

WEST WOOLGOOLGA

Developer Contributions Plan 2018



TABLE OF CONTENTS

PART 1 - SUMMARY SCHEDULES	1
Executive Summary	1
Summary of Contribution Rates	1
Date of Commencement of the Plan.....	1
PART 2 - ADMINISTRATION AND ACCOUNTING	4
Name of the Plan.....	4
Purpose of the Plan.....	4
How The Plan Operates	4
Relationship to Other Plans and Policies	5
Area to which the Plan Applies	5
Formula for Determining Contributions.....	5
Timing of Payment of Contributions	5
Deferred or Periodic Payments	7
Exemptions.....	7
Works in Kind.....	7
Indexing of Contribution Rates.....	8
Pooling of Funds.....	8
PART 3 – STRATEGY PLANS.....	9
Relationship between Expected Development and Demand for Additional Public Facilities	9
Proposed Public Facilities.....	12
Open Space and Recreation	12
Transport and Traffic Management	15
Fire Services	19
Urban Planning	20
APPENDICES	
A Indices.....	21
B Standard Equivalent Tenement Figures.....	22

PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Part 7.11 of the Environmental Planning and Assessment Act 1979 where the anticipated development will or is likely to increase the demand for public facilities.

The Coffs Harbour Development Control Plan 2015 makes provision for further residential expansion in the order of 270 additional lots accommodating approximately 702 people.

Development consents have been issued for several land parcels within the release area. Analysis indicates that undeveloped land will accommodate an additional 270 lots.

As a consequence of this anticipated development and having regard to the level of facilities currently available and the expected profile of the new population, it will be necessary to provide:

- open space and recreational facilities
- transport and traffic facilities
- fire fighting services

SUMMARY OF CONTRIBUTION RATES

Table 3 summarises the contribution rates applying to the different forms of development in West Woolgoolga. Appendix "B" includes additional contribution rates that apply to various other forms of development.

Table 1 summarises the costs of the identified public facilities.

DATE OF COMMENCEMENT OF THE PLAN

This plan came into operation on the 13 October 2004. This Plan was amended on 24 August 2005, and on 24th April 2008, on 26th November 2009, 8TH May 2013, 18th December 2013, 2 September 2015 and further on 23 May 2018.

Table 1 - Schedule of Works, Commencement, Staging and Expenditures

Works Required	Estimated Capital Cost \$	Benchmark/Estimated Staging
Transport & Traffic All Precincts - Cycle ways/Pathways	597,425	Works commenced on Newmans Road. Future works as demand dictates
Precinct 1 - Road Construction	1,598,187	Works commenced on Newmans Road. Future works as demand dictates
Neighbourhood Open Space - Embellishment	\$273,240	As funds becomes available
Development Studies	\$54,796	Completed
Bush Fire Control	\$150,000	As funds become available

Table 2 - Summary Costs by Land Use

Public Facility	Total Cost Of Future Works/ Recoupment Costs \$	Anticipated Future Lot Yield in Catchment	Contributions collected as at 13-02-2018 \$	Net Cost to be Levied \$
Transport & Traffic All Precincts - Cycle ways/Pathways	597,425	270	0	597,425
Precinct 1 - Road Construction	2,067,357	223	469,170	1,598,187
Neighbourhood Open Space	273,240	270	24,668	248,572
Development Studies	62,833	270	8,037	54,796
Bush Fire Control	150,000	270	33,265	116,735

Table 3 – Summary of Contributions

Service / Facility	Net Cost to be Levied	Per Lot Or large dwelling	Per Small Dwelling
	\$	\$	\$
Transport & Traffic			
All Precincts			
- Cycleways/Pathways	597,425	2,213	1,549
Precinct 1			
- Road Construction	1,598,187	7,167	5,017
Neighbourhood Open Space	248,572	921	644
Development Studies	54,796	203	142
Fire Fighting Services	116,735	432	303
Total Part 7.11 Contributions			
Precinct 1	2,556,228	10,936	7,655
All Precincts	1,017,528	3,769	2,638

Notes:

1. In addition to the above, the relevant contribution rates in the Coffs Harbour Open Space Contributions Plan, The Coffs Harbour Road Network Contributions Plan, the Administration Levy Contributions Plan, the Coffs Harbour Water Supply and Wastewater Developer Services Plans and other relevant contribution plans will also apply.
2. Contribution rates will be applied as follows:
 - the first lot in a residential subdivision is exempt from contributions
 - the first dwelling on a residential lot is exempt from contributions
 - the contribution rate for a dual occupancy, villa, townhouse or residential flat development is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.
3. A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas) excluding secondary dwellings as defined in the State Environmental Planning Policy (Affordable Rental Housing) 2009.
4. The lot rate/large dwelling rate applies to all types of dwelling with a floor area equal to or exceeding 100 square metres (excluding garages and balcony areas).
5. Additional contribution rates for various other types of development are included in this plan at appendix "B"

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Part 7.11 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the *Environmental Planning and Assessment Regulation 2000* and is referred to as the West Woolgoolga Developer Contributions Plan 2018.

PURPOSE OF THE PLAN

The primary purpose of this plan is to satisfy the requirements of the Environmental Planning and Assessment Act and Regulation to enable Council to require a contribution towards the provision, extension or augmentation of public facilities and services that will, or are likely to be, required as a consequence of development in the area, or that have been provided in anticipation of or to facilitate such development.

Other purposes of the plan are to:

- (i) ensure that an adequate level of public infrastructure is provided throughout the catchment as development occurs;
- (ii) enable Council to recoup funds that it has spent in the provision of public facilities in anticipation of likely future development;
- (iii) ensure that the existing community is not burdened by the provision of public facilities required as a result of future development;
- (iv) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout the West Woolgoolga Release Area.

HOW THE PLAN OPERATES

In determining a development application Council may impose a condition requiring the payment of a monetary contribution and/or the dedication of land in accordance with the provisions of this Plan.

This plan requires a certifying authority (the Council or an accredited certifier) to issue a Complying Development Certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a contribution calculated in accordance with this plan.

The certifying authority must cause the applicant's receipt for payment of the contribution to be provided to the Council at the same time as the other documents required to be provided under clause 142(2) of the EP&A Regulation.

RELATIONSHIP TO OTHER PLANS AND POLICIES

The plan supplements the Coffs Harbour City Local Environmental Plan 2013 and Coffs Harbour Development Control Plan 2015.

This contributions plan should be read in conjunction with the Coffs Harbour Open Space Contributions Plan, the Administration Levy Contributions Plan, the Coffs Harbour Road Network Contributions Plan and the Coffs Harbour Water Supply and Wastewater Developer Services Plans (Section 306 (3) of the Water Management Act, 2000) and other contribution plans that may apply to the West Woolgoolga Release Area.

This contributions plan provides a means for implementing some of the planning and community development strategies adopted by Council.

THE AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within the West Woolgoolga Release Area as shown in Map 1.

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:

$$\text{Contribution per Lot} = \frac{C - F}{L}$$

Where:

C = total cost of works to provide the desired facility or service including land acquisition, survey and design and construction costs.

F = Funds collected to date

L = Expected future lot yield

TIMING OF PAYMENT OF CONTRIBUTIONS

Payment of financial contributions should be finalised at the following stages:

- **development consents involving subdivisions** – prior to release of the subdivision certificate;
- **development consents involving building work** – prior to the release of the construction certificate;
- **development consents where no construction certificate is required** – at the time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

This plan requires a certifying authority (the Council or an accredited certifier) to issue a Complying Development Certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a contribution calculated in accordance with this plan.

The certifying authority must cause the applicant's receipt for payment of the contribution to be provided to the Council at the same time as the other documents required to be provided under clause 142(2) of the EP&A Regulation.



MAP 1 LOCALITY

DEFERRED OR PERIODIC PAYMENTS

Where an applicant wishes to seek a deferral of contributions payable, they should consult Councils current "Deferred Developer Contributions Policy".

EXEMPTIONS

Council may consider applying exemptions to developments, or components of developments from the requirement for a contribution for developments that include aged care accommodation where the residents require in house care, and developments that are specifically exempted under directions that may be made from time to time by the NSW Minister for Planning.

Development consents involving construction of a secondary dwelling as defined under the State Environmental Planning Policy (Affordable Rental Housing) 2009 Policy are exempt from contributions applicable under this contributions plan.

WORKS IN KIND

Council may accept an applicant's offer to make a contribution by way of a works in kind contribution (for an item included on the works schedule) or a material public benefit (for an item not included on the works schedule) as referred to in Part 7.11 (5b) of the Environmental Planning and Assessment Act.

Applicants should consult Councils current Works in Kind Policy prior to making an application for the undertaking of Works in Kind.

Council may accept the offer of a works in kind contribution if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

- (a) payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case;
- (b) the in kind contribution will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required;
- (c) the value of the works to be undertaken is at least equal to the value of the contribution assessed in accordance with this plan.

INDEXING OF CONTRIBUTION RATES

Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the public facility.

The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups Sydney, as published by the Australian Bureau of Statistics in accordance with the following formula:

$$RC = \frac{C \times \text{Current index}}{\text{Previous index}}$$

where

RC = Revised contribution rate per lot applicable at the time of payment

C = Previous contribution rate

Current index is the Consumer Price Index at the date of review of the contribution

Previous index is the Consumer Price index as listed in Appendix "A" or applicable at the time of issue of the consent.

The Council may also review the works schedule, the estimate of costs of the various public facilities and services, population projections, land acquisition costs or other aspects relating to the contribution plan.

POOLING OF FUNDS

This plan expressly authorises monetary Part 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

PART 3 – STRATEGY PLANS

RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL PUBLIC FACILITIES

The following documents provide the basis for establishing the relationship (nexus) between the expected types of development in the area and the demand for additional public facilities to meet that development.

Coffs Harbour City Council’s My Coffs Community Strategic Plan 2017 provides information on strategies for the provision of community facilities.

The Coffs Harbour “Our Living City” Settlement Strategy identifies the preferred location and expected type of future urban expansion within the City, and the associated requirements for public facilities.

Coffs Harbour Sewerage Strategy 2000 identifies areas to be serviced by reticulated sewerage to the year 2021.

Coffs Harbour City Council Open Space Strategy 2010 identifies the passive open space facilities required by future population. The Strategy was prepared following extensive community consultation and a review of current and future demographic patterns and an assessment of issues relevant to all these factors.

The Coffs Harbour Development Control Plan 2015 sets out detailed guidelines for development in the West Woolgoolga catchment. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached dwellings.

CAUSAL NEXUS

The anticipated increase in population in West Woolgoolga will place greater demands on existing public facilities and require the provision of new public facilities that are not currently available in the Woolgoolga area.

Table 1 in this plan lists the public facilities to be provided in the West Woolgoolga catchment.

The Coffs Harbour Open Space Contributions Plan, the Coffs Harbour Road Network plan, the Surf Rescue Equipment Plan, the Coffs Harbour Water and Wastewater Developer Services Plan and other plans that may apply to the release area list the public facilities provided for the benefit of future population in West Woolgoolga together with future population in other catchments.

PHYSICAL NEXUS

The location of facilities has been determined having regard to the area of increased demand, accessibility to the identified public facilities and the manner in which such needs may be satisfied.

TEMPORAL NEXUS

The public facilities will be provided in a timely manner to benefit those who contributed towards them.

Table 1 lists the benchmark or estimated staging for the provision of public facilities in the West Woolgoolga Release Area.

EXISTING AND FUTURE DEVELOPMENT IN WEST WOOLGOOLGA

West Woolgoolga generally comprises residential accommodation with single dwellings on allotments ranging from 700m² to 20.25ha. Development consent has been issued for several land parcels within the release area. Analysis indicates that undeveloped land will accommodate an additional 270 lots.

PROJECTED DWELLING YIELD

Housing policy, prevailing market conditions and environmental constraints will together influence dwelling yield. The forecast population is based on the potential dwelling yield. These yields are derived from balancing existing urban patterns with changing demands for a wider choice of housing and endeavours to promote efficient and sustainable urban environments.

The projected dwelling yield for West Woolgoolga can be explained in terms of two types of housing:

- **Conventional Housing** - generally Torrens title allotments with single detached dwellings with an average allotment size of around 700m² or less.
- **Dual Occupancy Housing** - Torrens strata or community title allotments comprising duplexes or two detached dwellings with an average allotment size of around 400m².

OCCUPANCY RATES

The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates are shown in Table 4.

Table 4 - Occupancy Rates

Housing Type	Occupancy Rates
Lot / Large Dwelling	2.6 persons/dwelling
Small Dwelling	1.8 persons/dwelling

The total projected population of West Woolgoolga based on these occupancy rates and projected dwelling yields include development since commencement in the release area, is shown in Table 5.

Table 5 - Population Projection

Housing Type	*Occ Rate	No. of Dwellings	Pop'n
Conventional, Dual Occ, Integrated Housing	2.6	153	398
Manufactured Homes	1.55	192	300
Total		345	698

*Occupancy Rate

Notes:

A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).

A large dwelling is deemed to be any dwelling with a floor area equal to or exceeding 100 square metres (excluding garages and balcony areas).

POPULATION PROFILE

The social infrastructure needs are based on an anticipated minimum population of approx. 950 persons.

The population profile of West Woolgoolga is initially anticipated to reflect an "ageing" population model. This ageing population is expected to have the following age characteristics:

Table 5 - Population

Age	%
0-9	12.6
10-19	12.2
20-29	10.9
30-39	10.7
40-49	12.5
50-59	13.9
60+	27.2
Total	100.0

The population is expected to have a high proportion of elderly people with persons of pensioner age (60+ years), young to middle age adults (30-49 years) and school age (5-19 years).

PROPOSED PUBLIC FACILITIES

There are no community facilities proposed for West Woolgoolga as the expected population for the area is not sufficient enough to support any new facilities. People in West Woolgoolga will have access to the Woolgoolga Neighbourhood Centre, Senior Citizens Centre and Woolgoolga Health Community Centre.

The population will contribute proportionally to the demands for certain regional facilities that could not be sustained by West Woolgoolga in its own right.

The Coffs Harbour Open Space Contributions Plan identifies the facilities and contribution rate for some of these facilities.

OPEN SPACE AND RECREATION

EXISTING FACILITIES

Existing formal open space and recreation facilities are limited within West Woolgoolga.

Informal recreation opportunities are provided with the nearby beaches, Woolgoolga Creek and various bushland and reserve corridors.

IDENTIFIED NEEDS

On the basis of the population model, it is anticipated that a preference for structured sporting facilities, passive recreation and neighbourhood parks/ playgrounds will exist. Open space facilities can be considered at a regional, district and local level.

Regional

Regional open space caters for users prepared to travel significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of a vast network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation.

Regional open space areas in the vicinity of West Woolgoolga the Coffs Coast Sport & Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.

District

Council's Sports Facilities Plan provides standards for the provision of sporting facilities throughout the local government area. The Open Space Contributions Plan includes contributions towards the active open space network.

Since the expected ultimate population of West Woolgoolga is only 950 people, it is not necessary to provide district facilities within the release area. Residents of West Woolgoolga can utilise a number of the facilities available in the open space network including Centennial Reserve, Woolgoolga Sports Ground, Woolgoolga Beach Reserve, Woolgoolga Lake Reserve and Woolgoolga Creek Foreshores.

Recreation areas located on coastal reserves are also available to the release areas population. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

Local

Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, children’s playground areas, passive reserves and drainage reserves.

Given that local open space generally serves young children, this space should be provided within a reasonable walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500m which represents, on average, a seven-minute walk.

Creek buffers and drainage reserves provide a necessary role in providing stormwater drainage requirements and environmental protection to Woolgoolga Creek. This contributions plan provides no allowance for purchase of any of these lands. These lands are to be dedicated progressively as subdivision applications are lodged.

PROPOSED FACILITIES

The location of the neighbourhood park is shown on Map 2.

The minimum works required for neighbourhood parks are:

- playground equipment;
- park seats; and
- landscaping.

Neighbourhood Park

Playground, furniture, landscaping	\$273,240
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TOTAL	\$273,240
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CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate for community facilities/services:

$$\text{Contribution rate} = \frac{C - F}{L}$$

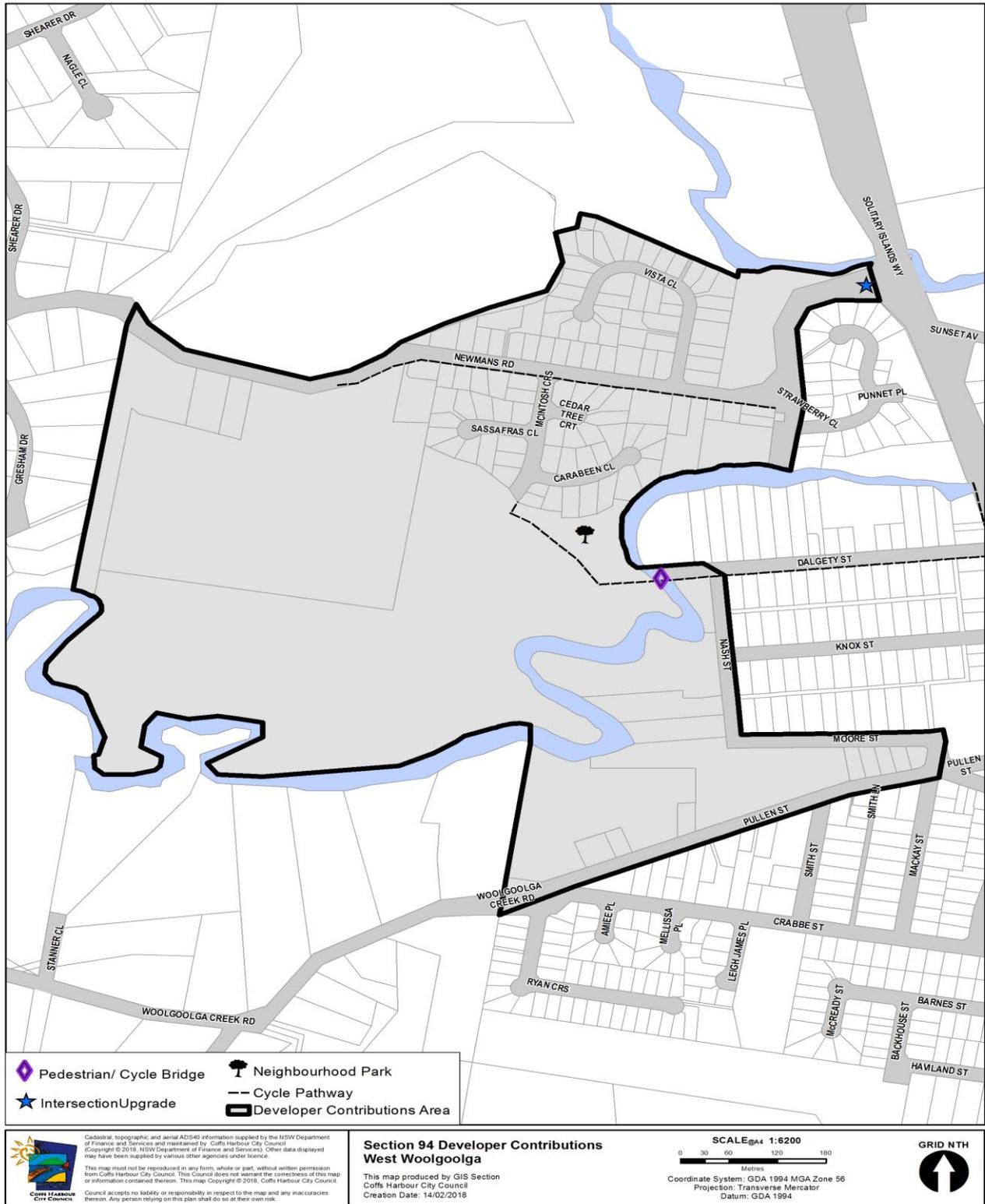
C = Cost of community facility/ service

F = Funds collected to date

L = Expected future lot yield

$$= \frac{\$273,240 - \$24,668}{270}$$

$$= \text{\$921 per Lot}$$



MAP 2 OPEN SPACE AND RECREATION

TRANSPORT AND TRAFFIC MANAGEMENT

INTRODUCTION

The strategy for the movement of people within and through West Woolgoolga recognises the dependence on the motor car, yet provides for an efficient and convenient network of pedestrian and bicycle routes.

EXISTING FACILITIES

Access to precinct one in the West Woolgoolga release area is obtained from Newmans Road with Solitary Islands Way forming the easterly boundary of the study area. Access to precinct 2 is obtained via Pullen Street (refer Map 3).

IDENTIFIED NEEDS

The transport demands within West Woolgoolga can be categorized in terms of the road network, public transport and pedestrian/bicycle network.

Road Network

In order to accommodate existing and potential development of land in the West Woolgoolga Release Area, certain roads, both existing and future, have been identified as serving higher than local access.

A road hierarchy has been established classifying roads as collector or local roads in accordance with their functional characteristics.

Newman's Road forms part of this collector road system, and this contributions plan provides for upgrading to a collector road standard.

Following the completion of the Pacific Highway upgrade traffic levels at the Newmans Road – Solitary Islands Way intersection have altered. In order to assess the capacity of the intersection to address the proposed future development of the release area a traffic study was commissioned to determine the extent of works required. This has revealed that an upgrade to the intersection is required. These works will involve the re-alignment of the eastern section of Newmans Road and the installation of traffic signals at the intersection on Solitary Islands Way.

The cost of these works is to be met from contributions from each lot created in precinct 1.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those less than 17 years of age. Opportunities for public transport within West Woolgoolga are limited to the provision of a possible bus service.

Pedestrian and Bicycle Ways

The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. The proposed routes are identified in Map 3 and have been designed to relate to the need for access to the neighbourhood park, surrounding recreational facilities and nearby shops and beaches.

Pedestrian and cycle routes are to be shared with vehicles on low order local roads and off-road footpaths/cycleways on the collector road. This plan makes provision for a cycleway on Newmans Road. Portions of this cycleway have already been constructed. A pedestrian/cycleway bridge over Woolgoolga Creek and connection to Solitary Islands Way are proposed via Dalgety Street.

PROPOSED FACILITIES

The following table summarises the traffic and transport facilities, which will be funded using Part 7.11 contributions.

ALL PRECINCTS

Pedestrian/Cycleways	\$271,575
Pedestrian/Cycleway bridge	\$170,000
Sub total	\$441,575
Design & Supervision	\$ 77,925
Contingencies	\$ 77,925
Total	\$597,425

$$\text{Contribution rate} = \frac{C}{L}$$

C = Cost of works

L = Expected future lot yield

$$= \frac{597,425}{270}$$

$$= \mathbf{\$2,213.00 \text{ per lot}}$$

PRECINCT 1

Solitary Islands Way
Intersection Works \$897,219

Upgrading of
Newman's Road \$666,000

Total Works \$1,563,219

15% Design & Supervision \$234,482

15% Contingencies \$269,655

Total Cost \$2,067,357

CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

$$\text{Contribution rate} = \frac{C - F}{L}$$

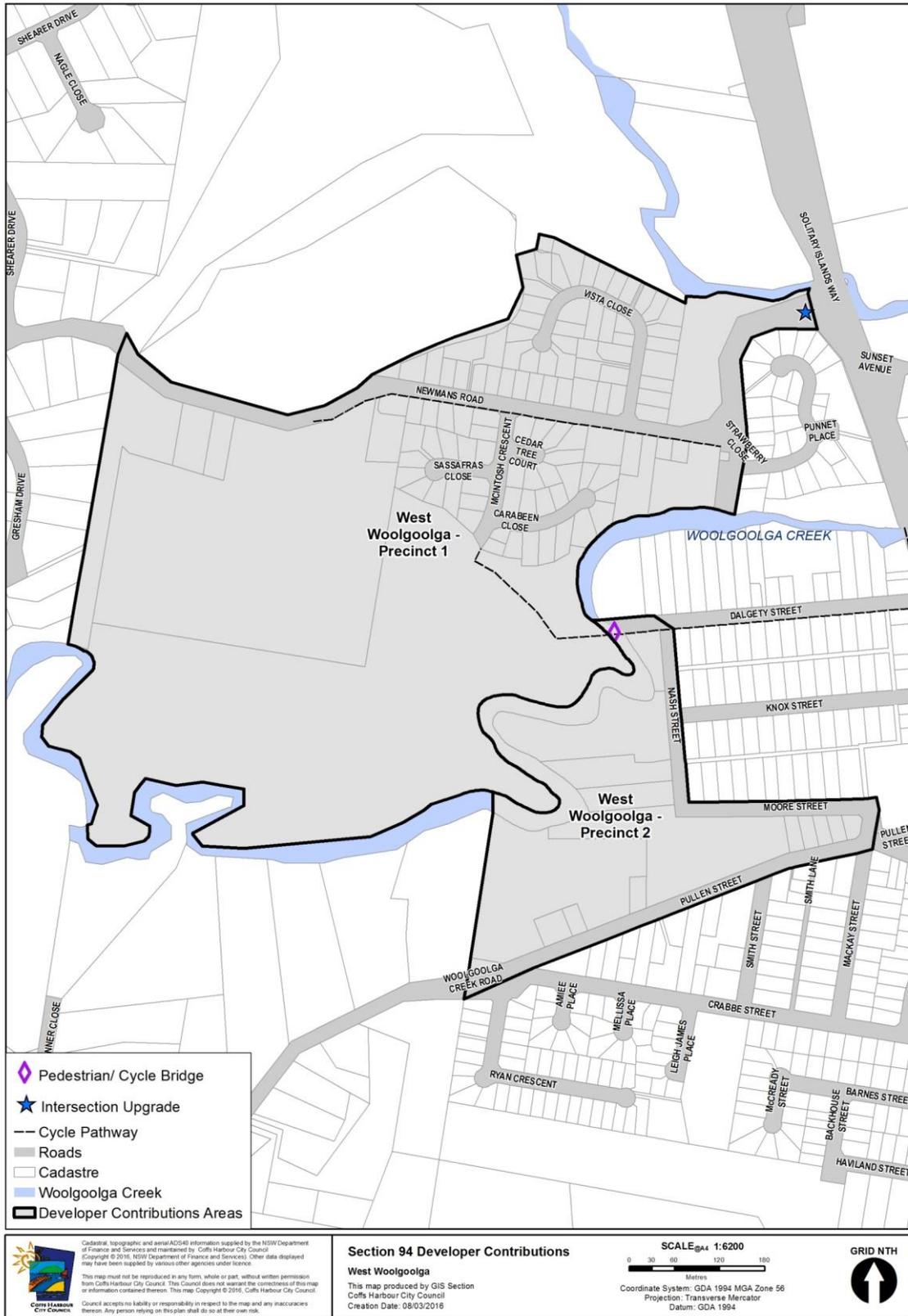
C = Cost of works

L = Expected future lot yield

F = Funds collected to date

$$= \frac{2,067,357 - 469,170}{223}$$

= **\$7,167 per lot**



MAP 3 TRAFFIC AND TRANSPORT STRATEGY

FIRE SERVICES

EXISTING FACILITIES

There is a bush fire brigade in Newman's Road (Country Club Rural Fire Brigade). This Brigade serves the area known as the Country Club Estate (west of the Pacific Highway and north of Woolgoolga Creek).

IDENTIFIED NEEDS

According to the Rural Fire Services "Standards of Fire Cover", the additional population generated within the West Woolgoolga Release Area will increase the risk of potential fires.

In order to address this increased risk additional fire fighting equipment will be required. As this additional risk is directly attributable to the additional development, all of the additional population lots will contribute to the cost of this equipment.

The cost of the required equipment has been assessed as \$150,000.00

CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate for community facilities/services:

$$\text{Contribution rate} = \frac{C - F}{L}$$

C = Cost of community facility/ service

F = Funds Collected to date

L = Expected future lot yield

$$= \frac{\$150,000 - \$33,265}{270}$$

$$= \text{\$432 per lot}$$

URBAN PLANNING

DEVELOPMENT STUDIES

Part 7.11 of the Environmental Planning and Assessment Act 1979 allows the recoument of costs for the preparation of the DCP, this Contributions Plan and associated studies. The indexed cost of studies and the plan is \$62,833.

CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate:

The following formula is used to calculate the contribution rate for community facilities/services:

$$\text{Contribution rate} = \frac{C - F}{L}$$

C = Cost of community facility/ service

F = Funds Collected to date

L = Expected future lot yield

$$= \frac{\$62,833 - \$8,037}{270}$$

$$= \text{\$203 per Lot}$$

APPENDIX A - INDEXING FACTORS FOR FUTURE WORKS

Contribution Type	Indexation Basis	Index	Date Applied
Traffic Facilities	Consumer Price Index – All Groups (A) for Sydney	113.3	02/02/2018
Neighbourhood Open Space	Consumer Price Index – All Groups (A) for Sydney	113.3	02/02/2018
Fire Fighting Services	Consumer Price Index – All Groups (A) for Sydney	113.3	02/02/2018
Development Studies	Consumer Price Index – All Groups (A) for Sydney	113.3	02/02/2018

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Part 7.11 Contribution Plans	Water DSP	Waste Water DSP
RESIDENTIAL			
Subdivision lot	1	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling	0.55 per dwelling
Nursing Home	0.35 per bed	0.35 per bed	0.35 per bed
Self Care retirement unit	0.55 per unit	0.55 per unit	0.55 per unit
Hostel	0.35 per bed	0.35 per bed	0.35 per bed
Group Home	0.35 per bed	0.35 per bed	0.35 per bed
TOURIST AND VISITOR ACCOMMODATION			
Motel / hotel / resort room	0.35 per room	0.35 per room	0.35 per room
Serviced apartments	0.35 per room	0.35 per room	0.35 per room
Backpackers accommodation per bed	0.1 per bed	0.1 per bed	0.1 per bed
Bed & Breakfast Accommodation	0.35 per room	0.35 per room	0.35 per room
Guest House/Hostel	0.35 per room	0.35 per room	0.35 per room
Caravan/Camp/cabin site - Permanent	0.6 per site	0.6 per site	0.6 per site
Caravan/ Cabin site temporary	0.35 per site	0.35 per site	0.35 per site
Camp/Tent Site temporary	0.25 per site	0.25 per site	0.25 per site
BUSINESS PREMISES			
Shop	N/A	0.3 per 100m2	0.3 per 100m2
General Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Convenience Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Supermarket	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Bulky Goods Premises	N/A	0.2 per 100m2	0.2 per 100m2
Hairdressing/beauty salon	N/A	0.5 per 100m2	0.5 per 100m2
Laundromat	N/A	0.5 per machine	0.5 per machine
Office Premises	N/A	0.65 per 100m2 GFA	0.65 per 100m2 GFA
Warehouse/distribution centre	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Industrial Premise***	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Self Storage Premises***	N/A	0.1 per 100m2 GFA (admin area)	0.1 per 100m2 GFA (admin area)
Car Wash	N/A	Determined on Application	Determined on Application
Plant nursery	N/A	Determined on Application	Determined on Application
Service Station	N/A	0.6 per lane	0.6 per lane
Car Sales Showroom (indoor)	N/A	Determined on Application	Determined on Application
Car Sales Showroom (outdoor)	N/A	Determined on Application	Determined on Application

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Part 7.11		
CLASSIFICATION	Contribution Plans	Water DSP	Waste Water DSP
FOOD AND DRINK PREMISES			
Café / Coffee Shop	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Convenience Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Fast Food/Snack Bar No amenities	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Fast Food/Snack Bar with amenities	N/A	1.5 per 100m2 GFA	1.5 per 100m2 GFA
Restaurant	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Hotel Public Bar	N/A	1.4 per 100m2 GFA	1.4 per 100m2 GFA
Lounge/beer garden	N/A	1.3 per 100m2 GFA	1.3 per 100m2 GFA
Registered Club - Licensed	N/A	0.6 per 100m2 GFA	0.6 per 100m2 GFA
Registered Club - Unlicensed	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
COMMUNITY FACILITIES			
Child care without Laundry - per child	N/A	0.04 per child	0.04 per child
Child care with Laundry - per child	N/A	0.07 per child	0.07 per child
Marina per berth -	N/A	Determined on Application	Determined on Application
Place of worship	N/A	1 per 80 seats (pro-rata)	1 per 80 seats (pro-rata)
Cultural Establishment	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Correctional Centre	N/A	0.5 per bed	0.5 per bed
Educational Establishment			
- Primary/Secondary School	N/A	.04 per student	.04 per student
- Tertiary	N/A	.04 per student	.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student	0.35 per resident student
Eco Tourism facility			
Passenger Transport Terminal	N/A	0.15 per 100m2 GFA	0.15 per 100m2 GFA
HEALTH SERVICE FACILITIES			
Hospital	N/A	1 per bed	1 per bed
Medical Centre	N/A	0.5 per consultancy room	0.5 per consultancy room
Dental Surgery	N/A	0.5 per consultancy room	0.5 per consultancy room
Veterinary Clinic	N/A	0.5 per consultancy room	0.5 per consultancy room
ENTERTAINMENT			
Bowling Alley	N/A	0.2 per alley	0.2 per alley
Brothel	N/A	0.4 per room	0.4 per room
Swimming Pool - Commercial	N/A	7 per ML	7 per ML
Recreational centre - indoor	N/A	0.3 per 100m2	0.3 per 100m2
Function/Conference Centre	N/A	0.3 per 100m2	0.3 per 100m2

****A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).***

*****The lot rate/large dwelling rate applies to all types of dwelling with a floor area equal to or exceeding 100 square metres of floor area (excluding garages and balcony areas).***

****** For onsite caretaker facilities refer to the residential rate applicable***

**Coffs Harbour City Council
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