm buildings (other than stock holding yards, grain silos and grain bunkers) (clauses 2.31 and 2.32) in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are Exempt Development and will not require Development Contributions).

Council may consider exemptions or variations for the following:

- Development by non-profit organizations that provide a community benefit;
- Affordable housing projects;
- Minor additions or alterations to existing dwellings valued at less than \$200,000.
- Development where a Voluntary Planning Agreement is being negotiated.

Requests for exemptions or variations must be made in writing to the Council at the time of lodging the DA or CDC application.

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PART C: PUBLIC INFRASTRUCTURE PROJECTS

17. Purpose of Contributions

Clause 7.12 (3) and (4) states the following:

(3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.

(4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

Funds collected under this plan will be used to provide, upgrade, or maintain public infrastructure to meet the needs of the growing population. This includes, but is not limited to:

- Flood mitigation works
- Main Street upgrade
- Works on the river frontage.

These projects are referenced in the following Council Plans:

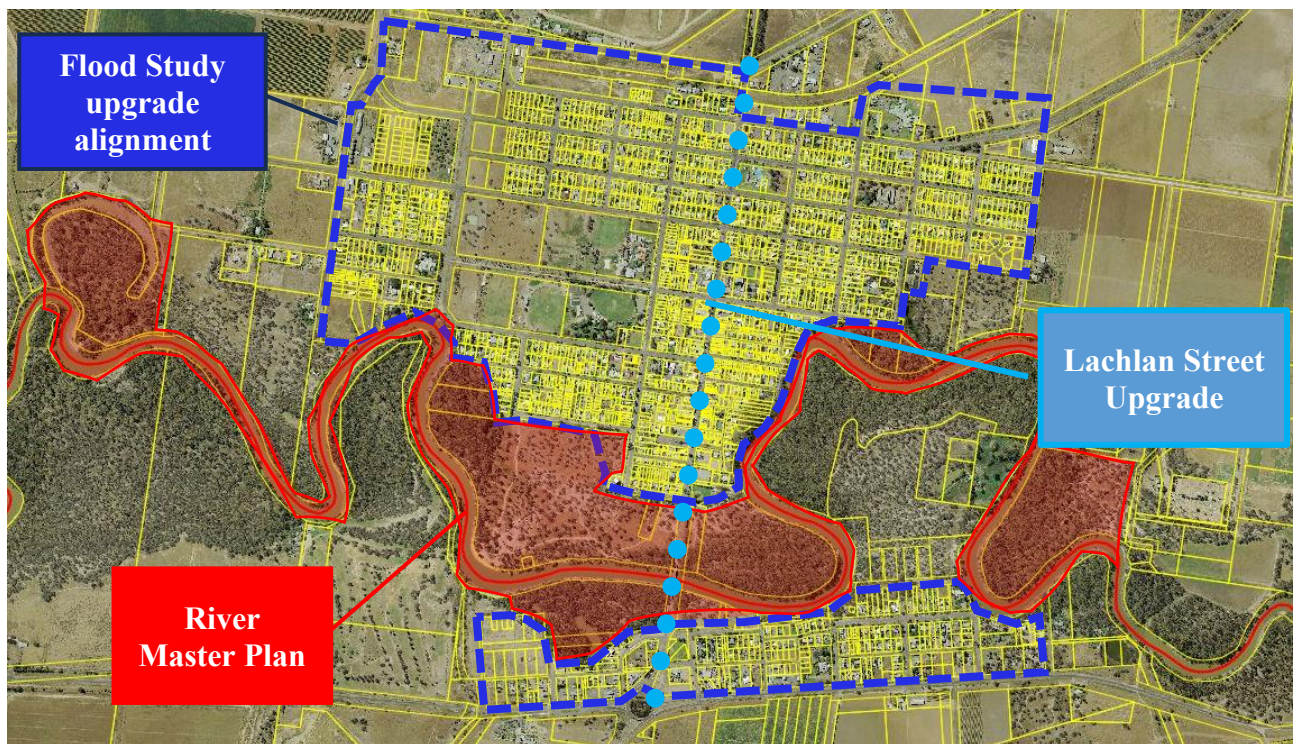
- Murrumbidgee River Master Plan
- Lachlan Street Master Plan
- Hay and Maude Flood Risk Management Study and Plan

18. Schedule of Works

The following projects are identified as priorities for funding:

Project Name	Description	Estimated Cost	Priority	Staging
Murrumbidgee River Master Plan	Actions include development of river reserves, footpaths on the river frontage, and the development of visitor facilities on the riverfront (See Appendix A).	\$3,000,000	Low	Long Term
Lachlan Street Master Plan	Streetscape improvements including extensive street tree works, pavement repair, sidewalk enhancement, street furniture, and public art (See Appendix B).	\$4,000,000	Medium	Long Term
Hay and Maude Flood Risk Management Study and Plan	Actions to protect Hay and Maude against inundation, including sheet piling, earthworks, levee upgrades and improved drainage.	\$25,000,000	High	Long Term

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Map of Schedule of Works

19. Review of the Plan

This plan will be reviewed every **5 years**, or as required, to ensure its effectiveness in addressing the infrastructure needs of the community.

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4 FINAL MASTER PLAN OVERVIEW

WHAT IS THE FINAL MASTER PLAN?

The Final Master Plan illustrates how public land fronting the Murrumbidgee River in Hay Shire LGA can be developed and improved in the future. The plans have captured the feedback from the Draft Master Plan phase and show detail and locations of possible improvements, as well as anticipated order of costs information.

GUIDING PRINCIPLES

The five key guiding principles for the Murrumbidgee River Master Plan 2021 are:

Access and connection	Improve access to the water for recreational use as well as connections to and between publicly accessible areas.
Ecological restoration	Protect and restore the environmental structure and function of the river and the floodplain through revegetation, weed eradication and restricting vehicular access.
Culture and heritage	Celebrate the Murrumbidgee River's part in the pre and post settlement history.
Wayfinding	Improve legibility through the use of directional signage and visual orientation markers.
Community and health	Reinforce the river as a place for the community to come together to meet, gather and play and promote the consequent physical and mental health benefits.

PLAN 1 HAY TOWNSHIP

Plan 1 Hay Township Final Master Plan shows the extent of the overall study area for Hay township. Plan 1 Hay Township also represents ideas which pertain to the whole study area including:

- Improving access to the river for water craft, including boat ramps, jetties and footbridges.
- Creating a kayaking trail from Cemetery Bend to Hay Weir.



PLANS 2 - 7

Plans 2 to 9 provide more detailed concepts for each of the key precincts noted below.

- Soapworks Bend
- Sandy Point Reserve
- South Hay
- Bushy Bend Reserve and Bill Moorhouse Reserve
- Murrumbidgee Valley Regional Park and Madmans Bend
- Cemetery Bend

PLANS 8 - 9

Detailed concepts for Hay Weir and Maude (Plans 8 and 9) have also been prepared .



PLAN 1: HAY TOWNSHIP

5 SOAPWORKS BEND

THE VISION

Soapworks Bend is located 2.4km from Hay Post Office off Lachlan Street on the Murrumbidgee River in Hay, and is the site of the old Soapwork's Factory.

The concept proposes:

- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with picnic facilities and car parking.
- ▶ Restricting vehicular access with a rationalised road layout, designated car parking and vehicle restriction barriers to road edge.
- ▶ Installing an interpretive signage trail which tells stories of the site, pre and post settlement.
- ▶ Providing bird hides at the lagoon for bird-watching.
- ▶ Connecting the reserve to Brewery Park and Sandy Point with a dedicated shared path.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Remove pit toilets.	\$ 1,000.00
6	Improve road way and parking (unsealed gravel).	\$ 70,000.00
7	Install vehicle restriction barriers.	\$ 80,000.00
8	Construct new gravel walking paths.	\$ 60,000.00
9	Install signage.	\$ 7,500.00
10	Install picnic settings.	\$ 7,000.00
11	Undertake revegetation.	\$ 50,000.00

Precedent images



Vehicle restriction barriers.



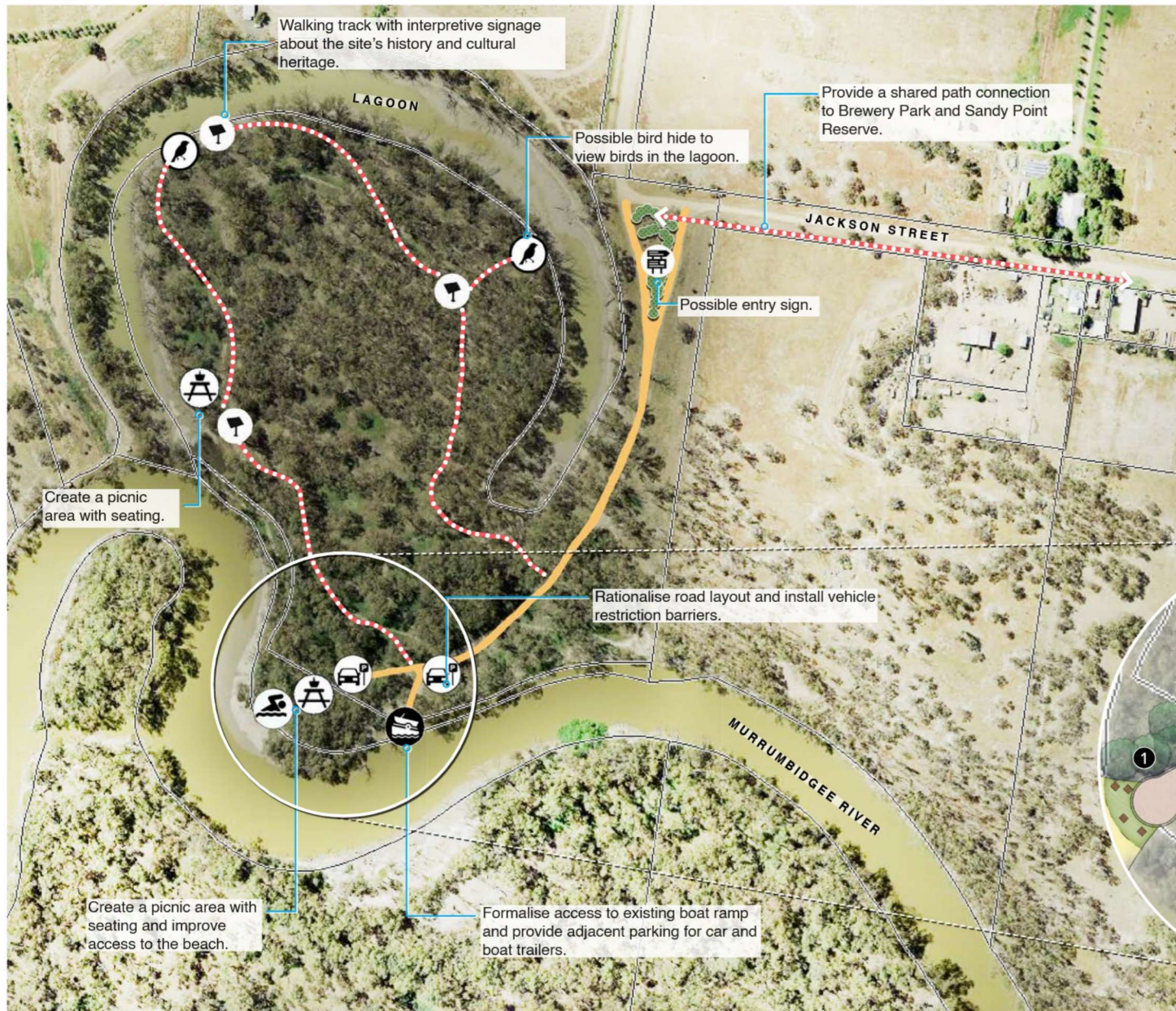
Picnic facilities.



Interpretive signage.



Revegetation of banks.



Legend

Existing:

Boat ramp - retain and upgrade

Potential:

Car and trailer parking location

Beach access for swimming

Picnic area

Interpretive signage

Directional signage

Bird hide

Road alignment (improve/extend to existing)

Walking track

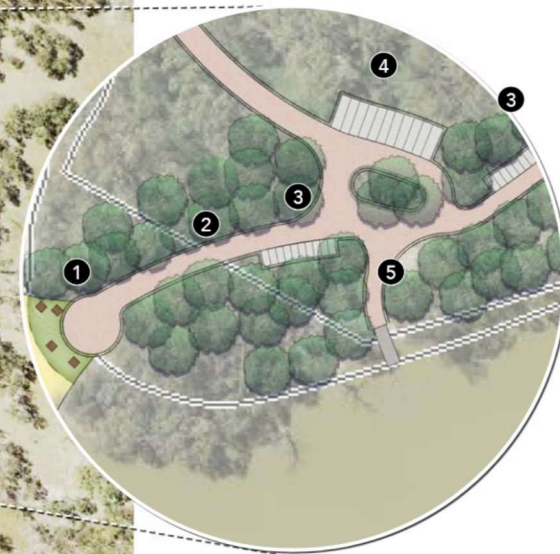
1 Beach access with grass and picnic tables.

2 Vehicle restriction barriers such as bollards and chain/rail.

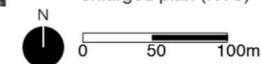
3 Designated car parking areas.

4 Designated car and trailer parking areas.

5 Formalised access to existing concrete boat ramp.



enlarged plan (NTS)



PLAN 2: SOAPWORKS BEND

6 SANDY POINT RESERVE

THE VISION

Sandy Point Reserve is one of Hay's key natural assets and is well known as a free camping location. It has a broad sandy beach with toilets, permanent shade structures and picnic facilities. .

The concept proposes:

- ▶ Constructing a new boat ramp on the west side of the beach area.
- ▶ Constructing a cable tie pedestrian bridge to create a physical link with South Hay.
- ▶ Controlling vehicular access with a rationalised road layout and designated car and trailer parking.
- ▶ Installing directional signage to help visitors navigate their way through the area.
- ▶ Identifying and enhancing cultural and natural sites by developing learning spaces and interpretive signage (including QR codes). Opportunity to involve schools and community groups such as LandCare, Scouts and NNTC.
- ▶ Developing low-lying areas into ephemeral wetlandS with interpretive signage and seating.
- ▶ Reinforcing the local landscape character and overall amenity with new plantings of native species.

SCOPE OF WORKS

Actions	Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES	
1 Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2 Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3 Design and document the works.	TBD
4 Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES	
5 Construct boat ramp.	\$ 50,000.00
6 Construct cable footbridge (2.5m wide).	\$ 1,200,000.00
7 Improve road way and parking (unsealed gravel).	\$ 95,000.00
8 Install vehicle restriction barriers.	\$ 45,000.00
9 Remove road at beach, install grass and upgrade furniture.	\$ 150,000.00
10 Develop ephemeral wetland and seating.	\$ 20,000.00
11 Construct new gravel shared paths.	\$ 100,000.00
12 Install signage.	\$ 20,000.00

Precedent images



Concrete boat ramp.



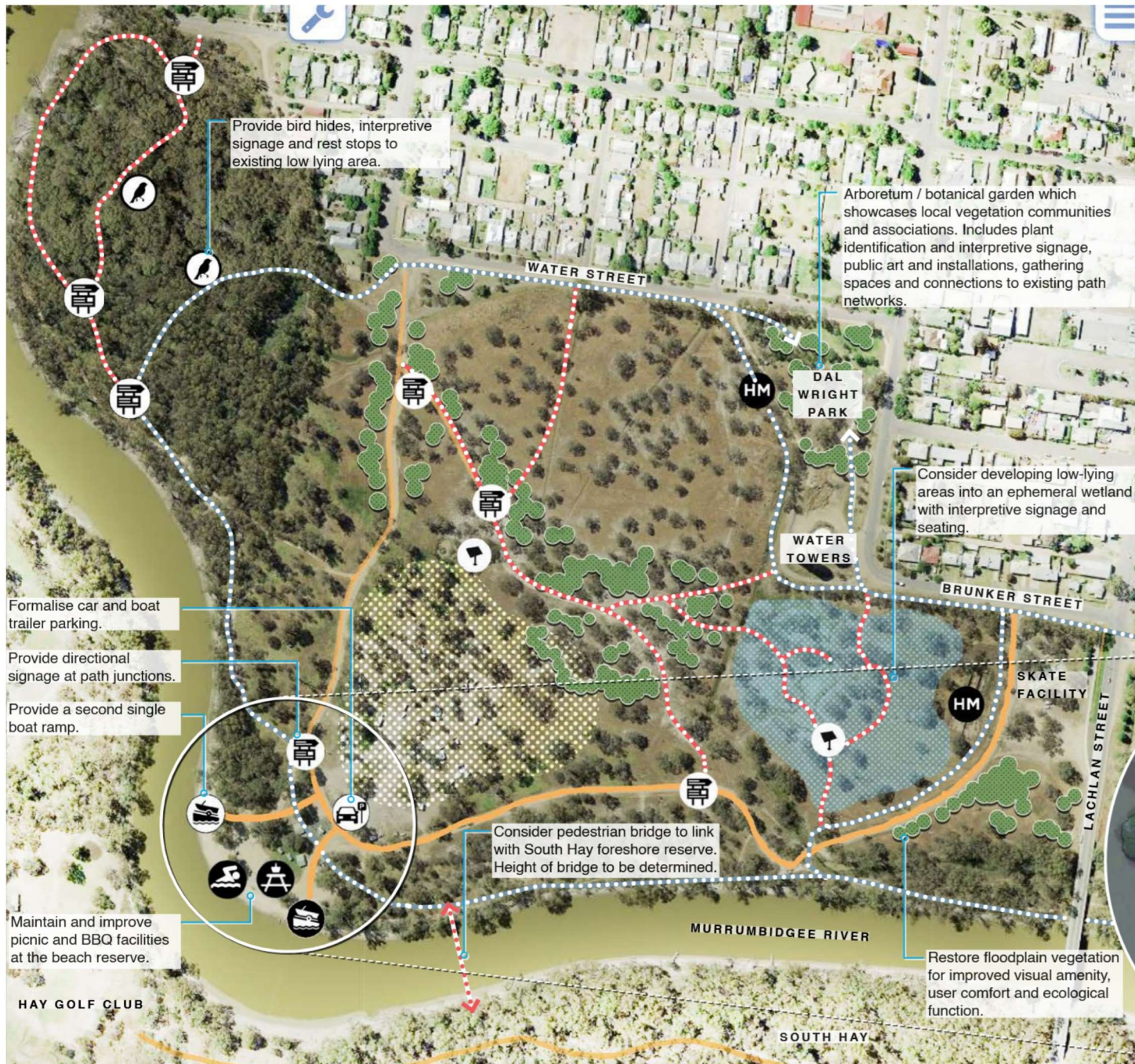
Cable footbridge.



Bird hide.



Sun-lounges.



Legend

Existing:

Walking track

Boat ramp

HM Culture and heritage marker

Road alignment

Picnic area

Camp ground

Beach access for swimming

Bird hide

Boat ramp

Revegetation

Wetland

Walking track

Footbridge

Potential:

Car and trailer parking location (Improve/extend to existing)

Picnic area

Interpretive signage

Directional signage

1 Existing boat ramp retained. Concrete retaining wall repaired.

2 Road removed and grass extended to the beach. Existing picnic tables with shelters moved to grass. Sun-lounges and umbrellas proposed for the beach.

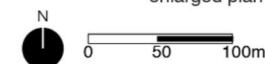
3 New single concrete boat ramp and vehicle access.

4 Designated car and trailer parking areas.

5 Vehicle restriction barriers.



enlarged plan (NTS)



PLAN 3: SANDY POINT RESERVE

7 SOUTH HAY

THE VISION

The South Hay area extends west from the Cobb Highway bridge to Witcombe Street. This is a largely under-utilised area with intact vegetation. There is a good visual connection to Sandy Point Beach and reserve.

The concept proposes:

- ▶ Developing a eco-recreation facility for use by groups such as scouts, guides and schools and include activities such as bike hikes, bush survival, adventure hikes, orienteering, geocaching, nocturnal wildlife and stargazing, and include associated car parking on Lang Street.
- ▶ Installing a walking track along the river-front which connects to the east side of Cobb Highway under the bridge, and continues west to Witcombe Street.
- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with improved picnic facilities.
- ▶ Controlling vehicular access with a rationalised road layout.
- ▶ Construct bird hide and seating at the existing lagoon.
- ▶ Installing directional and interpretive signage to help visitors navigate their way through the area and learn about the natural environment.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Develop eco-recreation facility.	TBD
6	Improve road way and parking (unsealed gravel).	\$ 40,000.00
7	Construct bird hide.	\$ 10,000.00
8	Construct new gravel shared paths.	\$ 60,000.00
9	Install signage.	\$ 7,500.00
10	Picnic settings.	\$ 9,000.00

Precedent images



Bird hide.

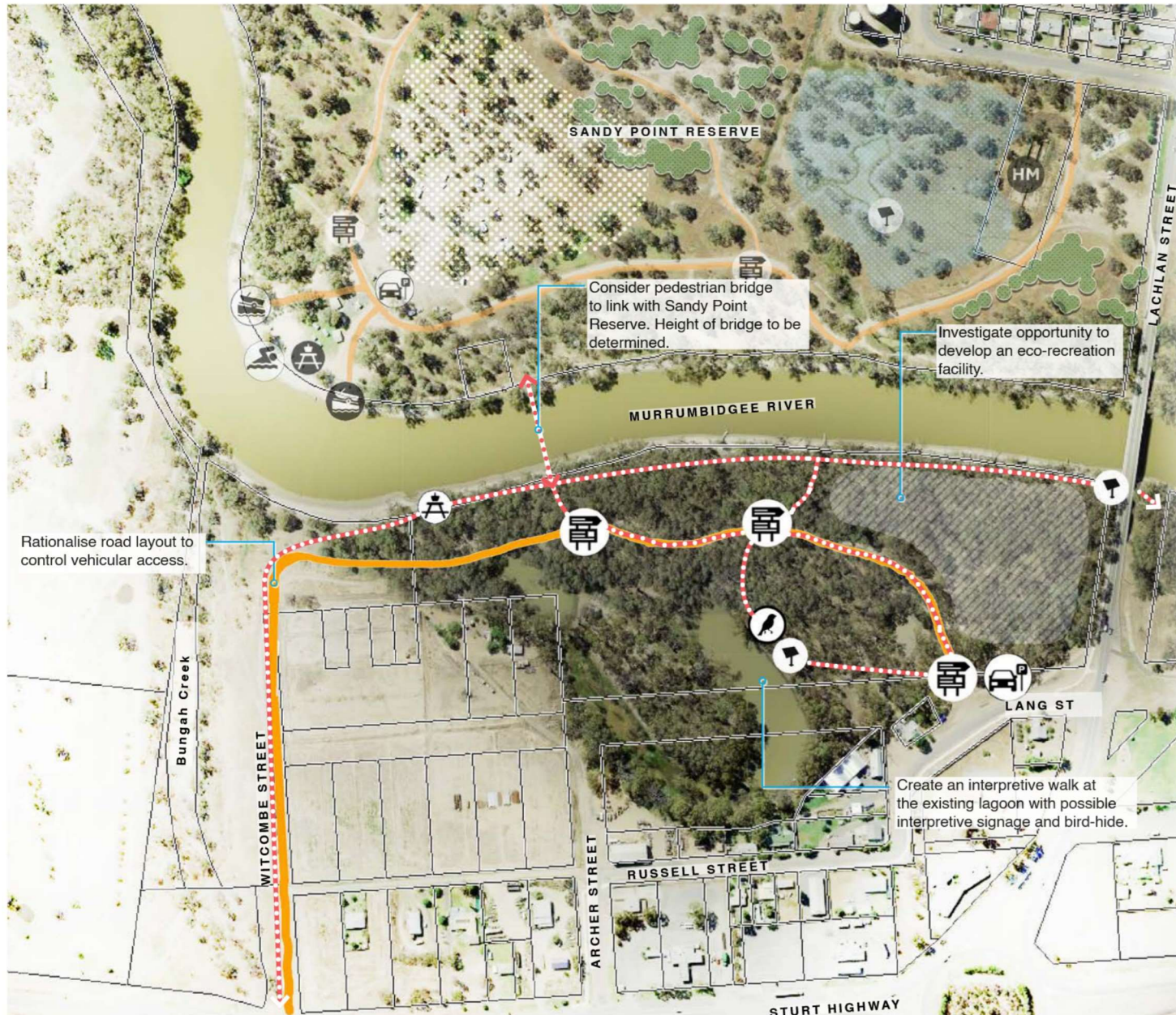


Revegetation to the banks.



Eco-recreation activities

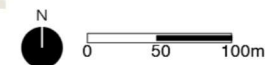




Legend

Potential:

- Car and trailer parking location
- Beach access for swimming
- Picnic area
- Boat ramp
- Interpretive signage
- Directional signage
- Bird hide
- Eco-recreation facility
- Road alignment (improve/extend to existing)
- Walking track
- Footbridge



8 BUSHY BEND RESERVE AND BILL MOORHOUSE RESERVE

THE VISION

Bushy Bend Reserve, with the Bidgee Riverside Trail and sculptures is well used by locals and visitors alike. The adjacent Lions Park provides opportunity as a visitor hub to explore Hay's riverfront. Bill Moorhouse Reserve has significant weed infestations and is not well connected to adjacent public open spaces, such as Pocock Park and South Hay.

The concept proposes:

- ▶ Creating a visitor hub at the east end of Lions Park with the possibility to also incorporate a wharf, pontoon jetty and amphitheatre.
- ▶ Constructing a suspension footbridge to create a physical link with South Hay and Murrumbidgee Valley Regional Park.
- ▶ Reinforcing Bushy Bend Reserve as a cultural precinct with a series of outdoor gallery spaces, and possible central gallery structure.
- ▶ Controlling vehicular access with a rationalised road layout and turn around area for caravans.
- ▶ Providing clear and safe pedestrian and cycle connections across Cobb Highway to Sandy Point.
- ▶ Installing directional and interpretive signage to help visitors navigate their way through the area and learn about the natural environment.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$5,000.00
CONSTRUCTION ACTIVITIES		
5	Construct suspension footbridge (2.5m wide).	\$ 1,280,000.00
6	Construct visitor hub facility.	TBD
7	Construct terraced deck / wharf.	\$ 750,000.00 - \$ 1,000,000.00
8	Construct floating pontoon jetty.	\$ 70,000.00
9	Construct amphitheatre.	\$ 400,000.00
10	Improve road way and parking (unsealed gravel).	\$190,000.00
11	Develop outdoor sculpture gallery and central gallery structure.	\$ 400,000.00
12	Install new gravel shared paths.	\$ 75,000.00
13	Install signage.	\$7,500.00
14	Remediation and revegetation.	TBD

Precedent images



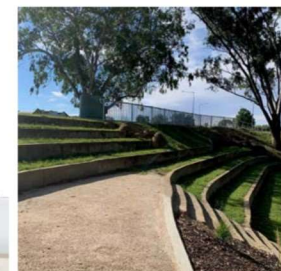
Wharf.



Floating pontoon jetty.



Suspension footbridge.



Amphitheatre.



Legend

Existing:

- Walking track
- Sculpture / artwork (approximate locations)
- Road alignment

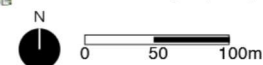
Potential:

- Car and trailer parking location
- Picnic area
- River access point (jetty / wharf / lookout)
- Sculpture / artwork
- Directional signage

- Footbridge
- Outdoor gallery spaces
- Visitor hub facility at the levee bank. Potential to incorporate cafe, watercraft and bike hire, tours and visitor information.
- 1 Entry to visitor hub and connections to existing pedestrian path network.
- 2 Multi-terraced deck with DDA ramps creates a visual and physical connection to the river edge.
- 3 Floating pontoon jetty.
- 4 Event space with terraced amphitheatre and lawn area.
- 5 Car parking.



enlarged plan (NTS)



PLAN 5: BUSHY BEND RESERVE AND BILL MOORHOUSE RESERVE

9 MURRUMBIDGEE VALLEY REGIONAL PARK AND MADMANS BEND

THE VISION

This area includes Madmans Bend to the north of the river and Murrumbidgee Valley Regional Park (and associated adjacent Council managed Crown Land) to the south. Madmans Bend is one of Hay's most popular and well used reserves.

The Regional Park has beautiful views and great opportunities for tourists to enjoy the natural environment, however it is presently under-utilised, and not easy to find.

The concept proposes:

Madmans Bend

- ▶ Installing a walking trail loop along the river edge which connects back to the road network.
- ▶ Upgrade existing boat ramp and improve opportunities for car and trailer parking.
- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with pontoon jetty and picnic facilities.
- ▶ Controlling vehicular access with restriction barriers such as removable bollards.
- ▶ Creating a kayaking hub with storage facilities.

Murrumbidgee Valley Regional Park

- ▶ Connecting the Regional Park to South Hay with a designated walking trail along the river edge.
- ▶ Providing picnic areas with seating and shelters at key view points.
- ▶ Developing a bike hike trail through the natural environment.
- ▶ Controlling vehicular access with a rationalised road layout, which is separated from pedestrians and cyclists.
- ▶ Installing directional and interpretive signage to help visitors navigate their way through the area and learn about the natural environment.

SCOPE OF WORKS

Actions	Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES	
1 Seek permits and approvals from the relevant authorities.	\$5,000.00
2 Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3 Design and document the works.	TBD
4 Obtain DA and/or construction certificates as required.	\$5,000.00
CONSTRUCTION ACTIVITIES - Madmans Bend	
5 Upgrade boat ramp to concrete construction at Madmans Bend.	\$ 50,000.00
6 Construct floating pontoon jetty.	\$ 70,000.00
7 Construct kayak storage facility and deck.	\$ 250,000.00
8 Improve road way and parking (unsealed).	\$ 20,000.00
9 Construct new gravel shared paths and boardwalks.	\$ 60,000.00
10 Install picnic settings.	\$ 9,000.000
11 Install vehicle restriction barriers.	\$ 18,000.00
CONSTRUCTION ACTIVITIES - Murrumbidgee Valley Regional Park	
12 Construct new gravel shared paths.	\$ 140,000.00
13 Install picnic facilities (seating and shelters).	\$ 30,000.00
14 Install signage.	\$ 22,500.00
15 Install vehicle restriction barriers.	\$ 100,000.00
16 Develop bike hike trail.	\$ 100,000.00

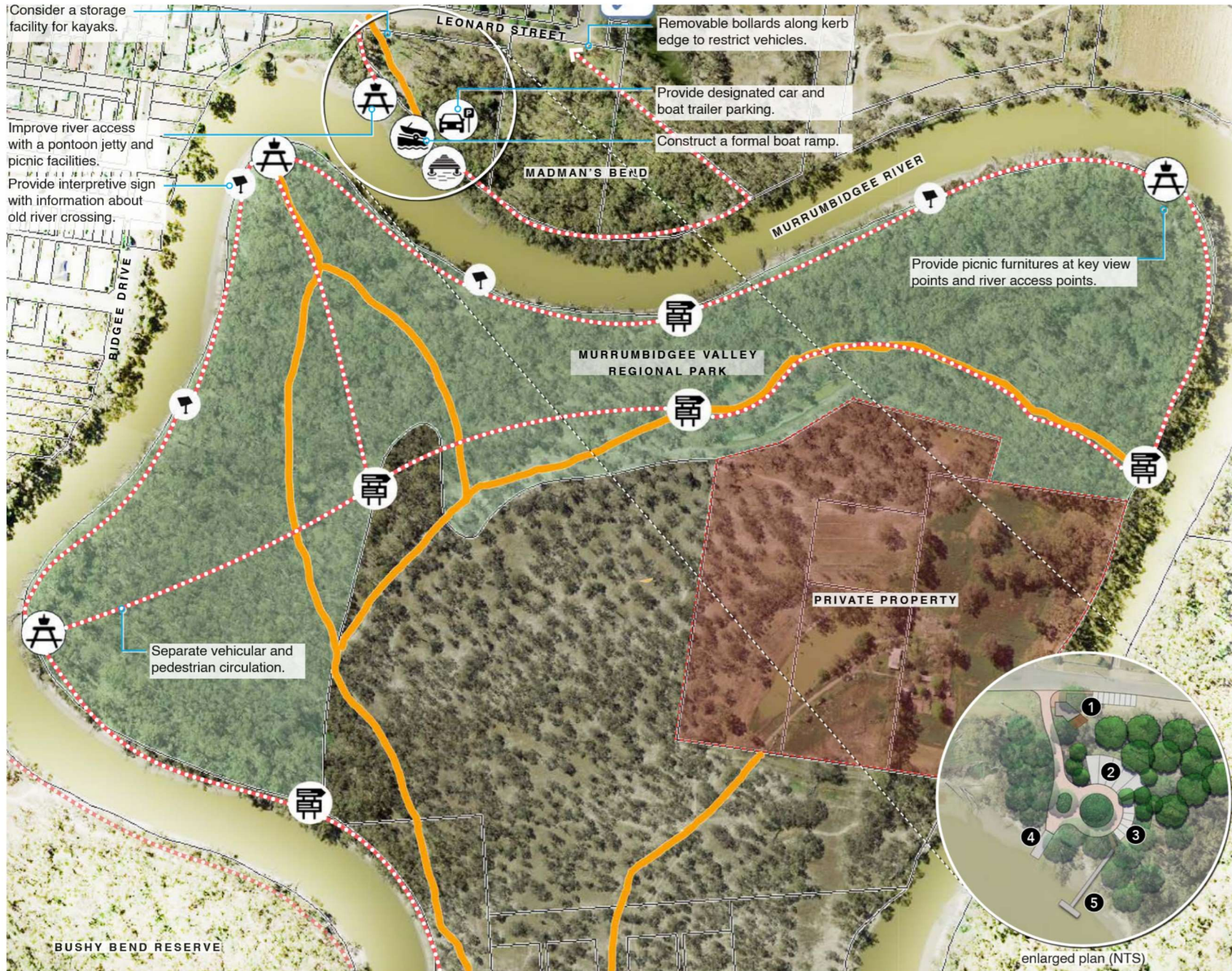
Precedent images



Floating pontoon jetty.



Concrete boat ramp and adjacent picnic area.



Legend

Existing:

- Road alignment
- Murrumbidgee Valley Regional Park
- Private property

Potential:

- ⚓ River access point (jetty / wharf / lookout)
- 🚗 Car and trailer parking location
- 🚤 Boat ramp
- 🎣 River access for fishing
- 🏖️ Beach access for swimming
- 🏕️ Picnic area
- 📋 Interpretive signage
- 📍 Directional signage
- 🚶 Walking track

- 1 Kayak hub facility and car parking at the levee bank. Potential to incorporate storage, clubroom and viewing deck.
- 2 Designated car and trailer parking area.
- 3 Designated car parking area.
- 4 Concrete boat ramp and formalised access.
- 5 Floating pontoon jetty

PLAN 6: MURRUMBIDGEE VALLEY REGIONAL PARK AND MADMANS BEND

10 CEMETERY BEND

THE VISION

Cemetery Bend is located in the east of Hay township and can be accessed from Wharf Street. It is currently used for informal boat launching and recreational vehicle use.

The concept proposes:

- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with picnic facilities and adjacent car parking.
- ▶ Re-vegetating the river edge and areas where unrestricted vehicular access has caused erosion and compaction.
- ▶ Controlling vehicular access with a rationalised road layout, designated car parking and directional signage.
- ▶ Installing an interpretive signage trail which tells stories of the site, pre and post settlement.
- ▶ Removing existing pit toilets.
- ▶ Protecting existing cultural sites and potential identification of other sites (subject to consultation with Traditional Owners).

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain planning permit and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Remove pit toilets.	\$ 1,000.00
6	Improve road way and parking (unsealed gravel).	\$ 160,000.00
7	Construct new gravel paths.	\$ 75,000.00
8	Construct signage.	\$ 10,000.00
9	Install picnic facilities.	\$ 9,000.00
10	Improve beach access.	\$ 20,000.00
11	Remediation and revegetation.	TBD

Precedent images



Interpretive sign.



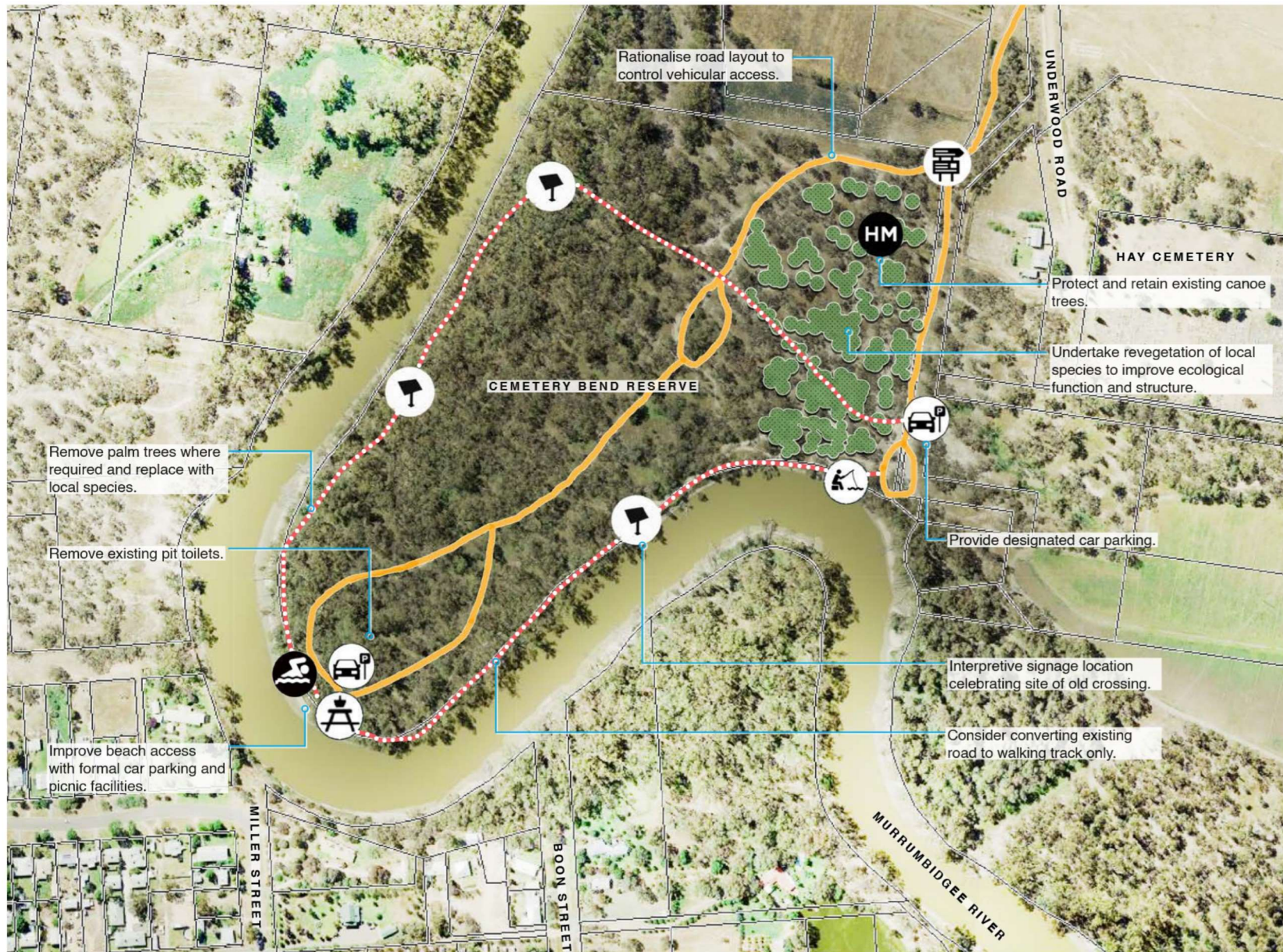
Revegetation with local species.



Path along the river front.



Picnic facilities.



Legend

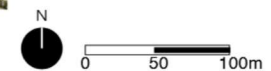
Existing:

- Culture and heritage marker
- Beach access for swimming

Potential:

- Car parking location
- River access for fishing
- Picnic area
- Interpretive signage
- Directional signage
- Revegetation
- Road alignment (Improve/extend to existing)
- Walking track

PLAN 7: CEMETERY BEND



11 HAY WEIR

THE VISION

The Hay Weir is located within Johnston Park, 15km west of Hay on Maude Road. The Hay Weir is a point of interest for visitors, and is also a popular place to launch boats.

The concept proposes:

- ▶ Controlling vehicular access with a new road layout, designated car parking and vehicle restriction barriers to the road edge.
- ▶ Retaining the existing informal boat access.
- ▶ Reinforcing the local landscape character and overall amenity with new plantings of native species.
- ▶ Creating a comfortable space to gather and picnic close to water edge upstream of the weir.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
4	Improve road way and parking (unsealed gravel).	\$ 70,000.00
5	Construct new gravel paths.	\$ 7,000.00
6	Install signage.	\$ 10,000.00
7	Install picnic facilities.	\$ 30,000.00
8	Site remediation and revegetation.	TBD

Precedent images



Interpretive signage.



Vehicle restriction barriers.



Revegetation with local species.



Picnic area.



Legend

Potential:

- Car parking location
- Picnic area
- Revegetation
- Road alignment (improve/extend to existing)
- Walking track
- Vehicle restriction barrier
- River access
- Interpretive signage

12 MAUDE

THE VISION

The weir is the key central feature of Maude and historically has been a draw-card for visitors. The existing interpretive walking trail along the river edge is also a point of interest for visitors. The new bridge, set to open in 2021, will improve access from the town to the southern side of the river.

The concept proposes:

- ▶ Providing walking and cycle path which circumvents the lagoon with landscaping, seating, picnic areas, boat launching facilities and directional / interpretive signage.
- ▶ Enhancing the sense of arrival to the weir with entry walls, feature tree planting and bush tucker garden.
- ▶ Improving visual and physical access to the lagoon and river delineating vehicular access and car parking, as well as providing a number of picnic areas.
- ▶ Re-mediating the area west of the new bridge with formal entry planting and interpretive signage.
- ▶ Constructing a floating pontoon jetty adjacent to new concrete boat ramp upstream of the Maude Weir Pool.
- ▶ Constructing a new concrete boat ramp downstream at the boundary of 'Eulimbah' and the TSR.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Construct jetty structures.	\$ 100,000.00
6	Improve road way and parking (unsealed gravel).	\$ 68,500.00
7	Construct new gravel paths and stand areas.	\$ 150,000.00
8	Construct signage.	\$ 20,000.00
9	Install picnic facilities.	\$ 50,000.00
10	Site remediation and revegetation.	TBD
11	Construct new boat ramp.	\$ 50,000.00
12	Construct floating pontoon jetty.	\$ 70,000.00

Precedent images



Picnic facilities.



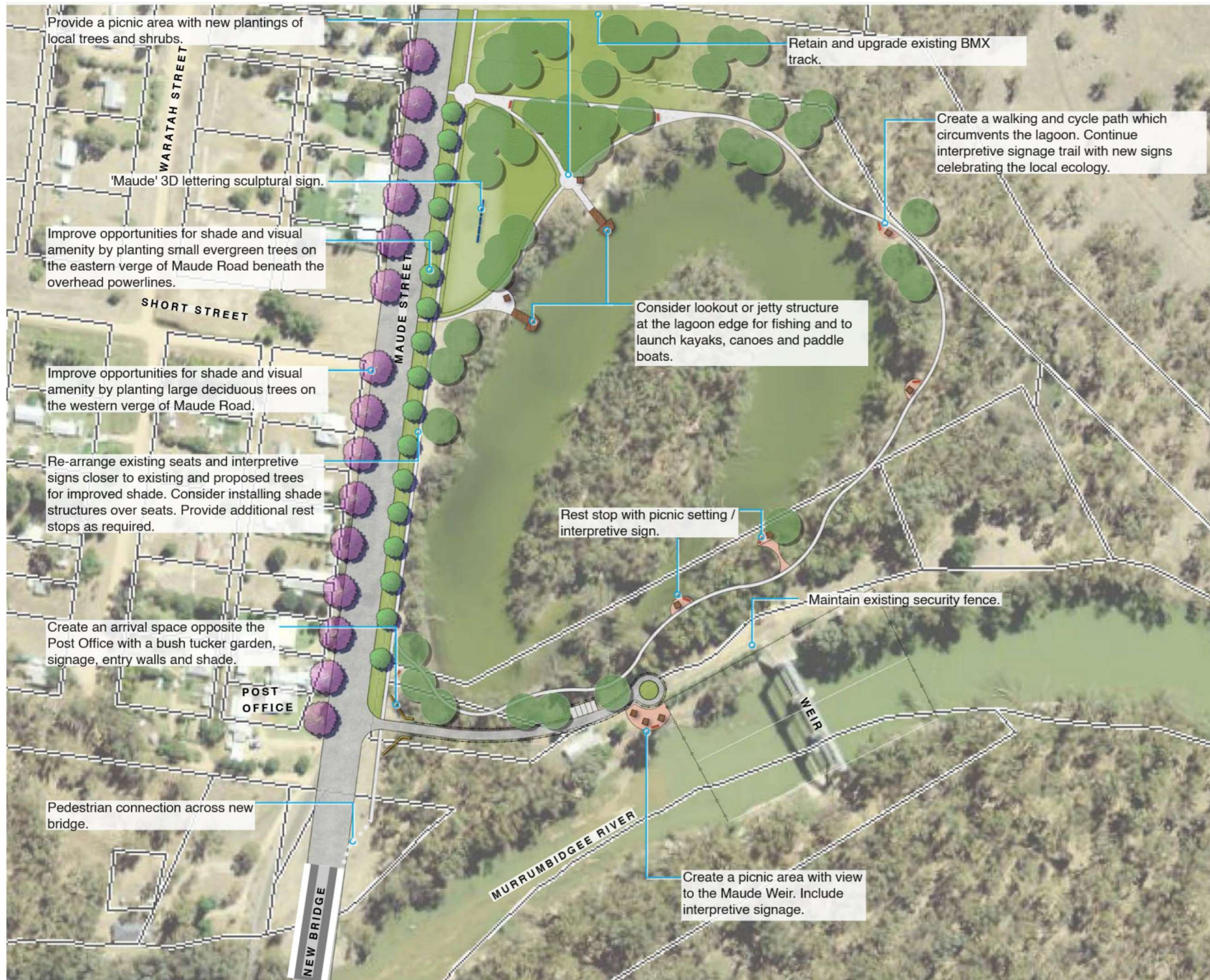
Lookout / jetty.



Interpretive signage could be extended.



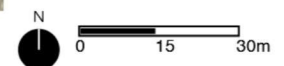
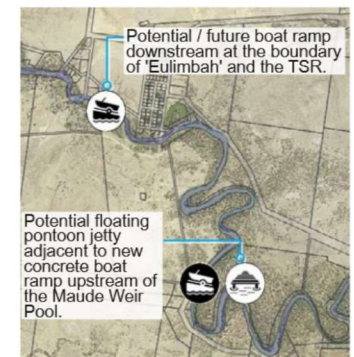
3D entry signage.



Legend

Potential:

- Car parking location
- River access point (jetty / wharf / lookout)
- Picnic area
- Path
- Entry signage / walls
- Interpretive signage
- Vehicle restriction barrier
- Evergreen street trees
- Deciduous street trees
- Revegetation



17.0 Implementation

Staging

This section of the Master Plan details the next steps required to implement the works and the anticipated order of the costs associated with the implementation.

Following endorsement of this Master Plan, it is recommended that Council undertake the following actions prior to proceeding with implementation of the works:

- ▶ Detailed landscape and engineering design to develop design and establish costings.
- ▶ Seek funding based on the outcomes of detailed design.
- ▶ Implement the proposed works for each block should be completed as a single overall stage to minimise disruption to businesses.

Anticipated order of costs

The tables to the right provides an indication of likely overall project cost for each precinct. The costs have been formulated based on current industry rates, current as of 2020, and the team's experience with past projects of a similar nature. The level of detail is broad given it is a master plan, however it does provide an indication of the anticipated order of costs for the purposes of feasibility and funding.

Note that anticipated order of costs do not allow for GST, any internal Council costs, contingency allowances or escalation. Civil works, detailed design, public art and maintenance has also not been included. Costs for Witcombe Place works, Lions Park, Pocock Park and the John Houston Memorial Pool splash park have also not been included.



ENTRANCE PRECINCT

Item	Description	Cost (excl GST)
1	PRELIMINARIES	\$25,000.00
2	DEMOLITION, ARBORIST WORKS & PROTECTION OF TREES	\$55,000.00
3	EARTHWORKS, DRAINAGE AND IRRIGATION INFRASTRUCTURE	\$135,000.00
3.1	Minor cut and fill	
3.3	Road boring and conduits for irrigation of splitter islands and roundabout	
3.4	Irrigation infrastructure for roundabout and splitter islands.	
4	ARTWORK AND FLAGPOLES	\$120,000.00
4.1	Sculptural Emus	
4.2	Flagpoles	
5	CONCRETE WORKS	\$435,590.00
5.1	New concrete footpaths 2.0 metre wide	
5.2	Concrete mowing edge in roundabout	
5.3	Concrete edging for splitter islands	
5.4	Concrete aprons to the splitter islands and the roundabout	
6	PREPARATION OF PLANTING BEDS IN ROUNDABOUT AND SPLITTER ISLANDS	\$104,000.00
6.1	Cultivate and topsoil	
6.2	Organic mulch	
7	PLANTING	\$97,385.00
7.1	Lomandra longifolia in roundabout	
7.2	Enchylaena tomentosa in roundabout	
7.3	Eucalyptus sideroxylon in roundabout	
7.4	Grevillea poorinda 'Royal Mantle' in splitter islands	
7.5	Lomandra longifolia 'Verday' in splitter islands	
7.6	Pistachia chinensis	
7.7	Brachychiton populneus	
8	GRASSING IN ROUNDABOUT	\$36,000.00
8.1	Cultivate and topsoil	
8.2	Grass	
TOTAL (excluding GST)		\$1,007,975.00

RETAIL PRECINCT (excluding Witcombe Place)

Item	Description	Cost (excl GST)
1	PRELIMINARIES	\$75,000.00
2	DEMOLITION, ARBORIST WORKS & PROTECTION OF TREES	\$50,000.00
3	PAVING	\$485,450.00
3.1	New concrete footpaths 2.0 metre wide hard stand areas	
3.2	New concrete driveway - entry of Lions Park	
3.3	Protect retained segmental paving and replace where necessary	
3.4	Coloured concrete paving	
3.5	Feature coloured concrete paving	
3.6	Segmental header course	
4	TREE PLANTING IN ROAD	\$192,000.00
4.1	Ulmus parvifolia with associated infrastructure	
5	CONCRETE WALLS & STREET FURNITURE	\$146,550.00
6	PREPARATION OF PLANTING BEDS	\$26,500.00
6.1	Drainage	
6.2	Excavate and topsoil	
6.3	Organic mulch	
6.4	Irrigation	
7	PLANTING	\$29,650.00
7.1	Ulmus parvifolia in planting beds	
7.2	Lagerstroemia indica 'Biloxi' in planting beds	
7.3	Lagerstroemia indica 'Biloxi' in grass	
7.4	Lagerstroemia indica 'Twilight Magic' in planting beds	
7.5	Low ornamental plant material	
7.6	Trees for Moppett Street	
8	GRASSING	\$5,874.00
8.1	Cultivate and topsoil	
8.2	Turf	
TOTAL (excluding GST)		\$1,011,024.00

RESIDENTIAL PRECINCT

Item	Description	Cost (excl GST)
1	PRELIMINARY	\$10,000.00
2	DEMOLITION, ARBORIST WORKS & PROTECTION OF TREES	\$20,000.00
3	PAVING	\$131,500.00
3.1	Coloured concrete paving	
3.2	Segmental paving to match	
3.3	Feature coloured concrete paving	
3.4	Segmental header course	
4	TREE PLANTING IN ROAD	\$72,000.00
4.1	Ulmus parvifolia with associated infrastructure	
5	CONCRETE WALLS & STREET FURNITURE	\$34,200.00
6	PREPARATION OF PLANTING BEDS	\$14,800.00
6.1	Drainage	
6.2	Excavate and topsoil	
6.3	Organic mulch	
6.4	Irrigation	
7	PLANTING	\$43,000.00
7.1	Lagerstroemia indica 'Biloxi' in planting beds	
7.2	Lagerstroemia indica 'Biloxi' in grass	
7.3	Lagerstroemia indica 'Twilight Magic' in tree pits	
7.4	Jacaranda mimosifolia in planting beds	
7.5	Pistacia chinensis in in grass	
7.6	Brachychiton populneus in grass	
7.7	Low ornamental plant material	
TOTAL (excluding GST)		\$325,500.00