



NAMBUCCA SHIRE COUNCIL

SECTION 94 CONTRIBUTIONS PLAN

**UPPER WARRELL CREEK ROAD
OVERBRIDGE**

The Upper Warrell Creek Road area is proposed for urban residential, rural-residential and industrial development. The Railway Overbridge will require renewal to accommodate the increase in traffic from that development. The estimated cost of the bridge and approaches is \$240,000.

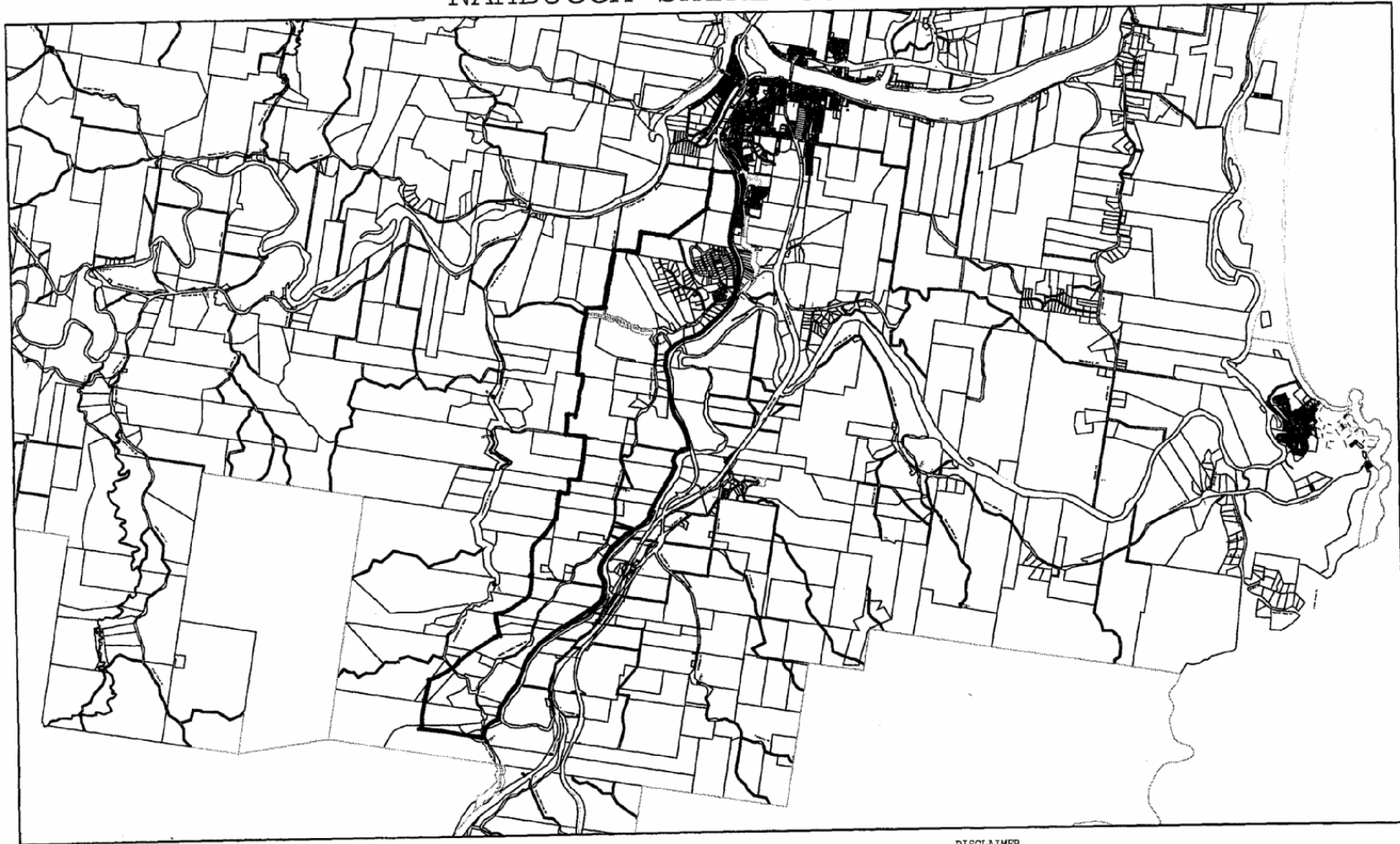
The proposed and existing zoning will permit the following:

<u>Rural-Residential (short term lease)</u>	<u>Lots</u>
180 ha remaining – say 1 lot/2 ha	90
Short term urban release – number of new lots required by the years 2001 – calculated on the basis of the average number of new dwellings approved for Macksville per year since 1988.	
That figure is 19 dwellings per year.	
Total lots needed to 2001	133
15% of these lots is expected to be provided in North Macksville	20
Total number of new residential lots required	<u>113</u>
Total of new lots	<u>203</u>
	<u>Trips</u>
Calculated trips generated by new residential lots 9/lot	<u>1827</u>
<u>Industrial Development</u>	
Requirements to year 2001: 34 lots of 2000m ²	
Estimated total floor area of buildings to be erected: 23,800 m ² (35% of lot area)	
Calculated trip generated at 5/100m ² of floor area	<u>1190</u>
Total of new trips per day	<u>3017</u>
Current total trips over bridge	1400/day
Calculated total extra trips over bridge by year 2001	3017/day
Calculated total number of trips over bridge by year 2001	4417/day

Estimated cost of bridge and standard approaches	\$240,000
Less expected grant for bridge from SRA (bridge only likely to be subsidised to limit of 50%)	<u>\$65,000</u>
Estimated cost of bridge and approaches to be met by community	<u>\$175,000</u>
Calculated cost per trip (based on total trips of 4,417 per day)	\$39.60
Cost to community of bridge and approaches (ie existing usage of 1,400 trips per day)	\$55,500
Developer contribution to bridge and approaches	\$119,500
Contribution per dwelling per lot generating 9/trips per day	\$356
Contribution per commercial building per 100m ² of floor area	\$198

This contribution will be inflated annually according to CPI movements

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NOT TO SCALE
Produced by: charlieh
Extracted from GIS: 17-03-2004

**S94 PLAN- UPPER WARRELL CREEK
OVER BRIDGE**

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