

SECTION 94 BUSHFIRE SERVICES CONTRIBUTION PLAN

1. PURPOSE OF THE PLAN

The purpose of the plan is to specify Section 94 developer contributions for additional demands on bushfire services as a consequence of rural residential and residential development within the Bellingen Shire Council area.

Section 94 of the Environmental Planning and Assessment Act, 1979 grants Council the power to levy developers for bushfire services as a consequence of increased demands from development.

2. LAND TO WHICH THE PLAN APPLIES

This plan applies to all land within Bellingen Shire Council area under the provisions of the Bellingen Local Environmental Plan 1990.

This plan also applies to the Bushfire Brigade areas as designated under the Bushfires Act 1912.

3. NEXUS

Establishing a nexus between rural residential and residential development in the Council area and the need for additional bush fire equipment is fundamental to levying a contribution under Section 94.

3.1 DEMAND

An assessment of development within the Brigade areas will be undertaken to assess the potential for subdivision under Zone No.'s 1(c1) (Rural Residential Zone), 1(c2) (Rural Small Holdings Zone) and 2(b) (Village Area Zone) that are the responsibility of the bushfire brigades. The estimated additional lots in the Brigade areas are contained in the following table.

Table 1

BUSHFIRE BRIGADE AREA ADDITIONAL	POTENTIAL LOTS	EXISTING & APPROVED LOTS	ESTIMATED LOTS TO 2006
GLENIFFER	43	44	18
BOGGY CREEK	44	61	19
HYDES CREEK	62	59	26
EAST END	82	18	35
SUNNY CORNER	16	14	7
BRIERFIELD	15	65	15
NORTH BANK	12	10	7
FERNMOUNT	291	102	126
RALEIGH	199	171	70
URUNGA	57	33	18
REPTON	86	135	28
TOTAL	907	712	369

NOTE: (Existing & approved lots do not include areas under control of N.S.W. Fire Brigades)
(Lots are within 1(c2) and 2(b) zonings)

The potential for additional demand on existing bushfire brigades is directly related to the additional number of lots to be created within each of the brigade areas. There is a

highlighted need for protection of existing properties and new developments located within high bushfire risk areas. The increase of residents requiring protection from bushfires is well documented by the Department of Bushfire Services.

3.2 WORK SCHEDULE

Table 2

BRIGADE AREA	APPORTIONMENT REQUIRED	WORKS REQUIRED	\$ COST
GLENIFFER	YES	VILLAGE PROTECTION UNIT	12,500
BOGGY CREEK	YES	INSTALL COMMUNICATIONS RADIO	1,500
HYDES CREEK	NO	UPGRADE EXISTING FIRE SHED	2,500
	YES	VILLAGE PROTECTION UNIT	12,560
SUNNY CORNER	YES	NEW TANKER REQUIRED	3,000
BRIERFIELD	NO	UPGRADE EXISTING FIRE SHED	2,000
NORTH BANK	YES	TANKER REQUIRED	2,750
FERNMOUNT	YES	VILLAGE PROTECTION UNIT REQUIRED	40,000
RALEIGH	YES	CONSTRUCT FIRE SHED	18,000
	YES	NEW TANKER REQUIRED	40,000
URUNGA	NO	UPGRADE EXISTING FIRE SHED	5,000
REPTON	NO	ADDITIONAL TANKER REQUIRED	12,000
BELLINGEN	YES	CONTROL CENTRE	80,000
CONTROL CENTRE			
CSIRO NATIONAL BUSH-FIRE MODEL (NBM)	YES	PURCHASE OF SOFTWARE	6,000

BRIGADE AREAS OF DARKWOOD, DEERVALE, THORA, KALANG, FERNBROOK, BOSTOBRIK, MOUNTAIN TOP, LOWER BIELSDOWN, MEGAN, VALERY AND MYLESTOM WILL CONTRIBUTE TOWARDS BELLINGEN CONTROL CENTRE AND THE ESTABLISHMENT OF THE NATIONAL BUSHFIRE MODEL

The brigade areas of Darkwood, Deervale, Thora, Kalang, Fernbrook, Bostobrick, Mountain Top, Lower Bielsdown, Megan, Valery and Mylestom cover areas of the Council which contain unpredictable development such as multiple occupancy, rural subdivisions, tourist developments, rural workers dwellings and the like. As such, no Work Schedule exists for these brigade areas and funding for upgrading and improvements of these brigades will be dependent on funding through the Bushfire Council of New South Wales.

The costings within the Work Schedule exclude possible subsidies gained from the Department of Bushfire Services. The Bellingen Control Centre and establishment of the CSIRO National Bushfire Model (NBM) will benefit all brigades within the Council area and the costs of construction of the Control Centre will be shared across all Brigade areas.

4. FORMULAE

Contribution $\frac{\text{Cost of providing brigade item}}{\text{Establish catchment lot yield}} + \frac{\text{Cost of providing Council Control Centre (NBM)}}{\text{Establish catchment lot yield}}$

x the additional equivalent lots x indexing factor generated by the development

Brigade items and Control Centre costings are listed in the works schedule applying to each designated brigade area and the total Council area.

An equivalent lot is calculated on the occupancy rates from the 1991 census.

The indexing factor is calculated by increasing the basic rate of the nominated Brigade area daily from the 1st January, 1993 by C.P.I. factor, calculated on the basis of the Sydney All Groups percentage increase reported for the preceding September quarter. Where the period between 1st January, 1993, base date, and the date of payment exceeds one year, the successive September quarter C.P.I. increase shall be applied to the base contribution amount on a compound basis.

5. METHOD AND TIMING PAYMENT OF CONTRIBUTIONS

Council's policy requires the payment of contributions prior to release of the linen plan in the case of subdivisions, or prior to approval being granted by Council for building or other types of development.

Payment of contributions is generally required in cash and applicants should be aware that the provision of bank guarantees will not be accepted.

Contributions are determined by Council and reviewed annually. At present, contributions are subject to increase by a C.P.I. factor calculated on the basis of the Sydney All Groups percentage increase reported for successive September quarters on a compound basis. The actual contribution payable is calculated daily and can be obtained from Council's cashier.

Where it is proposed to provide contributions in kind, i.e. by dedication of land or provision of material public benefit, Council will assess the value of such contributions prior to development approval. The assessment will be made by obtaining a valuation of the land or by engaging appropriate professional advice to ensure the contribution meets with the terms of this contributions plan.

6. PUBLIC ACCOUNTABILITY

The Council's administration of developer contributions is governed by the following Acts and Regulations:

- a) The Environmental Planning and Assessment Act (1979) as amended and regulations;
- b) The Local Government Act (1993);
- c) Australian Accounting Standard (AAS) 27; and
- d) NSW Local Government Code of Accounting Practice & Financial Reporting.

There is also an opportunity for public participation in the formulation of the contribution plan, and any subsequent changes to it, to ensure that the plan is consistent with the communities needs.

The receipt and expenditure of contributions is required to be kept separate from all other operations of the Council. Details of all contributions including interest earned, balance of contributions available and a statement of the Council's obligation to provide services or facilities is contained within the Council's Annual Accounts and notes to the accounts.

Those accounts may be inspected by any interest person during Council's normal office hours. The Acts and associated Codes and Regulations ensure that the public will have proper scrutiny over the effectiveness of the Council's Section 94 policies and over the accounting processes involved with the management of developer contributions by the Council.

SECTION 94 BUSHFIRE SERVICES CONTRIBUTION PLAN

SCHEDULE A

TABLE OF CONTRIBUTIONS

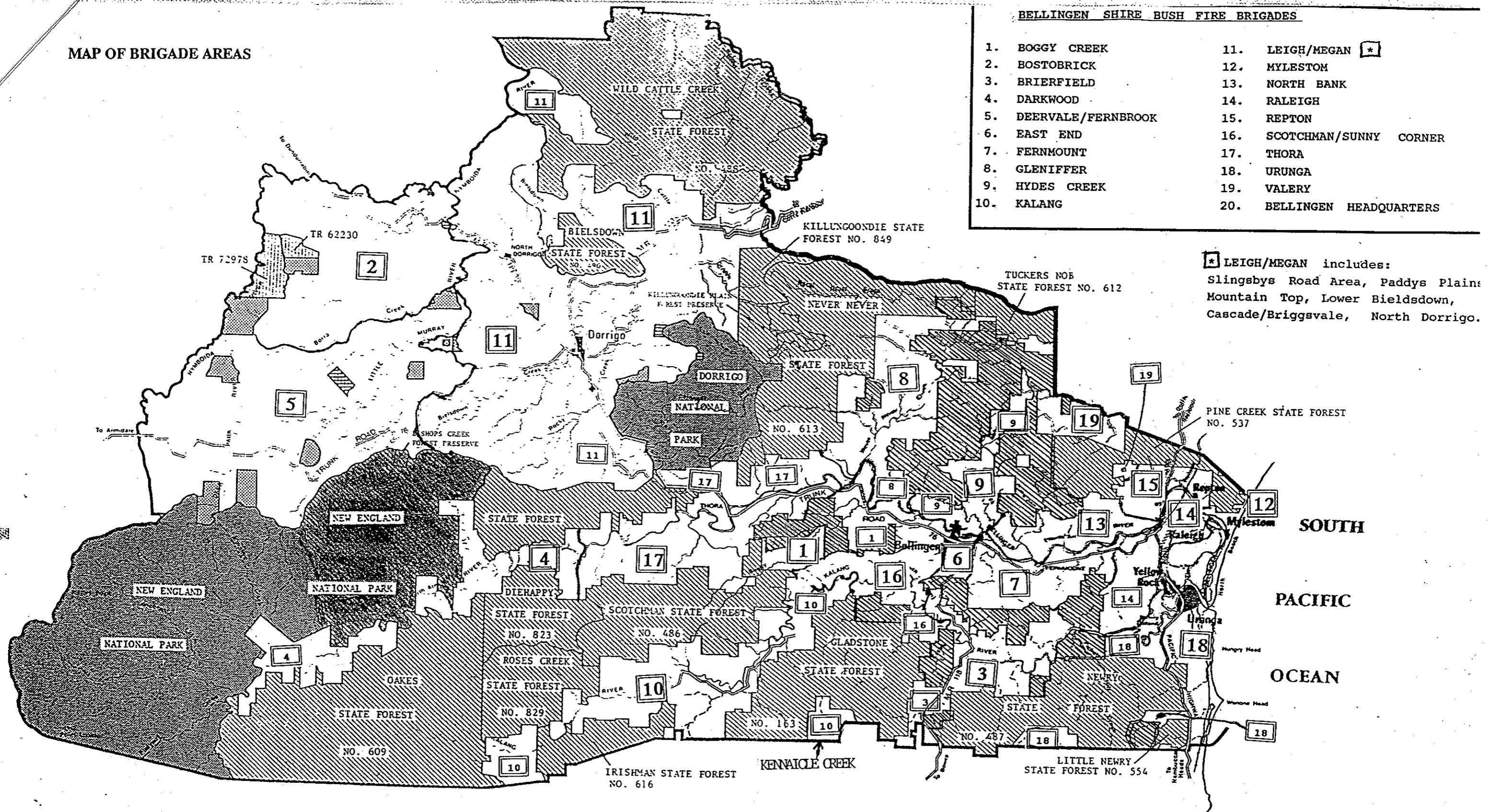
BRIGADE AREAS LOT/DWELLING	COUNCIL WIDE (BELLINGEN CONTROL CENTRE & NBM)	BRIGADE AREA	TOTAL\$PER
GLENIFFER	233.06	33.87	266.93
BOGGY CREEK	233.06	4.06	237.12
HYDESCREEK	233.06	130.02	363.08
SUNNY CORNER	233.06	8.13	241.19
BRIERFIELD	233.06	133.33	366.39
NORTH BANK	233.06	7.45	240.51
FERNMOUNT	233.06	108.40	341.46
RALEIGH	233.06	157.18	390.24
URUNGA	233.06	277.77	510.83
REPTON	233.06	428.57	661.63
OTHER BRIGADE AREAS	233.06	-	233.06

MAP OF BRIGADE AREAS

BELLINGEN SHIRE BUSH FIRE BRIGADES

- | | |
|-----------------------|----------------------------|
| 1. BOGGY CREEK | 11. LEIGH/MEGAN * |
| 2. BOSTOBRIK | 12. MYLESTOM |
| 3. BRIERFIELD | 13. NORTH BANK |
| 4. DARKWOOD | 14. RALEIGH |
| 5. DEERVALE/FERNBROOK | 15. REPTON |
| 6. EAST END | 16. SCOTCHMAN/SUNNY CORNER |
| 7. FERNMOUNT | 17. THORA |
| 8. GLENIFFER | 18. URUNGA |
| 9. HYDES CREEK | 19. VALERY |
| 10. KALANG | 20. BELLINGEN HEADQUARTERS |

* LEIGH/MEGAN includes:
 Slingsbys Road Area, Paddys Plains
 Mountain Top, Lower Bielsdown,
 Cascade/Briggsvale, North Dorrigo.



STATE FOREST	
TIMBER RESERVE	
PRESERVED FOREST AREAS	
VACANT AND RESERVED CROWN LAND	
LEASEHOLD LAND	
FREEHOLD LAND	
NATIONAL PARK, NATURE RESERVE	

0 5km 10km

MAP UPDATED 7-12-92 COL FITZGERALD
 for BELLINGEN SHIRE COUNCIL FIRE CONTROL OFFICER