

BONVILLE LARGE LOT RESIDENTIAL RELEASE AREA

**Developer Contributions
Plan 2017**



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PART A – 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 (EP&A) Act 1979* for large lot residential development within the Bonville Large Lot Residential Release Area that will or is likely to increase the demand for public facilities.

Bonville was identified in the Coffs Harbour Rural Residential Strategy 2009 as a candidate area for rural residential land release and has recently been rezoned for R5 Large Lot Residential and E2 Environmental Conservation purposes.

Allowing for environmental constraints and road reserves, it is expected that future development in the release area will result in up to 340 new residential lots with a minimum lot size of one hectare.

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 road and bridge upgrading, bus shelters and to recoup strategic planning costs. Because of the size of the overall area, this Developer Contributions plan has been divided into four catchments, each with varying levels of developer contributions proposed to be levied.

Detailed strategic planning has been undertaken to support the rezoning of land in the Bonville Large Lot release area through the preparation of a Planning Proposal.

SUMMARY OF WORKS

A schedule of works and estimated commencement/staging of works is provided at Table 1.

SUMMARY OF CONTRIBUTION RATES

Table 2 summarises the contribution rates applying to Large Lot Residential development in Bonville.

DATE OF COMMENCEMENT OF THE PLAN

This contributions plan is effective from 19 May 2017.

AMENDMENTS

This contributions plan was amended on 16 August 2017.

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

Future Works	Commencement /Staging	Capital Cost \$
Transport and Traffic Management		
Catchment 1	Conjunctional	807,020
Catchment 2	Conjunctional	2,405,683
Catchment 3	Conjunctional	576,225
Catchment 4	Conjunctional	174,640
Survey & Design (15%)	In Parallel	580,129
Contingency (15%)		665,348
Total - T&TM Works		\$5,209,046
Urban Planning		
Planning Proposal Costs & CHCC internal costs	Upfront	250,000
Total – All Works		\$5,459,046

Table 2 – Bonville Large Lot Residential Contribution Rates

Service / Facility	Net Cost to be Levied	No of Lots	Per Small Dwelling 1.9 per/lot	Per Large Dwelling / lot 2.7 per/lot
	\$		\$	\$
Transport and Traffic Management				
- Catchment 1	\$1,067,284	124	\$6,056.87	\$8,607.13
- Catchment 2	\$3,181,515	175	\$12,793.40	\$18,180.09
- Catchment 3	\$729,285	30	\$17,106.68	\$24,309.49
- Catchment 4	\$230,961	11	\$14,775.31	\$20,996.49
Urban Planning	\$250,000	340	\$517.42	\$735.29
Total	\$5,459,046			

Notes:

Contribution rates will be applied as follows:

1. *The first lot in a residential subdivision is exempt from contributions*
2. *The first dwelling on a residential lot is exempt from contributions*
3. *The contribution rate for an attached dual occupancy is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.*
4. *A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).*
5. *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).*
6. *In addition to the Contribution Rates shown in Table 2 above, the relevant contribution rates for :*
 - a. *Open Space*
 - b. *Surf Rescue Equipment,*
 - c. *Coffs Harbour Road Network, and*
 - d. *Other possible future plans**will also apply.*
7. *Additional contribution rates for various other types of development are included in this plan at Appendix "B".*

PART B – ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This Developer Contributions Plan is cited as the Bonville Large Lot Residential Release Area Developer Contributions Plan 2016.

PURPOSE OF THE PLAN

The purpose of this Plan is to satisfy the requirements of 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* to enable Council to require a contribution towards the provision, extension or augmentation of public 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 within the Bonville Large Lot Residential Release Area as development occurs.
- ii. Ensure that the existing community is not burdened by the provision of public facilities required as a result of future development.
- iii. Provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout the Bonville Large Lot Residential Release Area.
- iv. Enable Council to recoup funds that it has spent in the provision of public facilities and infrastructure in anticipation of likely future development.

THE AREA TO WHICH THE PLAN APPLIES

This Plan applies to land zoned R5 Large Lot Residential, within the Bonville Large Lot Residential Release Area shown on Map 1 (page 11 of this Plan).

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.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements the Coffs Harbour Local Environment Plan 2013. This contributions plan should be read in conjunction with the Open Space Developer Contributions Plan 2016, The Coffs Harbour Road Network Developer Contributions Plan 2016, the Surf Rescue Equipment Contributions Plan 2016, the Coffs Harbour Development Servicing Plan for Water Supply 2016, the Coffs Harbour Development Servicing Plan for Wastewater 2016, and other plans that may apply to the Release Area.

This Plan does not include contributions under Section 27 of the *Water Supply Authorities Act 1987* for water and sewerage services. Please contact Council for current rates of contributions for these services.

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

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Part 7.11 of the *Environmental Planning and Assessment Act* is as set out below:

Cost for Residential
Category

L

Where:

Cost = Total cost of related works

L = Estimated 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;

- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- the deferment will be for a fixed period not exceeding twelve months from the date the contribution becomes due;
- the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the **appropriate rate of interest**;
- payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an **appropriate institution**;
- Deferments will not be granted based on progressive land sales.

Note: Applicants should consult Councils current “Deferred Developer Contributions Policy” prior to making an application for deferral of contributions.

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 (2C) 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:

- payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case; and
- 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; and
- the value of the works to be undertaken are at least equal to the value of the contribution assessed in accordance with this 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.

EXEMPTIONS

Council may consider exempting 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 Affordable Rental Housing State Environmental Planning Policy are exempt from contributions applicable under this contributions 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 ET applicable at the time of payment

C = Previous contribution rate

ET = Equivalent Tenement

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.

From time to time, Council may also review and/or amend the works schedule, the estimate of costs of the various public facilities and services, population projections, land acquisition costs or other aspects relating to this Plan.

PART C – 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.

The Coffs Harbour Land Capacity Assessment 2004, and the Our Living City (OLC) Settlement Strategy establishes the level of existing development and estimates a population of 99,000 in Coffs Harbour by the year 2031. The estimates are based on the Department of Planning's Mid North Coast Regional Strategy population projections. The OLC Strategy identifies the preferred location of future development within the Coffs Harbour local Government Area and specifically identifies candidate areas in Bonville as special investigation areas for urban and rural residential development requiring additional studies. The OLC identified approximately 450 ha of land within several candidate areas to be released as a medium term priority "2" in 2011 to 2016.

Coffs Harbour City Council's Social and Community Strategic Plan 2006-2010 provides information on strategies for the provision of community facilities.

Causal Nexus

The anticipated increase in population in the Bonville Large Lot Residential release area will place greater demands on existing public roads and bridges and will create the need for additional bus shelters.

The table on page 12 of this Plan lists facilities to be provided in the Bonville Large Lot Residential release area.

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 need may be satisfied.

Temporal Nexus

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

EXISTING AND FUTURE DEVELOPMENT IN THE BONVILLE LARGE LOT RESIDENTIAL RELEASE AREA.

Existing development within the Bonville Large Lot Residential Release Area is predominantly of a rural character.

Future development within the area will be predominantly for subdivision of a minimum lot size of one hectare to provide for rural residential living within detached housing.

This Contributions Plan applies to the areas shown as Catchments 1 to 4 in Map 1 (page 11 of this Plan).

Projected Lot Yield

Environmental constraints, prevailing market conditions and household structure are influences on lot yield and ultimately dwelling yield.

Based on data supplied from the Housing and Land Monitor Spreadsheet (Version 1.6 July 2012) from 2007 to 2012, the total number of dwellings approved on large lot residential land in the Coffs Harbour LGA was 158 or 32 per year. This represents a genuine demand (32 x 130%) for 42 rural residential lots per annum in the Coffs Harbour LGA.

It is probable that the low availability of vacant large lot residential lots to the wider market, has resulted in potential buyers looking elsewhere for alternatives.

Some of the land within the candidate areas is already fragmented and/or is already occupied by freestanding dwellings and other rural residential improvements.

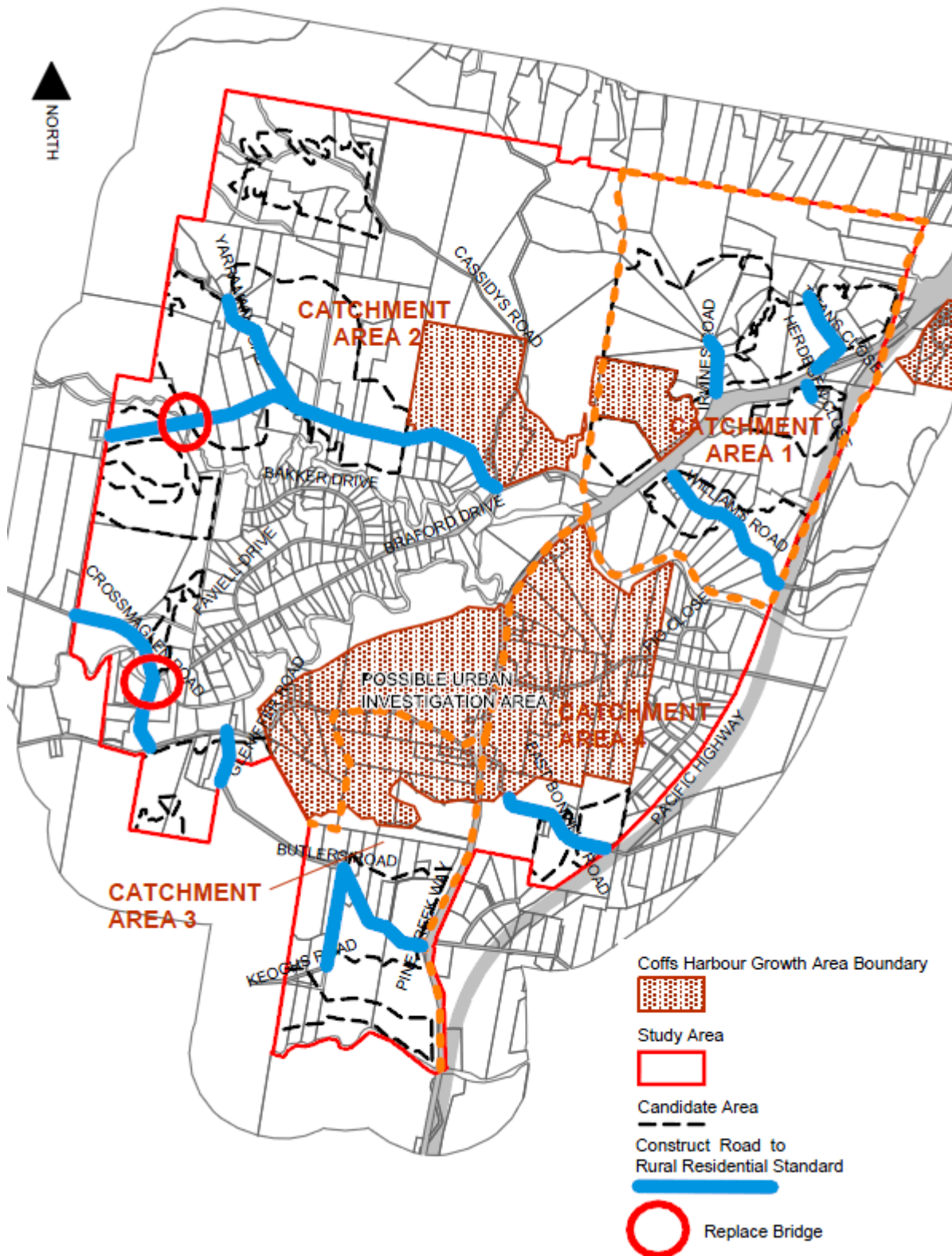
There is also a competing demand for large lot residential lots to be used for horticulture (blueberry production).

It is likely that the combination of land owner preference not to subdivide land and competing demands for large lot residential land will reduce and/or delay the release of new large lot residential lots to the market.

It is estimated that the likely lot yield from the Bonville Large Lot Residential release area will be 340 lots.

MAP 1:

BONVILLE LARGE LOT RESIDENTIAL AREA – CONTRIBUTION ITEMS



PROPOSED PUBLIC FACILITIES

Proposed Public Facilities to be funded by this Part 7.11 Contributions Plan are shown on Map 1 (page 11).

TRANSPORT AND TRAFFIC MANAGEMENT (T & TM)

Existing Facilities

At present, the two main roads serving the Bonville Large Lot Release Area are:

- **Pine Creek Way** is the former Pacific Highway, and has been a Council road since the opening of the Pacific Highway upgrade (Bonville deviation).
- **Pacific Highway**. This is a dual lane divided carriageway. There is limited access to the Pacific Highway from the Bonville Release Area. Interchanges are provided at Lyons Road / Pine Creek Way in the north, and Archville Station Road located approximately centrally within the release area.

Main Access Roads:

- North Bonville Road
- Crossmaglen Road

Local roads, bridges and culverts on local roads are to be at the expense of the developer.

Public Transport

Opportunities for public transport within the release area are limited to the provision of a bus service.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters, and bus bays.

Cycle routes are provided for both commuter cyclists and recreational cyclists with the former provided with a faster more direct route and the latter with safer, traffic free routes generally within open space areas.

Pedestrian and cycle routes are provided in the form of on-road footpaths/cycleways on

Proposed Facilities

The following table summarises the traffic and transport facilities which will be funded using Part 7.11 contributions on the basis of the local and district facilities.

Based on the nexus of location and required works, the various upgrading works were divided into 4 Catchment Areas, as shown on Map 1.

Catchment	Works Required
Catchment 1	<ul style="list-style-type: none">• Road upgradings to Williams Road, Herdegen Close, Titans Close, Irvines Road• Bus Shelter
Catchment 2	<ul style="list-style-type: none">• Road upgradings to Yarraman Road, North Bonville Road, Crossmaglen Road• Bus Shelter• New Bridges on Nth Bonville Road and Crossmaglen Road
Catchment 3	<ul style="list-style-type: none">• Road upgradings to Butlers Road (part), Keoghs Road (part)• Bus Shelter
Catchment 4	<ul style="list-style-type: none">• Road upgradings to East Bonville road (part)

Table 4 – Cost of Traffic and Transport Facilities

Catchment 1	Cost Estimate
Total Road Costs	\$787,020
Other Costs	
- Bus Shelter	\$20,000
SubTotal	\$807,020
Survey Investigation and Design (15%)	\$121,053
Contingency (15%)	\$139,211
TOTAL	\$1,067,283

Catchment 2	Cost Estimate
Total Road Costs	\$1,465,683
Other Costs	
- Bridges (Nth Bonville Rd & Crossmaglen Rd)	\$900,000
- Bus Shelter	\$40,000
Sub Total	\$2,405,683
Survey Investigation and Design (15%)	\$360,852
Contingency (15%)	\$414,980
TOTAL	\$3,181,515

Catchment 3	Cost Estimate
Total Road Costs	\$556,225
Other Costs	
- Bus Shelter	\$20,000
Sub Total	\$576,225
Survey Investigation and Design (15%)	\$72,028
Contingency (15%)	\$81,031
TOTAL	\$729,284

Catchment 4	Cost Estimate
Total Road Costs	\$174,640
Other Costs	
- Bus Shelter	\$0
Sub Total	\$174,640
Survey Investigation and Design (15%)	\$26,196
Contingency (15%)	\$30,125
TOTAL	\$230,961

Calculation of contribution rates:

Large Lot Residential (estimated total lot yield)

• Catchment 1:	124
• Catchment 2:	175
• Catchment 3:	30
• Catchment 4:	<u>11</u>
Total estimated yield:	340

$$\text{Contribution per catchment} = \frac{\text{Cost of T\&TM upgrades}}{\text{Estimated lot yield per catchment}}$$

Contribution for Traffic and Transport Management:

• Catchment 1:	\$8,607.13 per lot
• Catchment 2:	\$18,180.09 per lot
• Catchment 3:	\$24,309.49 per lot
• Catchment 4:	\$20,996.49 per lot

PLANNING STUDIES

Part 7.11 of the *EP&A Act 1979* allows Council to recoup costs for the preparation of Planning Studies undertaken in relation to the land subject to this Plan. The cost these Planning Studies is \$250,000.

Calculation of contribution rates:

$$\text{Contribution} = \frac{\text{Cost of Planning Studies}}{\text{Total estimated lot yield}}$$

$$= \frac{\$250,000}{340}$$

Contribution for Planning Studies = \$735.29 per lot

APPENDIX A - INDICES APPLYING TO CONTRIBUTIONS IN BONVILLE RURAL RESIDENTIAL RELEASE AREA

Contribution Type	Index	Date Applied	Indexation Basis
Roads/Traffic Management	102.7	March 2013	Consumer Price Index – All Groups (A) for Sydney
Buildings/Embellishment	102.7	March 2013	Consumer Price Index – All Groups (A) for Sydney
Land Acquisition	102.7	March 2013	Consumer Price Index – All Groups (A) for Sydney
Stormwater Management	102.7	March 2013	Consumer Price Index – All Groups (A) for Sydney
Urban Planning	102.7	March 2013	Consumer Price Index – All Groups (A) for Sydney

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET Part 7.11 Contribution Plans	Unit Rate per ET Water DSP	Unit Rate per ET 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 room	0.2 per room	0.2 per room	0.2 per room
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***

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