

SECTION 94 CONTRIBUTIONS PLAN, 1993

~~PLAN~~ AMENDMENT No. 56

05 ROAD 0006 : St Vincent Street, Ulladulla - Construct Southern Extension
(project being amalgamated into 05 ROAD 0008)

05 ROAD 0008 : St Vincent Street Extension and Connector Road from Camden
Street to Princes Highway Ulladulla, Including Highway
Intersection;

05 ROAD 0057 : Parsons Street, Ulladulla - Complete Link Between St Vincent
Street and Princes Highway, Including Roundabout at Highway.

File No. 15959

Exhibition from:	Wednesday, 8 th March 2000
To:	Wednesday, 5 th April 2000
Adopted:	Tuesday, 18 th April 2000
Effective From:	Friday, 12 th May 2000

1. INTRODUCTION / BACKGROUND

As a result of the demand for large blocks of land for bulky goods retailing and ancillary uses, commercial developments have been proposed to the west of the Highway in the vicinity of Parsons Street at the southern end of the CBD. Council, at its meeting held on 18th May 1999 (Minute No. 99.849), acknowledged that :

- a) the proposal to extend St Vincent Street to a connection with the Princes Highway with a roundabout at Dowling Street was a longer term strategy; and
- b) an interim strategy provide for the connection of the western section of Parsons Street to the Highway with a roundabout.

Properties which would benefit from the Parsons Street link are already in the benefit areas of two existing S94 road projects (05ROAD0006 and 05ROAD0008). Since these properties should only contribute to one link with the Highway, the two existing S94 road projects must be amended.

When the Contributions Plan was originally prepared, two events were not foreseen :

1. The demands for the southern extension of fringe CBD retail types of development;
2. The effect on development resulting from the Roads and Traffic Authority's restriction to right turns to and from proposed developments on the western side of the Highway.

For commercial development in this area to proceed in the short term, a higher level of accessibility to the Highway is needed than provided for with the two existing S94 road projects.

2. PURPOSE OF THE PLAN (CI 26(1)(a)EP&A Regs. 1994)

The purpose of the Plan is to fund a portion of the costs of the above projects by way of a Section 94 contribution on the development of land within the relevant benefit areas. Furthermore, the purpose of this Amendment is to amalgamate project 05ROAD0006 into 05ROAD0008 and to add project 05ROAD0057 to the Contributions Plan.

3. LAND TO WHICH THE PLAN APPLIES (CI 26(1)(b)EP&A Regs. 1994)

3.1 PROJECT 05 ROAD 0008 (St Vincent Street Extension and Connector Road from St Vincent Street to Princes Highway Ulladulla, Including Highway Intersection)

The Plan applies to land shown hatched and bounded by a thick black line on the relevant benefit area map (see Attachment A). The land is generally located within the vicinity of Parsons Street between the Princes Highway west of Camden Street at Ulladulla.

3.2 PROJECT 05 ROAD 0057 (Parsons Street, Ulladulla - Complete Link Between St Vincent Street and Princes Highway, Including Roundabout at Highway)

The Plan also applies to land shown hatched and bounded by a thick black line on the relevant benefit area map (see Attachment B). The land has frontage to Parsons Street between the Princes Highway and west of Camden Street at Ulladulla.

4. RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT and DEMAND (NEXUS) (CI 26(1)(c)EP&A Regs. 1994)

4.1 PROJECT 05 ROAD 0006 (St Vincent Street Ulladulla - Construct Southern Extension)

This previous S94 project allowed contributions to be levied from properties on either side of the proposed extension of St Vincent Street due to the benefit received by the additional road frontage. The project was included in the Plan to

provide suitable access to this area and to allow for full development of the industrial zoned land. No allowance was therefore made for through traffic that was assumed to use Council's proposed Southern Link Road rather than St Vincent Street

Much of the land in the previous benefit area is included in the Parsons Street benefit area. Since the Parsons Street link to the Highway will afford a higher profile street frontage, it is difficult to argue that contributions should still be made to the extension of St Vincent Street.

The future connector road west of Camden Street is unlikely to proceed due to environmental constraints. Since the RTA's Ulladulla Bypass is perhaps several years away, the role of the St Vincent Street extension may change from predominantly property access to include some through traffic bypassing the more congested Highway during busy periods.

4.2 PROJECT 05 ROAD 0008 (St Vincent Street Extension and Connector Road from Camden Street to Princes Highway Ulladulla, Including Highway Intersection)

The previous S94 project allowed contributions to be levied from properties located within the vicinity of Parsons Street between the Princes Highway and west of Camden Street. This first stage of the Connector Road was to provide good access to the industrial area south of Deering Street and to reduce congestion the Princes Highway/Deering Street intersection. Allowance was made for traffic generated outside the benefit area by the West Ulladulla Sporting Complex and through traffic to the Southern Link Road.

The previous S94 project provided for a channellised intersection at the Highway. As described in the introduction, Council's latest adopted proposal is for a roundabout.

The previous benefit area for this project included those properties that would benefit from the Parsons Street works. Those properties would receive little benefit from the Connector Road since they would have more direct Highway access at Parsons Street.

As described above, the extension of St Vincent Street will play a greater role than originally intended. It will now also benefit to some extent the industrial land generally south of Deering Street, a function similar to the first stage of the Connector Road.

This S94 project is being amended to :

- take into account the additional cost of a roundabout at the Highway;
- exclude those properties that will benefit from the Parsons Street works;
- include the extension of St Vincent Street

4.3 PROJECT 05 ROAD 0057 (Parsons Street, Ulladulla - Complete Link Between St Vincent Street and Princes Highway Including Roundabout at Highway)

Council's previous strategy was for properties on Parsons Street between the Highway and St Vincent Street to gain access to the Highway indirectly via St Vincent Street either north or south from Parsons Street. Properties on or west of St Vincent Street could use Camden Street, St Vincent Street or the Connector Road.

The Parsons Street link will provide more direct access to the Highway for those properties fronting Parsons Street between St Vincent Street and the Highway. The resulting benefit will be very important due to the retail nature of developments currently proposed on Parsons Street. A roundabout is required to safely manage turning vehicles at the intersection.

5. FORMULA TO DETERMINE CONTRIBUTION (CI 26(1)(d)EP&A Regs. 1994)

The contribution for each project is based on the following formula :

$$\text{CONTRIBUTION} = \frac{\text{Estimated project cost X proportion of total traffic attributable to benefit area}}{\text{Total area of allotments in benefit area}}$$

Attachment C shows how the contributions for amended project 05ROAD0008 and project 05ROAD0057 were determined and the apportionment of costs.

6. CONTRIBUTION RATES (CI 26(1)(e)EP&A Regs 1994)

6.1 05 ROAD 0008 :

A contribution rate of \$ 6.71 per square metre of site developed (see Attachment C for details) has been calculated for this project.

6.2 05 ROAD 0057 :

A contribution rate of \$ 9.83 per square metre of site developed (see Attachment C for details) has been calculated for the majority of land (benefit area 1A) in the overall benefit area. The contribution rate for benefit area 1B (Lots 5 and 6 in DP 805221) is \$ 6.13 per square metre of site developed (see Attachment C for details)

7. TIMING OF CONTRIBUTION PAYMENT and CONDITIONS ALLOWING DEFERRED OR PERIODIC PAYMENT (CI 26(1)(f)EP&A Regs 1994)

7.1 METHOD OF PAYMENT

There are three possible methods of payment for Section 94 contributions :-

- cash;
- money order; or,
- bank cheque.

The method of payment for residential development will be by way of a cash contribution per lot on release of the linen plan where subdivision is involved. For other types of development, or where construction is involved, cash payment will be made prior to the issuing of the building permit(s).

7.2 DEFERMENT

Under exceptional circumstances only, and subject to suitable financial undertakings, Council may consider allowing deferment of the condition(s) requiring payment of monetary contributions, provided the following criteria are satisfied :

- (a) The contributions do not relate to facilities or services which, if not provided with the development, could threaten public safety and/or health;
- (b) The maximum deferral period would not exceed two (2) years from the date of the issue of the building permit, release of the linen plan or the endorsement date of the development approval (whichever is applicable); and,
- (c) The applicant will be required to provide:
 - a bank guarantee for the required amount, plus a penalty interest rate apportioned over the period of the bank guarantee; and,
 - minor administration fee.

Deferral of contribution payments will be assessed on individual merit and applicants should not rely on previous precedent set by the Shoalhaven City Council or any other local government authority.

The penalty interest rate applying to all authorised deferred payment applications will be in accordance with the current interest rate charged by Council on overdue rate arrears.

Deferred or periodic contribution payments will be subject to the approval of the Assistant General Manager, after considering the circumstances of the case

7.3 LAND DEDICATION

Where applicable, Council may permit the dedication of land to offset the monetary contribution. The assessment of the suitability of land for dedication occurs at the development or subdivision application stage.

Should the development be approved, the applicant will need to contact Council to arrange for the valuation of the land proposed to be dedicated. Upon agreement of the land's value, and the exchange of contracts, Council will offset the value of the land against the monetary contribution payable

7.4 WORKS - IN - KIND

Council may accept the construction of amenities or the provision of services to offset the monetary contribution. The applicant will need to initiate this option by providing Council with full details of the proposed works prior to construction. Council will then consider the request and advise the applicant accordingly.

8. WORKS SCHEDULE AND STAGING OF PUBLIC FACILITY TO BE PROVIDED (Cl.26(1)(g)EP&A REGS 1994)

8.1 05 ROAD 0008 (St Vincent Street Extension and Connector Road Between Camden Street and Princes Highway Ulladulla Including Highway Intersection)

As documented in the introduction, this project is a longer term strategy. Due to the shortage of industrial land in Ulladulla and the southern Shoalhaven, considerable development in the benefit area may occur over time. This project is included in the S94 Plan to minimise the cost to the overall community in providing road infrastructure for future development.

The actual timing of the works will be dependant on the location and rate of development of land in the benefit area. It will also be dependent on the provision of the Ulladulla Bypass, since the Roads and Traffic Authority have advised that they will only allow one roundabout south of Deering Street while ever the Princes Highway is in its current location. If this amendment is adopted and the Parsons Street roundabout constructed next, the proposed roundabout in this project (05ROAD0008) cannot proceed until the Highway is relocated to the bypass. The following tentative schedule is proposed :

Stage	Works	Year
1	Survey, design & services	2004
2	St Vincent St extension	2006
3	Provide roundabout	2008
4	Connector Road (Highway to St Vincent St)	2010
5	Connector Road (St Vincent St to Camden St)	2012

8.2 05 ROAD 0057 (Parsons Street, Ulladulla - Complete Link Between Camden Street and Princes Highway, Including Roundabout at Highway)

The actual timing of the works will be dependant on the rate of development of land in the benefit area. One or more large developments could result in stages being combined and/or brought forward.

The project has been costed on the basis of Parsons Street being constructed full-width at the one time, which would minimise overall construction costs. This is the favoured construction schedule if funding permits. A staged construction is proposed in the schedule in order to provide flexibility in timing should the necessary funds for the complete project be unavailable.

The following schedule is proposed :

Stage	Works	Year
1	Survey, design & services	2001
2	Provide roundabout, seal Parsons St	2003
3	K&G one side	2007
4	K&G other side	2009

9. ESTIMATED COSTS (CI 26(1)(g)EP&A Regs 1994)

The total estimated costs for Projects 05ROAD0008 and 05ROAD0057 are \$1,115,938 and \$381,266 respectively. Details of the estimation of project costs are shown in Attachment D.

Attachment C

(Determination of Contributions and Apportionment of Costs)

For both projects, the contribution rate has not been determined based on the expected traffic generation. This is because of the expected wide variation in traffic generation rates from possible developments within the benefit areas. Also, changes in landuse can occur from one owner to the next, resulting in changes in traffic generation over time.

The contribution rates are based on gross area of land actually developed, including but not limited to buildings, driveways, parking and turning areas, landscaping, drainage, storage areas and setbacks to boundaries that are at or near minimum requirements.

05 ROAD 0008 (Amalgamation of old projects 05ROAD0006 & 05ROAD0008)

(St Vincent Street Extension and Connector Road Between Camden Street and Princes Highway Ulladulla, Including Highway Intersection)

Total Cost for amalgamated project	\$1,115,938
Total benefit area less existing roads	173,107 sqm
Less closed section of Parsons Street	- 3,117 sqm
Less Lot 2 DP 631894 (future road)	- 13,810 sqm
Less part lots for future roads	- 6,400 sqm
Nett benefit area	149,780 sqm

Original project assumed 20% through traffic from playing fields and Southern Link Road. Since connection to Link Road (now RTA bypass) is unlikely to proceed, assume only 10% through traffic (to/from playing fields).

Cost to be apportioned to through traffic = 10% of \$ 1,115,938 = \$ 111,594

Cost to be apportioned to benefit area = 90% of \$ 1,115,938 = \$ 1,004,344

New contribution = \$ 1,004,344 / 149,780 sqm
= **\$ 6.71** per sqm of site developed

Estimated Cost to Council :

Developed area / nett benefit area = 21,318 sqm / 149,780 sqm = 14.2329%
Council cost for developed area = 14.2329% of \$ 1,004,344 = \$ 142,949

Through traffic component = \$ 111,594

Total cost to Council = \$ 142,949 + \$ 111,594 = \$ 254,543

Therefore cost to developers = \$ 1,115,938 - \$ 254,543 = \$ 861,395

05 ROAD 0057 (Parsons Street Ulladulla - Complete Link Between Camden Street and Princes Highway,
Including Roundabout at Highway)

Total Project Cost \$ 381,266

Benefit Area (total of benefiting lots) 3.49 Ha (34,902 sqm)

It is possible that some Highway through traffic will use St Vincent Street and the section of Parsons Street in order to avoid the Highway during busy holiday periods. It is difficult to estimate the extent of this effect, which will stop once the Ulladulla Bypass is constructed possibly in several years. 10% through traffic will therefore be assumed.

Cost to be apportioned to through traffic = 10% of \$ 381,266 = \$ 38,127

Cost to be apportioned to benefit area = 90% of \$ 381,266 = \$ 343,139

Contribution = \$ 343,139 / 34,902 sqm
= \$ **9.83** per sqm of site developed

The creation of Lots 5 and 6 in DP 805221 required the landowner to construct the northern side of Parsons Street adjacent to the property including kerb and gutter and sealing. It would be inequitable for development on these lots to be levied for the construction of the remainder of Parsons Street adjacent to other lots. Future development on Lots 5 and 6 will therefore only be levied for construction of the roundabout at the Highway, with Council paying the contribution from these lots towards the works in Parsons Street.

From Attachment D: Proportion of cost attributable to roundabout

= \$205,800/(\$205,800+\$124,300) = 62.34%

Contribution for Lots 5 and 6 = 62.34% of \$ 9.83 = \$ 6.13 per sqm

Estimated Cost to Council :

Assume Lot 4 DP 603040 fully developed (1710 sqm)

Council cost for developed area : 1710 sqm @ \$9.83/sqm = \$ 16,812

Council's cost towards Parsons St works for Lots 5&6
= (100-62.34) x \$ 9.83 x 3,387sqm = \$ 12,539

Through traffic component = \$ 38,127

Total cost to Council = \$ 16,812 + \$ 12,539 + \$ 38,127 = \$ 67,477

Therefore cost to developers = \$381,266 - \$ 67,477 = \$ 313,788

Attachment D (Project Cost Estimates)

05 ROAD 0008 (Amalgamation of old projects 05ROAD0006 & 05ROAD0008)

(St Vincent Street Extension and Connector Road from Camden Street to Princes Highway Ulladulla Including Highway Intersection)

Highway/Deering roundabout cost \$180,000 (1997)

Proposed roundabout at Highway will cost more due to extra drainage (allow \$10,000) and adjustment of services and driveways (allow \$10,000).

Therefore assume \$200,000 roundabout cost (1997 \$).

The S94 project 05 ROAD 0008 amended in 1997 included channellisation of the Highway intersection. The updated intersection cost requires the channellisation costs to be subtracted and the roundabout costs added.

Overall Project 05ROAD0008 (1997)	\$ 591,790
Less minor intersection works (1997)	- \$ 8,000
Plus Highway roundabout (1997)	\$ 200,000
New overall project cost (1997)	\$ 783,790
Indexation to 2000 (x 1.029)	\$ 806,520

05ROAD0006 project cost (1993)	\$ 284,000
Indexation to 2000 (x 1.0895)	\$ 309,418

Total Cost for amalgamated project **\$1,115,938**

05 ROAD 0057 (Parsons Street, Ulladulla - Complete Link Between St Vincent Street and Princes Highway Including Roundabout at Highway)

Highway/Deering roundabout cost \$180,000 (1997)

Proposed roundabout at Highway will cost more due to extra drainage (allow \$10,000) and adjustment of services and driveways (allow \$10,000).

Therefore assume \$200,000 roundabout cost (1997 \$).

Index to 2000 (x 1.029) = **\$205,800**

Parsons Street Works

K&G	320 m	@ \$100/m	\$ 32,000
Pavement+seal	2,080 sqm	@ \$30/sqm	\$ 62,400
Drainage	80 m 450 dia	@ \$120/m	\$ 9,600
	4 pits	@ \$1,000ea	\$ 4,000
Street lighting		allow	\$ 5,000
Total Parsons Street Construction Cost			\$ 113,000
Plus 10% survey & design			\$ 124,300

Total Construction Cost = \$205,800 + \$124,300 = \$ 330,100

Plus S94 admin and on-costs @ 15.5% **\$ 381,266**

APPENDIX
SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN - AREA 1
FACILITY : ROADS

1. Locality **ULLADULLA**
2. Project **St Vincent St extension and Connector Road from St Vincent St to Highway including roundabout**
3. Project No. **05 ROAD 0008**
4. Estimated Cost **\$1,115,938**
5. Traffic Generation and Cost Apportionment Table

BENEFIT AREA	DEVELOPED LOT AREA (SQM)	COST PER BENEFIT AREA	CONTRIBUTION PER SQ METRE	COUNCIL RESPONSIBILITY	DEVELOPER CONTRIBUTIONS
1	21,318	128,462	\$1,004,344	\$6.71	\$142,949
Through Traffic	10%		\$111,594	\$111,594	nil
TOTAL			\$1,115,938	\$254,543	\$861,395

CI.26(1)(e) E.P. & A. Regs. 1994

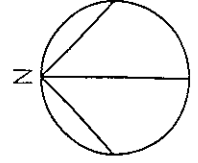
Note 1. Apportionment is by site area due to uncertain nature of future development

Amendment No. 56
File No. 15959
Public Exhibition From 8 March 2000
To 5 April 2000
Adopted 18th April 2000
Effective 12th May 2000

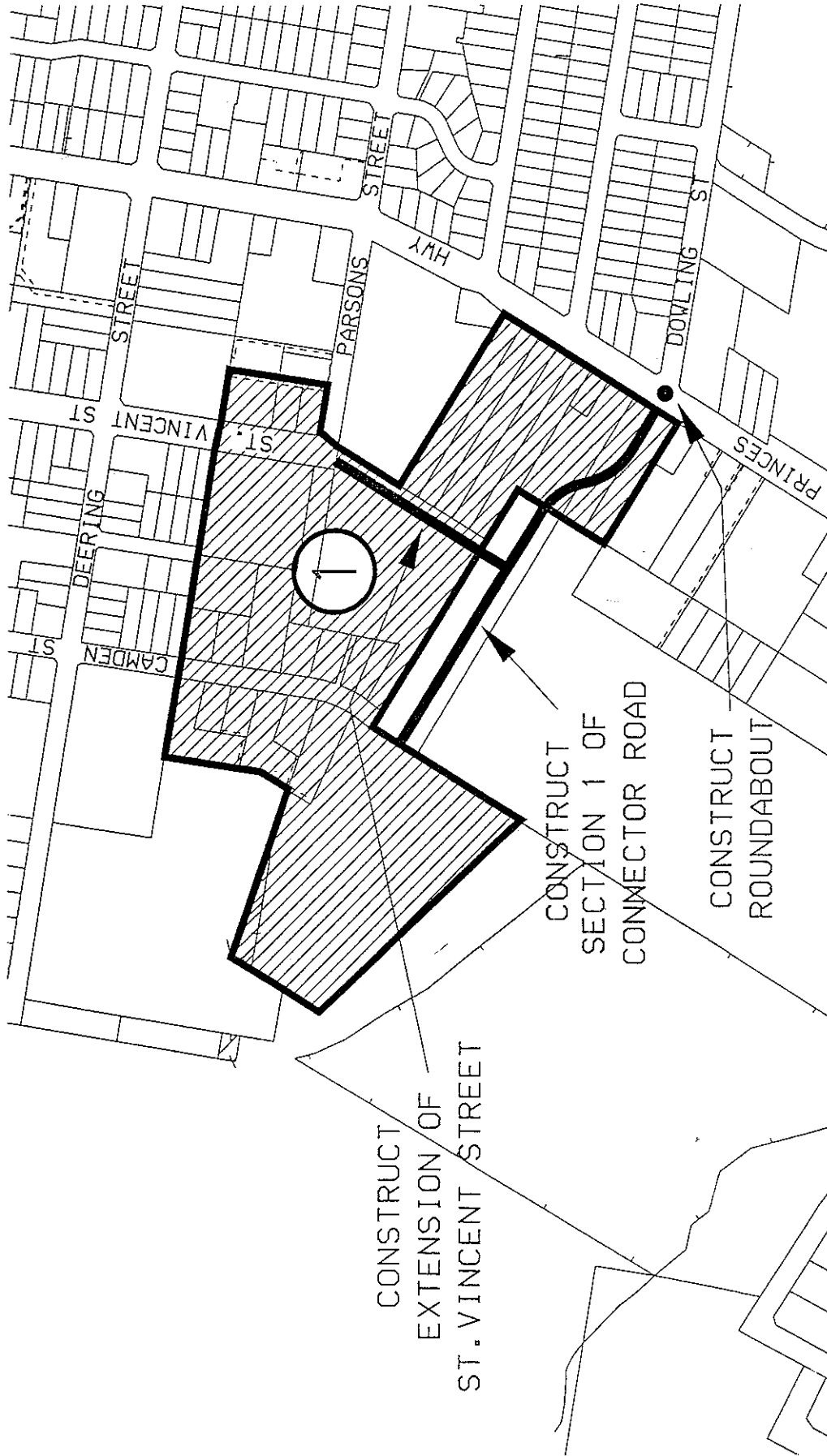
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ATTACHMENT A

CL.26(1) (b) E.P. & A. Regs. 1994



PROJECT No:
05 ROAD 0008

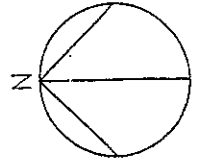


SHOALHAVEN CITY COUNCIL CONTRIBUTION PLAN AREA 5 AMENDMENT NO. 56

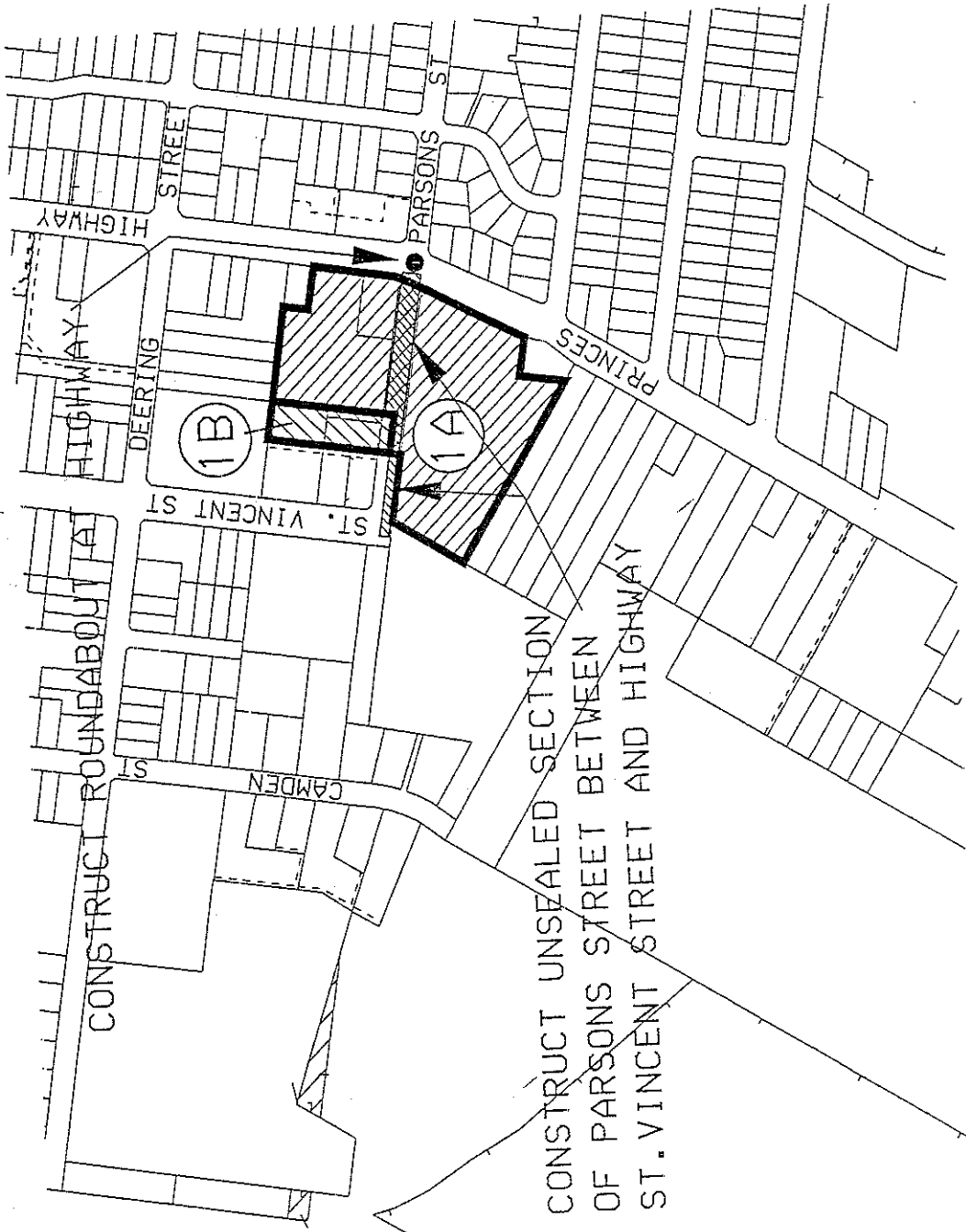
FILE NO: 15959
 ADOPTED: 18/4/2000
 EFFECTIVE FROM: 12/5/2000
 FACILITY: ROADS
 PROJECT: INDUSTRIAL ACCESS ROADS INCLUDING PRINCES HWY.
 ROUNDABOUT STHJULLADULLA
 DRAWING FILE: SECT94:AREA5 (WINDOWS-AMEN56R8 & FAME56R8)

ATTACHMENT B

CL.26(1) (b)E.P. & A. Regs. 1994



PROJECT No:
05 ROAD 0057



SHOALHAVEN CITY COUNCIL CONTRIBUTION PLAN AREA 5 AMENDMENT NO. 56








FILE NO: 15959
ADOPTED: 18/4/2000
EFFECTIVE FROM: 12/5/2000
FACILITY: ROADS
PROJECT: PARSONS STREET AND HIGHWAY ROUNDABOUT ULLADULLA

AMF56R57 & FAM56R57)

GIS Property List

Map	Title Id	Assessment	Property Description	Address	Name	Status
	16499	0108916900	Lot 2 DP 21356	191 Princes Hwy, ULLADULLA	J A & H M ROUSE	A
	84583	0109297100	Lot 12 DP 834367	St Vincent St, ULLADULLA	P H & C A POULUS	A
	71180	7000001808	Lot 363 DP 723099	Camden St, ULLADULLA	J C & B G MOSS	A
	71079	0105953400	Lot 7 DP 723098	174 Camden St, ULLADULLA	PIONEER CONSTRUCTION MAT	A
	71076	0105953500	Lot 6 DP 723098	172 Camden St, ULLADULLA	R G PEAT	A
	71075	0105953600	Lot 5 DP 723098	170 Camden St, ULLADULLA	J D SALAFIA	A
	82306	0105962700	Lot CP SP 41917	179 Camden St, ULLADULLA	PROPRIETORS OF SP 41917	A
	71173	0105963000	Lot 356 DP 723099	181 Camden St, ULLADULLA	R J & J D CRITCHLOW	A
	71176	0105963100	Lot 358 DP 723099	185 Camden St, ULLADULLA	B M YALDEN	A
	71178	0105963200	Lot 359 DP 723099	187 Camden St, ULLADULLA	CHARISSA PTY LTD	A
	82305	0105962702	Lot 2 SP 41917	2/179 Camden St, ULLADULLA	D S DYE	A
	16500	0108917000	Lot 3 DP 21356	193 Princes Hwy, ULLADULLA	M F GUMLEY	A
	82304	0105962701	Lot 1 SP 41917	1/179 Camden St, ULLADULLA	D S DYE	A
	16498	0108916800	Lot 1 DP 21356	189 Princes Hwy, ULLADULLA	R J & R K LAWSON	A
	16501	0108917100	Lot 4 DP 21356	195 Princes Hwy, ULLADULLA	REAL PLANT PTY LIMITED	A
	16502	0108917200	Lot 5 DP 21356	197 Princes Hwy, ULLADULLA	REAL PLANT PTY LIMITED	A
	16503	0108917300	Lot 303 DP 755967 (Por 303)	199 Princes Hwy, ULLADULLA	R W & T P GILLIES	A
	33133	0108917400	Lot 286 DP 755967 (Por 286)	205 Princes Hwy, ULLADULLA	STATE OF NEW SOUTH WALES	A
	33134	0108917400	Lot 287 DP 755967 (Por 287)	207 Princes Hwy, ULLADULLA	STATE OF NEW SOUTH WALES	A
	69083	0109297200	Lot 3 DP 746228	144 St Vincent St, ULLADULLA	E A & K L BEER	A
	77922	0109297300	Lot 4 DP 805221	146 St Vincent St, ULLADULLA	L W & V J JOHNSON	A
	16695	0109297400	Lot 1 DP 759018 Sec 26	131 St Vincent St, ULLADULLA	E A & R S TOLAND	A
	71077	0110394100	Lot 8 DP 723098	13 Witherington Ave, ULLADULLA	G A & D M HAMS	A
	71183	0286370900	Lot 361 DP 723099	180 Camden St, ULLADULLA	A L & I AITKEN	A
	71182	0286374100	Lot 362 DP 723099	Camden St, ULLADULLA	D J FARMILO	A
	71184		Lot 360 DP 723099	Camden St, ULLADULLA		A
	71191			Parson St, ULLADULLA		A
	71187			Camden St, ULLADULLA		A
	71189			Green St, ULLADULLA		A
	71174		Lot 357 DP 723099	183 Camden St, ULLADULLA		A
	71171		Lot 354 DP 723099	177 Camden St, ULLADULLA		A
	35842		Part - Lot 245 DP 755967 (Por 245)	201 Princes Hwy, ULLADULLA		A

GIS Property List






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	<u>16499</u>	0108916900	Lot 2 DP 21356	191 Princes Hwy, ULLADULLA	J A & H M ROUSE	A
	<u>16500</u>	0108917000	Lot 3 DP 21356	193 Princes Hwy, ULLADULLA	M F GUMLEY	A
	<u>16498</u>	0108916800	Lot 1 DP 21356	189 Princes Hwy, ULLADULLA	R J & R K LAWSON	A
	<u>16501</u>	0108917100	Lot 4 DP 21356	195 Princes Hwy, ULLADULLA	REAL PLANT PTY LIMITED	A
	<u>16502</u>	0108917200	Lot 5 DP 21356	197 Princes Hwy, ULLADULLA	REAL PLANT PTY LIMITED	A
	<u>92651</u>	7000002403	Lot 1 DP 1022806	171 Princes Hwy, ULLADULLA	ULLADULLA INDUSTRIAL DEVELOPMENTS PTY LIMITED	A
	<u>71184</u>		Lot 360 DP 723099	Camden St, ULLADULLA		A



Information as at: Friday, 20 September 2002

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GIS Property List

Map	Title Id	Assessment	Property Description	Address	Name	Status
	<u>77924</u>	0108718300	Lot 6 DP 805221	Parson St, ULLADULLA	L F EMERSON	A
	<u>77923</u>	0108718400	Lot 5 DP 805221	Parson St, ULLADULLA	L F EMERSON	A
	<u>16495</u>	0108916500	Lot 5 DP 603040	161 Princes Hwy, ULLADULLA	F & M S PIRRELLO	A
	<u>16496</u>	0108916600	Lot 4 DP 603040	169 Princes Hwy, ULLADULLA	A T & C A MAY	A
	<u>92651</u>	7000002403	Lot 1 DP 1022806	171 Princes Hwy, ULLADULLA	ULLADULLA INDUSTRIAL DEVELOPMENTS PTY LIMITED	A

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Information as at: Friday, 20 September 2002

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