

HEARNES LAKE / SANDY BEACH RELEASE AREA

**Developer
Contributions Plan
2018**



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PART A – PLAN SUMMARY

1. NAME AND LEGAL BASIS OF THE PLAN

- 1.1 This Contributions Plan is to be referred to as the Hearnese Lake / Sandy Beach Release Area Development Contributions Plan 2018 and the Plan came into effect on 31 August 2016.
- 1.2 The Plan has been prepared in accordance with the provisions of Part 7.11 of the Environmental Planning and Assessment Act (as amended) 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000.
- 1.3 This Developer Contributions Plan is effective from 23 May 2018 and replaces the previous Hearnese Lake / Sandy Beach Developer Contribution Plan which was amended on 24 April 2008, 8 May 2013, 18 December 2013, 23 October 2014, 2 September 2015 and 31 August 2016.
- 1.4 This Plan therefore repeals any other Plan made before this Plan and this Plan prevails to the extent to any inconsistency with previous Plans.

2. THE AREA TO WHICH THE PLAN APPLIES

- 2.1 The Plan applies to all land within the Hearnese Lake / Sandy Beach Release Area as shown in **Map 1: Locality Plan – Hearnese Lake / Sandy Beach Release Area** and, for purposes of assessing contributions, has been divided up into three precincts.

3. PURPOSES OF THE PLAN

- 3.1 The primary purpose of this Plan is to enable Council to require contributions, by imposing conditions on development consents, towards the provision, extension or augmentation of public services and facilities that:-
 - a) Will be, or are likely to, be required as a consequence of development and population growth, in the area; or
 - b) Have been provided in anticipation of that development or growth and has incurred expenditure for Council which it can legitimately recoup because the demand for those facilities and services is generated by development / growth in the locality.
- 3.2 The purposes of the Plan are also to:-
 - a) Ensure that an adequate level of public services and facilities are provided throughout the subject locality as development occurs;
 - b) Ensure that there is equity in terms of the existing community not being liable to contribute to the cost of the provision of public facilities and services required by demand generated by future development and growth in the subject locality.
 - c) Provide a comprehensive strategy and administrative framework for Council to assess liabilities for contributions, apply conditions requiring payment of

- d) contributions, outlay expenditure for relevant services and facilities, and undertake accounting in a transparent manner for the equitable allocation of contributions throughout the Hearn's Lake / Sandy Beach Release Area; and
- e) Enable Council to be publicly and financially accountable and transparent in its implementation and administration of the Development Contributions Plan.
- f) Table 1 summarises the contribution rates applicable under this contributions plan.

Map 1: Locality Plan – Hearn's Lakes / Sandy Beach Release Area

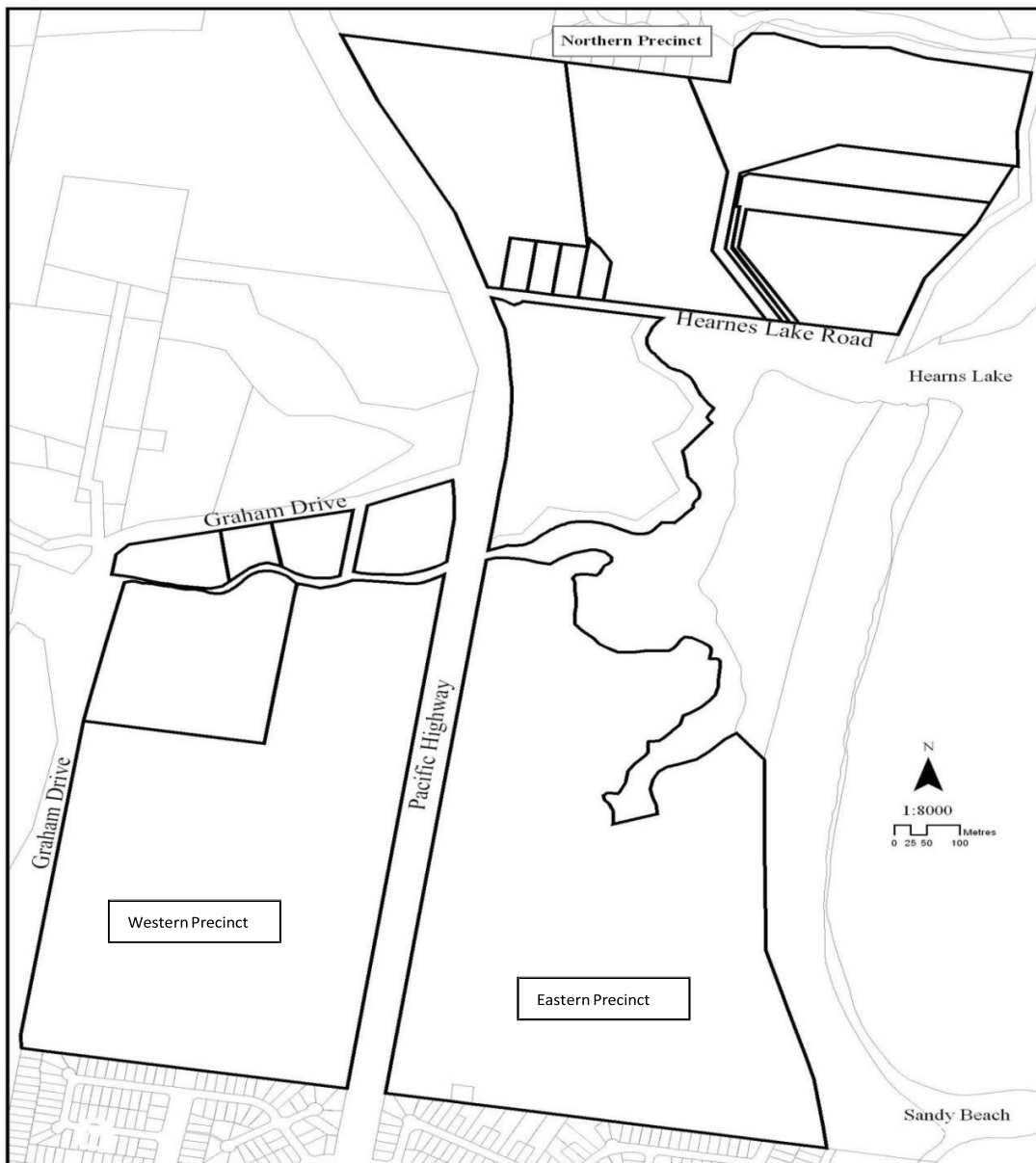


Table 1 – Summary of Contributions

Service / Facility	Cost of Facilities	Contribution levied or held	Inter Plan Loan	Net Cost to be Levied \$	Per Lot Or large dwelling \$	Per Small Dwelling \$
Neighbourhood Open Space	200,000	119,976	11,289	68,735	1,762.43	1,233.70
Road Network	1,247,007	779,208	228,978	238,821	6,123.62	4,286.53
Sub District Open Space	495,000	389,077	0	105,923	2,161.69	1,513.18
Transport Network	1,134,600	608,403	423,199	102,998	2,102.99	1,472.09
Total Contributions Northern Precinct	3,076,607	1,896,664	0	516,477	12,151	8,506
Road Network	Seacrest r/about	354,178	-602,459	248,281	1,387.04	970.93
Neighbourhood Open Space	60,000	106,597	-61,007	14,410	1,441.00	1,008.70
Sub District Open Space	495,000	389,077	0	105,923	2,161.69	1,513.18
Transport Network	1,134,600	608,403	423,199	102,998	2,102.99	1,472.09
Total Contributions Western Precinct	1,689,600	1,458,255	0	471,612	7,093	4,965
Road Network	Seacrest r/about complete	354,178	-602,459	248,281	1,387.04	970.93
Total Contributions Eastern Precinct	0	354,178	0	248,281	1,387.04	970.93

Notes:

- 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 Surf Rescue Facilities Contributions Plan, the Coffs Harbour Water Supply and Wastewater Developer Services Plans and other contribution plans will also apply.***
- 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.***
- 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 dwelling as defined under the Affordable Rental Housing SEPP***
- The lot rate/large dwelling rate applies to all types of dwelling with a floor area equal to or exceeding 100m² of floor area excluding garages and balcony areas***
- Additional contribution rates for various other types of development are included in this plan at appendix "B".***

PART B – THE PLANNING AND POLICY CONTEXT

4. STRATEGIC PLANNING AND POLICY FRAMEWORK

4.1 The strategic planning framework which establishes the basis for the projected types of development in the area, related yield of lots, dwellings and related population growth are as follows:-

- a) The Mid North Coast Regional Strategy (MNCRS) – this Strategy prepared by the State Government Department of Planning and Environment includes planned growth in this sector of Coffs Harbour;
- b) The Coffs Harbour “Our Living City” Settlement Strategy – This Strategy implements the MNCRS, identifies the preferred locations and expected types of development for future urban expansion within the city and the associated demands and requirements for public facilities and services;
- c) The Coffs Harbour Sewerage Strategy 2000 – This Strategy identifies areas to be serviced by reticulated sewerage up to the Year 2021;
- d) The Coffs Harbour City Council Social and My Coffs Community Strategic Plan 2017 – This Strategy provides information on the existing and needed provision of community facilities in the city of Coffs Harbour; and
- e) The Coffs Harbour City Council Open Space Strategy 2010 – This strategy identifies the passive and active open space facilities required by future population in the city.

4.2 This Development Contributions Plan should be read in conjunction with the Coffs Harbour Open Space Developer Contributions Plan and the Coffs Harbour Water Supply and Waste Water Developer Services Plan and other Development Contributions Plans that apply to the Hearnese Lake / Sandy Beach Release Area from time to time.

5. FORECAST DEVELOPMENT AND POPULATION GROWTH AND NEXUS FOR PUBLIC FACILITIES AND SERVICES

5.1 The forecast yield of subdivided residential lots and the related population growth is presented below for the three precincts identified in Map 1 and are based upon:-

- a) The development yields enabled by Development Consents granted by the Department of Planning and Environment to the date of adoption of this Plan (under Part 3A of the Environmental Planning and Assessment Act (as amended) 1979 and Coffs Harbour City Council based upon preceding Developer Contributions Plans for this Release Area; and
- b) The forecast yield of lots and dwellings from land zoned for residential development purposes are based on current approvals and projected lot yields included in the Hearnese Lake/Sandy Beach Development Control Plan 2015.

Table 2: Forecast Development Yield and Population Growth

CATCHMENT	NUMBER OF LOTS	NUMBER OF PEOPLE
Northern Precinct	235	611
Western Precinct	82	213
Eastern Precinct	169	439
TOTAL	486 lots	1,263 people

- 5.2 The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. For purposes of estimating the population increase from the projected lot yield, an occupancy rate of 2.6 persons per household has been applied for planning purposes to cater for different household types.

Table 3: Occupancy Rate

HOUSING TYPE	OCCUPANCY RATES
Conventional, Dual Occupancy, Integrated Housing	2.6 persons / dwelling
Medium Density	1.8 persons / dwelling
Seniors Living SEPP Developments (Self-Care)	1.5 persons / dwelling

- 5.3 The social infrastructure needs are based on an anticipated population of 1,263 persons. The population profile of Hearn's Lake / Sandy Beach is initially anticipated to reflect an "ageing" population model.
This ageing population is expected to have the following age characteristics.

Table 4: Demographic Structure

AGE	PERCENTAGE
0 – 9	13.8
10 – 19	11.9
20 – 29	9.1
30 – 39	9.6
40 – 49	12.8
50 – 59	14
60+	28.8

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).

Causal Nexus

- 5.4 The anticipated increase in population in Hearn's Lake will place greater demands on existing public facilities and require the provision of new public facilities that are not currently available in the Hearn's Lake / Sandy Beach area.
- 5.5 Appendix A in this plan lists the public facilities to be provided in the Hearn's Lake / Sandy Beach catchment.
- 5.6 The Coffs Harbour Open Space Developer Contributions Plan lists public facilities provided for the benefit of future population in Hearn's Lake together with future population in other catchments.
- 5.7 The Coffs Harbour Water Supply Development Services Plan and Wastewater Treatment and Carrier System Development Services Plan, lists the water and sewerage requirements for new development in the Hearn's Lake / Sandy Beach Area.

Physical Nexus

- 5.8 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

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

PART C – ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN

6. DEVELOPMENT TO WHICH THE PLAN APPLIES

6.1 The Hearn's Lake / Sandy Beach Developer Contributions Plan applies to the following development types:-

- a) Dwellings – including:-
 - Dwelling houses – conventional single dwellings
 - Attached dwellings
 - Semi-detached dwellings
 - Dual occupancy housing
 - Multi-dwelling housing
 - Residential flat buildings
 - Shop top housing
 - Secondary dwellings
 - Mixed use development that includes dwellings
 - Caravan parks and moveable dwellings
- b) Senior housing developments; and
- c) Subdivision of land.

7. ASSESSMENT OF CONTRIBUTIONS

7.1 The amounts of the contributions will be based upon relevant factors, such as:-

- a) Net additional lots in the case of subdivision;
- b) Additional dwellings in the case of residential development minus the provision for one contribution for a dwelling if a contribution for the relevant residential lot has already been paid;
- c) Additional residential units in the case of moveable dwellings and caravans;
- d) Additional traffic generated in the case of road works contributions; and
- e) The demand for upgrading of infrastructure, such as roads and services which result from development.

8. FORMULA FOR DETERMINING CONTRIBUTIONS

- 8.1 The forecast yield of subdivided residential lots and the related population growth is presented in Table 1 for the three precincts identified in Map 1.

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:-

$$\text{Contribution per lot} = \frac{C - F + \text{or} - PF}{L}$$

Where:-

C = Total cost of works to provide the desired facility or service including land acquisition, survey and design and construction costs, but less any grant, cash held, and amounts levied but not yet received.

F = Total of contributions levied on existing consents and cash held for contributions paid.

PF = Pool funds within the Hearnese Lake/Sandy Beach contributions plan, used to fund facilities within the contributions plan.

L = The projected number of net additional lots or dwellings forecast to be created in the catchment after the adoption of this Plan.

9. TIMING OF PAYMENT OF CONTRIBUTIONS

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

- a) Development Consents involving subdivisions – prior to release of the subdivision certificate;
- b) Development Consents involving building work – prior to the release of the construction certificate; and
- c) 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.

10. DEFERRED OR PERIODIC PAYMENTS

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

11. EXEMPTIONS

- 11.1 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 and Environment.
- 11.2 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.

12. WORKS IN KIND

- 12.1 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 7.24 (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 service or 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.

13. POOLING OF FUNDS

- 13.1 This Plan expressly authorises monetary Part 7.11 Contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

14. **INDEXATION OF CONTRIBUTION RATES**

14.1 Monetary contributions paid under Part 7.11 are exempt from the Federal Government Goods and Services Tax (GST).

14.2 In accordance with Clause 32(3)(B) of the EP&A Regulation, the approach below to indexation is authorised:-

- 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 (A) 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

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.

14.3 Indexing factors for future works are detailed in Appendix A.

PART D – PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE

15. COMMUNITY FACILITIES

- 15.1 There is no community facilities proposed for Hearnese Lake / Sandy Beach as the expected population for the area is not sufficient to warrant any new such facilities. In addition, people in the Hearnese Lake area will have access to the Woolgoolga Neighbourhood Centre, Senior Citizens Centre and Woolgoolga Health Community Centre and other regional facilities in Woolgoolga.
- 15.2 The population will contribute proportionally to the demands for certain regional and / or District facilities that could not be sustained by the Hearnese Lake / Sandy Beach Area in its own right.

16. OPEN SPACE AND RECREATION

- 16.1 Existing formal open space and recreation facilities are limited within Hearnese Lake / Sandy Beach. Informal recreation opportunities are provided with the nearby beaches, and various bushland areas and reserve corridors.
- 16.2 On the basis of the population model and demographic structure, it is anticipated that a preference for structured facilities, passive recreation and neighbourhood parks / playgrounds will exist. Open space facilities (active and passive) can be considered at a regional, district and local level.
- 16.3 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 an extensive 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 Hearnese Lake / Sandy Beach include the Coffs Coast Sport and Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.
- 16.4 District open space is land used primarily for district sporting events and generally comprises playing fields and district sporting facilities. Council's Open Space Strategy provides standards for the provision of district sporting facilities. As the additional population of the release area is 1,263 people, and the provision of a centralised complex with all these facilities is not justified. These district facilities will be levied on a district basis under a separate Contributions Plan – the Coffs Harbour Regional, District and Neighbourhood Facilities Plan.
- 16.5 Residents of Hearnese Lake / Sandy Beach can utilise a number of the facilities available in the northern district such as Centennial Reserve, Woolgoolga Sports Ground, Woolgoolga Beach Reserve, Woolgoolga Lake Reserve and Woolgoolga Creek Foreshores.
- 16.6 Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

NOTE: Contributions for District Open Space are calculated and established under a separate plan – the Coffs Harbour Open Space Developer Contributions Plan.

- 16.7 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 primarily serves young children, this space should be provided within a reasonable and safe walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500 metres which represents, on average, a seven minute walk. Map 2 illustrates a 500 metre radius around potential neighbourhood park sites to provide a measure of demand based on spatial distribution and accessibility. It is to be noted that this radius does not take into account topography and other physical constraints. On this basis, two designated neighbourhood parks / playgrounds have been completed in the north and south of the western precinct and funded from the existing Hearn's Lake / Sandy Beach Contributions Plan. Further embellishment of the southern park is included in this plan. Another neighbourhood park with playgrounds and associated facilities will also be required in the northern precinct to meet the needs of the community.
- 16.8 Additional facilities are planned for the Hearn's Lake foreshore area within the northern precinct. These facilities include car parking, picnic facilities, playground, toilets, a canoe launching facility, and other associated facilities. It is envisaged that these facilities will be used by all residents of the release area. Accordingly the cost of the facilities will be funded through contributions from all precincts.
- 16.9 The location of the neighbourhood parks are shown on Map 2. The minimum works required for neighbourhood parks are:-
- Playground equipment;
 - Park seats; and
 - Landscaping.
- 16.10 The proposed open space and recreation facilities are included in Table 4: Summary of Proposed Facilities, Infrastructure and Services.
- The following formula is used to calculate the contribution rate
- $$\text{Contribution per lot} = \frac{C - F + \text{or} - PF}{L}$$
- 16.11 Where:-
- C = Total cost of works to provide the desired facility or service including land acquisition, survey and design and construction costs, but less any grant, cash held, and amounts levied but not yet received.
- F = Total of contributions levied on existing consents and cash held for contributions paid.
- PF = Pool funds within the Hearn's Lake/Sandy Beach contributions plan, used to fund facilities within the contributions plan.
- L = The projected number of net additional lots or dwellings forecast to be created in the catchment after the adoption of this Plan.

- **Western and Northern Precincts – Sub District**

Foreshore embellishment works including:

Toilets	\$ 200,000
Beach Access	\$ 20,000
Playground	\$ 150,000
Picnic facilities	\$ 40,000
Canoe launching facility	\$ 35,000
Car Park	\$ 50,000
Total	\$ 495,000
Amounts levied & Cash Held	\$ 389,077
Net Cost to Levy	\$ 105,923

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C - F}{L} \\
 &= \frac{495,000 - 389,077}{49} \\
 &= \$2,161.69 \text{ per lot}
 \end{aligned}$$

- **Northern Precinct**

Playground	\$200,000
Amounts levied & Cash Held	\$119,976
Inter Plan Loan / Transfer	\$ 11,289
Net Cost to Levy	\$ 68,735

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C - F + \text{or} - PF}{L} \\
 &= \frac{200,000 - 119,976 - 11,289}{39} \\
 &= \$1,762.43 \text{ per lot}
 \end{aligned}$$

- **Western Precinct**

Playground embellishment	60,000
Amounts levied & Cash Held	\$106,597
Inter Plan Loan / Transfer - Neighbourhood recovery	(\$ 61,007)
Net Cost to Levy	\$ 14,410

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C - F + \text{or} - PF}{L} \\
 &= \frac{60,000 - 106,597 + 61,007}{10} \\
 &= \$1,441.00 \text{ per lot}
 \end{aligned}$$

[illegible]

17. TRANSPORT AND TRAFFIC MANAGEMENT

- 17.1 The strategy for the movement of people within and through the Hearn's Lake / Sandy Beach area recognizes the dependence on the motor vehicle, yet provides for an efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for an efficient bus service.
- 17.2 The Hearn's Lake / Sandy Beach Release Area is bisected by the Pacific Highway. Access to the east is provided by Hearn's Lake Road/Solitary Islands Way and to the west by Graham Drive.
- 17.3 The transport demands within the release area can be categorised in terms of the road network, public transport and pedestrian / bicycle network.
- 17.4 To date the contributions plan has provided for the major improvements of two intersections along Graham Drive, in the Western precinct. This included the construction of the roundabout at Seacrest Boulevard and Holloways Road, total cost of construction was \$822,619. Based on Traffic Impact Assessments undertaken it is concluded that 55% of generated traffic for all trips for future residents of the Eastern Precinct will travel south and 45% will travel north. Hence, costs and contributions for the intersection works were apportioned based on this assessment and having regard to the relevant lot yields in each precinct.
- 17.5 In terms of local level infrastructure, construction of a 9 metre wide collector road in the northern precinct is required. Where development fronts the collector road contributions will fund the difference between a local road and a collector road, being an additional 1 metre in width. Where no development fronts the collector road, the full cost will be funded by contributions collected under this plan. Map 3 indicates those sections of the collector road to be fully funded, and those sections to be partially funded.
- 17.6 Development in the northern precinct will also be required to pay a local contribution towards the construction of a bus turn around area at the eastern end of Hearn's Lake Road.
- 17.7 Additional transport and traffic management facilities required for development of the Eastern Precinct will be determined at the time of assessment of an application for subdivision.

Public Transport

- 17.8 Bus stops are to be included in the cost estimates for road works, where required. It is proposed to provide bus shelters / seats at key bus stop locations. A total of four stops will be provided, as shown in Map 3.

Pedestrian and Bicycle Ways

- 17.9 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 under 17 years of age. Opportunities for public transport within the release area are currently limited to the provision of a bus service. To provide for a safe, comfortable and efficient bus service, certain facilities are required, including bus shelters, seats and bus bays.

- 17.10 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 Sandy Beach School, recreation facilities and shops. These facilities will also provide a link for the Coastal Walk and northern beaches cycle way.
- 17.11 Pedestrian and cycle routes are to be shared with vehicles on low order local roads and off-road footpaths / cycle ways on the collector roads. A pedestrian / cycle way bridge over Double Crossing Creek linking the Northern Precinct to the Western and Eastern Precincts is required to separate vehicle traffic from school children and bicycle traffic. This bridge is to be funded through this Contribution Plan.

The following formula is used to calculate the contribution rate

$$\text{Contribution per lot} = \frac{C - F + \text{or} - PF}{L}$$

Where:-

C = Total cost of works to provide the desired facility or service including land acquisition, survey and design and construction costs, but less any grant, cash held, and amounts levied but not yet received.

F = Total of contributions levied on existing consents and cash held for contributions paid.

PF = Pool funds within the Hearnese Lake/Sandy Beach contributions plan, used to fund facilities within the contributions plan.

L = The projected number of net additional lots or dwellings forecast to be created in the catchment after the adoption of this Plan.

• **Northern and Western Precincts (Transport network):-**

- District cycleway
- Pedestrian bridge over Double Crossing Creek

District Cycleway	\$745,500
Bridge over Double Crossing Creek	\$200,000
Sub Total	\$945,500
Design & Contingencies @ 20%	\$189,100
Total	\$1,134,600
Amounts Levied and Cash held	\$608,403
Inter Plan Loan / Transfer	\$423,199
Net cost to Levy	\$102,998

$$\text{Contribution per lot} = \frac{C - F + \text{or} - PF}{L}$$

$$= \frac{1,134,600 - 608,403 - 423,199}{49}$$

$$= \$2,102.00 \text{ per lot}$$

- **Western and Eastern Precinct (Road Network):**

- The Seacrest round about and upgrade to Morgan Road/Graham Drive intersection has been complete and funded by the Hearnese Lake / Sandy Beach Contribution Plan. The below levied funds were required due to Inter Plan Loan / Transfer.

Inter Plan Loan / Transfer - Seacrest Boulevard Round about recovery (\$ 602,459)

Amount Levied not Paid & Cash held \$ 354,178

Net Cost to Levy \$ 248,281

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{PF - F}{L} \\
 &= \frac{602,459 - 354,178}{179} \\
 &= \$1,387 \text{ per lot}
 \end{aligned}$$

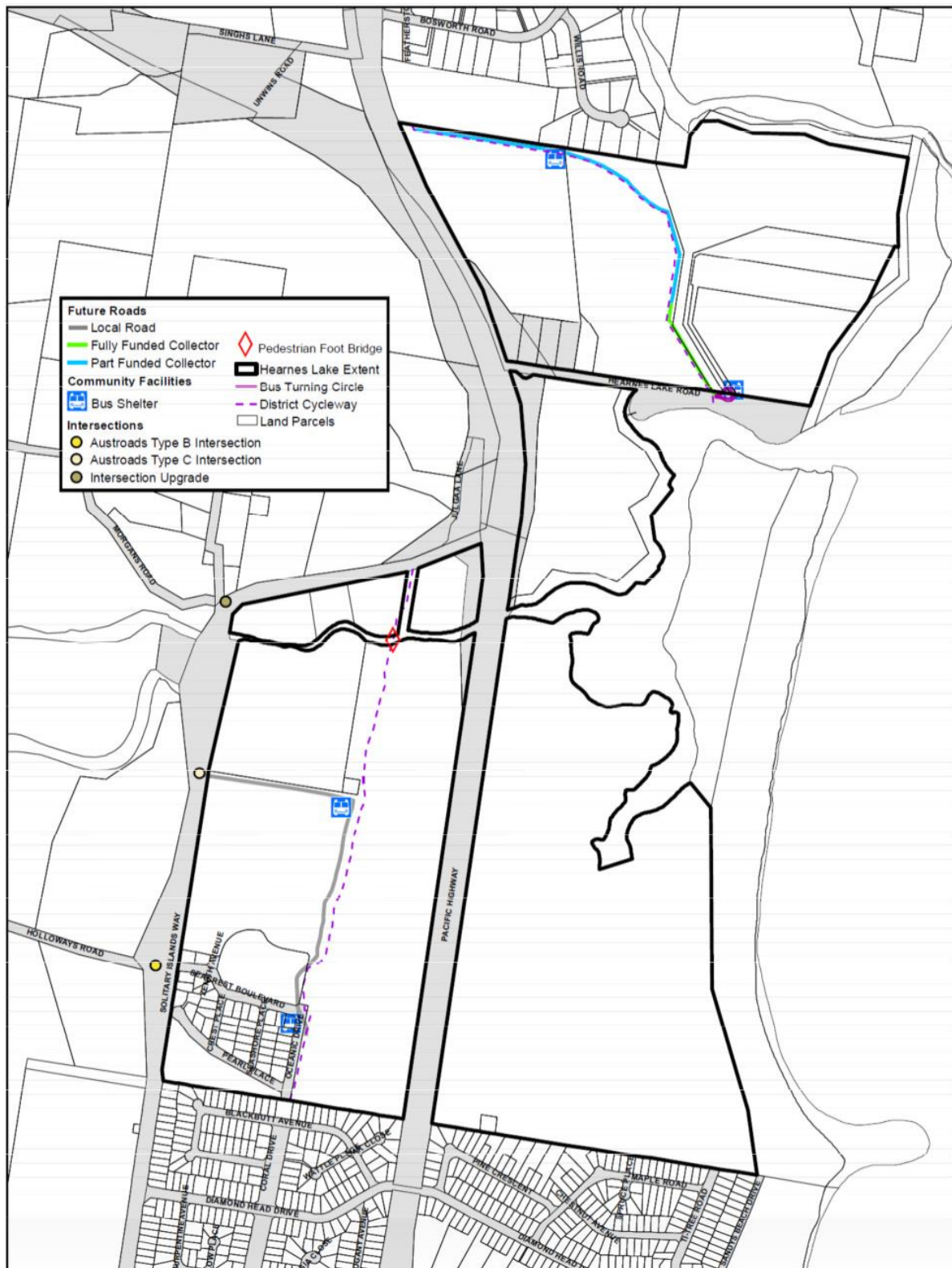
- **Northern Precinct (Road Network):**

- Collector road construction
- Bus facilities
- Closure of Hearn's Lake Road

Collector road full width construction	\$ 370,000
Collector road Part Construction	\$ 154,167
Land purchase under roads	\$ 78,750
Land purchase full width of road	\$ 140,000
Bus Turning area / bus stops	\$ 120,000
Closure of Hearn's Lake Road	\$ 80,000
Sub total	\$ 942,916
Design & Supervision	\$ 141,437
Contingencies	\$ 162,653
Total	\$ 1,247,007
Amount levied but not paid	\$ 779,208
Inter Plan Loan / Transfer	\$ 228,978
Net cost to levy	\$ 238,821

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C - F + \text{or} - PF}{L} \\
 &= \frac{1,247,007 - 779,208 - 228,978}{39} \\
 &= \$6,123 \text{ per lot}
 \end{aligned}$$

Map 3: Traffic and Transport Strategy



APPENDIX A - INDEXING FACTORS FOR FUTURE WORKS

CONTRIBUTION TYPE	INDEXATION BASIS	INDEX	DATE APPLIED
Traffic Facilities	Consumer Price Index, All Groups (A) Sydney	113.3	March 2018
Neighbourhood Open Space	Consumer Price Index, All Groups (A) Sydney	113.3	March 2018
Development Studies	Consumer Price Index, All Groups (A) Sydney	113.3	March 2018

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	UNIT RATE PER ET PART 7.11 CONTRIBUTIONS
Residential	
Subdivision Lot	1
Small Dwelling *	0.7 per dwelling
Large Dwelling **	1 per dwelling
Boarding House	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling
Nursing Home	0.35 per bed
Self-Care Retirement Unit	0.55 per unit
Hostel	0.35 per bed
Group Home	0.35 per bed
Tourist and Visitor Accommodation	
Motel / Hotel / Resort Room	0.35 per room
Serviced Apartments	0.35 per room
Backpackers Accommodation per Bed	0.1 per bed
Bed and Breakfast Accommodation	0.35 per room
Guest House / Hostel	0.35 per room
Caravan / Camp / Cabin Site – Permanent	0.6 per site
Caravan / Cabin Site - Temporary	0.35 per site
Camp / Tent Site – Temporary	0.25 per site
Business Premises	
Shop	Not Applicable
General Store	Not Applicable
Convenience Store	Not Applicable
Supermarket	Not Applicable
Bulky Goods Premises	Not Applicable
Hairdressing / Beauty Salon	Not Applicable
Laundromat	Not Applicable
Office Premises	Not Applicable
Warehouse / Distribution Centre	Not Applicable
Industrial Premises ***	Not Applicable
Self-Storage Premises ***	Not Applicable
Car Wash	Not Applicable
Plant Nursery	Not Applicable
Service Station	Not Applicable
Car Sales Showroom (Indoor)	Not Applicable
Car Sales Showroom (Outdoor)	Not Applicable

****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 dwelling as defined under the Affordable Rental Housing State Environmental Planning Policy***

*****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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