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1.0 SUMMARY

This document is a Section 94 Contributions Plan for development within Ulmarra Shire. It has been prepared by John Allen & Associates Pty. Ltd., on behalf of Ulmarra Shire Council, to provide a detailed estimate of the following services and facilities and the cash contributions applicable for new development under Section 94, of the Environmental Planning and Assessment Act towards the provision of these services and facilities within Ulmarra Shire:

- rural road and bridge upgrading;
- roadworks in and near village areas;
- community facilities (including halls, bushfire sheds, open space and swimming pools); and
- water augmentation in areas serviced by Council.

Full investigations of each of the above matters are set out in the following pages. The plan recommends the following contributions (as at 1993 rates):

(a) *Rural Areas*

- | | |
|---|------------|
| - Arterial roads upgrading contribution including bridge construction and/or widening (rate per lot for each additional lot to be created or per additional dwelling) | \$4,000.00 |
| - Community facilities contribution (rate per additional lot or dwelling house, after the first) | \$500.00 |
| - Bushfire fighting facilities contribution (rate per additional lot or dwelling house after the first) | \$140.00 |

(b) *Rural Residential and Rural Small Holdings Areas*

- | | |
|--|-------------|
| - Arterial and major roads upgrading contribution (rate per lot for each additional lot to be created, or per additional dwelling) | \$5,000.00. |
| - Water supply augmentation contribution (rate per additional lot or dwelling house after the first). | |
| ▪ Corindi Beach 6,000m ² lots | \$750.00 |
| ▪ Glenreagh 1(d) 6,000m ² lots | \$3,900.00 |
| - Community facilities contribution (rate per additional lot or dwelling house after the first). | \$500.00 |
| - Bushfire fighting facilities contribution (rate per additional lot or dwelling house after the first) | \$140.00 |

(c) Urban and Urban Investigation Areas

- Arterial roads upgrading contribution (rate per additional lot, dwelling house, second dwelling in a dual occupancy, additional dwellings in a residential flat building.)	\$4,000.00
- Water supply augmentation contribution (rate per additional lot or dwelling house after the first, or per equivalent tenement for other residential, commercial or industrial development.)	
• Glenreagh urban areas	\$3,900.00
• Wooli urban areas	\$3,700.00
• Minnie Water urban areas	\$3,100.00
• Corindi Beach urban areas	\$1,250.00
- Community facilities contribution (rate per additional lot, unit or dwelling house after the first).	\$500.00
- Bushfire fighting facilities contribution (rate per additional lot or dwelling house after the first).	\$140.00

With regard to developments other than those mentioned above (for example hotels, motels, caravan parks, or other commercial or other commercial or industrial development) in any areas of the Shire, including rural, rural residential and rural small holdings, urban and urban investigation zones, the appropriate Section 94 Charges shall be calculated on an individual basis, at the development application stage, taking into account the following matters:

- the equivalent tenements in the development;
- the estimated number of employees;
- the floor area of the building;
- the nature of the development;
- the expected number, or increase in number, of daily traffic movements; and
- the anticipated parking requirements

No sewer is currently available in any of the village areas in the Shire. For this reason, contributions for sewer augmentation are not to be considered in this current Section 94 Contributions Plan. Similarly, the Department of Health's new draft policy, which restricts development where reticulated sewer is not available, has not been taken into account when determining anticipated development areas, as this may result in many areas of the Shire not being able to be further subdivided or developed.

The plan sets out procedures for monitoring the contributions levied and includes a table which can be adjusted to accommodate changes in growth rates, cost structures and/or the facilities which may be required from time to time to meet the needs of the community. The contribution rate is to be increased annually, in accordance with the increase in the C.P.I. index and the schedules, including estimated costs, are to be reviewed once every three years. This Section

94 Contributions Plan is to be reviewed in its entirety every 5 years, and the cost of this review recouped via Section 94 charges.

2.0 INTRODUCTION

2.1 Ulmarra Shire

Ulmarra Shire is located on the North Coast of New South Wales, and is bounded by Maclean Shire to the north; Copmanhurst Shire, Grafton City and Nymboida Shire to the west; Coffs Harbour City to the south; and the Pacific Ocean to the east (refer Figure 1). The Shire has a large frontage to the Pacific Ocean and its associated beaches, however most of this land is set aside for National Parks, and therefore development of much of the coastal strip is not possible.

Although not considered by the Department of Planning to be one of the areas most likely to dominate growth on the North Coast, Ulmarra Shire continues to undergo considerable growth. Ulmarra and Wooli villages are the two largest centres in the Shire, followed by Corindi Beach, Red Rock and Glenreagh. The Shire has a total of eleven village areas, all of which appear to be growing over time. Populations dramatically increase in holiday periods due to the popularity of many of the coastal villages for holiday makers.

Ulmarra Local Environmental Plan, 1992, and Council's associated policies, result in development within the Shire being mainly concentrated in the village areas, or within two kilometres of the village areas. However, given the substantial quantity of National Parks, State Forest, prime agricultural land and flood prone land in proximity to these village areas, the area of land available for future residential and rural residential development is relatively limited. The Section 94 Contributions Plan prepared for the Shire deals mainly with development in proximity to the village areas.

2.2 Scope of this Report

The Environmental Planning and Assessment Act, 1979, has recently been amended by the State Government to require that from 30th June, 1993, all Councils must have a Section 94 Contributions Plan in place before they can levy contributions. If the plan has not been completed, Section 94 charges can not then be requested from developers.

At present, Ulmarra Shire Council imposes conditions on development consents requiring contributions under Section 94 of the Act. However, the existing methodology does not satisfy the requirements of Part 4A of the Environmental Planning and Assessment Regulation, 1980 (as amended).

The preparation of this Section 94 Contributions Plan for Ulmarra Shire will assist Council in determining appropriate developer contributions to be levied for public amenities and services for the Shire. It provides appropriate justification for the need, the standards to be applied in deciding the need, and the amount of contributions to be

collected for the provision of road and community facilities and the upgrading of water supplies for new development, in accordance with the Act.

In April, 1992, the Department of Planning issued a Manual for the Preparation of Section 94 Contributions Plans, which aims to assist Councils in the preparation of such plans and to guide them towards better practise with regard to their overall administration of Section 94. This manual has been used as a basis for the preparation of this current Contributions Plan for the whole of Ulmarra Shire.

2.3 Issues to be Addressed

The amendments to the Environmental Planning and Assessment Act include the addition of Clause 41F to the regulations under that Act. Clause 41F specifies those matters which must be included in a Section 94 Contributions Plan. The full section is quoted hereunder:

"41F. A Contributions Plan must include the following:

- a) The purpose of the Plan;
- b) Particulars identifying the land to which the Plan applies;
- c) Details establishing the nexus between the expected types of development in the area, and the demand for additional public amenities and services to meet that development;
- d) The formulas to be used for determining the contributions required for different categories of public amenities and services;
- e) Contribution rates for different types of development specified in the schedule to the plan;
- f) The Council's policy concerning the timing of the payment of monetary contributions and the conditions subject to which deferred or periodic payment may be allowed;
- g) A works schedule of the specific public amenities and services proposed to be provided by the Council, together with an estimate of their cost and staging."

Clause 41G of the regulations requires that Council give notice of its intention to prepare a Section 94 Contributions Plan and that notice should be given within 14 days of the decision by Council.

Council resolved on 15th April, 1992 to prepare a Section 94 Contributions Plan and the necessary advertisement was placed in the Grafton Daily Examiner, and the Coffs Harbour Advocate on 25th April, 1992.

Following preparation of the Plan, the Council is required to give public notice of the Plan and offer the opportunity for the community to make submissions in relation thereto. The period of exhibition must be a minimum of 28 days. The Council may

then proceed to determine the Plan, with or without amendments. Notice of that final decision is required to be given within 14 days of the date of the decision.

2.4 The Law

Council's power to levy contributions on development is provided under Section 94 of the Environmental Planning and Assessment Act. In broad terms, contributions in the form of land, free of cost, and payment of monetary contributions may be required by Council in respect of development which will, or is likely to require, the provision of or increase the demand for public amenities and public services within an area. Furthermore, Section 94 allows Council to recover costs retrospectively for public amenities and public services provided in anticipation of development occurring.

Section 94 has brought to the forefront of the debate on developer contributions matters of timing and appropriate levels of contributions. This is particularly relevant when considering contributions sought for recreational and social facilities and services. The key concept in Section 94 is that Council may have to provide public amenities and services and Section 94 is the mechanism provided as a means of reimbursing Council. The Land and Environment Court has established tests of validity in relation to contributions. These are expressed in the following principles:

- "(i) The contribution must be for, or relate to, a planning purpose.
- (ii) The contribution must fairly and reasonably relate to the subject development.
- (iii) The contribution must be such as a reasonable planning authority, duly appreciating it's statutory duties, could have properly imposed."

[Newbury District Council - Vs - Secretary of State for the Environment (U.K.); St. George Building Society - Vs - Manly Municipal Council (1981); B.O.M.A. - Vs - Sydney City Council (1984); Parramatta City Council - Vs - Peterson (1987)]"

The limitations of Section 94 can be summarised as follows:

- (1) Councils must determine what is the historical and currently acceptable level of provision of public amenities and services, and cost of their provision.
- (2) Councils should not place the responsibility for financing of these amenities and services entirely upon developers, without considering what alternative sources of funding, such as rates, federal funding, etc., are available to assist in their provision.
- (3) Councils should clearly identify the manner in which the contribution is to be applied to the range of amenities and services, and schedule the development of such facilities and services over time, describing the manner in which contributions will be applied to such schedules.
- (4) Councils must communicate these requirements clearly to the community and developers.

3.0 A SECTION 94 CONTRIBUTIONS PLAN

3.1 The Purpose of the Plan

A council can resolve to make any number and type of Section 94 Contributions Plans, depending on local priorities and needs as a result of new development. In this case, this Section 94 Contributions Plan applies to a specific geographic area, being all lands contained within the Ulmarra Shire Local Government area. The time frame selected for this plan is the next 30 years to 2022. This time frame will permit the logical staging and completion of the works covered by the plan.

3.2 Aims and Objectives

Council must determine the aims and objectives of a Section 94 Contributions Plan and should incorporate reference to:

- the nature of services and amenities to be provided;
- the demands generated by the incoming population;
- current Council policies;
- standards of service provision where applicable; and
- Council's intentions for the area.

3.2.1 Aim

With reference to the foregoing, the aim for this Plan is as follows:

- To facilitate the provision of sufficient defined services and facilities to accommodate the anticipated growth rate and capacity of the Shire at a rate of contribution from development that, as far as possible, obviates the burden on existing ratepayers in the Shire.

3.2.2. Objectives

Based on the abovementioned aim, the suggested objectives are:

- To define the need and the need for upgrading of services and facilities to be provided within Ulmarra Shire;
- To define the anticipated population growth and capacity of the area;
- To identify the standards appropriate for Council to develop services and facilities related to each and every area of the

Shire to meet the needs of the estimated future population;
and

- To identify the anticipated contributions to be sought by Council for the various forms of development which may occur.

3.3 Land to Which This Plan Applies

This Plan applies to all lands contained within Ulmarra Shire Local Government area.

3.4 Development, Growth and the Nexus

Fundamental to the levying of Section 94 Contributions, is the establishment of a nexus between the proposed development and the need for increased amenities and services. Establishing the nexus involves the determination of the likely growth in population or in the number of dwellings or other developments within the area, and equating this population to increased demand for additional facilities and services. Section 94 Contributions can not be charged if such a nexus can not be established.

The need for the service or facility being levied for must be a direct result of the development being levied. The service or facility must be near enough in physical terms to provide benefit to the development, and the service or facility must be provided within a "reasonable time". When this clear relationship between a development and an increased demand for amenities and services can be justified, it is then appropriate to charge Section 94 Contributions.

3.4.1 Population Distribution and Growth

Whilst Ulmarra Shire has one of the lowest estimated resident populations for local government areas within the North Coast region, it is currently experiencing a relatively high growth rate which is in excess of the average North Coast growth rate. Table 1 sets out population statistics for the Shire over the last 11 years, and the distribution of this population within the Shire.

The population growth has averaged 3.79% per annum in this 11 year period, and Council estimates the 1992 Shire population to be 5,820. This value has been extrapolated by using the 1991 Census raw data, which gave an unchecked value of 5,689 persons.

A significant proportion of Shire residents (around 52%), live within generally rural areas of the Shire. Of these residents, the majority are under 65 years of age. Approximately 70% of residents over 65 years of age appear to live in village areas (Ulmarra Shire Council, 1992).

Council has estimated the number of dwellings located within village and rural areas of the Shire over the last 11 years, and these are set out in Table 2. Over the 11 years from 1981 to 1992, a total of 764 new dwellings were built in the Shire. This is an average dwelling increase of 3.41% per annum, and 70 new dwellings per annum.

On the basis of the overall population and dwelling statistics over the previous 11 years, it is estimated that the approximate average occupancy rate of dwellings in

Ulmarra Shire is rising, by approximately 0.36% per annum. In 1981, there were an average of 2.26 persons per dwelling, but by 1992 this had risen to 2.35 persons per dwelling (refer Table 3). This is reflected in the growth of population versus dwelling numbers. In the past 11 years, the average annual population growth has been 3.79%, whereas the average increase in dwelling numbers has been 3.41% per annum (Table 2).

Ulmarra Shire experiences a tourist phenomenon in that its coastal villages are popular tourist destinations. This means that occupancy rates swell in holiday times. Many of the dwellings in these coastal villages are holiday cottages, which are only occupied over the holiday season, and at various intermittent times during the year. Most particularly, this applies to villages such as Minnie Water, Sandon River, Woolli, Corindi Beach and Red Rock, which have occupancy rates of between 0.94 and 1.95 persons per dwelling (refer Table 3).

Villages including Glenreagh, Ulmarra and Tucabia, as well as generally rural areas of the Shire, tend to house more permanent populations because they are less dependent on the tourist seasons. These areas have average occupancy rates of between 2.67 and 3.2 persons per dwelling, which equates closely with the North Coast average.

An interesting point to note with regard to the Shire's average occupancy rate, which has risen slightly over the past 10 years, is that it is contrary to other areas in New South Wales, which are experiencing falling occupancy rates. One explanation for this variation could be that dwellings in the coastal villages, which up until recently have traditionally been used mostly as holiday homes, are now starting to be used more as permanent residences (refer Table 3).

On the basis of the current population increases, and the marginal increase in the occupancy rate, Table 4 sets out the expected population projections, as well as increases in the number of dwellings in the Shire which can be expected over the next 30 years. It is anticipated that the Shire's population will have increased by 11,950 persons to 17,770 persons by 2022 (assuming that current average growth rates continue), and that there will be approximately 4,300 new dwellings in the Shire.

From 1981 to 1986, the estimated number of rural dwellings in the Shire was approximately 56% (refer Table 2). However, this dropped between 1986 to 1992 to 40.6% of all dwellings. In the period between 1985 and 1989, a total of 381 dwellings were approved in the Shire, with 151 of these being in rural areas (Ulmarra Shire Council). Therefore, for the purpose of this plan, it is assumed that for future development in the Shire, 40% will be in rural and rural residential areas, and 60% in residential areas.

Therefore, of the predicted 4,300 new dwellings to be erected in the Shire over the next 30 years, it is anticipated that there will be demand for 2,580 dwellings in urban areas and 1,720 in rural and rural residential areas (refer Table 4).

Table 4 shows the predicted demand for new dwellings in the 5 years from 1992 to 1997 as being 273 in urban areas and 182 in rural residential areas. This equates well with Council's current Rural Land Release Strategy, which allows for the release of 200 rural residential lots from 1991 to 1996.

TABLE 1
POPULATION STATISTICS & DISTRIBUTION FOR ULMARRA SHIRE 1981-1992

LOCATION	JUNE, 1981	JUNE, 1986	JUNE, 1992	% AVERAGE ANNUAL INCREASE 1981-92
Corindi Beach	210	274	410	6.27
Diggers Headland	15	15 (est)	20	2.65
Glenreagh	233	252	320	2.93
Minnie Water	134	171	210	4.17
Red Rock	212	297	360	4.93
Sandon River	28	30 (est)	34	1.78
Tucabia	161	200 (est)	245	3.89
Ulmarra	395	462	570	3.39
Wooli	456	463	590	2.37
Rural areas & remaining villages	2,020	2,576	3,061	3.85
TOTAL SHIRE	3,864	4,740	5,820	3.79

Notes:

1. Source - Ulmarra Shire Council
2. 1981 and 1986 statistics from Census data from Australian Bureau of Statistics
3. 1991 Estimate is Council's estimate based on raw Census data with adjustments made.
4. 1991 raw unchecked Census data from A.B.S. revealed a Shire population of 5,689. This has been extrapolated to 1992 data.

TABLE 2
ESTIMATED NUMBERS OF DWELLINGS IN ULMARRA SHIRE 1981-1992

DWELLING LOCATION	NO. DWELLINGS			AVERAGE ANNUAL INCREASE BETWEEN 1981-92	
	JUNE, 1981	JUNE, 1986	JANUARY, 1992	NUMERICAL INCREASE	% INCREASE
Corindi Beach	92	124	222	11.8	8.34
Diggers Headland	34	35	35	0.1	0.26
Glenreagh	70	91	120	5	5.02
Minnie Water	151	165	180	2.6	1.61
Red Rock	173	207	228	5	2.54
Sandon River	35	35	36	0.1	0.26
Tucabia	57	69	88	2.8	4.03
Ulmarra	158	172	178	1.8	1.09
Wooli	224	252	303	7.2	2.78
Rural areas & remaining villages	717	921	1,085	33.5	3.84
TOTAL SHIRE	1,711	2,071	2,475	69.5	3.41

Notes: Source: Ulmarra Shire Council

TABLE 3
DWELLING OCCUPANCY RATES FOR VARIOUS AREAS IN ULMARRA SHIRE BETWEEN 1981 AND 1992

LOCATION	JUNE, 1981	JUNE, 1986	JUNE, 1992	% CHANGE PER ANNUM
Corindi Beach	2.28	2.21	1.84	-1.93
Diggers Headland	0.44	0.43	0.57	2.38
Glenreagh	3.33	2.77	2.67	-1.99
Minnie Water	0.89	1.03	1.16	2.44
Red Rock	1.22	1.43	1.58	2.38
Sandon River	0.8	0.86	0.94	1.48
Tucabia	2.82	2.9	2.78	-0.13
Ulmarra	2.5	2.69	3.2	2.27
Wooli	2.04	1.84	1.95	-0.41
Rural areas & remaining villages	2.82	2.8	2.82	--
TOTAL SHIRE	2.26	2.29	2.35	0.36

TABLE 4
POPULATION AND DWELLING PROJECTIONS FOR ULMARRA SHIRE 1992-2022

YEAR	ESTIMATED POPULATION	ESTIMATED OCCUPANCY RATE	ESTIMATED NO. DWELLINGS	PREDICTED INCREASE IN NO. DWELLINGS		
				TOTAL NUMBER	PROPORTION URBAN (60%)	PROPORTION RURAL & RURAL RESIDENTIAL (40%)
1992	5,820	2.35	2,475			
1997	7,010	2.39	2,930	455	273	182
2002	8,440	2.44	3,460	530	318	212
2007	10,170	2.48	4,100	640	384	256
2012	12,250	2.53	4,840	740	444	296
2017	14,750	2.57	5,740	900	540	360
2022	17,770	2.62	6,780	1,040	624	416
TOTAL INCREASE	11,950		4,305	4,305	2,583	1,722

Notes:

1. Population increases based on current population growth of 3.79% per annum, Shirewide.
2. Occupancy rate increases based on current increase of 0.36% per annum, Shirewide. Thus, the average occupancy rate over the 30 year period is approximately 2.48 persons per dwelling.
3. Future development estimate of 60% urban and 40% rural and rural residential based on current Council development rates from 1985 to 1989.

3.4.2 Anticipated Development

Ulmarra Local Environmental Plan, 1992 and Council's policies contain a number of provisions and development standards with regard to development in various zones of the Shire. These development standards are summarised in Table 5. These development standards may be somewhat altered by the Department of Health's new draft policy on development in areas without reticulated sewer. This policy restricts developments which propose the use of septic tanks and aerated wastewater treatment systems in certain situations. This draft policy has not been taken into account during the preparation of this Section 94 Contributions Plan.

- ***Rural***

In general, subdivision in rural areas is basically limited to 40 hectares, or to 10 hectares in areas zoned for smaller lot horticultural production. Council's current policy is aimed at preventing adhoc subdivision of rural lands. At present, there are approximately 113,000 hectares of rural land in the Shire. Taking out 50% which may be floodprone or too steep for development, and 25% which may be prime agricultural land and not warranted for subdivision, this gives an overall potential lot yield of 700 additional rural lots, at a lot density of 1 lot per 40 hectares (refer Table 6). A total of approximately 815 hectares of land is zoned for smaller lot horticultural production, with the potential to excise a total of 81 additional lots (refer Table 6).

- ***Rural Residential***

Council has also recognised that there is a community demand for smaller lot subdivisions of rural lands, which must be met. Therefore, a strategy was designed which would permit development for rural residential lots within two kilometres of village areas, excluding lands which are not prime agricultural lands or flood prone. This ensures that development for rural residential areas is concentrated around village zones and that bitumen access is available to the village centre.

This limits the areas which are available for subdivision into rural residential lots, because most of the village areas are surrounded by either National Parks, State Forest, flood prone land or prime agricultural lands. The only exceptions are lands around Corindi Beach, Tucabia and Glenreagh (refer Figure 2).

Figure 3 shows available rural residential land in proximity to Corindi Beach. There is a total landstock of 535 hectares, with 235 hectares to the west of the Pacific Highway which has the potential to be subdivided into minimum 6,000m² allotments; and 300 hectares to the east of the Pacific Highway which has the potential to be subdivided into 4 hectare allotments.

Figure 4 shows available rural residential land in proximity to Tucabia. There is a total landstock of 390 hectares, all of which has potential to be subdivided into minimum 6,000m² allotments. The potential lot yield is calculated at 390 allotments, however site constraints will reduce this to an estimated achievable lot yield of 384 allotments (refer Table 6).

TABLE 5
GENERAL DEVELOPMENT STANDARDS FOR FUTURE DEVELOPMENT IN ULMARRA
SHIRE - ULMARRA LOCAL ENVIRONMENTAL PLAN, 1992

ZONE		DEVELOPMENT STANDARDS
	1(a) General Rural	<ul style="list-style-type: none"> • 40 hectare subdivision minimum • minimum frontage 200m to arterial roads • minimum frontage 400m to Pacific Highway • no reticulated water • no reticulated sewer • gravel roads
	1(h) Rural Horticultural	<ul style="list-style-type: none"> • 10 hectare subdivision minimum, capable of horticultural production. • 5% or less of lot size for dwelling purposes • no reticulated water • no reticulated sewer • gravel roads
	1(a) General Rural (Rural Residential Lots)	<ul style="list-style-type: none"> • within 2 kilometres of village areas • not flood prone or prime agricultural land • site area of not less than 30 hectares • 7 or greater lots to be created by any one application • with reticulated water - lots of 6,000m² minimum, with average density of 1 lot per hectare • without reticulated water - lots of 4 hectare minimum, with average density of 1 lot per 5 hectares • no more than 200 lots in first 5 years, and then in accordance with Rural Land Release Strategy • no reticulated sewer • 6.2m sealed carriageway plus 1.5m shoulders
	1(d) Rural Smallholdings	<ul style="list-style-type: none"> • 6000m² subdivision minimum, with average 1 lot per hectare • reticulated water • bitumen roads • no reticulated sewer
	1(e) Urban Investigation	<ul style="list-style-type: none"> • 20 hectare subdivision minimum • no reticulated water • no reticulated sewer • gravel roads
	2 Village	<ul style="list-style-type: none"> • 560m² subdivision minimum, and greater where additional area is required for disposal of septic effluent. • bitumen roads - 6.0m, 8.0m and 11.0m sealed carriageways • kerb and gutter

Notes:

1. These are general standards contained in Ulmarra Local Environmental Plan, 1992. In some specific circumstances these standards may be varied.

TABLE 6
POTENTIAL LOT YIELDS FROM LAND IN ULMARRA SHIRE

ZONE & SUBDIVISION TYPE		AVAILABLE AREA (HECTARES)	POTENTIAL LOT YIELD (LOTS)	LIKELY LOT YIELD (LOTS)
	1(a) General Rural	113,000 ha.	706 ^{3*}	706
	1(h) Rural Horticultural	815 Ha.	81	81
	1(a) General Rural (Rural Residential Lots)	Tucabia – 390 ha. Glenreagh – 700 ha. Corindi – 535 ha. <i>Subtotal</i>	390 140 <u>295</u> 825	384 112 <u>242</u> 738
	1(d) Rural Smallholdings	Glenreagh – 70 ha.	70	44
	1(e) Urban Investigation	Corindi Beach – 74 ha. Minnie Waters ¹ – 160 ha.	740 160	740 ---
	2 Residential	Corindi Beach ^{4*} – 34 ha. Cowper – 10 ha. Diggers Headland -- Glenreagh – 12 ha. Minnie Water -- Red Rock – 17 ha. Sandon River -- Swan Creek – 4 ha. Tucabia – 65 ha. Ulmarra – 14 ha. Wooli – 19 ha. <i>Sub total</i>	340 100 -- 120 -- 170 -- 40 650 140 <u>190</u> 1,750	340 100 -- 120 -- 170 -- 40 650 140 <u>190</u> 1750

Notes:

- * Minnie Waters land is subject to a claim for inclusion in adjoining National Park, therefore it is not included in calculations.
- Urban lot yield estimated on the basis of 10 lots per hectare, even though Council's minimum subdivision area allows for lots with a minimum area of 560m². This will allow for open space areas, roads and special uses.
- * The lot yield for rural areas has been calculated assuming an average density of 1 lot per 40 ha. No allowance has been made for existing concessional lots, nor for additional lots in small village areas. The yield shown is therefore conservative, and is based on 25% of rural zoned lands.
- * Of the 34 hectares zoned for residential development in Corindi Beach, 12.5 hectares of this land which is located along Red Rock Road is not able to be connected to the existing reticulated water supply. It is estimated that only 180 lots will be able to be developed in the existing zoned Corindi Beach village which can be connected to the existing water supply.

Figure 5 shows available rural residential land in proximity to Glenreagh. There is a total landstock of 700 hectares which has the potential for subdivision, but slope constraints will have an impact on the number of allotments which can be created. There is potential for a total of 140 allotments in this area, and a likely lot yield of 112 lots. Additionally, some rural small holdings land is located in this general area, which has an area of 70 hectares. Potentially, 70 allotments could be excised here, however, slope constraints reduce this potential to 44 lots.

In summary, there are a total of approximately 1625 hectares around the three village areas which meet the criteria for rural residential development, with the potential to create a total of approximately 738 allotments (refer Table 6). This is sufficient to supply only 20 years of demand at the current rate of development, before additional lands will be needed. No reticulated sewer is available to any of these areas, meaning that either septic tanks or aerated waste water treatment systems would need to be used. Community facilities such as ovals, swimming pools, public halls etc., are provided in the village areas.

The Shire's reticulated water supply needs are provided via several sources. Corindi Beach is provided with water by buying it from Coffs Harbour City Council, and then storing it and reticulating it from this storage reservoir. Ulmarra, Tucabia, Cowper and Swan Creek are provided with water from the Lower Clarence County Council, who supply trunk mains and connections for new developments in these areas. Glenreagh, Wooli and Minnie Water all have their own water supply schemes which are administered by Ulmarra Shire Council.

There is sufficient capacity in the Lower Clarence County Council's water supply system for connection of rural residential lots at Tucabia. However, there is no further capacity in the Glenreagh or Corindi Beach systems for rural residential development without further augmentation. Any rural residential development in these areas will require an upgrading of these services, if water is to be provided to these allotments.

- **Urban**

No sewer is currently available in any of the village areas in the Shire. For this reason, contributions for sewer augmentation are not to be considered in this current Section 94 Contributions Plan. There is currently a proposal with the Public Works Department for Ulmarra village, and investigations are being carried out for Corindi Beach village. It is envisaged that the Corindi Beach sewerage system will be operational in approximately 1995. It will be appropriate to create a Section 94 Contributions Plan for sewer augmentation at a later date, when a preliminary plan is prepared for each village (to allow the estimated lots to be calculated).

There are still approximately 175 hectares of land zoned, but not yet developed, for residential subdivision within the various village areas of the Shire. This would permit a total potential of 1750 lots, at an average density of 10 lots per hectare (refer Table 6). There is very little capacity left in the Glenreagh and Wooli town water supply schemes to service ongoing residential development, Minnie Water has no further capacity for residential development within the zoned village areas. There is insufficient capacity within the Corindi Beach water supply scheme to

service ongoing residential development within the zoned village area, therefore some upgrading of the system will be needed to allow for full development of the zoned village area. Any contributions set for water supply in village areas which are supplied by Ulmarra Shire Council, need to represent those facts.

It is anticipated by Council that there is sufficient zoned land in each of its village areas, with the exception of Corindi Beach and Minnie Water, to service the ongoing demand for residential land over the next few years. For this reason, no further expansion of the majority of the village zones is advocated.

However, approximately 74 hectares of land has been set aside adjacent to the Corindi Beach village, and zoned for future urban investigation. As Coffs Harbour continues to grow, it is expected there will be a demand for the release of additional residential land in this locality. For this reason, it has been reserved for future residential subdivision. This will ensure that of the anticipated 2580 residential lots which will be needed in the Shire by 2022 (refer Table 4), a total of 2490 are able to be provided in the current and future zoned areas (refer Table 6). This will be sufficient to meet the demand over the next 3 decades.

A large area of vacant Crown land (approximately 160 hectares), which is adjacent to the Minnie Waters village area, has also been zoned for future urban investigation. This land is subject to a claim for inclusion in the nearby National Park, and it is not known at this stage whether this claim will proceed further. The Department of Conservation and Land Management is currently undertaking a land assessment of this site, to assist in determining its potential for future development. It is likely that at least part of this land will be included in the Minnie Water village area.

When or if these lands at Corindi and Minnie Waters are eventually zoned for urban development or otherwise, it will be appropriate to prepare a Section 94 Contributions Plan for developments in these locations or to amend this plan to include these areas. No sch calculations have been included in the current plan.

3.4.3 Appropriate Standards and Facilities

Given the anticipated development which is expected to occur in the next few decades within Ulmarra Shire, it is necessary to assess the capacity of existing services, in order to determine whether or not there is spare capacity in these services.

An assessment of the required level of amenities and services is based on the determination of anticipated development (which has been identified in Section 3.4.2 of this report), and the standards of provision which Council wishes to provide. In determining the standards of provision, Council must anticipate the capacity of the population to pay for the infrastructure, as well as future maintenance costs. In general, capital costs only can be levied for, using Section 94 of the Act.

Arterial Roads and Bridges

With 11 zoned village areas within the Shire, a number of main traffic thoroughfares are necessary to interlink these urban areas. The major traffic routes throughout the Shire are shown on Figure 2, and are set out in Table 7, along with details of the required standard of upgrading. Similarly, Table 8 lists bridges requiring upgrading. Tables 7 and 8 also include the costs to undertake the required works.

The Pacific Highway has the State Government as both the funding and the constructing authority. Main Roads 151 and 74 are subject to funding by the State Government, but construction and maintenance by Council. All other roads are subject to both funding and construction by Ulmarra Shire Council. It would be appropriate to levy contributions on all locally funded and constructed roads.

Council has experienced an ongoing struggle between the issue of dwindling grant allocations for the provision of monies to maintain the roads, and the continuing deterioration of road surfaces. This is typical of experiences in other North Coast Shire areas.

Given that it is anticipated that there will be a demand for 4,300 new dwellings in the Shire over the next 30 years, existing main thoroughfare roads may require upgrading to cope with the increased traffic which will be generated by this development.

The Section 94 Contributions Plan has identified the amount of upgrading which is necessary on each of these roads. These works are set out in the various schedule of works in Annexure A of this report.

The Shire has been broken into four main areas for the purposes of calculating roads contributions. These areas are:

- Area A – Western Shire (including Glenreagh, Kungala, Lanitza and Braunstone);
- Area B – Southern Beaches (including Corindi, Corindi Beach and Red Rock);
- Area C – Northern Shire (including Ulmarra, Tucabia, Swan Creek and Cowper; and
- Area D – Northern Beaches (including Wooli, Diggers Headland, Minnie Water and Sandon River).

These areas are identified in Tables 7 and 8.

TABLE 7
REQUIRED UPGRADING OF MAJOR TRAFFICABLE ROUTES WITHIN
ULMARRA SHIRE

AREA IN SHIRE	ROAD NAME	LENGTH OF ROAD REQ'D UPGRADING (kilometres)	WIDTH OF SEAL		PAVEMENT REQ'TS	COST TO UPGRADE (\$Mill)
			EXIST (m)	REQ'D (m)		
A	Rushforth Road	3	5.6-5.8	6.2	Strengthen	\$0.90
		3	Gravel	6.2	Reconstruct	\$1.35
A	Parker Road	7	5.6-5.8	6.2	Satisfactory	\$2.10
		7	Gravel	6.2	Reconstruct	\$3.15
A	Kungala Road	3	5.6-5.8	6.2	Strengthen	\$0.90
		7	Gravel	6.2	Reconstruct	\$3.15
A	Tallawudjah Creek Road	6	5.6-5.8	6.2	Strengthen	\$1.80
		6	Gravel	6.2	Reconstruct	\$2.70
A	Braunstone-Coutts Crossing Road	5.5	5.6-5.8	6.2	Strengthen	\$1.65
		2.5	Gravel	6.2	Reconstruct	\$1.125
A 50%	Sherwood Creek Road	10	5.6-5.8	6.2	Strengthen	\$1.5
		15	Gravel	6.2	Realign & reconstruct	\$3.375
Sub total						\$23.7
B50%	Sherwood Creek Road	10	5.6-5.8	6.2	Strengthen	\$1.5
		15	Gravel	6.2	Realign & reconstruct	\$3.375
B	Red Rock Road	6	5.6-5.8	6.2	Strengthen	\$1.8
B	Red Range Road	5.2	4.5 Gravel	6.2	Reconstruct	\$2.34
B	Berry Farm Road	1.65	3.5 Gravel	6.2	Reconstruct	\$0.74
B	Red Ridge Road	1.8	4.5 Gravel	6.2	Reconstruct	\$0.81
B	Duffus Road	2.95	4.0 Gravel	6.2	Reconstruct	\$1.33
Sub total						\$11.895
C	Eight Mile Lane	11	5.6-5.8	6.2	Strengthen	\$3.30
C	Tucabia-Tyndale Road	9	5.6-5.8	6.2	Strengthen	\$2.7
C	Aerodrome Road	15	5.6-5.8	6.2	Strengthen	\$4.5
C	Six Mile Lane	8	Gravel	6.2	Reconstruct	\$3.6
C 80%	Ulmarra-Wooli Road	47	5.6-5.8	6.2	Strengthen	\$11.28
Sub Total						\$25.38
D 20%	Ulmarra-Wooli Road	47	5.6-5.8	6.2	Strengthen	\$2.82
D	Minnie Water Road	4	5.6-5.8	6.2	Strengthen	\$1.20
Sub Total						\$4.02
TOTAL						\$64.995

**TABLE 8
REQUIRED UPGRADING OF BRIDGES ON MAJOR TRAFFICABLE
ROUTES IN ULMARRA SHIRE**

AREA IN SHIRE	ROAD NAME	BRIDGE NAME	LENGTH (m)	WIDTH		COST TO UPGRADE (\$)
				EXIST. (m)	REQ'D (m)	
A (Western)	Kungala Road	Bridge 1	20	4	6.8	100,000
		Bridge 2	10	4	6.8	50,000
		Bridge 3	10	4	6.8	50,000
		Bridge 4	10	4	6.8	50,000
A	Parker Road	Bridge 1	10	4	6.8	50,000
A	Tallawudjah Creek Rd.	Bridge 1	30	4	6.8	150,000
		Bridge 1	10	4	6.8	50,000
A	Sherwood Creek Road	Middle Creek	20	4	6.8	100,000
		Palm Creek	10	4	6.8	50,000
		Rocky Creek	10	4	6.8	50,000
		Cunninghams Flat	10	4	6.8	50,000
Sub total A						750,000
B (Southern beaches)	Sherwood Creek Road	Lazymans Creek	10	4	6.8	50,000
B	Duffus Road	Lazymans Creek	10	4	6.8	50,000
B	Berry Farm Road	Corindi Creek	10	4	6.8	50,000
Subtotal B						150,000
C (Northern)	Wooli Road	Kinghorns	10	4.8	6.8	50,000
		Pillar Valley Creek	10	4.5	6.8	50,000
Sub total C						100,000
TOTAL						1,000,000

Water Supply

Details of water supply upgrading requirements are set out in Table 9, and are discussed in the following.

No reticulated water services are necessary for connection to rural allotments, and therefore Section 94 contributions are not relevant in this circumstance.

Ulmarra, Tucabia, Cowper and Swan Creek, and any rural residential development adjacent to these villages, are provided with water from the Lower Clarence County Council, and there is sufficient capacity in their system to supply all water demands. Consequently, Section 94 contributions are not applicable for water supplies within these localities.

Red Rock, Diggers Head and Sandon have no reticulated water supply connected, and no further residential development will occur in the latter two villages. For any residential development in Red Rock, Council has advised that it is unlikely that a reticulated supply will be made available, and that future residential developments will need to use water tanks to meet their water demands. Therefore, Section 94 Contributions for water are not relevant in these circumstances.

Minnie Water has no further capacity for residential or rural residential development without further rezoning of the surrounding 1(e) zoned lands. Augmentation of the existing system is already proposed. There remains 18 undeveloped lots in the village area and there is capacity for infill development in other areas of the village. A Section 94 charge for water augmentation in Minnie Water is warranted to cover the cost of upgrading for infill development. These works and costs are set out in Annexure B of this report. Once the 1(e) land is rezoned, it will then be appropriate to amend the contribution rate to take this development into account.

The remaining villages in the Shire for which Section 94 charges for water augmentation are applicable, are the villages of Glenreagh, Corindi Beach and Woolli. Table 9 sets out the potential future development of these villages (from the point of view of potential lots connected to reticulated water) as being 120 lots, 180 lots and 190 lots respectively. The current water supplies in all three villages have insufficient capacity to cope with future urban expansion, and Section 94 charges for water will need to be levied to recoup the costs of augmentation. This Section 94 Contributions Plan has identified the amount of upgrading which is necessary on each of the three water supply systems. These works are set out in the schedule of works in Annexure B of this report.

Corindi Beach currently purchases water from Coffs Harbour Shire, stores it in a reservoir to the south of the town, and provides reticulation to service the village area. Insufficient capacity is available in the Corindi water supply system to cope with future urban development, in the existing village zone, and augmentation is necessary to cope with development in the remaining village area (refer to calculations in Annexure B). At present, Corindi Beach experiences water restrictions, due to the limited amounts of water available for purchase from Coffs Harbour Shire. However, this is not a matter for discussion under this present Section 94 Contributions Plan, and the matter will be resolved once Coffs Harbour City resolves the issues relating to providing a new water supply dam.

There is a large area of land at Corindi Beach zoned for future urban investigation, and when these lands are rezoned for urban purposes it will be appropriate to levy Section 94 Contributions for water at this time. The calculations are not included in the current Section 94 Contributions Plan.

There is potential for rural residential development adjacent to both Corindi Beach and Glenreagh villages. It is thus necessary to assess as to whether water will be available for connection to these lots, in order to determine the expected lot density in this location.

Land at Corindi, to the west of the Pacific Highway, which is suitable for rural residential development, (refer Figure 3), is able to be connected to a reticulated

water supply by augmenting the existing system. This augmentation would involve the provision of an additional reservoir within the development, and trunk mains for connection between the existing and proposed new reservoir. Section 94 Contributions have been calculated for the provision of this additional reservoir and trunk mains, and these contributions are to be levied on rural residential development on the western side of the highway.

Land to the north of Corindi Beach village which is suitable for rural residential development (refer Figure 3), is over two kilometres from the existing reservoir, and a new reticulated system would need to be put in place. Given the proximity of this land to Red Rock Road, if the water supply system was ever augmented to allow connection to Red Rock, it would be feasible to allow for connection to this study site. However, Council has advised this event is unlikely to occur over the next few decades. Therefore, it would not be economically feasible to extend a trunk main from the existing reservoir, and augment the system, to provide water for the Corindi Beach rural residential area. For this reason, Section 94 water augmentation charges have not been recommended to be levied for rural residential development in this locality.

Similarly, if reticulated water was available for the 700 hectares at Glenreagh, a total of 700 residences could possibly be created in this locality. This has the potential to create a major economic drain for Council, as there is currently insufficient capacity in the existing system for water supply, and an entirely new system would need to be provided. It is recommended that rural residential development around Glenreagh be restricted to a density of 5 hectare allotments and that no reticulated water be supplied by Council (refer Figure 5).

In the rural residential areas around Corindi Beach and Glenreagh where it is recommended that reticulated water not be provided by Council to service these allotments (due to it being economically unfeasible for Council to do so), it is suggested that the developer be allowed to provide a reticulated water supply if he so wishes, at no cost to Council.

TABLE 9
REQUIRED UPGRADING OF WATER SUPPLY SERVICES BY ULMARRA SHIRE COUNCIL

LOCATION	RETICULATED WATER SUPPLY AVAILABLE	SUPPLIER	UPGRADING REQUIRED BY ULMARRA SHIRE
Villages			
Corindi Beach	Yes	Ulmarra Shire Council	Yes - for 180 more lots
Cowper	Yes	Lower Clarence County Council	No
Diggers Headland	No		No
Glenreagh	Yes	Ulmarra Shire Council	Yes for 120 more lots
Minnie Water	Yes	Ulmarra Shire Council	Yes for infill development, and again when 1(e) areas are rezoned.
Red Rock	No		No
Sandon Creek	No		No
Swan Creek	Yes	Lower Clarence County Council	No
Tucabia	Yes	Lower Clarence County Council	No
Ulmarra	Yes	Lower Clarence County Council	No
Wooli	Yes	Ulmarra Shire Council	Yes for 190 more lots
Rural Residential Areas			
Corindi west of H'way	Yes	Ulmarra Shire Council	Yes for 235 new lots
Corindi east of H'way	No		No
Glenreagh all 1(a) areas	No	Ulmarra Shire Council	No - Council prefers development without reticulated water.
Glenreagh 1(d) areas	Yes	Ulmarra Shire Council	No - developer to provide the required augmentation.
Tucabia	Yes	Lower Clarence County Council	No

Community Facilities and Bushfire Fighting Facilities

With regard to levying of Section 94 Contributions for community facilities, and bushfire fighting facilities, it is important to identify which facilities will be needed in each area of new development within the Shire. Requirements for community amenities and facilities are usually established through the preparation of a Social Plan for new development areas. Given that no such Social Plan is available for Ulmarra Shire, it is important that an appropriate nexus be generated for the contribution.

Table 10 sets out the existing community facilities and bushfire fighting facilities in each of the village areas. Some of these villages have no capacity for further development, and it is not therefore appropriate to charge Section 94 Contributions

for such facilities in these areas. However, there is potential for a total of 1750 new residential allotments to be created in existing zoned village areas of the Shire, plus an additional likely 782 rural residential and rural small holding allotments within 2 kilometres of these village areas (refer Table 6). At an average occupancy rate of 2.48 persons per dwelling over the next 30 years (as per Table 4), there is a potential total population increase in these areas of 6285 persons. It is therefore appropriate to charge Section 94 Contributions for community facilities in these areas.

Given that any future rural residential development within the Shire is to be located within a two kilometre radius of the village zones, it is fair to expect that residents in these areas will use community facilities which are located within the adjacent village areas. Additionally, the many small villages in the Shire act as nodes for the surrounding village areas, and residents in rural areas adjacent to these village areas use the community facilities in these nearby villages. It is therefore appropriate to charge community facilities contributions on developments in rural areas.

Similarly, the villages represent central locations where it is most appropriate to locate bushfire fighting equipment and facilities. It is therefore appropriate to charge bushfire fighting facilities contributions in these areas.

For the purposes of determining the required community facilities for the Shire, it is important to look at existing facilities, to identify future population growth areas, and then to determine what additional community facilities are needed in each area. Figure 6 shows the four main areas of the Shire for the purposes of determining community facilities. It is important to ensure that sufficient community facilities are provided, within these 4 main village areas in the Shire, to satisfy the demand that will be generated by future development.

Therefore, Table 10 includes a list of recommended additional facilities within all village areas, which will need to be provided to cater for future development in the four main localities of the Shire. These have been derived from information obtained from the Department of Planning's Circular D2 and Council officers. The list has attempted to ensure that each of the four areas in the Shire has sufficient community facilities to cater for long term growth. It is appropriate that contributions be levied on new development to cover the cost of these works. This table is able to be amended in ensuing years as additional facilities are proposed.

TABLE 10
COMMUNITY FACILITIES - EXISTING AND FUTURE REQUIREMENTS IN ULMARRA SHIRE

LOCATION	EXISTING NO. DWELLINGS (JAN. 1992)	EXISTING POPULATION (JUNE 1992)	POTENTIAL FUTURE LOT YIELD (lots)	POTENTIAL FUTURE POPULATION INCREASE (PERSONS)	% GROWTH OVER 30 YEARS	EXISTING COMMUNITY FACILITIES	ADDITIONAL REQUIREMENTS FOR FUTURE COMMUNITY FACILITIES
Corindi Beach	222	410	Village Rural Residential 295 Total 635	1,575	384%	Public Hall Sports Ground Horse Race Track Amenities/BBOs Caravan Park 2 Tennis Courts 2 Parks Bushfire Brigade	Foreshore access Bushfire Fighting Equipment Bushfire Shed (rural res.) 2 playgrounds Sports fields at racecourse 2 Tennis Courts 2 Parks Childcare Centre Public Swimming Pool S.E.S. Shed Cycleway
Red Rock	228	360	Village 170	420	117%	Open Space (under Public Toilets (control Sports Ground (of Caravan Park (Trust 1 Tennis Court Surf Life Saver	1 tennis court Playground Amenities/BBO Purchase of land for facilities
Wooli	303	590	Village 220	546	92%	Public Hall 2 Tennis Courts SES/Bushfire Brigade Playgrounds Sports Ground Boat Ramp 3 Amenities/BBOs Caravan Park Surf Life Saver	Boat launching ramp & car parking and facilities Cyclepath through village 2 Tennis Courts Disabled amenities Foreshore access
Diggers Headland	35	20	no further capacity			Open Space	
Minnie Water	180	210	No further capacity			Public Hall 2 Playgrounds Bushfire Brigade 2 Tennis Courts 2 Amenities/BBOs Surf Life Saver Caravan Park Boat Access	
Sandon River	36	34	No further capacity			Boat Access Open Space Bushfire Brigade	

LOCATION	EXISTING NO. DWELLINGS (JAN. 1992)	EXISTING POPULATION (JUNE 1992)	POTENTIAL FUTURE LOT YIELD (lots)	POTENTIAL FUTURE POPULATION INCREASE (PERSONS)	% GROWTH OVER 30 YEARS	EXISTING COMMUNITY FACILITIES	ADDITIONAL REQUIREMENTS FOR FUTURE COMMUNITY FACILITIES
Tucabia	88	245	Village Rural Residential 390 1040	2,580	1053%	Public Hall Sport Ground Playground 2 Tennis Courts Bushfire Brigade	Public Swimming Pool 2 Playgrounds Amenities/BBOs Bushfire Fighting Equipment Bushfire Shed (rural res.) 3 tennis courts Childcare Centre Upgrading sports ovals
Ulmara	178	570	Village 140	348	61%	SES Headquarters Showground Park Amenities/BBO 4 Tennis Courts Bushfire Brigade	Community Hall Playground Bushfire Fighting Equipment Upgrading pool Upgrading playground equipment
Swan Creek	?	?	Village 40	100	?	Public Hall	1 Tennis Court + amenities Open Space Purchase of land for facilities
Cowper	?	?	Village 100	248	?	Boat ramp Reserve	Tennis Court Purchase of land for facilities Boat Launching Ramp + facilities
Glenreagh	120	320	Village Rural Residential 140 Rural Small Hold. 44 324	803	251%	2 Tennis Courts Public Swimming Pool Playground Showground Public Hall Amenities/BBOs Bushfire Brigade	Bushfire Fighting Equipment Bushfire Shed (rural res.) 1 Playground Tennis court amenities 1 Tennis Court SES Shed Upgrade public swimming Reserve with amenities & BBOs
Notes: 1. Potential lot yields taken from Table 6 2. Potential future populations calculated by using the average Shirewide occupancy rate over the next 30 years of 2.48 persons per dwelling, from Table 4.							

3.5 Formulae to be Used

The Section 94 Contributions Plans Manual produced by the Department of Planning has included suggested methodologies and frameworks for calculating Section 94 Contributions. These guidelines stress that the suggestions are examples only and need to be carefully evaluated in the circumstances of each situation.

The guidelines state that it must be noted that when the benefits of a service or facility provided through Section 94 Contributions will be enjoyed by the existing community as well as the incoming population, Council must take this into account and adjust the contributions accordingly. That is, contributions must be based on the notion that all those benefiting should contribute equally. This inevitably results in only a proportion of the real cost being met by new development with the shortfall having to be provided from elsewhere, such as Council rates or grants.

The populations and subdivision potential assumed for the calculations of contributions are set out in Table 11.

a) Construction of trunk and/or arterial roads, and bridges.

The upgrading and/or construction of roads will be a necessary requirement to service developments in rural, rural residential and urban areas. The procedures and calculation techniques will be as follows:

- ♦ All new internal roads required to service created allotments within any subdivision or development will be required to be constructed in association with the development at no cost to Council.
- ♦ This plan has identified those roads deemed necessary to service new development areas or expanded population within all areas of the Shire and for which a contribution may be appropriate.
- ♦ Figure 2 shows those roads identified as necessary to service the rural areas of the Shire, and to link urban areas of the Shire.
- ♦ The works appropriate to upgrade the identified roads and bridges or to provide for their construction are set out in Tables 7 and 8, and in Annexure A and have been costed.
- ♦ The proportion of responsibility appropriate to existing residents, has been determined and is identified in the Annexure A. This leads to the calculation of an appropriate overall cost to be covered by contributions.
- ♦ The existing population of the respective service area will then be used in conjunction with identified growth rates to calculate an appropriate contribution for that service area. The results of that calculation are set out in the tables included in Annexure A.

b) Water Supply.**(i) Corindi Beach**

The existing reservoir and trunk mains to the village of Corindi Beach has been sized and constructed to suit existing development within the Corindi Beach village, but are insufficient to cater for the additional demand from the release of new allotments within the zoned village area. It is anticipated an additional 180 lots are able to be developed within the zoned village area, and it is appropriate to charge Section 94 contributions for water supply connections to these lots.

Headworks contributions for supply to the reservoir are included in the tariff charged by Coffs Harbour City Council, and consequently separate contributions are not required for this component. The existing reservoir was built with an additional 1 megalitre capacity for the zoned, but undeveloped, areas in Corindi Beach village. Consequently, it is appropriate to charge for the costs of providing this additional capacity to the new lots to be created in the zoned areas. Additionally, the trunk main along the old Pacific Highway (Coral Street) is 300mm diameter UPVC, and this could have been built at 250mm diameter if the 180 additional lots were not taken into account. It is appropriate that the Section 94 charge take into account the estimated cost difference between 250mm and 300mm diameter pipes for this section of main.

When urban investigation lands in Corindi are zoned for residential development, it will be appropriate to levy Section 94 Charges at that time. This charge has not been included in the current plan.

The rural residential area to the west of the highway would require an additional 1 megalitre of storage beyond the existing reservoir's capacity, and it is proposed that a new reservoir and trunk main be installed in this general location, and that Section 94 Contributions be charged for this rural residential development.

(ii) Glenreagh

The existing equipment at the Glenreagh pump station is relatively new, and has capacity to service ultimate development of existing allotments. However, this pump station will need to be upgraded to provide for additional residential allotments within the zoned village area. Similarly, the rising main is sufficient for existing development, but will require upgrading to cater for any further residential development.

The existing reservoir has insufficient capacity for the current demand, and requires upgrading now. For additional residential development, it will require further upgrading, and this has been taken into account. The existing gravity trunk mains are undersized, and once upgraded to meet existing standards, no further upgrading will be required for new development.

At present, there are no existing water treatment facilities other than chlorination in the system. A proportion of the cost to provide facilities to cope with high turbidity during floods is warranted to be charged towards new development.

(iii) Wooli

The existing equipment at Wooli is at the end of its economic life and is of insufficient capacity to cater for the existing demand. The existing reservoir is too small for existing demand and requires replacement due to its poor condition. Similarly, the existing rising main is too small for upgrading of the pumping capacity, and it is proposed to provide a second duplicate pipe adjacent to the first. A proportion of the cost to upgrade the system can be charged towards new development in the village.

(iv) Minnie Water

Minnie Water has no further capacity for residential development without rezoning of the surrounding 1(e) zoned lands. At present, there are 18 vacant undeveloped lots within the village, and there is potential for infill development in other areas of the village. The current water supply system is already overloaded, and a draft strategy report has recently been prepared for the augmentation of that system. This strategy assessed the required upgrading by taking into account the future subdivision potential of the 1(e) zoned lands.

(v) General

The schedules of works and costing of water supply augmentations for these areas are set out in Annexure B.

In general, the procedure and calculations used will be as follows:

- ♦ Determine the anticipated future population, as well as potential for infill development in each village area, to provide an estimate of total future development.
- ♦ Determine the staging of the augmentation works and calculate the population which can be serviced by each stage in the augmentation programme.
- ♦ Determine the costs of each stage and the year on which works should be carried out.
- ♦ As all the augmentation works are necessary to service the increased population, the full cost of augmentation should be levied against future development.
- ♦ Calculate an appropriate contribution as set out in tables to Annexure B.

(c) Community Facilities.

Council has identified those facilities which are required to meet the needs of the increasing population and these are scheduled in Annexure C together with their estimated cost. Where appropriate, the total estimated cost has been discounted for existing responsibilities and an amount is shown for recoupment through the levying of Section 94 Contribution Charges.

The procedure to be used in calculating the contributions will be as follows:

- ♦ Determine the total cost of community facilities appropriate for reimbursement through Section 94 Charges.
- ♦ Determine the cost of land which will need to be acquired to provide those facilities.
- ♦ Determine a staging for the implementation or construction of the various facilities.
- ♦ Using the information from the above items, calculate an appropriate contribution as set out in the tables to Annexure C.

(d) Bushfire Fighting Facilities

Bushfire fighting facilities are essential for rural and rural residential areas. As the population increases, the need for additional facilities will increase to allow the various brigades to adequately cope with the increased probability of bushfires within their areas.

The present brigades are reasonably well equipped, however Council has identified a need for additional facilities to cope with increased demand and population growth. These increased facilities are as follows:

- ♦ Provide additional trucks and sheds in various village areas of the Shire and in the three rural residential areas.
- ♦ Equip each truck or shed with appropriate tanks, pumps, tools and sundry equipment.

As the population continues to grow, it may be appropriate to establish additional brigades and to equip these with further equipment. Bushfire fighting levy should be charged against developments within both rural residential and rural areas of the Shire.

The procedure for calculation will be as follows:

- ♦ Determine the cost of provision of the identified trucks and sheds.

- ♦ Determine equipment necessary to supply those trucks and sheds and determine the cost of provision of that equipment.
- ♦ Determine cost of acquisition of land as necessary.
- ♦ Determine an appropriate staging and timing for the provision of the facilities.
- ♦ Insert the figures in the tables and determine an appropriate contribution as set out in the tables to Annexure D.

(e) General Formulae

All contributions have been calculated using the tables included in Annexure D. These tables allow for the calculation of population within each of the service areas, the calculation of the number of additional dwellings to be approved within that service area, the identification of the works which will be completed and their estimated cost. Calculation of interest paid on cost of development completed ahead of receipt of contributions and the value of interest received on investment of surplus contributions prior to completion of construction works. The tables schedule a year by year value of the contribution fund and have been designed so as to allow reappraisal or adjustment of the figures included in the table.

Assumed figures used in the table are shown at the base of the table and these can be adjusted as necessary, to determine the sensitivity of the plan and/or to accommodate changes in interest rates, population growth etc.

3.6 Assumptions and Justification

Existing information available for the preparation of this plan is limited and accordingly a number of assumptions have been necessary in order to arrive at an appropriate contribution rate for the various areas and/or facilities.

Monitoring of the plan will be essential and every effort will be made by Council, over the life of the plan, to improve the accuracy of the assumptions made and to adjust the contributions as appropriate. The final contributions adopted by Council are conservative and it is therefore probable that the monitoring process will result in an increase in the contributions determined rather than a decrease.

a) Population Distribution.

Table 1 sets out the assumed population distribution for the Shire as at the end of June, 1992.

b) Subdivision of Land

Council's current policies relating to the subdivision of land are set out in Table 4 and these policies have been adopted in the calculation of costs relating to the development of roads.

c) Occupancy Rates

Tables 1 and 2 have established population figures from 1981 to 1992, as well as the number of dwellings in each area, from 1981 to 1992. A total population increase of 3.79% per annum is currently being experienced. Table 3 establishes that the average Shire occupancy rate is rising by 0.36% per annum. If applied for the full 30 year period adopted for this plan, then the occupancy rate would increase annually, with an average occupancy rate of 2.48 persons per dwelling over this 30 year period.

(d) Growth Rates

Existing population and dwelling numbers have been extrapolated in a linear fashion over the life of this plan. Table 4 has established that a total of 4,300 new dwellings will be needed in the Shire over the next 30 years.

On the basis of existing trends, it is expected that 60% of this growth will be in urban areas, and 40% in rural and rural residential areas. Section 94 Contributions have thus been calculated on a demand for 2,580 urban lots and 1,720 rural and rural residential lots.

(e) Land Available for Subdivision

Table 6 has estimated that there is land available in the Shire for a potential 787 rural and rural horticultural lots; 869 rural residential and rural small holding lots; and 1,750 urban lots. When compared with anticipated demand rates, it is estimated there are sufficient reserves of rural and rural residential land, however there is a shortfall of 830 residential lots. It is anticipated this shortfall will be met by the potential rezoning of 1(e) lands at Corindi Beach and Minnie Water. However, these lands have not been included in calculations for this current Section 94 Contributions Plan.

(f) Existing Cash Reserves

As at August, 1992, Ulmarra Shire Council has the following monies set aside as contributions which have already been levied for Section 94 works in the Shire:

1. Rural Roads	\$246,898
2. Water Supply	\$9,450
3. Community Facilities	\$57,655
Less expenditure currently set aside for new SES Units	- \$10,000
TOTAL	\$304,003

These cash reserves have been taken into account when preparing this Section 94 Contributions Plan.

3.7 Subplans

This Section 94 Contributions Plan covers the entire Shire of Ulmarra and includes all services and facilities for which Council desires to levy contributions. Subplans have been prepared to establish contributions for each particular service or facility and for various areas and zonings throughout the Shire. These have been outlined above in Section 3.5.3 of this report. The tables in Annexures A to D include details of the calculations and contributions appropriate for each facility and area.

For the purpose of determining the various contributions, it has been necessary to adopt assumed populations and subdivision potentials. These have been extracted from Tables 1-6 of this report. The assumed figures which have been adopted for these subplan calculations are set out in Table 11. For arterial road contributions, and community facilities contributions, the Shire is shown broken into 4 areas which are identified on Figure 6.

Annexures A-D contain the various subplans and the schedules of works for each item which have been determined during the preparation of the Section 94 Contributions Plan. These findings are summarised in the following.

With regard to developments other than subdivisions or dwelling houses (for example hotels, motels, caravan parks or other commercial or industrial developments) at any location within the Shire, the appropriate Section 94 charges shall be calculated on an individual basis at the development application stage, taking into account the following matters:

- the equivalent tenements in the development;
- the estimated number of employees;
- the floor area of the building;
- the nature of the development;
- the expected number, or increase in number, of daily traffic movements; and
- the anticipated parking requirements.

**TABLE 11
POPULATION AND SUBDIVISION POTENTIALS ASSUMED FOR THE CALCULATION OF
CONTRIBUTIONS**

SUB PLAN TITLE AND COMMENTS	ASSUMED POPULATION	ASSUMED SUBDIVISION POTENTIAL
Tucabia Rural Residential Area - Major Roads (estimated population of the existing village)	245	384
Glenreagh Rural Residential Area - Major Roads (estimated population of the existing village)	320	156
Corindi Rural Residential Area - Major Roads (estimated population of the existing village)	410	242
Arterial Roads - Area A - Western Shire (apportionment of villages + rural areas)	1,483	603
Arterial Roads - Area B - Southern Beaches (apportionment of villages + rural areas)	1260	931
Arterial Roads - Area C - Northern Shire (apportionment of villages + rural areas)	2223	1542
Arterial Roads - Area D - Northern Beaches (no rural ag. lands - based on village populations)	854	190
Wooli Water Supply	590	190
Glenreagh Water Supply	320	260
Corindi Water Supply	410	575
Minnie Water, Water Supply	210	75
Community Facilities - Area C - Northern Shire	2,223	1,542
Community Facilities - Area A - Western Shire	1,483	603
Community Facilities - Area B - Southern Beaches	1,260	931
Community Facilities - Area D - Northern Beaches	854	190
Bushfire Fighting Facilities - entire Shire	5,820	3,406

3.7.1 Roads Upgrading Contributions

(a) Arterial Roads

In order to determine an appropriate arterial roads upgrading contribution including bridge construction and/or widening, the Shire was broken into 4 areas, and subplans were undertaken for each of these 4 areas. All villages and rural residential areas have been taken into account in these calculations, and this rate will apply to all rural and urban areas. Tables A.1 to A.4 in Annexure A identify the various estimate costs and schedule of works. In summary, the estimated contributions for these four areas are as follows:

- Area A (Western area surrounding Glenreagh) \$7,800
- Area B (Southern Beaches near Corindi) \$6,000
- Area C (Northern area surrounding Ulmarra) \$5,100
- Area D (Northern Beaches near Wooli) \$7,700

Council's current charges for rural roads contributions (as at 1992 rates) are \$1,750. This is significantly less than the charges calculated above. Council does not desire to prohibit development within the Shire, and it would not therefore appear to be appropriate to charge the maximum calculated figures. For this reason, a rate for all development within the Shire of \$4,000 per additional lot or dwelling house to be created, or per dwelling after the first in a residential flat building or dual occupancy, has been adopted for this plan (as at 1993 rates).

(b) Rural Residential Areas

As well as paying the general arterial road contribution rate, it is appropriate to charge for additional roadworks requirements in and around rural residential areas, which will be needed to take residents from these areas to their adjacent village, once the areas are developed.

Three areas of the Shire are able to be subdivided into rural residential allotments, at a density of either 1 hectare lots or 5 hectare lots. Tables A.5 – A.7 in Annexure A identify the various estimated costs and schedule of works for these three rural residential areas. It is estimated that these costs be added on top of the arterial road rate, to provide a road contribution rate for these rural residential areas. In summary, the estimated contributions are as follows:

• Tucabia Rural Residential Areas	\$800
• Glenreagh Rural Residential Areas	\$3,300
• Corindi Rural Residential Areas	\$5,950

It is proposed to adopt the rate of \$1,000 for the three areas, and add this to the Shirewide arterial road rate, to provide an arterial and major road contribution rate for rural residential areas. Therefore a rate of \$5,000 for all rural residential areas has been adopted for this plan (as at 1993 rates).

3.7.2 Water Supply Contributions

As identified in Section 3.5(b) of this report, only 3 villages within the Shire are connected to Council's reticulated water supply and have sufficient capacity for further development within their zoned village areas. Tables B.1 to B.4 of Annexure B of this report itemise the various estimated costs and schedule of works for development in these village areas. Wooli, Corindi Beach and Glenreagh water supply systems will all require augmentation to cope with additional urban development. For development of rural residential land to the west of the Pacific Highway, contributions charges for water supply augmentation are also warranted.

Whilst there is no potential for further subdivision in Minnie Water without rezoning some of the surrounding 1(e) lands, there is capacity for some infill development. Table B.5 in Annexure B sets out the various estimated costs and schedule of works which are necessary to cope with infill development in this village.

In summary, the estimated contributions for these areas, are as follows:

• Glenreagh village and 1(d) zoned areas	\$3,900
• Wooli village areas	\$3,700
• Corindi village areas	\$1,250
• Corindi rural residential area west of the highway	\$750
• Minnie Water village areas	\$3,100

Given the variance in rates between the different village areas, it is most appropriate to charge separate Section 94 Contributions for the various village areas. For this reason, it is assumed the above figures will be the Section 94 Contributions charged for water supply augmentation in these areas.

At the time when urban investigation zones in both Minnie Waters and Corindi are rezoned for residential development, it will be appropriate to recoup costs for upgrading the system. A Section 94 charge is appropriate to be calculated at this time.

3.7.3 Community Facilities Contributions

In order to determine an appropriate community facilities contribution, the Shire was broken into four areas as identified in Figure 6, and subplans were undertaken for each of these four areas. Tables C.1 to C.4 in Annexure C identifies the various estimated costs and schedule of works. In summary, the estimated contributions for these four areas are as follows:

• Area A (Western area surrounding Glenreagh)	\$450
• Area B (Southern Beaches near Corindi)	\$700
• Area C (Northern area surrounding Ulmarra)	\$1,850
• Area D (Northern Beaches near Wooli)	\$850

At present, Council's current charge for community facilities contributions is \$250 as at 1992 rates, which is significantly less than the above rates. Council does not desire to prohibit development within the Shire, and it would not therefore appear appropriate to charge the maximum calculated figures. For this reason, a rate for all areas of the Shire of \$500 per lot or dwelling house to be created after the first (as at 1993 rates) has been adopted for this plan.

3.7.4 Bushfire Fighting Facilities Contributions

At present, Council does not levy a separate bushfire fighting facility contribution on developments within the Shire. However, given the substantial areas of State Forest and National Park within the Shire, as well as the substantial areas of rural land and potential rural residential development, it is warranted to charge a separate contribution to ensure that sufficient bushfire fighting facilities are provided.

Table D.1 in Annexure D identifies the various estimated costs and schedule of works. The estimated contribution for bushfire fighting facilities (as at 1993

rates) for the whole Shire is \$140.00, which is to be levied on all development in rural, rural residential and urban zones.

3.8 Monitoring and Updating

The subplans set out above in Section 3.6 include full details of the anticipated population growth, increase in number of dwellings, full details of the works which are to be covered by the Contribution Plan and the apportionment of that work between existing residents and new developments. A schedule has been prepared setting out the anticipated cash flow requirements such that the cost of the anticipated works is fully covered by the contributions over the life of the plan including an allowance for interest earned on contributions received or interest paid for loans required to construct works ahead of receipt of contributions.

The schedules have been prepared in a manner which will allow easy adjustment to accommodate changes in growth rates, development approvals or costs and to allow an appropriate adjustment in the contribution rate at any time.

No inflation factor has been applied to the schedules, with all figures being worked out on 1993 rates.

Inflation will increase both the construction costs of works to be completed and the contribution rate which may be required.

The contribution rate is to be increased annually, in accordance with the increase in the C.P.I. Index and the schedules, including estimated costs, are to be reviewed once every three (3) years. Appropriate adjustments may then be made to ensure that the contribution rate is sufficient to meet the anticipated construction costs and adjustments may be made to the staging of works where development patterns have differed from those assumed in this plan. This Section 94 Contributions Plan is to be reviewed in its entirety every 5 years, and the cost of these reviews recouped via Section 94 charges.

3.9 Method of Payment of Contribution

The following methods of payment are to apply to the contributions levied under this plan.

- For subdivision of land contributions are to be paid prior to release of the plan of subdivision by Council.
- For developments involving the construction of buildings, contributions are to be paid prior to the release of the building plan and/or prior to commencement of works on site.
- For all other developments, contributions are to be paid at a time to be set in the conditions of approval issued by Council.

Council accepts that major developments may be staged over a considerable period of time, and the payment of contributions in a lump sum may introduce unacceptable burdens on the financing of that project. Accordingly, Council will consider

submissions from developers for the staged payment of contributions, or for deferred payments. Such submissions must include adequate information for Council to establish the need for staging, or deferral of payment. Under no circumstances will deferral or staging of payment be permitted without full and complete justification. Where appropriate, Council may require the issue of a guarantee to cover outstanding contributions.

3.10 Public Availability

This document is available to developers or other interested persons on payment of the cost of reproduction.

Any amendments to the plan will be placed on exhibition prior to adoption and the opportunity offered for persons to make submissions in relation to the amendments to the plan.

Council is required to maintain records of all funds received and held under this plan and of the expenditure of those funds on the specified works.

Clause 41L of the Regulations to the Environmental Planning and Assessment Act require that Council must disclose the following information in the notes to its financial report.

"41L.(3) A council must disclose the following information in relation to each contributions plan in the notes to its annual financial report:

- (a) the opening and closing balances of money held by the council for the accounting period to which the report relates; and
- (b) the total amounts received by way of monetary contribution during that period, by reference to the various categories of public amenities or services for which they have been received; and
- (c) the total amounts spent in accordance with the plan during that period, by reference to the various categories of public amenities or services for which they have been spent; and
- (d) the outstanding obligations of the council to provide public amenities or services, by reference to the various categories of public amenities or services for which monetary contributions have been received during that or any previous accounting period."

This information is available for perusal by the public at any time.

4.0 REFERENCES

Cameron, McNamara, 1980. NSW Coastal Rivers Flood Plain Management Studies - Summer Report - The Clarence Valley.

Department of Planning, 1992. Section 94 Contributions Plan Manual. Sydney

New South Wales Agriculture. Map - Classification of Agricultural Land in Ulmarra Shire.

Ulmarra Shire Council. Ulmarra Local Environmental Plan, 1992.

Ulmarra Shire Council, 1992. Population Statistics and Dwelling Statistics.

Ulmarra Shire Council, 1990. Ulmarra Rural Land Release Strategy, 1990-1995.

ANNEXURE A

ARTERIAL ROADS & BRIDGES

CALCULATIONS FOR CONTRIBUTIONS

TABLE No. A.1
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Rural Roads Upgrading - Area A

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures	
							Existing reserves		\$80,809	
									\$240,553	
1992	1483	20	532	2.79	\$159,744				\$418,475	
1993	1540	21	553	2.78	\$165,894			\$12,028	\$596,680	
1994	1599	22	575	2.78	\$172,281	Parker Road Bridge	\$15,000	\$20,924	\$775,427	
1995	1661	23	598	2.78	\$178,914	Kungala Bridge No.1	\$30,000	\$29,834	(\$154,999)	
1996	1725	24	622	2.77	\$185,802	Parker Road	\$1,155,000	\$38,771	\$9,006	
1997	1791	25	647	2.77	\$192,955	Kungala Bridge No.2	\$15,000	(\$13,950)	\$194,841	
1998	1860	26	673	2.77	\$200,384	Kungala Bridge No.3	\$15,000	\$450	\$397,682	
1999	1932	27	699	2.76	\$208,099	Kungala Bridge No.4	\$15,000	\$9,742	(\$123,823)	
2000	2006	28	727	2.76	\$216,111	Kungala Rd. & Tallawudjah B	\$757,500	\$19,884	\$59,464	
2001	2083	29	756	2.76	\$224,431	Sherwood-Middle Ck. Bridge	\$30,000	(\$11,144)	(\$379,491)	
2002	2163	30	786	2.75	\$233,072	Tallawudjah Road & Bridge 2	\$675,000	\$2,973	(\$186,600)	
2003	2246	31	817	2.75	\$242,045	Sherwood-Palm Ck. Bridge	\$15,000	(\$34,154)	\$32,969	
2004	2332	32	849	2.75	\$251,364	Sherwood-Rocky Ck. Bridge	\$15,000	(\$16,794)	\$280,659	
2005	2422	33	882	2.75	\$261,041	Sherwood-Cunninghams Ck	\$15,000	\$1,648	(\$484,217)	
2006	2515	35	917	2.74	\$271,091	Sherwood Road	\$1,050,000	\$14,033	(\$493,768)	
2007	2612	36	953	2.74	\$281,528	Rushforth Road	\$247,500	(\$44,439)	(\$659,217)	
2008	2713	37	991	2.74	\$292,367	Braunstone Road	\$637,500	(\$79,501)	(\$403,234)	
2009	2817	39	1030	2.74	\$303,623			(\$59,330)	(\$112,072)	
2010	2925	40	1070	2.73	\$315,313			(\$36,291)	\$57,241	
2011	3038	42	1112	2.73	\$327,452					
2012	3155	23	1135	2.78	\$179,400					
2013	3276									
2014	3402									
2015	3533									
2016	3669									
2017	3810									
2018	3957									
2019	4109									
2020	4267									
2021	4431									
2022	4602									
						Total Potential Lot Yt				603
Growth Rate						3.85%				
Occupancy Rate - 1992						2.79 Persons per dwelling				
Contribution Rate						\$7,800				
Loan Interest Rate						9.00%				
Investment Interest Rate						5.00%				

TABLE No. A.1.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Rural Roads Upgrading - Area A

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
ROADS					
Parker Road	\$3,850,000.00	30.00%	\$1,155,000.00	66	1996
Kungala Road	\$2,850,000.00	25.00%	\$712,500.00	41	2000
Tallawudjah Road	\$3,300,000.00	20.00%	\$660,000.00	38	2002
Sherwood Road	\$3,500,000.00	30.00%	\$1,050,000.00	60	2006
Rushforth Road	\$1,650,000.00	15.00%	\$247,500.00	14	2007
Braunstone-Coutts Crossing Road	\$2,125,000.00	30.00%	\$637,500.00	36	2008
BRIDGES					
Kungala Road - Bridge No. 1	\$100,000.00	30.00%	\$30,000.00	2	1995
Kungala Road - Bridge No. 2	\$50,000.00	30.00%	\$15,000.00	1	1997
Kungala Road - Bridge No. 3	\$50,000.00	30.00%	\$15,000.00	1	1998
Kungala Road - Bridge No. 4	\$50,000.00	30.00%	\$15,000.00	1	1999
Parker Road	\$50,000.00	30.00%	\$15,000.00	1	1994
Sherwood Creek Road - Middle Creek Bridge	\$100,000.00	30.00%	\$30,000.00	2	2001
Sherwood Creek Road - Palm Creek Bridge	\$50,000.00	30.00%	\$15,000.00	1	2003
Sherwood Creek Road - Rocky Creek Bridge	\$50,000.00	30.00%	\$15,000.00	1	2004
Sherwood Creek Road - Cunninghams Flat Bridge	\$50,000.00	30.00%	\$15,000.00	1	2005
Tallawudjah Creek Bridge No. 1	\$150,000.00	30.00%	\$45,000.00	3	2000
Tallawudjah Creek Bridge No. 2	\$50,000.00	30.00%	\$15,000.00	1	2002
TOTALS	\$18,025,000.00		\$4,687,500.00	268	

TABLE No. A.2

SECTION 94 CONTRIBUTIONS PLAN

Shire Of Ulmarra - Rural Roads Upgrading - Area B

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
1992	1260	27	624	2.02	\$160,800		Existing reserves		69419
1993	1314	28	652	2.02	\$167,714			\$11,511	\$230,219
1994	1371	29	681	2.01	\$174,926			\$20,472	\$409,444
1995	1430	30	712	2.01	\$182,448	Sherwood Creek Road	\$700,000	\$30,242	\$604,843
1996	1491	32	743	2.01	\$190,293			\$5,877	\$117,533
1997	1555	33	776	2.00	\$198,476	Sherwood Road-Lazymans	\$665,000	\$15,685	\$313,703
1998	1622	35	811	2.00	\$207,010			(\$12,342)	(\$137,136)
1999	1692	36	847	2.00	\$215,912	Red Range Road	\$585,000	\$2,877	\$57,532
2000	1765	38	884	2.00	\$225,196			(\$27,781)	(\$308,680)
2001	1841	39	923	1.99	\$234,879			(\$10,014)	(\$111,265)
2002	1920	41	964	1.99	\$244,979	Sherwood Creek Road	\$1,050,000	\$5,680	\$113,600
2003	2003	43	1007	1.99	\$255,513			(\$61,717)	(\$685,741)
2004	2089	44	1051	1.99	\$266,500			(\$44,275)	(\$491,944)
2005	2179	46	1098	1.99	\$277,980	Red Range Road	\$585,000	(\$24,275)	(\$269,719)
2006	2273	48	1146	1.98	\$289,912			(\$54,093)	(\$601,034)
2007	2371	50	1196	1.98	\$302,378	Berry Farm Road	\$370,000	(\$32,869)	(\$365,215)
2008	2473	53	1249	1.98	\$315,381	Berry Farm Rd. Bridge	\$25,000	(\$41,914)	(\$465,705)
2009	2579	55	1304	1.98	\$328,942			(\$19,551)	(\$217,239)
2010	2690	57	1361	1.98	\$343,086	Red Rock Road	\$450,000	\$4,608	\$92,152
2011	2806	60	1421	1.98	\$357,839			(\$914)	(\$10,154)
2012	2927	62	1483	1.97	\$373,226	Red Ridge Road	\$405,000	\$17,339	\$346,771
2013	3053	65	1548	1.97	\$389,275	Duffus Road	\$665,000	\$16,617	\$332,336
2014	3184	7	1555	2.05	\$42,000	Duffus Road Bridge	\$25,000	\$3,661	\$73,228
2015	3321								\$93,889
2016	3464								
2017	3613								
2018	3768								
2019	3930								
2020	4099								
2021	4275								
2022	4459								
Growth Rate					Total Potential Lot Yr				
Occupancy Rate - 1992					931				
Contribution Rate									
Loan Interest Rate									
Investment Interest Rate									

TABLE No. A.2.1

SCHEDULE OF WORKS

Shire Of Ulmarra - Rural Roads Upgrading - Area B

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Roads					
Sherwood Creek Road	\$1,400,000.00	50.00%	\$700,000.00	41	1995
Red Range Road	\$1,170,000.00	50.00%	\$585,000.00	34	1999
Sherwood Creek Road	\$2,100,000.00	50.00%	\$1,050,000.00	61	2002
Red Range Road	\$1,170,000.00	50.00%	\$585,000.00	34	2005
Berry Farm road	\$740,000.00	50.00%	\$370,000.00	21	2007
Red Rock Road	\$1,500,000.00	30.00%	\$450,000.00	26	2010
Red Ridge Road	\$810,000.00	50.00%	\$405,000.00	23	2012
Duffus Road	\$1,330,000.00	50.00%	\$665,000.00	39	2113
			\$0.00	0	
Bridges					
Sherwood Creek Rd. - Lazymans Creek	\$50,000.00	50.00%	\$25,000.00	1	1997
Berry Farm Road	\$50,000.00	50.00%	\$25,000.00	1	2008
Duffus Road Bridge	\$50,000.00	50.00%	\$25,000.00	1	2114
TOTALS	\$10,370,000.00		\$4,885,000.00	283	

TABLE No. A.3
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Rural Roads Upgrading - Area C

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
							Existing reserves		\$60,767
1992	2223	29	765	2.91	\$150,195				\$210,962
1993	2309	31	796	2.90	\$155,978			\$10,548	\$377,488
1994	2398	32	827	2.90	\$161,983	Tucabla Tyndale Road	\$675,000	\$18,874	(\$116,655)
1995	2490	33	860	2.89	\$168,219			(\$10,499)	\$41,065
1996	2586	34	895	2.89	\$174,695			\$2,053	\$217,813
1997	2686	36	930	2.89	\$181,421	Ulmarra Woolli Road	\$470,000	\$10,891	(\$59,875)
1998	2789	37	967	2.88	\$188,406	Woolli Rd. - Kinghorns Bridge	\$15,000	(\$5,389)	\$108,142
1999	2896	38	1005	2.88	\$195,660	Ulmarra Woolli Road	\$470,000	\$5,407	(\$160,791)
2000	3007	40	1045	2.88	\$203,192	Ulmarra Woolli Road	\$470,000	(\$14,471)	(\$442,070)
2001	3123	41	1087	2.87	\$211,015	Woolli Rd. - Pillar Valley Cree	\$15,000	(\$39,786)	(\$285,841)
2002	3243	43	1130	2.87	\$219,139	Ulmarra Woolli Road	\$470,000	(\$25,726)	(\$562,427)
2003	3368	45	1174	2.87	\$227,576			(\$50,618)	(\$385,469)
2004	3498	46	1221	2.87	\$236,338	Eight Mile Road	\$687,500	(\$34,692)	(\$871,324)
2005	3633	48	1269	2.86	\$245,437			(\$78,419)	(\$704,306)
2006	3773	50	1319	2.86	\$254,886	Eight Mile Road	\$687,500	(\$63,388)	(\$1,200,307)
2007	3918	52	1371	2.86	\$264,699			(\$108,028)	(\$1,043,635)
2008	4069	54	1425	2.86	\$274,890	Aerodrome Road	\$562,500	(\$93,927)	(\$1,425,172)
2009	4226	56	1480	2.85	\$285,474	Aerodrome Road	\$562,500	(\$128,265)	(\$1,830,464)
2010	4389	58	1539	2.85	\$296,464	Six Mile Lane	\$600,000	(\$164,742)	(\$2,298,741)
2011	4558	60	1599	2.85	\$307,878			(\$206,887)	(\$2,197,750)
2012	4733	63	1662	2.85	\$319,732			(\$197,797)	(\$2,075,816)
2013	4915	65	1727	2.85	\$332,041			(\$186,823)	(\$1,930,598)
2014	5104	68	1794	2.84	\$344,825			(\$173,754)	(\$1,759,527)
2015	5301	70	1865	2.84	\$358,101			(\$158,357)	(\$1,559,784)
2016	5505	73	1938	2.84	\$371,887			(\$140,381)	(\$1,328,277)
2017	5717	76	2013	2.84	\$386,205			(\$119,545)	(\$1,061,617)
2018	5937	79	2092	2.84	\$401,074			(\$95,545)	(\$756,088)
2019	6166	82	2174	2.84	\$416,515			(\$68,048)	(\$407,621)
2020	6403	85	2258	2.84	\$432,551			(\$36,686)	(\$11,755)
2021	6650	49	2307	2.88	\$249,900			(\$1,058)	\$237,087
2022	6906								
Growth Rate 3.85% Occupancy Rate - 1992 2.91 Persons per dwelling Contribution Rate \$5,100 Loan Interest Rate 9.00% Investment Interest Rate 5.00%					Total Potential Lot Yt				1542

TABLE No. A.3.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Rural Roads Upgrading - Area C

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Roads					
Tucabla-Tyndale Road	\$2,250,000.00	30.00%	\$675,000.00	50	1994
Ulmarra-Woolli Road	\$2,350,000.00	20.00%	\$470,000.00	35	1997
Ulmarra-Woolli Road	\$2,350,000.00	20.00%	\$470,000.00	35	1999
Ulmarra-Woolli Road	\$2,350,000.00	20.00%	\$470,000.00	35	2000
Ulmarra-Woolli Road	\$2,350,000.00	20.00%	\$470,000.00	35	2002
Eight Mile Road	\$1,375,000.00	50.00%	\$687,500.00	51	2004
Eight Mile Road	\$1,375,000.00	50.00%	\$687,500.00	51	2006
Aerodrome Road	\$1,875,000.00	30.00%	\$562,500.00	42	2008
Aerodrome Road	\$1,875,000.00	30.00%	\$562,500.00	42	2009
Six Mile Lane	\$1,200,000.00	50.00%	\$600,000.00	44	2010
Six Mile Lane	\$1,200,000.00	50.00%	\$600,000.00	44	2012
Bridges					
Woolli Rd. - Kinghorns Bridge	\$50,000.00	30.00%	\$15,000.00	1	1998
Woolli Rd. - Pillar Valley Creek Bridge	\$50,000.00	30.00%	\$15,000.00	1	2001
TOTALS	\$20,650,000.00		\$6,285,000.00	465	

TABLE No. A.4
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Rural Roads Upgrading - Area D

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Eamed	Cash Balance in 1993 figures
							Existing reserves		35903
1992	854	10	554	1.54	\$77,000				\$112,903
1993	887	10	564	1.57	\$79,965			\$5,645	\$198,513
1994	921	11	575	1.60	\$83,043			\$9,926	\$291,481
1995	956	11	586	1.63	\$86,240	Ulmarra Woolli Road	\$391,667	\$14,574	\$629
1996	993	12	598	1.66	\$89,561			\$31	\$90,221
1997	1031	12	610	1.69	\$93,009			\$4,511	\$187,741
1998	1071	13	623	1.72	\$96,589			\$9,387	\$293,717
1999	1112	13	636	1.75	\$100,308	Ulmarra Woolli Road	\$391,667	\$14,686	\$17,045
2000	1155	14	649	1.78	\$104,170			\$852	\$122,067
2001	1199	14	663	1.81	\$108,181			\$6,103	\$236,351
2002	1245	15	678	1.84	\$112,346	Ulmarra Woolli Road	\$391,667	\$11,818	(\$31,153)
2003	1293	15	693	1.87	\$116,671			(\$2,804)	\$82,714
2004	1343	16	709	1.90	\$121,163			\$4,136	\$208,013
2005	1395	16	725	1.92	\$125,827			\$10,401	\$344,241
2006	1449	17	742	1.95	\$130,672	Minnie Water Road	\$500,000	\$17,212	(\$7,876)
2007	1505	2	744	2.02	\$15,400			(\$709)	\$6,816
2008	1563								
2009	1623								
2010	1685								
2011	1750								
2012	1817								
2013	1887								
2014	1960								
2015	2035								
2016	2113								
2017	2194								
2018	2278								
2019	2366								
2020	2457								
2021	2552								
2022	2650								

TABLE No. A.5
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Tucabia Rural Residential Area - Major Roads

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures	
1992	245	3	88	2.78	\$2,240	Ulmarra Wooli Rd. - Stage 1	Existing reserves		\$2,240	
1993	255	3	91	2.81	\$2,327			\$112	\$4,679	
1994	265	3	94	2.82	\$2,418			\$234	\$7,331	
1995	275	3	97	2.83	\$2,512			\$367	\$10,209	
1996	286	3	100	2.85	\$2,609			\$510	\$13,329	
1997	297	3	104	2.86	\$2,711			\$666	\$16,706	
1998	309	4	107	2.88	\$2,816		\$0	\$835	\$20,358	
1999	321	4	111	2.89	\$2,926			\$1,018	\$24,302	
2000	333	4	115	2.90	\$3,040			\$1,215	\$28,557	
2001	346	4	119	2.92	\$3,158			\$1,428	\$33,142	
2002	359	4	123	2.92	\$3,281	Tucabia Tyndale Rd. - Stage 2		\$1,657	\$38,080	
2003	373	4	127	2.94	\$3,408			\$1,904	\$43,393	
2004	388	4	131	2.95	\$3,541			\$2,170	\$49,104	
2005	403	5	136	2.96	\$3,679			\$2,455	\$55,238	
2006	419	5	141	2.98	\$3,822		\$0	\$2,762	\$61,821	
2007	435	5	146	2.98	\$3,971			\$3,091	\$68,883	
2008	452	5	151	2.99	\$4,125			\$3,444	\$76,452	
2009	470	5	156	3.01	\$4,286			\$3,823	\$84,560	
2010	488	6	162	3.02	\$4,452		Bostock Rd.	\$120,000	\$4,228	(\$26,760)
2011	507	6	168	3.02	\$4,625				(\$2,141)	(\$24,275)
2012	527	6	174	3.04	\$4,805	Ulmarra Wooli Rd. - Stage 2		(\$1,942)	(\$21,412)	
2013	548	6	180	3.05	\$4,992			(\$1,713)	(\$18,132)	
2014	569	6	186	3.05	\$5,186		\$0	(\$1,451)	(\$14,396)	
2015	591	7	193	3.06	\$5,388			(\$1,152)	(\$10,160)	
2016	614	7	200	3.07	\$5,598			(\$813)	(\$5,375)	
2017	638	7	207	3.08	\$5,816			(\$430)	\$11	
2018	663	8	215	3.08	\$6,042			\$1	\$6,053	
2019	689	8	223	3.09	\$6,277			\$303	\$12,633	
2020	716	8	231	3.10	\$6,521			\$632	\$19,785	
2021	744	8	239	3.11	\$6,775			\$989	\$27,549	
2022	773	9	248	3.11	\$7,038			\$1,377	\$35,965	
PLAN COMPLETE by 2022					Total Contributions Received				\$130,385	
					Total Estimated Value of Works Scheduled				\$120,000	
					Estimated Balance in Account at Completion of Plan				\$35,965	
					Total Potential Lot Yield				384	
Growth Rate					3.89%					
Occupancy Rate - 1992					2.78 Persons per dwelling					
Contribution Rate					\$800					
Loan Interest Rate					8.00%					
Investment Interest Rate					5.00%					

TABLE No. A.5.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Tucabia Rural Residential Area - Major Roads

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Ulmarra - Wooli Rd. - Stage 1 - 1000m Upgrade	\$300,000.00	0.00%	\$0.00	51	1998
Tucabia - Tyndale Rd. to Bostock Rd. - 1200m Upgrade	\$360,000.00	0.00%	\$0.00	25	2006
Ulmarra - Wooli Rd. - Stage 2 - 1500m Upgrade	\$450,000.00	0.00%	\$0.00	50	2014
Bostock Road - 400m Upgrade (Eastern end only)	\$120,000.00	100.00%	\$120,000.00	105	2010
Connection at Southern end - 400m New Construction	\$180,000.00	100.00%	\$180,000.00	25	
Tucabia - Tyndale Rd. Bostock Rd. north - 1650m Upgrade	\$495,000.00	0.00%	\$0.00	46	
Major culvert No.1	\$120,000.00	100.00%	\$120,000.00	41	
Major culvert No.2	\$50,000.00	100.00%	\$50,000.00	41	
TOTALS	\$2,075,000.00		\$470,000.00	384	

TABLE No. A.6
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra :- Glenreagh Rural Residential Area - Major Roads

Year	Total Population	Additional Lots/Dwellings	Cumulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
1992	320	5	120	2.67	\$16,500		Existing reserves		\$16,500
1993	329	5	125	2.63	\$16,983			\$825	\$34,308
1994	339	5	130	2.60	\$17,481	Tallawudjah Creek Rd. Stage 1	\$0	\$1,715	\$53,505
1995	349	5	136	2.57	\$17,993			\$2,675	\$74,173
1996	359	6	142	2.54	\$18,520			\$3,709	\$98,403
1997	370	6	147	2.51	\$19,063			\$4,820	\$120,286
1998	381	6	153	2.49	\$19,622	Intersection MR 151 South	\$175,000	\$6,014	(\$29,078)
1999	392	6	159	2.46	\$20,197			(\$2,326)	(\$11,208)
2000	403	6	166	2.43	\$20,788	Tallawudjah Creek Rd. Stage 2	\$0	(\$897)	\$8,684
2001	415	6	172	2.41	\$21,397			\$434	\$30,515
2002	427	7	179	2.39	\$22,024			\$1,526	\$54,066
2003	440	7	186	2.37	\$22,670	Tallawudjah Creek Rd. Stage 3	\$0	\$2,703	\$79,439
2004	453	7	193	2.35	\$23,334			\$3,972	\$106,744
2005	466	7	200	2.33	\$24,018			\$5,337	\$136,099
2006	480	7	208	2.31	\$24,721			\$6,805	\$167,625
2007	494	8	215	2.30	\$25,446	Tallawudjah Creek Rd. Stage 4	\$0	\$8,381	\$201,452
2008	508	8	223	2.28	\$26,191	East Bank Rd. - 1(a) Zone	\$0	\$10,073	\$237,716
2009	523	8	231	2.26	\$26,959			\$11,886	\$276,561
2010	538	8	240	2.24	\$27,748	Intersection MR 151 North	\$150,000	\$13,828	\$168,137
2011	554	9	248	2.23	\$28,562			\$8,407	\$205,106
2012	570	9	257	2.22	\$29,398	East Bank Rd. - 1(d) Zone	\$281,250	\$10,255	(\$36,491)
2013	587	9	266	2.20	\$30,260			(\$2,919)	(\$9,150)
2014	604	9	276	2.19	\$31,146			(\$732)	\$21,264
2015	622								
2016	640								
2017	659								
2018	678								
2019	698								
2020	718								
2021	739								
2022	761								
						Total Potential Lot Yi			
Growth Rate 2.93%						156			
Occupancy Rate - 1992 2.67 Persons per dwelling									
Contribution Rate \$3,300									
Loan Interest Rate 8.00%									
Investment Interest Rate 5.00%									

TABLE No. A.6.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Glenreagh Rural Residential Area - Major Roads

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Tallawudjah Creek Road - Stage 1 - 500m	\$150,000.00	0.00%	\$0.00	5	1994
Tallawudjah Creek Road - Stage 2 - 750m	\$225,000.00	0.00%	\$0.00	14	2000
Tallawudjah Creek Road - Stage 3 - 750m	\$225,000.00	0.00%	\$0.00	14	2003
Tallawudjah Creek Road - Stage 4 - 750m	\$225,000.00	0.00%	\$0.00	14	2007
East Bank road - Upgrade 1500m - 1(a) Zone	\$450,000.00	0.00%	\$0.00	7	2008
East Bank road - Upgrade 1250m - 1(d) Zone	\$375,000.00	75.00%	\$281,250.00	44	2012
Intersection MR 151 - South of Glenreagh	\$175,000.00	100.00%	\$175,000.00	43	1998
Intersection MR 151 - North of Glenreagh	\$150,000.00	100.00%	\$150,000.00	15	2010
TOTALS	\$1,975,000.00		\$606,250.00	156	

TABLE No. A.7
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Corindi Rural Residential Area - Major Roads

Year	Total Population	Additional Lots/Dwellings	Cumulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
							Existing reserves		
1992	410	12	222	1.84	\$70,210				\$70,210
1993	436	13	235	1.86	\$74,612			\$3,511	\$148,333
1994	463	13	248	1.87	\$79,290	Northern Connection 375m	\$168,750	\$7,417	\$66,290
1995	492	14	262	1.88	\$84,262	Main Access Road 800m	\$360,000	\$3,314	(\$206,134)
1996	523	15	277	1.89	\$89,545	Pacific Highway Intersection	\$175,000	(\$16,491)	(\$308,080)
1997	556	16	293	1.90	\$95,160			(\$24,646)	(\$237,566)
1998	591	17	310	1.91	\$101,126	Northern Connection 375m	\$168,750	(\$19,005)	(\$324,196)
1999	628	18	328	1.91	\$107,467			(\$25,936)	(\$242,665)
2000	667	19	347	1.92	\$114,205			(\$19,413)	(\$147,873)
2001	709	20	368	1.93	\$121,365	Main Access Road 500m	\$225,000	(\$11,830)	(\$263,338)
2002	753	22	389	1.93	\$128,975			(\$21,067)	(\$155,429)
2003	800	23	412	1.94	\$137,062			(\$12,434)	(\$30,802)
2004	850	24	437	1.95	\$145,656	Main Access Road 900m	\$247,500	(\$2,464)	(\$135,111)
2005	903	26	463	1.95	\$154,788			(\$10,809)	\$8,869
2006	960	1	464	2.07	\$5,950			\$443	\$15,262
2007	1020								
2008	1084								
2009	1152								
2010	1224								
2011	1301								
2012	1383								
2013	1470								
2014	1562								
2015	1660								
2016	1764								
2017	1875								
2018	1993								
2019	2118								
2020	2251								
2021	2392								
2022	2542								
					Total Potential Lot Yt				
					242				
Growth Rate					6.27%				
Occupancy Rate - 1992					1.84 Persons per dwelling				
Contribution Rate					\$5,950				
Loan Interest Rate					8.00%				
Investment Interest Rate					5.00%				

TABLE No. A.7.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Corindi Rural Residential Area - Major Roads

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Main Access Road 800m	\$360,000.00	100.00%	\$360,000.00	56	1995
Main Access Road 500m	\$225,000.00	100.00%	\$225,000.00	70	2001
Main Access Road 550m	\$247,500.00	100.00%	\$247,500.00	56	2004
Northern Area Connections 375m	\$168,750.00	100.00%	\$168,750.00	30	1994
Northern Area Connections 375m	\$168,750.00	100.00%	\$168,750.00	30	1998
Pacific Highway Intersection - Western Area	\$175,000.00	100.00%	\$175,000.00		1996
TOTALS	\$1,345,000.00		\$1,345,000.00	242	

ANNEXURE B

WATER SUPPLY

CALCULATIONS FOR CONTRIBUTIONS

TABLE No. B.1
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Wooli Water Supply

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
							Existing reserves		8700
1992	590	7	303	1.95	\$26,640				\$35,340
1993	604	7	310	1.95	\$27,271			\$1,767	\$64,378
1994	618	8	318	1.94	\$27,918			\$3,219	\$95,515
1995	633	8	326	1.94	\$28,579	Upgrade Intake Station	\$63,000	\$4,776	\$65,870
1996	648	8	334	1.94	\$29,257	Upgrade Reservoir Storage	\$135,000	\$3,294	(\$36,580)
1997	663	8	342	1.94	\$29,950	Upgrade Gravity Trunk Main	\$61,875	(\$3,292)	(\$71,797)
1998	679	8	350	1.94	\$30,660	Upgrade Rising Main	\$84,000	(\$6,462)	(\$131,599)
1999	695	8	358	1.94	\$31,387			(\$11,844)	(\$112,056)
2000	711	9	367	1.94	\$32,130	Upgrade Reservoir Storage	\$135,000	(\$10,085)	(\$225,011)
2001	728	9	376	1.94	\$32,892			(\$20,251)	(\$212,370)
2002	745	9	385	1.93	\$33,671			(\$19,113)	(\$197,812)
2003	763	9	394	1.93	\$34,469			(\$17,803)	(\$181,145)
2004	781	10	404	1.93	\$35,286			(\$16,303)	(\$162,162)
2005	800	10	414	1.93	\$36,123	Upgrade Gravity Trunk Main	\$61,875	(\$14,595)	(\$202,509)
2006	819	10	424	1.93	\$36,979			(\$18,226)	(\$183,756)
2007	838	10	434	1.93	\$37,855			(\$16,538)	(\$162,439)
2008	858	10	444	1.93	\$38,752			(\$14,620)	(\$138,306)
2009	878	11	455	1.93	\$39,671			(\$12,448)	(\$111,083)
2010	899	11	466	1.93	\$40,611			(\$9,997)	(\$80,470)
2011	920	11	477	1.93	\$41,573			(\$7,242)	(\$46,138)
2012	942	12	489	1.93	\$42,559			(\$4,152)	(\$7,732)
2013	964	4	493	1.96	\$14,800			(\$696)	\$6,372
2014	987								
2015	1010								
2016	1034								
2017	1059								
2018	1084								
2019	1110								
2020	1136								
2021	1163								
2022	1191								
Growth Rate 2.37% Occupancy Rate - 1992 1.95 Persons per dwelling Contribution Rate \$3,700 Loan Interest Rate 9.00% Investment Interest Rate 5.00%					Total Potential Lot Yt				190

TABLE No. B.1.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Wooli Water Supply

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Upgrade Intake Pump Station	\$140,000.00	45.00%	\$63,000.00		1995
Upgrade Rising Main	\$240,000.00	35.00%	\$84,000.00		1998
Upgrade Reservoir Storage	\$300,000.00	45.00%	\$135,000.00		1996
Upgrade Reservoir Storage	\$300,000.00	45.00%	\$135,000.00		2000
Upgrade Gravity Trunk Main	\$137,500.00	45.00%	\$61,875.00		1997
Upgrade Gravity Trunk Main	\$137,500.00	45.00%	\$61,875.00		2005
TOTALS	\$1,255,000.00		\$540,750.00		

TABLE No. B.2
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Glenreagh Water Supply

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance in 1993 figures
1992	320	5	120	2.67	\$19,500		Existing reserves		\$19,500
1993	329	5	125	2.63	\$20,071			\$975	\$40,546
1994	339	5	130	2.60	\$20,659			\$2,027	\$63,233
1995	349	5	136	2.57	\$21,265	Upgrade Reservoir	\$240,000	\$3,162	(\$152,340)
1996	359	6	142	2.54	\$21,888			(\$13,711)	(\$144,163)
1997	370	6	147	2.51	\$22,529			(\$12,975)	(\$134,609)
1998	381	6	153	2.49	\$23,189	Upgrade Gravity Trunk Main	\$37,800	(\$12,115)	(\$161,334)
1999	392	6	159	2.46	\$23,869			(\$14,520)	(\$151,986)
2000	403	6	166	2.43	\$24,568	Water Treatment Plant	\$123,750	(\$13,679)	(\$264,847)
2001	415	6	172	2.41	\$25,288			(\$23,836)	(\$263,395)
2002	427	7	179	2.39	\$26,029			(\$23,706)	(\$261,072)
2003	440	7	186	2.37	\$26,791			(\$23,496)	(\$257,777)
2004	453	7	193	2.35	\$27,576			(\$23,200)	(\$253,400)
2005	466	7	200	2.33	\$28,384			(\$22,806)	(\$247,822)
2006	480	7	208	2.31	\$29,216			(\$22,304)	(\$240,909)
2007	494	8	215	2.30	\$30,072			(\$21,682)	(\$232,519)
2008	508	8	223	2.28	\$30,953			(\$20,927)	(\$222,493)
2009	523	8	231	2.26	\$31,860			(\$20,024)	(\$210,657)
2010	538	8	240	2.24	\$32,794	Upgrade Intake Station	\$70,000	(\$18,959)	(\$266,822)
2011	554	9	248	2.23	\$33,755			(\$24,014)	(\$257,082)
2012	570	9	257	2.22	\$34,744			(\$23,137)	(\$245,475)
2013	587	9	266	2.20	\$35,762			(\$22,093)	(\$231,807)
2014	604	9	276	2.19	\$36,809			(\$20,863)	(\$215,860)
2015	622	10	286	2.18	\$37,888	Upgrade Rising Main	\$6,000	(\$19,427)	(\$203,400)
2016	640	10	296	2.16	\$38,998			(\$18,306)	(\$182,708)
2017	659	10	306	2.15	\$40,141			(\$16,444)	(\$159,011)
2018	678	11	317	2.14	\$41,317			(\$14,311)	(\$132,005)
2019	698	11	327	2.13	\$42,527			(\$11,880)	(\$101,358)
2020	718	11	339	2.12	\$43,773			(\$9,122)	(\$66,707)
2021	739	12	350	2.11	\$45,056			(\$6,004)	(\$27,655)
2022	761	12	362	2.10	\$46,376			(\$2,489)	\$16,233
Growth Rate 2.93% Occupancy Rate - 1992 2.67 Persons per dwelling Contribution Rate \$3,900 Loan Interest Rate 9.00% Investment Interest Rate 5.00%					Total Potential Lot Yr				260

TABLE No. B.2.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Glenreagh Water Supply

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Upgrade Intake Pump Station	\$70,000.00	100.00%	\$70,000.00		2010
Upgrade Rising Main	\$6,000.00	100.00%	\$6,000.00		2015
Upgrade Reservoir Storage	\$400,000.00	60.00%	\$240,000.00		1995
Upgrade Gravity Trunk Main	\$126,000.00	30.00%	\$37,800.00		1998
Upgrade Water Treatment Plant	\$275,000.00	45.00%	\$123,750.00		2000
TOTALS	\$877,000.00		\$477,550.00		

TABLE No. B.3
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Corindi Water Supply (Residential)

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance in 1993 figures
							Existing reserves		
1992	410	14	222	1.84	\$17,500	Reservior & Trunk Main	\$160,000		(\$142,500)
1993	436	15	237	1.84	\$18,597			(\$12,825)	(\$136,728)
1994	463	16	253	1.83	\$19,763			(\$12,305)	(\$129,270)
1995	492	17	269	1.83	\$21,002			(\$11,634)	(\$119,902)
1996	523	18	287	1.82	\$22,319			(\$10,791)	(\$108,374)
1997	556	19	306	1.82	\$23,719			(\$9,754)	(\$94,409)
1998	591	20	326	1.81	\$25,206			(\$8,497)	(\$77,699)
1999	628	21	348	1.81	\$26,786			(\$6,993)	(\$57,906)
2000	667	23	371	1.80	\$28,466			(\$5,212)	(\$34,652)
2001	709	24	395	1.80	\$30,251			(\$3,119)	(\$7,520)
2002	753	7	402	1.87	\$8,750			(\$677)	\$553
2003									
2004									
2005									
2006									
2007									
2008									
2009									
2010									
2011									
2012									
2013									
2014									
2015									
2016									
2017									
2018									
2019									
2020									
2021									
2022									
						Total Potential Lot Yr			
						180			
Growth Rate		6.27%							
Occupancy Rate - 1992		1.84 Persons per dwelling							
Contribution Rate		\$1,250							
Loan Interest Rate		9.00%							
Investment Interest Rate		5.00%							

TABLE No. B.3.1
SCHEDULE OF WORKS
Shire Of Ulmarra - (Residential)

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Reservoir	\$137,000.00	100.00%	\$137,000.00		1990
Trunk Main	\$23,000.00	100.00%	\$23,000.00		1990
TOTALS	\$160,000.00		\$160,000.00		

TABLE No. B.4
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Corindi Water Supply (Rural Residential)

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance in 1993 figures
							Existing reserves		750
1992	410	12	222	1.84	\$8,850				\$9,600
1993	436	13	235	1.86	\$9,405			\$480	\$19,485
1994	463	13	248	1.87	\$9,995			\$974	\$30,454
1995	492	14	262	1.88	\$10,621			\$1,523	\$42,598
1996	523	15	277	1.89	\$11,287			\$2,130	\$56,015
1997	556	16	293	1.90	\$11,995			\$2,801	\$70,810
1998	591	17	310	1.91	\$12,747			\$3,541	\$87,098
1999	628	18	328	1.91	\$13,546			\$4,355	\$104,999
2000	667	19	347	1.92	\$14,396			\$5,250	\$124,644
2001	709	20	368	1.93	\$15,298			\$6,232	\$146,175
2002	753	22	389	1.93	\$16,257	Trunk Main - Stage 1	\$92,000	\$7,309	\$77,741
2003	800	23	412	1.94	\$17,277			\$3,887	\$98,905
2004	850	24	437	1.95	\$18,360			\$4,945	\$122,210
2005	903	26	463	1.95	\$19,511			\$6,110	\$147,832
2006	960	28	491	1.96	\$20,734			\$7,392	\$175,958
2007	1020	29	520	1.96	\$22,035			\$8,798	\$206,790
2008	1084	31	551	1.97	\$23,416	Trunk Main - Stage 2	\$92,000	\$10,339	\$148,546
2009	1152	33	584	1.97	\$24,884	Reservoir	\$225,000	\$7,427	(\$44,143)
2010	1224	35	620	1.98	\$26,445			(\$3,973)	(\$21,671)
2011	1301	37	657	1.98	\$28,103			(\$1,950)	\$4,481
2012	1383	40	697	1.98	\$29,865	Trunk Main - Stage 3	\$92,000	\$224	(\$57,430)
2013	1470	42	739	1.99	\$31,737			(\$5,169)	(\$30,862)
2014	1562	45	784	1.99	\$33,727			(\$2,778)	\$87
2015	1660	13	797	2.08	\$9,750			\$4	\$9,842
2016	1764								
2017	1875								
2018	1993								
2019	2118								
2020	2251								
2021	2392								
2022	2542								

TABLE No. B.5
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Minnie Water Water Supply

Year	Total Population	Additional Lots/Dwellings	Cumulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance in 1993 figures
							Existing reserves		
1992	210	4	180	1.17	\$13,609				\$13,609
1993	215	4	184	1.17	\$13,941			\$680	\$28,231
1994	220	5	189	1.16	\$14,281			\$1,412	\$43,923
1995	225	5	194	1.16	\$14,630	Stage 1.Upgrade Rising Main	\$25,050	\$2,196	\$35,699
1996	230	5	199	1.16	\$14,987			\$1,785	\$52,471
1997	236	5	204	1.16	\$15,352			\$2,624	\$70,447
1998	242	5	209	1.16	\$15,727	Stage 2.Reservoir and Gravity Main	\$143,250	\$3,522	(\$53,554)
1999	248	5	214	1.16	\$16,111			(\$4,820)	(\$42,263)
2000	254	5	219	1.16	\$16,504	Stage 3.Upgrade Intake Works	\$48,000	(\$3,804)	(\$77,563)
2001	260	5	225	1.16	\$16,906			(\$6,981)	(\$67,638)
2002	266	6	230	1.16	\$17,319			(\$6,087)	(\$56,406)
2003	272	6	236	1.15	\$17,742			(\$5,077)	(\$43,741)
2004	279	6	242	1.15	\$18,174			(\$3,937)	(\$29,503)
2005	286	6	248	1.15	\$18,618			(\$2,655)	(\$13,541)
2006	293	6	254	1.15	\$19,072			(\$1,219)	\$4,313
2007	300	1	255	1.18	\$3,100			\$216	\$7,628
2008	307								
2009	314								
2010	322								
2011	330								
2012	338								
2013	346								
2014	354								
2015	363								
2016	372								
2017	381								
2018	390								
2019	400								
2020	410								
2021	420								
2022	430								
Growth Rate 2.44% Occupancy Rate - 1992 1.17 Persons per dwelling Contribution Rate \$3,100 Loan Interest Rate 9.00% Investment Interest Rate 5.00%					Total Potential Lot Y1				75

TABLE No. B.5.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Minnie Water Water Supply

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Stage 1.Upgrade Rising Main	\$83,500.00	30.00%	\$25,050.00		1995
Stage 2.Reservoir and Gravity Main	\$477,500.00	30.00%	\$143,250.00		1998
Stage 3.Upgrade Intake Works	\$160,000.00	30.00%	\$48,000.00		2000
TOTALS	\$721,000.00		\$216,300.00		

Wooli Water Supply

Note: Assume PWD design criteria

1. Peak Daily Demand - Existing dwellings

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings	303	4000	l/t/d	1.212
Dual Occupancy (say 25%)	76	4000	l/t/d	0.304
b) Non Residential Demand				
Public School - pupils	48	50	l/p/d	0.002
Hotel - rooms	20	150	l/r/d	0.003
Bowling Club - say	1	10000	l/d	0.010
Caravan Park - 170 sites	170	600	l/s/d	0.102
Caravan Park - 65 sites	65	600	l/s/d	0.039
Other - shops, community hall etc.	3	4000	l/t/d	0.012
			TOTAL	1.684

2. Peak Daily Demand - Existing dwellings PLUS vacant lots

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings	373	4000	l/t/d	1.492
Dual Occupancy (say 25%)	94	4000	l/t/d	0.376
b) Non Residential Demand				
Public School - pupils	59	50	l/p/d	0.003
Hotel - rooms	20	150	l/r/d	0.003
Bowling Club - say	1	10000	l/d	0.010
Caravan Park - 170 sites	170	600	l/s/d	0.102
Caravan Park - 65 sites	65	600	l/s/d	0.039
Other - shops, community hall etc.	4	4000	l/t/d	0.016
			TOTAL	2.041

3. Peak Daily Demand - Existing PLUS vacant lots PLUS new lots

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings	563	4000	l/t/d	2.252
Dual Occupancy (say 25%)	141	4000	l/t/d	0.564
b) Non Residential Demand				
Public School - pupils	89	50	l/p/d	0.004
Hotel - rooms	20	150	l/r/d	0.003
Bowling Club - say	1	10000	l/d	0.010
Caravan Park - 170 sites	170	600	l/s/d	0.102
Caravan Park - 65 sites	65	600	l/s/d	0.039
Other - shops, community hall etc.	5	4000	l/t/d	0.020
			TOTAL	2.994

Wooli Water Supply

Note: Assume PWD design criteria

1. Peak Instantaneous Demand - Existing dwellings

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings	303	0.15	l/s/t	45.45
Dual Occupancy (say 25%)	76	0.15	l/s/t	11.40
b) Non Residential Demand				
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Bowling Club - 50mm service	1	2.94	l/s	2.94
Caravan Park - 50mm service	1	2.94	l/s	2.94
Caravan Park - 25mm service	1	0.74	l/s	0.74
Other - shops, community hall etc.	3	0.15	l/s/t	0.45
			TOTAL	64.66

2. Peak Instantaneous Demand - Existing dwellings PLUS vacant lots

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings	373	0.15	l/s/t	55.95
Dual Occupancy (say 25%)	94	0.15	l/s/t	14.10
b) Non Residential Demand				
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Bowling Club - 50mm service	1	2.94	l/s	2.94
Caravan Park - 50mm service	1	2.94	l/s	2.94
Caravan Park - 25mm service	1	0.74	l/s	0.74
Other - shops, community hall etc.	4	0.15	l/s/t	0.60
			TOTAL	78.01

3. Peak Instantaneous Demand - Existing PLUS vacant lots PLUS new lots

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings	563	0.15	l/s/t	84.45
Dual Occupancy (say 25%)	141	0.15	l/s/t	21.15
b) Non Residential Demand				
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Bowling Club - 50mm service	1	2.94	l/s	2.94
Caravan Park - 50mm service	1	2.94	l/s	2.94
Caravan Park - 25mm service	1	0.74	l/s	0.74
Other - shops, community hall etc.	5	0.15	l/s/t	0.75
			TOTAL	113.71

Glenreagh Water Supply

Note: Assume PWD design criteria

1. Peak Daily Demand - Existing dwellings

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings	120	4000	l/t/d	0.480
Dual Occupancy (say 10%)	12	4000	l/t/d	0.048
b) Non Residential Demand				
Public School - pupils	93	50	l/p/d	0.005
Hotel - rooms	6	150	l/r/d	0.001
Other - shops, community hall etc.	3	4000	l/t/d	0.012
			TOTAL	0.546

2. Peak Daily Demand - Existing dwellings PLUS vacant lots

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings	199	4000	l/t/d	0.796
Dual Occupancy (say 10%)	19	4000	l/t/d	0.076
b) Non Residential Demand				
Public School - pupils	154	50	l/p/d	0.008
Hotel - rooms	9	150	l/r/d	0.001
Other - shops, community hall etc.	6	4000	l/t/d	0.024
			TOTAL	0.905

3. Peak Daily Demand - Existing PLUS vacant lots PLUS new lots

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings	319	4000	l/t/d	1.276
Dual Occupancy (say 10%)	32	4000	l/t/d	0.128
b) Non Residential Demand				
Public School - pupils	247	50	l/p/d	0.012
Hotel - rooms	12	150	l/r/d	0.002
Other - shops, community hall etc.	8	4000	l/t/d	0.032
			TOTAL	1.450

Glenreagh Water Supply

Note: Assume PWD design criteria

1. Peak Instantaneous Demand - Existing dwellings

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings	120	0.15	l/s/t	18.00
Dual Occupancy (say 10%)	12	0.15	l/s/t	1.80
b) Non Residential Demand				
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Other - shops, community hall etc.	3	0.15	l/s/t	0.45
			TOTAL	20.99

2. Peak Instantaneous Demand - Existing dwellings PLUS vacant lots

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings	199	0.15	l/s/t	29.85
Dual Occupancy (say 10%)	19	0.15	l/s/t	2.85
b) Non Residential Demand				
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Other - shops, community hall etc.	6	0.15	l/s/t	0.90
			TOTAL	34.34

3. Peak Instantaneous Demand - Existing PLUS vacant lots PLUS new lots

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings	319	0.15	l/s/t	47.85
Dual Occupancy (say 10%)	32	0.15	l/s/t	4.80
b) Non Residential Demand				
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Other - shops, community hall etc.	8	0.15	l/s/t	1.20
			TOTAL	54.59

Corindi Water Supply

Note: Assume PWD design criteria

1. Peak Daily Demand - Existing dwellings

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings - Corindi Village	222	4000	l/t/d	0.888
Dual Occupancy (say 10%)	22	4000	l/t/d	0.088
Aboriginal Community	6	4000	l/t/d	0.024
b) Non Residential Demand				
Public School - pupils	161	50	l/p/d	0.008
Hotel	1	10000	l/d	0.010
Caravan Park - 80 sites	80	600	l/s/d	0.048
Factories	2	10000	l/d	0.020
Other - shops, community hall etc.	3	4000	l/t/d	0.012
			TOTAL	1.098

2. Peak Daily Demand - Existing dwellings PLUS vacant lots

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings - Corindi Village	397	4000	l/t/d	1.588
Dual Occupancy (say 10%)	40	4000	l/t/d	0.160
Aboriginal Community	6	4000	l/t/d	0.024
b) Non Residential Demand				
Public School - pupils	232	50	l/p/d	0.012
Hotel	1	10000	l/d	0.010
Caravan Park - 90 sites	90	600	l/s/d	0.054
Factories	2	10000	l/d	0.020
Other - shops, community hall etc.	3	4000	l/t/d	0.012
			TOTAL	1.880

3. Peak Daily Demand - Existing PLUS vacant lots PLUS new lots

	Quantity	Rate	Unit	Demand (ML/d)
a) Residential Tenements				
No. of dwellings - Corindi Village	612	4000	l/t/d	2.448
Dual Occupancy (say 10%)	61	4000	l/t/d	0.244
Aboriginal Community	6	4000	l/t/d	0.024
b) Non Residential Demand				
Public School - pupils	264	50	l/p/d	0.013
Hotel	1	10000	l/d	0.010
Caravan Park - 90 sites	90	600	l/s/d	0.054
Factories	2	10000	l/d	0.020
Other - shops, community hall etc.	3	4000	l/t/d	0.012
			TOTAL	2.825

Corindi Water Supply

Note: Assume PWD design criteria

1. Peak Instantaneous Demand - Existing dwellings

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings - Corindi Village	222	0.15	l/s/t	33.30
Dual Occupancy (say 10%)	22	0.15	l/s/t	3.30
Aboriginal Community	6	0.15	l/s/t	0.90
b) Non Residential Demand				0.00
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Caravan Park - 25mm service	1	0.74	l/s	0.74
Factories - 25mm service	2	0.74	l/s	1.48
Other - shops, community hall etc.	3	0.15	l/s/t	0.45
			TOTAL	40.91

2. Peak Instantaneous Demand - Existing dwellings PLUS vacant lots

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings - Corindi Village	397	0.15	l/s/t	59.55
Dual Occupancy (say 10%)	40	0.15	l/s/t	6.00
Aboriginal Community	6	0.15	l/s/t	0.90
b) Non Residential Demand				0.00
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Caravan Park - 25mm service	1	0.74	l/s	0.74
Factories - 25mm service	2	0.74	l/s	1.48
Other - shops, community hall etc.	3	0.15	l/s/t	0.45
			TOTAL	69.86

3. Peak Instantaneous Demand - Existing PLUS vacant lots PLUS new lots

	Quantity	Rate	Unit	Demand (L/s)
a) Residential Tenements				
No. of dwellings - Corindi Village	612	0.15	l/s/t	91.60
Dual Occupancy (say 10%)	61	0.15	l/s/t	9.15
Aboriginal Community	6	0.15	l/s/t	0.90
b) Non Residential Demand				0.00
Public School - Nil				0.00
Hotel - 25mm service	1	0.74	l/s	0.74
Caravan Park - 25mm service	1	0.74	l/s	0.74
Factories - 25mm service	2	0.74	l/s	1.48
Other - shops, community hall etc.	3	0.15	l/s/t	0.45
			TOTAL	105.26

ANNEXURE C

COMMUNITY FACILITIES

CALCULATIONS FOR CONTRIBUTIONS

TABLE No. C.1
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Community Facilities - Western Shire

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures	
							Existing reserves		18900	
1992	1483	18	532	2.79	\$7,979				\$26,879	
1993	1526	18	550	2.77	\$8,212			\$1,344	\$36,435	
1994	1571	19	569	2.76	\$8,453	Glenreagh - New Playground	\$25,000	\$1,822	\$21,709	
1995	1617	19	588	2.75	\$8,701	Glenreagh - SES Shed	\$6,000	\$1,085	\$25,495	
1996	1664	20	608	2.74	\$8,955	Glenreagh - Ammenities & T	\$17,500	\$1,275	\$18,226	
1997	1713	20	629	2.72	\$9,218	Glenreagh - Tennis Court	\$15,000	\$911	\$13,355	
1998	1763	21	650	2.71	\$9,488			\$668	\$23,510	
1999	1815	22	672	2.70	\$9,766			\$1,176	\$34,452	
2000	1868	22	694	2.69	\$10,052	Glenreagh-Upgrade Swimm	\$80,000	\$1,723	(\$33,773)	
2001	1923	23	717	2.68	\$10,347			(\$3,040)	(\$26,466)	
2002	1979	24	741	2.67	\$10,650			(\$2,382)	(\$18,198)	
2003	2037	24	765	2.66	\$10,962			(\$1,638)	(\$8,875)	
2004	2097	25	790	2.65	\$11,283			(\$799)	\$1,610	
2005	2158	26	816	2.65	\$11,614			\$80	\$13,304	
2006	2221									
2007	2286									
2008	2353									
2009	2422									
2010	2493									
2011	2566									
2012	2641									
2013	2718									
2014	2798									
2015	2880									
2016	2964									
2017	3051									
2018	3140									
2019	3232									
2020	3327									
2021	3424									
2022	3524									
					Total Potential Lot Yr					603
Growth Rate		2.93%								
Occupancy Rate - 1992		2.79 Persons per dwelling								
Contribution Rate		\$450								
Loan Interest Rate		9.00%								
Investment Interest Rate		5.00%								

TABLE No. C.1.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Community Facilities - Western Shire

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Glenreagh-New Playground	\$25,000.00	100.00%	\$25,000.00		1994
Glenreagh-Ammenties for Tennis Courts	\$35,000.00	50.00%	\$17,500.00		1996
Glenreagh-1 Tennis Court	\$15,000.00	100.00%	\$15,000.00		1997
Glenreagh-SES Eqipment Shed	\$12,000.00	50.00%	\$6,000.00		1995
Glenreagh-Upgrade Swimming Pool	\$200,000.00	40.00%	\$80,000.00		2000
TOTALS	\$287,000.00		\$143,500.00		

TABLE No. C.3

SECTION 94 CONTRIBUTIONS PLAN

Shire Of Ulmarra - Community Facilities - Northern shire

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
1992	2223	20	765	2.91	\$37,074		Existing reserves		\$1,540
1993	2302	21	786	2.93	\$38,386	Ulmarra playground Equipm	\$5,250	\$1,931	\$38,614
1994	2383	21	807	2.95	\$39,744	Ulmarra Playground & Swan	\$51,250	\$3,684	\$73,680
1995	2467	22	829	2.97	\$41,150	Cowper-Land & Tennis Court	\$18,750	\$3,293	\$65,858
1996	2554	23	853	3.00	\$42,606	Tucabla Barbeque Area	\$11,250	\$4,578	\$91,551
1997	2644	24	876	3.02	\$44,113	Ulmarra Community Hall	\$87,500	\$6,374	\$127,484
1998	2738	25	901	3.04	\$45,674	Ulmarra-Upgrade Swimming	\$150,000	\$4,524	\$90,472
1999	2835	26	927	3.06	\$47,290	Tucabla-Ammenities Bulding	\$22,500	(\$840)	\$14,619
2000	2935	26	953	3.08	\$48,963	swan Creek Tennis Court &	\$25,000	\$731	\$39,313
2001	3039	27	980	3.10	\$50,695	Tucabla Child Care Centre	\$48,750	\$1,966	\$43,224
2002	3147	28	1009	3.12	\$52,489	Tucabla-3Tennis Courts	\$33,750	\$2,161	\$64,124
2003	3258	29	1038	3.14	\$54,346	Tucabla-2 playgrounds	\$18,750	\$3,206	\$102,926
2004	3373	30	1069	3.16	\$56,269	Cowper-Boat launching ramp	\$80,000	\$5,146	\$84,341
2005	3492	31	1100	3.17	\$58,259	Tucabla Swimming Pool	\$375,000	\$4,217	(\$228,182)
2006	3616	33	1133	3.19	\$60,321			(\$20,536)	(\$188,398)
2007	3744	34	1166	3.21	\$62,455			(\$16,856)	(\$142,899)
2008	3876	35	1201	3.23	\$64,664			(\$12,861)	(\$91,095)
2009	4013	36	1238	3.24	\$66,952			(\$8,199)	(\$32,342)
2010	4155	37	1275	3.26	\$69,321			(\$2,911)	\$34,069
2011	4302								
2012	4454								
2013	4612								
2014	4775								
2015	4944								
2016	5119								
2017	5300								
2018	5488								
2019	5682								
2020	5883								
2021	6091								
2022	6306								
Growth Rate					Total Potential Lot Yr				
3.54%					1542				
Occupancy Rate - 1992									
2.91 Persons per dwelling									
Contribution Rate									
\$1,850									
Loan Interest Rate									
9.00%									
Investment Interest Rate									
5.00%									

TABLE No. C.3.1

SCHEDULE OF WORKS

Shire Of Ulmarra - Community Facilities - Northern shire

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Tucabla-Public Swimming Pool	\$500,000.00	75.00%	\$375,000.00		2005
Tucabla-2 Playgrounds	\$25,000.00	75.00%	\$18,750.00		1995
Tucabla-Ammenities Building	\$30,000.00	75.00%	\$22,500.00		1999
Tucabla-Barbeque Area	\$15,000.00	75.00%	\$11,250.00		1998
Tucabla-3 Tennis Courts	\$45,000.00	75.00%	\$33,750.00		2002
Tucabla-Childcare Centre	\$65,000.00	75.00%	\$48,750.00		2001
Ulmarra-Community Hall	\$250,000.00	35.00%	\$87,500.00		1997
Ulmarra- Playground	\$25,000.00	75.00%	\$18,750.00		1994
Ulmarra-Upgrade Swimming Pool	\$150,000.00	100.00%	\$150,000.00		1998
Ulmarra-Upgrade Playground Equipment	\$15,000.00	35.00%	\$5,250.00		1993
Swan Creek-1 Tennis Court & Amenities	\$50,000.00	50.00%	\$25,000.00		2000
Swan Creek-Purchase Open Space for Facilities	\$65,000.00	50.00%	\$32,500.00		1994
Cowper-Purchase & Develop Land for Tennis Courts	\$100,000.00	50.00%	\$50,000.00		1995
Cowper-Boat Launching Ramp & Amenities	\$160,000.00	50.00%	\$80,000.00		1994
TOTALS	\$1,495,000.00		\$959,000.00		

SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Community Facilities - Southern Beaches

Year	Total Population	Additional Lots/Dwellings	Cumulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance In 1993 figures
							Existing reserves		35840
1992	1260	22	624	2.02	\$15,512				\$51,352
1993	1331	23	647	2.06	\$16,384			\$2,568	\$70,303
1994	1406	25	672	2.09	\$17,304	Red Rock Playground	\$20,000	\$3,515	\$71,123
1995	1485	26	698	2.13	\$18,277	Corindi Foreshores	\$25,000	\$3,556	\$67,955
1996	1568	28	726	2.16	\$19,303	Red Rock Land Purchase	\$50,000	\$3,398	\$40,657
1997	1658	29	755	2.19	\$20,388	Corindi SES Shed	\$7,500	\$2,033	\$55,578
1998	1749	31	786	2.23	\$21,534	Red Rock Amenities & Barbe	\$30,000	\$2,779	\$49,890
1999	1847	32	818	2.26	\$22,744			\$2,495	\$75,128
2000	1951	34	853	2.29	\$24,022	Corindi 2 playgrounds	\$33,750	\$3,756	\$69,157
2001	2061	36	889	2.32	\$25,372	Red Rock Tennis Court	\$15,000	\$3,458	\$82,986
2002	2177	38	927	2.35	\$26,797			\$4,149	\$113,932
2003	2299	40	967	2.38	\$28,303	Corindi 2 Parks	\$40,000	\$5,697	\$107,932
2004	2428	43	1010	2.40	\$29,893			\$5,397	\$143,222
2005	2564	45	1055	2.43	\$31,573	Corindi sports Fields	\$62,500	\$7,161	\$119,456
2006	2708	48	1103	2.46	\$33,347			\$5,973	\$158,775
2007	2860	50	1153	2.48	\$35,221	Corindi Tennis & amenities	\$82,500	\$7,939	\$119,435
2008	3021	53	1206	2.50	\$37,200	Corindi Cycleway	\$45,000	\$5,972	\$117,606
2009	3191	56	1263	2.53	\$39,290			\$5,880	\$162,777
2010	3370	59	1322	2.55	\$41,498	Corindi Swimming Pool	\$250,000	\$8,139	(\$37,587)
2011	3559	63	1384	2.57	\$43,830			(\$3,383)	\$2,860
2012	3759	66	1451	2.59	\$46,292	Corindi Child Care Centre	\$75,000	\$143	(\$25,705)
2013	3970	70	1520	2.61	\$48,893			(\$2,313)	\$20,875
2014	4193	35	1555	2.70	\$24,500			\$1,044	\$46,419
2015	4429								
2016	4678								
2017	4941								
2018	5219								
2019	5512								
2020	5822								
2021	6149								
2022	6495								
					Total Potential Lot Y1				
					931				
Growth Rate					5.62%				
Occupancy Rate - 1992					2.02 Persons per dwelling				
Contribution Rate					\$700				
Loan Interest Rate					9.00%				
Investment Interest Rate					5.00%				

TABLE No. C.2.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Community Facilities - Southern Beaches

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Corindi Beach-Upgrade Foreshore Access	\$50,000.00	50.00%	\$25,000.00		1995
Corindi Beach-2 Playgrounds	\$45,000.00	75.00%	\$33,750.00		2000
Corindi Beach-Sports Fields at Racecourse	\$125,000.00	50.00%	\$62,500.00		2005
Corindi Beach-2 Tennis Courts & Amenities Buld	\$110,000.00	75.00%	\$82,500.00		2007
Corindi Beach-2 Parks	\$40,000.00	100.00%	\$40,000.00		2003
Corindi Beach-Childcare Centre	\$150,000.00	50.00%	\$75,000.00		2012
Corindi Beach-Swimming Pool	\$500,000.00	50.00%	\$250,000.00		2010
Corindi Beach-Cycleway 800m	\$60,000.00	75.00%	\$45,000.00		2008
Corindi Beach-SES Shed	\$15,000.00	50.00%	\$7,500.00		1997
Red Rock-1 Tennis Court	\$15,000.00	100.00%	\$15,000.00		2001
Red Rock-Playground	\$20,000.00	100.00%	\$20,000.00		1994
Red Rock-Amenities Bulding & Barbeque	\$100,000.00	30.00%	\$30,000.00		1998
Red Rock-Purchase of Land for Facilities	\$100,000.00	50.00%	\$50,000.00		1996
TOTALS	\$1,330,000.00		\$736,250.00		

TABLE No. C.4
SECTION 94 CONTRIBUTIONS PLAN
Shire Of Ulmarra - Community Facilities - Northern Beaches

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance in 1993 figures
							Existing reserves		1375
1992	854	10	554	1.54	\$8,500				\$9,875
1993	878	10	564	1.56	\$8,735			\$494	\$19,103
1994	902	11	575	1.57	\$8,976	Wooli Tennis Courts	\$9,000	\$955	\$20,034
1995	927	11	586	1.58	\$9,223	Wooli Amenities Building	\$40,000	\$1,002	(\$9,741)
1996	953	11	597	1.60	\$9,478	Wooli Disabled Amenities	\$13,500	(\$877)	(\$14,639)
1997	979	11	608	1.61	\$9,740	Wooli Foreshore Access	\$15,000	(\$1,318)	(\$21,217)
1998	1006	12	620	1.62	\$10,008	Wooli Boat Launch & car Park	\$37,500	(\$1,910)	(\$50,619)
1999	1034	12	632	1.64	\$10,285			(\$4,556)	(\$44,890)
2000	1063	12	645	1.65	\$10,568	Wooli Cycle Path	\$27,000	(\$4,040)	(\$65,361)
2001	1092	13	657	1.66	\$10,860			(\$5,883)	(\$60,384)
2002	1122	13	671	1.67	\$11,160			(\$5,435)	(\$54,658)
2003	1153	13	684	1.69	\$11,468			(\$4,919)	(\$48,110)
2004	1185	14	698	1.70	\$11,784			(\$4,330)	(\$40,655)
2005	1218	14	712	1.71	\$12,110			(\$3,659)	(\$32,204)
2006	1252	15	727	1.72	\$12,444			(\$2,898)	(\$22,659)
2007	1287	15	742	1.73	\$12,787			(\$2,039)	(\$11,911)
2008	1323	15	757	1.75	\$13,140			(\$1,072)	\$158
2009	1360	16	773	1.76	\$13,503			\$8	\$13,668
2010	1398	1	774	1.81	\$850			\$683	\$15,202
2011	1437								
2012	1477								
2013	1518								
2014	1560								
2015	1603								
2016	1647								
2017	1692								
2018	1739								
2019	1787								
2020	1836								
2021	1887								
2022	1939								
Growth Rate 2.76% Occupancy Rate - 1992 1.54 Persons per dwelling Contribution Rate \$850 Loan Interest Rate 9.00% Investment Interest Rate 5.00%					Total Potential Lot Yr 190				

TABLE No. C.4.1
SCHEDULE OF WORKS
Shire Of Ulmarra - Community Facilities - Northern Beaches

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Wooli-Boat Launching Ramp & Car Park	\$75,000.00	50.00%	\$37,500.00		1998
Wooli-Amenities Building	\$80,000.00	50.00%	\$40,000.00		1995
Wooli-Cycle Path 1200m	\$90,000.00	30.00%	\$27,000.00		2000
Wooli-2 Tennis Courts	\$30,000.00	30.00%	\$9,000.00		1994
Wooli-Disabled Amenities	\$45,000.00	30.00%	\$13,500.00		1996
Wooli-Improve Foreshore Access	\$50,000.00	30.00%	\$15,000.00		1997
TOTALS	\$370,000.00		\$142,000.00		

from S. P/s.

ANNEXURE D

BUSHFIRE FIGHTING FACILITIES

CALCULATIONS FOR CONTRIBUTIONS

TABLE No. D.1

SECTION 94 CONTRIBUTIONS PLAN

Shire Of Ulmarra - Bush Fire Fighting Facilities

Year	Total Population	Additional Lots/Dwellings	Cummulative Lots/Dwellings	Occupancy Rate	Estimated Contributions	Construction Item	Construction Costs	Interest Earned	Cash Balance in 1993 figures
1992	5820	70	2475	2.35	\$9,730		Existing reserves		
1993	6044	72	2547	2.37	\$10,105				\$9,730
1994	6277	75	2622	2.39	\$10,494			\$487	\$20,321
1995	6519	78	2700	2.41	\$10,898	Bushfire Shed, Truck & Tank	\$35,000	\$1,016	\$31,831
1996	6770	81	2781	2.43	\$11,317	Additional equipment	\$45,000	\$1,592	\$9,320
1997	7031	84	2865	2.45	\$11,753	Upgrade Equipment	\$17,500	\$466	(\$23,897)
1998	7302	87	2952	2.47	\$12,205	Bushfire Shed, Truck & Tank	\$35,000	(\$2,151)	(\$31,795)
1999	7583	91	3042	2.49	\$12,675			(\$2,862)	(\$57,451)
2000	7875	94	3136	2.51	\$13,163	Bushfire Shed, Truck & Tank	\$35,000	(\$5,171)	(\$49,946)
2001	8178	98	3234	2.53	\$13,670			(\$4,495)	(\$76,278)
2002	8493	101	3336	2.55	\$14,196			(\$6,865)	(\$69,473)
2003	8820	105	3441	2.56	\$14,743			(\$6,253)	(\$61,529)
2004	9160	109	3550	2.58	\$15,311			(\$5,538)	(\$52,324)
2005	9513	114	3664	2.60	\$15,900	Additional Equipment	\$50,000	(\$4,709)	(\$41,722)
2006	9879	118	3782	2.61	\$16,512			(\$3,755)	(\$79,577)
2007	10259	122	3904	2.63	\$17,148			(\$7,162)	(\$70,227)
2008	10654	127	4031	2.64	\$17,808			(\$6,320)	(\$59,400)
2009	11064	132	4164	2.66	\$18,494			(\$5,346)	(\$46,937)
2010	11490	137	4301	2.67	\$19,206	Additional Equipment	\$50,000	(\$4,224)	(\$32,668)
2011	11932	142	4443	2.69	\$19,945			(\$2,940)	(\$66,403)
2012	12391	148	4591	2.70	\$20,713			(\$5,976)	(\$52,434)
2013	12868	154	4745	2.71	\$21,510			(\$4,719)	(\$36,440)
2014	13363	160	4904	2.72	\$22,339			(\$3,280)	(\$18,209)
2015	13877	166	5070	2.74	\$23,199	Additional Equipment	\$50,000	(\$1,639)	\$2,491
2016	14411	172	5242	2.75	\$24,092			\$125	(\$24,186)
2017	14966	179	5421	2.76	\$25,019			(\$2,177)	(\$2,271)
2018	15542	186	5606	2.77	\$25,983			(\$204)	\$22,544
2019	16140	193	5799	2.78	\$26,983			\$1,127	\$49,654
2020	16761	82	5881	2.85	\$11,480	Additional Equipment	\$50,000	\$2,483	\$79,120
2021	17406							\$3,956	\$44,555
2022	18076								
Growth Rate					Total Potential Lot Yr				3406
Occupancy Rate - 1992									
Contribution Rate									
Loan Interest Rate									
Investment Interest Rate									

TABLE No. D.1.1

SCHEDULE OF WORKS

Shire Of Ulmarra - Bush Fire Fighting Facilities

Construction Item	Estimated Cost	Percent Responsibility	Amount from Contributions	New Lots Served	Scheduled Date
Bushfire Shed	\$15,000.00	100.00%	\$15,000.00		1995
Bushfire Shed	\$15,000.00	100.00%	\$15,000.00		1998
Bushfire Shed	\$15,000.00	100.00%	\$15,000.00		2000
Truck and Tank	\$20,000.00	100.00%	\$20,000.00		1995
Truck and Tank	\$20,000.00	100.00%	\$20,000.00		1998
Truck and Tank	\$20,000.00	100.00%	\$20,000.00		2000
Additional Bushfire Equipment	\$45,000.00	100.00%	\$45,000.00		1996
Upgrade Equipment	\$35,000.00	50.00%	\$17,500.00		1997
Additional Equipment	\$50,000.00	100.00%	\$50,000.00		2005
Additional Equipment	\$50,000.00	100.00%	\$50,000.00		2010
Additional Equipment	\$50,000.00	100.00%	\$50,000.00		2015
Additional Equipment	\$50,000.00	100.00%	\$50,000.00		2020
TOTALS	\$385,000.00		\$367,500.00		

FIGURES

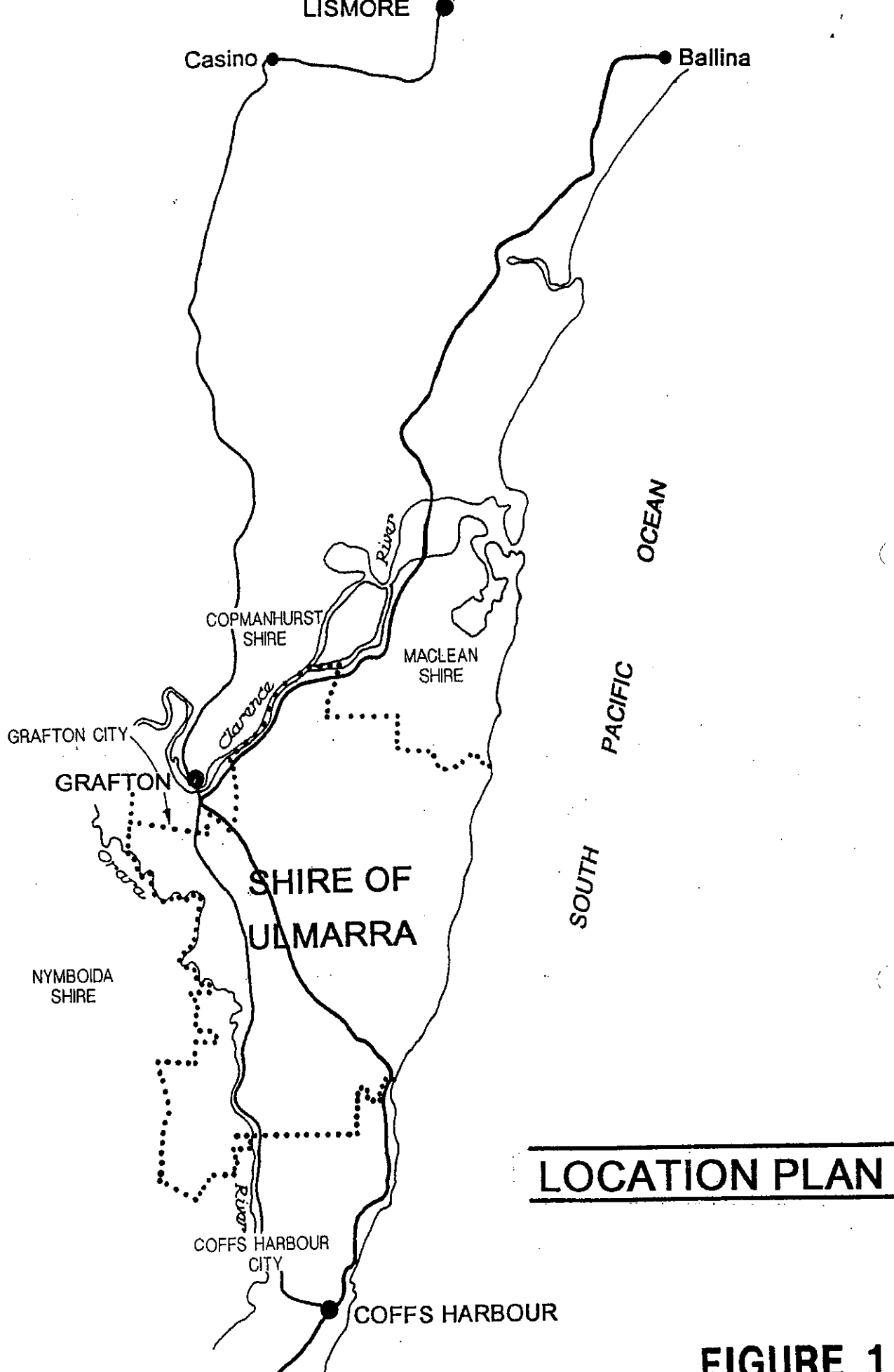
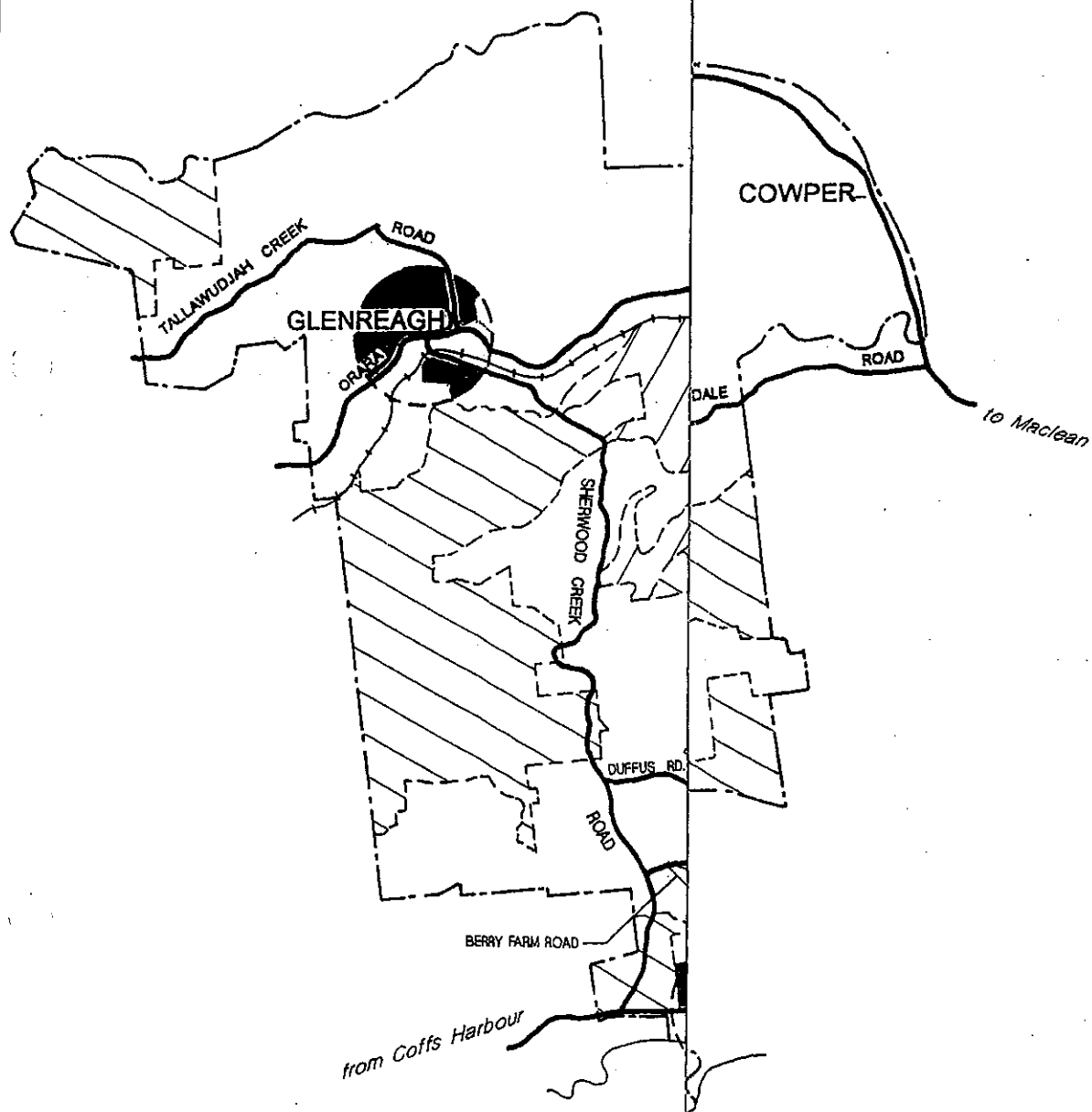


FIGURE 1

0 10 20 30
kilometres



Proposed Future National Park



National Park



State Forest



Potential rural residential
development within 2km
of village zoning boundaries

SHIRE OF ULMARRA

FIGURE 2

JOHN ALLEN AND ASSOCIATES PTY. LTD.



