



**TWEED SHIRE
COUNCIL**

Section 94 Plan No 23

Offsite Parking

INFRASTRUCTURE
PLANNING UNIT



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Version 2
August 2009

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TWEED SHIRE COUNCIL

CERTIFIED IN ACCORDANCE WITH
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
AND REGULATIONS

GENERAL MANAGER

DATE: 18 August 2009

SECTION 94 PLAN No 23

OFFSITE PARKING
VERSION 2

Version	Date Effective	Comments	Approved
1.1	16/11/1999	Original Plan taking effect 16 November, 1999	
1.2	20/3/2001	Amendment to include Fingal Head taking effect 20 March, 2001	
1.3	18/12/2001	Exhibited amendment to adjust contribution rates to reflect current land acquisition costs. Final version, no change to rates, but, time payment option added for EBEs, taking effect 18 December 2001.	
1.4	20/7/2005	Amendment to adjust contribution rates to reflect increase in land acquisition costs, taking effect 20 July 2005	
2	XXXX	Amend contribution rates to reflect increase in land acquisition costs, construction costs and land bank. Repealed V1.3 reduced rates for Fingal Head, incorporate details re indexing of rates	18/8/2009

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1. PART A – SUMMARY SCHEDULES

1.1 Summary of Current Contribution Rates per Unsupplied On-Site Car Parking Space

Tweed Heads	\$24,570
Murwillumbah	\$15,907
Kingscliff	\$27,657
Bogangar	\$27,657
Pottsville	\$19,750
Fingal	\$2,898

The above areas are described in Figures 1A to 1F.

1.2 Land and Construction Costs All Centres

LAND COSTS (including valuation and acquisition costs)			CONSTRUCTION COSTS*		TOTAL COSTS
Location	Land Cost/m ²	Land Cost/Space (30m ² /space)	Type	Cost/ Space	
Tweed Heads	825	8,250	Multi level (3 levels)	\$15,150	23,400
Murwillumbah	0	0	Multi level (3 levels)	\$15,150	15,150
Kingscliff	0	0	2/3 basement plus 1/3 ground level	\$38,130 \$2,760	26,340
Bogangar/Cab. Bch	0	0	2/3 basement plus 1/3 ground level	\$38,130 \$2,760	26,340
Pottsville	535	16,050	Ground level	\$2,760	18,810
Fingal Head	0	0	Ground level	\$2,760	2,760

* Multi level parking rate based on actual cost of construction of multi level carpark in Murwillumbah (Aug 2007)



1.3 Published indices at time of adoption

Index	Rate	Index Date	Published
IPD (Engineering Construction)	111.22	December 2008	Released April 2009 ABS
TSC Land Index	179.51	June 2007	2008/2009 Tweed Shire Council Revenue Policy



2.0 PART B – ADMINISTRATION AND OPERATION OF THE PLAN

2.1 Name of plan

This plan may be cited as "Section 94 Plan No 23 – Offsite Parking".

2.2 Land to which the plan applies

This plan applies to land in the Central Business District Cores of Tweed Heads, Murwillumbah, Kingscliff, Bogangar/Cabarita Beach, Pottsville and Fingal Head as defined in Figures 1A-1F.

2.3 Purpose of plan

Development projects will normally provide off street parking on the development site in accordance with the provisions of The Tweed Shire Development Control Plan Section A2. Where development projects are unable to provide the required number of car parking spaces on site, this contributions plan provides the alternative of contributing towards the cost of an equivalent number of public car parking spaces in the locality.

The purpose of the Development Contributions Plan is to:

- (a) enable the collection of direct contributions for key community infrastructure in accordance with Section 116H of the *Environmental Planning and Assessment (EP&A) Act*, being the provision of local car parking facilities in the commercial centres of Tweed Heads, Murwillumbah, Kingscliff, Bogangar/Cabarita Beach and Pottsville that are required as a consequence of development in these areas and for car parking that has been provided in anticipation of such development;
- (b) ensure that adequate key community infrastructure is provided for as part of any new development
- (c) authorise the council to impose conditions under section 94 (s94) of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies
- (d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis
- (e) ensure that the existing community is not burdened by the provision of key community infrastructure required as a result of future development
- (f) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.4 Scope of plan

This plan aims to provide contributions from developments which under-supply site parking required by DCP Section A2 for provision of public car parking. The proposed plan life is 20 years from 1999 to 2019.



2.6 Commencement of the plan

This development contributions plan has been prepared pursuant to the provisions of s94 of the *EP&A Act* and Part 4 of the *EP&A Regulation* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

2.7 Relationship with other plans and policies

This Plan amends and replaces the previous *Section 94 Contributions Plan No. 23 – Offsite Parking* that came into force on 20 July 2005.

This contribution plan should be read in conjunction with Tweed Local Environmental Plan 2000 and Development Control Plan Section A2 Site Access and Parking Code.

This development contributions plan supplements the provisions of Tweed Local Environmental Plan 2000 and any amendment or local environmental plan which it may supersede.

This development contribution plan supplements the provisions of the adopted Tweed Development Control Plan and any amendment which it may supersede.

2.8 Definitions and standards

Definitions	
IPD (Implicit Price Deflator)	Index used for adjustment of construction component - refers to the Value of work done (implicit price deflator) ; Chain Volume Measures ; Engineering Construction ; ABS Reference A405071T, ABS Product Number 8782.0.65.001
TSC Land Index	Index used for adjustment of land acquisition costs - Tweed Shire Council Land Index, as published in Council's Management Plan and Quarterly Report.
Section 94	<p>Section 94 of the Environmental Planning and Assessment Act 1979 permits Council to levy contributions from developers to fund the increasing demand for public services and amenities generated by the carrying out of development. The contribution may take the form of monetary contributions, the dedication of land free of cost, or the construction of works.</p> <p>Section 94 of the Act requires that there must be a "nexus" between conditions imposed on a development consent relating to public services and the amenities demanded by the development.</p>



Standards used in this contributions plan	
Car space	35 m ²

2.9 When is the contribution payable?

A contribution must be paid to the council at the time specified in the condition of consent that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a construction certificate or complying development certificate.

2.10 Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.11 Dedication of land and material public benefits

A decision as to whether to accept the dedication of land or the provision of a material public benefit/works "in kind" in lieu of a monetary contribution, will be at the discretion of Council. Factors Council will take into consideration include:

- the extent to which the land/material public benefit/works satisfies a community need;
- the extent to which the land/material public benefit/works satisfies the purpose for which the contribution was sought;
- the valuation of the material public benefit or works in kind;
- whether the site complies with site selection criteria;
- In the case of the Fingal Heads Business Center, the optimum outcome for Fingal Head business zone is considered to be public parking rather than parking on individual lots.

2.12 Deferred/periodic payments

Deferred or periodic payments may be permitted in the following circumstances:



- (a) compliance with the provisions of Clause 2. is unreasonable or unnecessary in the circumstances of the case,
- (b) deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program,
- (c) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and council and the applicant have a legally binding agreement for the provision of the works or land dedication,
- (d) there are circumstances justifying the deferred or periodic payment of the contribution .
- (e) Eligible Business Enterprises (EBE) are defined as retail, commercial and light industrial activities to be established in rented premises with a GFA of not more than 1,000 m². Final determination of the eligibility of a business into this category will be at the discretion of the Director Planning and Regulation.

For EBEs only, the provisions of s80A(1) of the Environmental Planning & Assessment Act (1979) may be used to include a condition of development consent that permits the option of annual payment of this plan's contributions (instead of a full up front contribution). This condition will also provide for consent and development to cease on non payment of due annual payments.

Annual payments will be the full contribution divided by 10. The Contribution is considered to be paid in full after the payment of 10 consecutive payments.

The suggested standard condition of consent to permit these time payments is:

Standard Condition of Consent

"In accordance with s80A(1) (d) of the Environmental Planning & Assessment Act 1979, the period during which the development, being the subject of this consent may be carried out is limited as follows:

- a. *If the Contribution Plan No. 23 - Offsite Parking contribution is paid in full prior to the commencement of the use stage of development, the period during which the development may be carried out is not limited by this condition*
- b. *If an amount being, the Contribution Plan No.23 - Offsite Parking contribution divided by 10 is paid prior to the commencement of the use stage of development, the period during which the development may be carried out shall be for one year from the date of such payment*
- c. *The period referred to in b. above may be extended year by year by the payment (prior to the expiration of the previous period) of the Contribution Plan No.23 - Offsite Parking contribution divided by 10, with each such payment extending the period during which the development may be carried out by one year.*
- d. *The consent for the use stage of this development will not commence until payment has been made in accordance with a. or b. above.*
- e. *The consent for the use stage of this development will cease to operate (and the use stage of the development must cease) within a period of 90 days after the*



expiration of the annual period for which payment has been made under b. or c. above unless payment has been made under c. for the following year.

- f. *If 9 additional consecutive annual payments have been made in accordance with c. the Contributions Plan No.23 - Offsite Parking payment will be considered to be paid in full and the period during which the development may be carried out will not be further limited by this condition.”*

If council does decide to accept deferred or periodic payment, council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security
- the bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development
- the bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required
- where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

2.13 Can the contribution be settled “in-kind” or through a material public benefit?

The council may accept an offer by the applicant to provide an “in-kind” contribution (ie the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- (b) the standard of the works is to council’s full satisfaction; and
- (c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.



Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the council in determining the value of the works or land will be paid for by the applicant.

2.14 Review of contribution rates

To ensure that the value of contributions are not eroded over time by movements in the **Implicit Price Deflator for Engineering Construction (IPD)**, land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, the council will review the contribution rates.

The contribution rates will be reviewed by reference to the following specific indices:

- construction costs by the **IPD** as published by **Australian Bureau of Statistics (ABS)**.
- land acquisition costs by reference to average land valuation figures published by council in Council's Management Plan
- specific valuations for particular parcels of land that are identified in the s94 plan as published by the council in Council's Management Plan
- changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing council's s94 plan by reference to increases in salary rates under the Local Government State Award Plan as published by the council in Council's Management Plan
- changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies plan as published by the council in Council's Management Plan.

In accordance with clause 32(3)(b) of *the EP&A Regulation*, the following sets out the means that the council will make changes to the rates set out in this plan.

For changes to the **IPD** index, the contribution rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\$C_A + \frac{\$C_A \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where

- \$C_A** is the contribution at the time of adoption of the plan expressed in dollars;
- Current Index (IPD) is the **IPD** as published by the ABS available at the time of review of the contribution rate;
- Base Index (IPD) is the **IPD** for **December 2008** as published on the day of indexation which on the day of adoption is **111.22**.



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Note: In the event that the Current IPD is less than the previous IPD, the Current IPD shall be taken as not less than the previous IPD.

The current contributions are published by council and are available from council offices. Should the council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

For changes to land values, the council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the plan which will be determined in accordance with the following formula:

$$\text{\$C}_{LV} + \frac{\text{\$C}_{LV} \times (\text{[Current LV - Base LV Index]})}{\text{[Base Index]}}$$

Where

\\$C_{LV}	is the land values within the plan at the time of adoption of the plan expressed in dollars;
Current LV Index (TSC Land Index)	is the land value index as published by the council available at the time of review of the contribution rate;
Base LV Index (TSC Land Index)	is the land value index as published by the council at the date of adoption of this Plan which is 179.51

Note: This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.15.

2.15 How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the s94 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$\text{\$C}_P = \text{\$C}_{DC} + \frac{[\text{\$C}_{DC} \times (\text{\$C}_Q - \text{\$C}_C)]}{\text{\$C}_C}$$

Where

\\$C_P	is the amount of the contribution calculated at the time of payment
\\$C_{DC}	is the amount of the original contribution as set out in the development consent
\\$C_Q	is the contribution rate applicable at the time of payment
\\$C_C	is the contribution rate applicable at the time of the original consent



The current contributions are published by council and are available from council offices. Should the council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

2.16 Pooling of contributions

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.17 Savings and transitional arrangements

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

2.18 Contributions register and accounting

Council has established an identifiable account for the management of S94 contributions, showing separate categories of contribution. The following separate categories have been established:

- Car Parking - Commercial areas of Tweed Heads, Murwillumbah, Kingscliff, Bogangar/Cabarita Beach, Pottsville and Fingal Head.

Contributions must be spent on provision of public car parking for the commercial area from which the contribution originated. Interest will be calculated on funds held for each category and credited appropriately.

Council will maintain a register of all contributions received. The register will record:

- the origin of each contribution by reference to the development consent and commercial area to which it relates;
- the type of contribution received, eg. money, land, works "in kind";
- the amount of the contribution and the purposes(s) for which it was levied;
- the name of the contributions plan the contribution is being levied under;
- the date of receipt of the contribution;
- how, when and where the contribution has been used.

The register will be available for public inspection, free of charge, at any time during normal office hours.

Council may permit the short-term transfer of funds on a priority basis. This will only be done on the basis that:

- full details of the transfer and subsequent reimbursement of funds are recorded;
- the transferred funds are returned to the relevant categories by future contributions;
- there is a reasonable expectation that future contributions will be obtained to enable reimbursement of the category from which monies have been transferred;



- the purpose for which the contributions are transferred is a purpose identified in the Works Program.

Council is not permitted to transfer funds between the S94 account and other funds of Council, for example the General Fund.

2.19 Annual Statement

In accordance with Clause 35 of the Regulation Council will produce an annual statement of contributions received which summarises, by purpose and area, details relating to contributions. This information will be available for public inspection, free of charge, at any time during normal office hours.

2.20 Review of Plan

This contribution Plan will be subject to review by Council as required, so as to:

- monitor car parking trends and community needs;
- ensure that contribution levels reflect current land values and construction costs;
- enable the alteration of work schedules if development and demand for car parking levels differ from original expectations;
- enable alteration of the plan to reflect the actual costs associated with the land and construction costs of public car parking site selected in accordance with Section 3.3.

Any material change in the plan, with the exception of the annual adjustment of contribution amounts, will require that the plan be amended in accordance with S94AB of the Environmental Planning and Assessment Act, 1979. This will require full public exhibition of the amended plan and consideration of submissions received.



3.0 PART C – STRATEGY PLAN - ESTABLISHING THE NEXUS

3.1 The relationship between expected development and the demand for additional public car parking

Development in the business areas to which this plan applies is expected to generate a demand in the locality of the development, for the number of off-street car parking space shown in Development Control Plan Section A2. This demand will normally be satisfied by providing these spaces on the development site.

If it is not expedient or there is insufficient land to provide all the car parking spaces on site, there will be a deficit of unsupplied spaces. In such cases Council may offer the alternative of requiring contributions for provision, in the locality, of an equivalent number of public car parking spaces and associated access facilities. Such contributions may be for new parking spaces to be provided as a consequence of the development or that have already been provided in anticipation of the development.

3.2 What is the expected demand for car parking?

3.2.1 Demand estimation

Estimation of demand for public car parking in each centre covered by this plan will be subject to wide variance as the following matters are difficult to estimate:

- The number, type and size of future developments in each area that will generate car parking requirements;
- The proportion of car parking that will be supplied on site and the proportion unsupplied that will be the subject of this contributions plan.

Having regard to these estimation difficulties the following estimates of demand for car parking caused by new development are used as the basis of this plan.

SHOPPING CENTRE	ESTIMATED UNSUPPLIED DEMAND PER YEAR	ESTIMATED UNSUPPLIED DEMAND FOR THE LIFE OF THIS PLAN (20 YEARS)
Tweed Heads	40	800
Murwillumbah	5	100
Kingscliff	5	100
Bogangar/Cabarita Beach	11	220
Pottsville	5	100
Fingal Head	2.1	42

3.2.2 Apportionment

After considering surveys of parking supply and demand in the areas covered by this plan, it is considered that provision of on site parking by existing development and the current supply of public car parking spaces satisfies the demand from existing development.



No apportionment of costs is made in this plan for a contribution from existing development.

3.3 Supply procedures

Due to the difficulties in accurately estimating demand in this plan it is proposed to adopt the following supply methodology:

- The specific locations and sizes of public car parking areas for Kingscliff, Tweed Heads & Pottsville will not be nominated in this plan. Sites have been identified for Fingal Head, Murwillumbah & Bogangar;
- The plan will include the criteria for the appropriate location of the facility, its estimated cost and other relevant factors (Section 94 Contributions Manual, Second Edition, Department of Urban Affairs and Planning, 1997, Section 4.4.2);
- The selection and purchase of specific sites for future construction as public car parking areas from contributions to this plan will be deferred until there are sufficient contributions in each area to purchase sites that comply with the criteria;
- Construction of public car parking facilities on purchased sites will be deferred until there are sufficient contributions to fund such construction or the rate of contributions is such that it warrants obtaining a loan to finance the construction.

3.4 Where should public car parking be provided?

3.4.1 General principles

Development in the business areas to which this plan applies will generate a demand for parking. In most cases this demand may be satisfied by provision of parking spaces on site, adjacent to the site or in easy walking distance of the site. Due to the density of existing development, demand for higher level usage and the principles of urban design it is not generally desirable to locate public car parking in the CBD Core. Public car parking is more appropriately located in the surrounding CBD Frame (the lower intensity commerce and trade areas surrounding the CBD core) and these parking areas should be linked to the CBD Core by high standard pedestrian facilities (paved pedestrian footways, covered footways, intermediate rest areas with landscaped areas and seating).

3.4.2 Site selection criteria

The following criteria apply to the selection of sites for public car parking areas to be funded by this plan:

- The site shall preferably be within the CBD Frame of the contributing area. It may be within the CBD core if no suitable sites are available in the Frame (see fig.1);
- The site shall have shape, topography and drainage of a standard to permit economic development for car parking purposes;
- The site shall be connected to, or be capable of being connected to, the contributing area by a reasonably direct, paved footway;
- The site shall be of sufficient size to be economically developed as a public car park and a size that is consistent with the cash flow of contributions;
- The site location shall be in accordance with current urban design principles;
- The cost of the site shall not be excessive when compared to other land in the locality.



3.5 Formulae for contributions

The formula for calculating the amount of contribution will be based on consideration of:

- The current cost of acquiring the necessary land (where required);
- The current cost of providing car parking and associated facilities ie. Car parking area, landscaping and connecting covered footways;
- increases in land acquisition and building costs, based on the CPI (all groups, Brisbane);
- A 5% levy applies to all Section 94 charges to cover the costs associated with administration, development and review of Section 94 Plans.

3.6 Works Program

3.6.1 Estimates of costs

Estimating rates

LAND AND CONSTRUCTION COSTS ALL CENTRES

LAND COSTS (including valuation and acquisition costs)			CONSTRUCTION COSTS*		TOTAL COSTS
Location	Land Cost/m ²	Land Cost/Space (30m ² /space)	Type	Cost/ Space	
Tweed Heads	825	8,250	Multi level (3 levels)	\$15,150	23,400
Murwillumbah	0	0	Multi level (3 levels)	\$15,150	15,150
Kingscliff	0	0	2/3 basement plus 1/3 ground level	\$38,130 \$2,760	26,340
Bogangar/Cab. Bch	0	0	2/3 basement plus 1/3 ground level	\$38,130 \$2,760	26,340
Pottsville	535	16,050	Ground level	\$2,760	18,810
Fingal Head	0	0	Ground level	\$2,760	2,760

* Multi level parking rate based on actual cost of construction of multi level carpark in Murwillumbah (Aug 2007)

3.6.2 Staging

Subject to demand factors detailed in 3.2 the following is the anticipated staging of provision of facilities under this plan.



Public Car Parking Spaces to be provided under this Contributions Plan		
STAGING		
SHOPPING CENTRE	Estimated Requirements in Short to Medium Term	Estimated Additional Requirements in Long Term
Tweed Heads	200	200
Murwillumbah	50	50
Kingscliff	125	125
Bogangar/Cabarita Bch	75	109
Pottsville	50	50
Fingal Head	10	21

3.7 Contribution rates

3.7.1 Calculated contribution rates

Contribution rates shall be calculated in accordance with the following formula

$C = (CC + LC) \times (100 + A)\%$ OR $C = \text{Total Costs} \times (1+A)$ where

C = amount of contribution per car parking space

CC = Construction costs

LC = Land costs

A = Administration levy % (5%)

3.7.2 Current contribution rates per unsupplied car parking space

Tweed Heads	\$24,570
Murwillumbah	\$15,907
Kingscliff	\$27,657
Bogangar	\$27,657
Pottsville	\$19,750
Fingal	\$2,898



Figure 1A – Tweed Heads

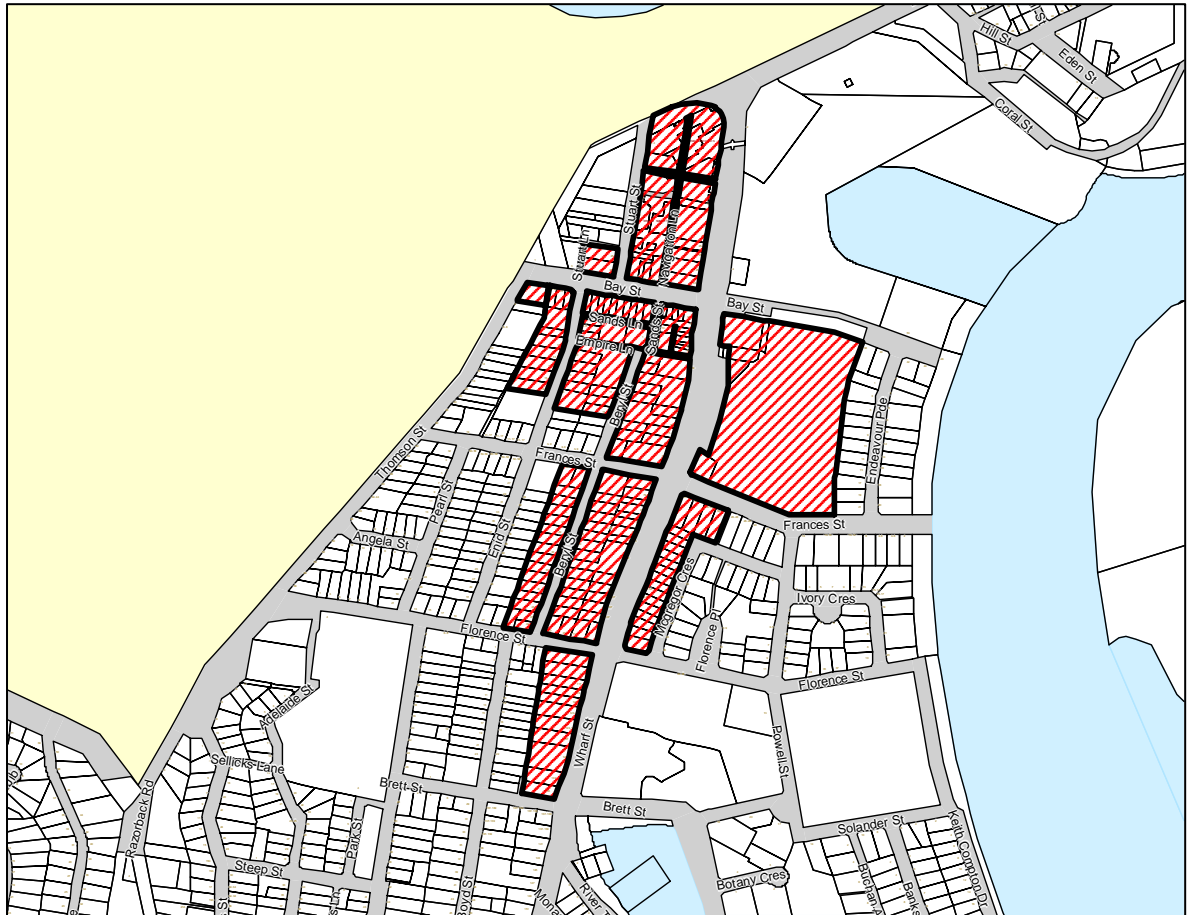




Figure 1B – Murwillumbah

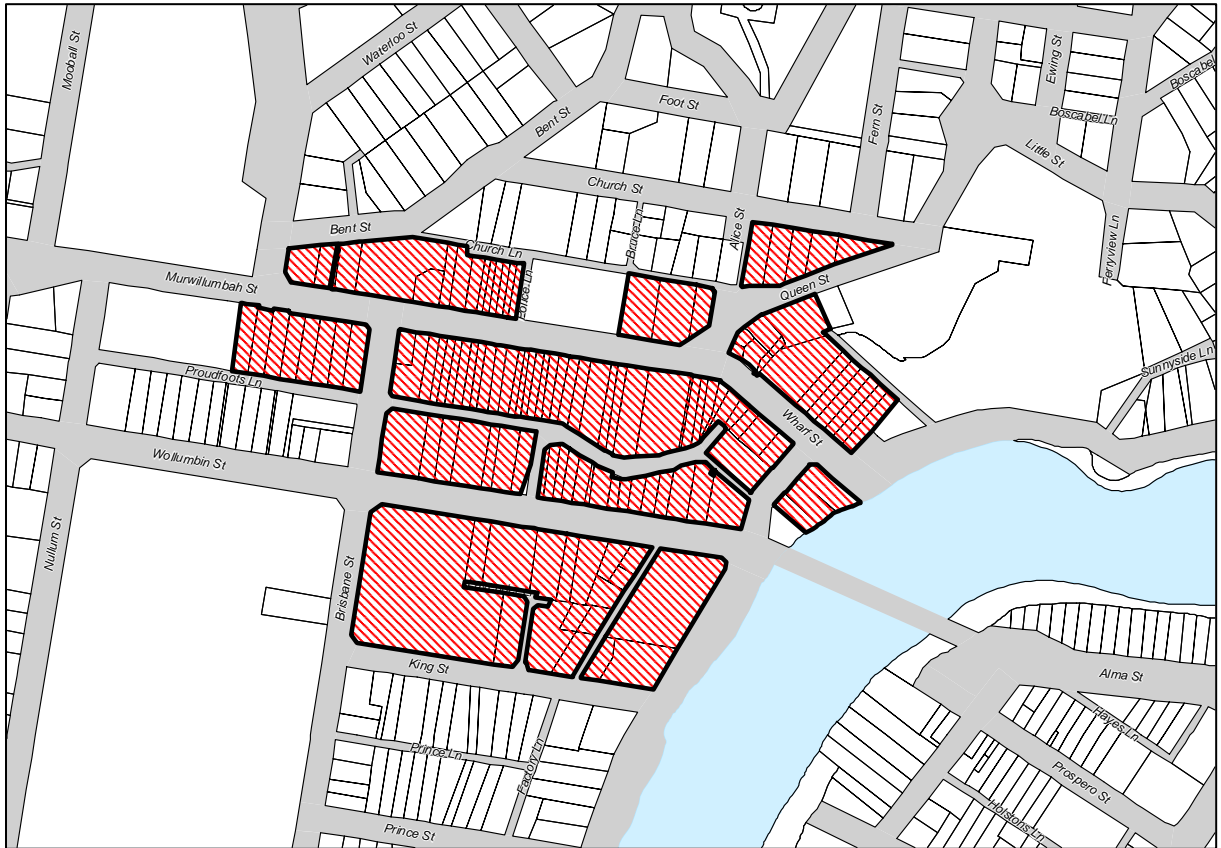




Figure 1C – Kingscliff

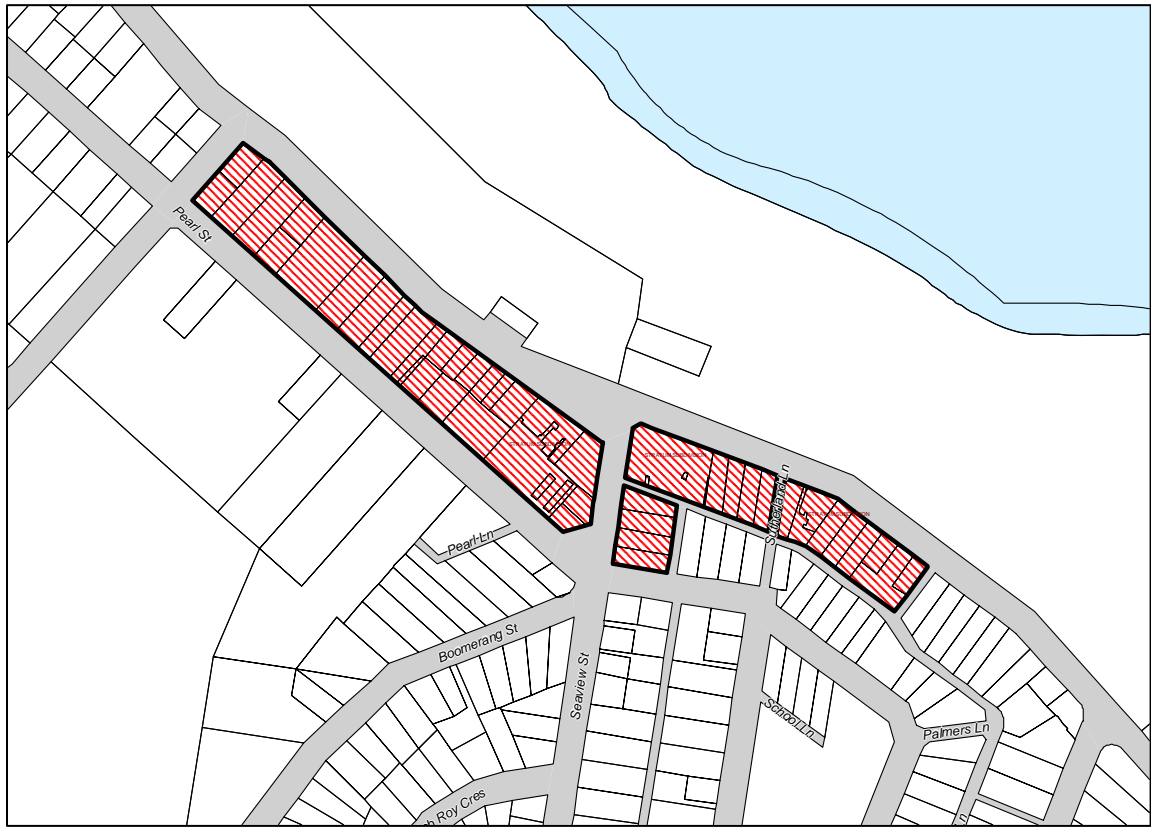




Figure 1D – Bogangar/Cabarita Beach

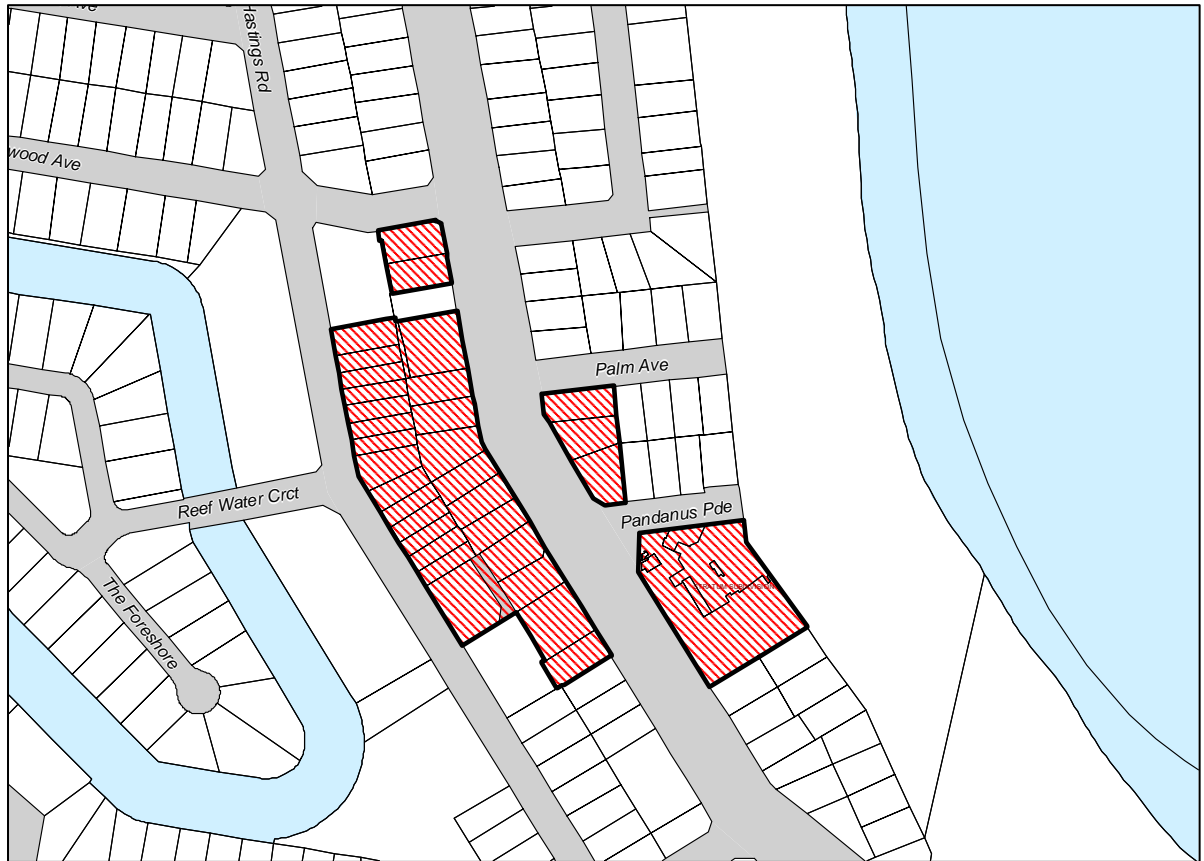




Figure 1E – Pottsville

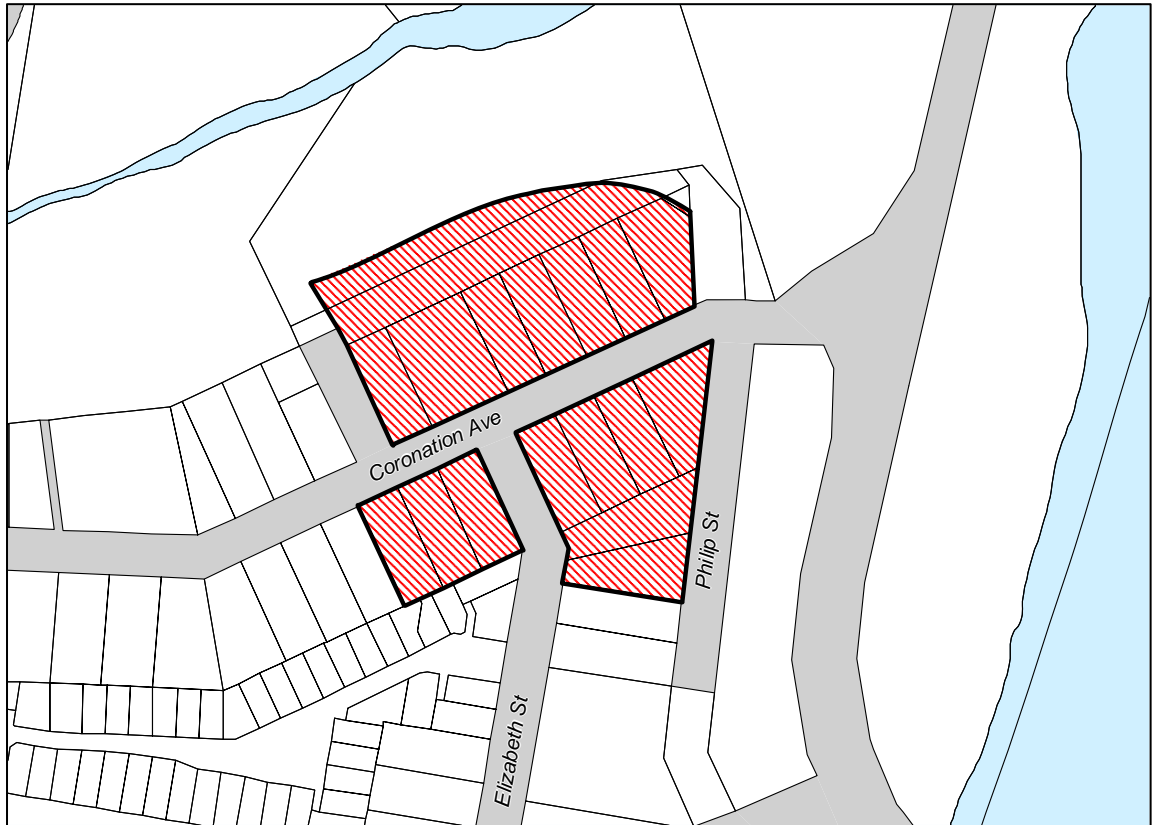




Figure 1F – Fingal Head

