
COFFS HARBOUR MOONEE RELEASE AREA

*Developer Contributions
Plan 2019*



Document Control Table

Amendment	Authoriser	Approval ref	Date
An update to the maps contained within the Moonee Release Area Developer Contributions plan, to reflect amendment no.8 (Housekeeping 3) as outlined in the Coffs Harbour Development Control Plan 2015.	Council	SC19/24	27 June 2018

Table of Contents

PART 1	SUMMARY SCHEDULES	1
	Name and Legal Basis of the Plan	1
	The Area to Which the Plan Applies.....	1
	Purpose of the Plan	1
PART 2	THE PLANNING AND POLICY CONTEXT	5
	Strategic Planning and Policy Framework.....	5
	Forecast Development and Population Growth and Nexus with the need for Public Facilities/Services	5
	Causal Nexus	6
	Physical Nexus	6
	Temporal Nexus	6
PART 3	ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN	7
	Development to which the Plan Applies	7
	Assessment of Contributions	7
	Formula for Determining Contributions	8
	Timing of Payment of Contributions	8
	Deferred or Periodic Payments	9
	Exemptions.....	9
	Works in Kind	9
	Pooling of Funds.....	9
	Indexation of Contribution Rates.....	10
PART 4	PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE	11
	Community Facilities and Services	11
	Open Space and Recreation.....	11
	Transport and Traffic Management.....	15
	Urban Planning.....	20
APPENDIX A	INDEXING FACTORS FOR PROPOSED WORKS.....	21
APPENDIX B	STANDARD EQUIVALENT TENEMENT FIGURES	22

Name and Legal Basis of the Plan

This Contributions Plan is to be referred to as the Moonee Release Area Development Contributions Plan 2016 and the Plan came into force on 3 July 2019.

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.

This Development Contributions Plan came into effect on 3 July 2019 and replaces the previous Moonee Developer Contribution Plan which was amended on 24 April 2008, 8 May 2013, 18 December 2013, 29 October 2014, 2 September 2015; 31 August 2016; and 16 August 2017.

This Plan therefore repeals any other Plan made before this Plan and this Plan prevails to the extent to any inconsistency with previous Plans.

The Area to Which the Plan Applies

The Plan applies to all land within the Moonee Release Area as shown in **Map 1: Locality Plan – Moonee Release Area**.

Purpose of the Plan

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.

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

Table 1 – Summary of Costs of Public Services

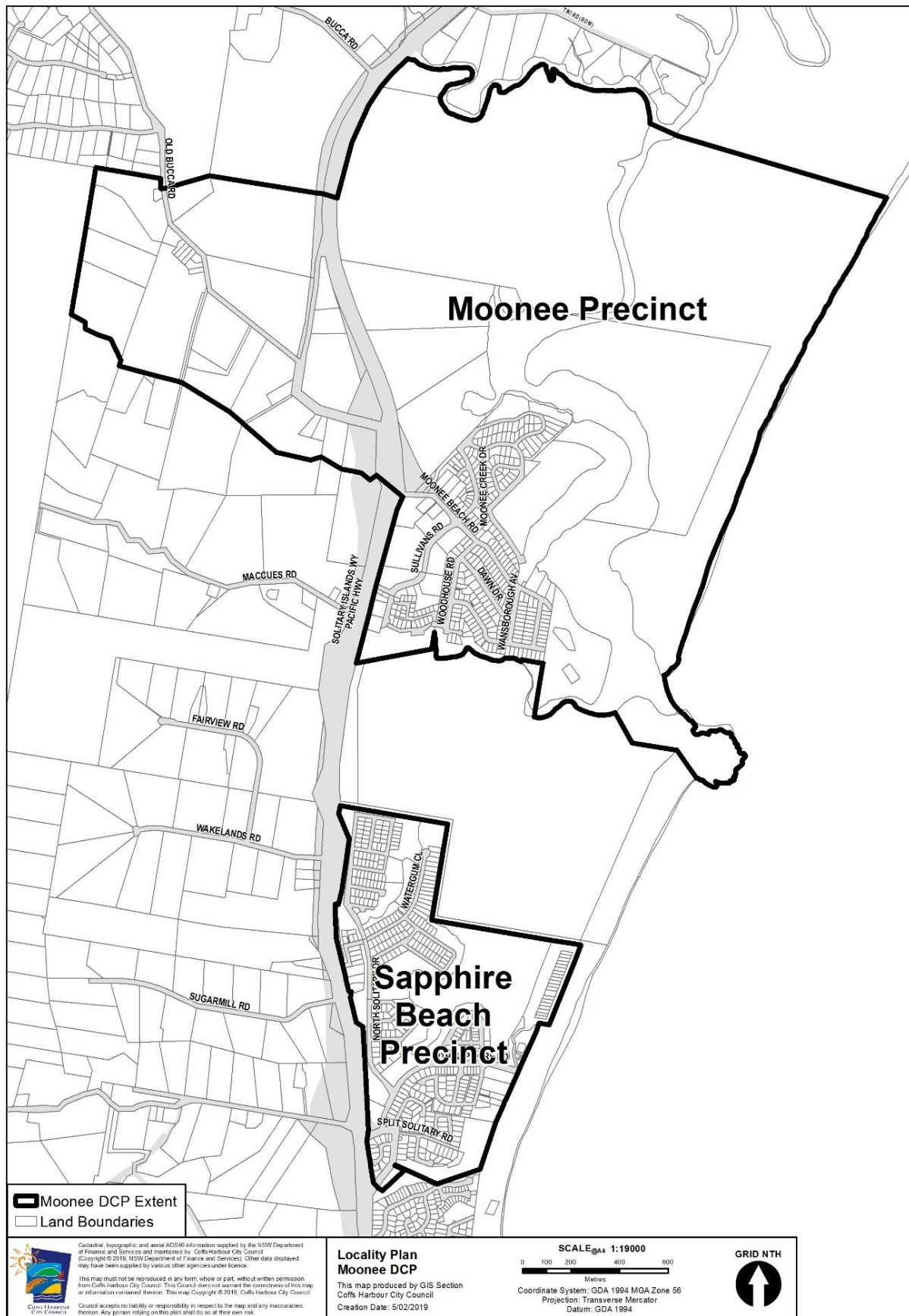
Service / Facility	Net Cost to be Levied \$	Per Person \$	Per Lot Or large dwelling \$	Per Small Dwelling \$
MOONEE PRECINCT				
Transport & Traffic	6,111,595	2,466.54	6,413.00	4,489.10
Sub total Contributions Moonee Precinct	6,111,595	2,466.54	6,413.00	4,489.10
ALL PRECINCTS				
Transport & Traffic	2,006,886	699.45	1,818.58	1,273.01
Development Studies	14,520	4.90	12.75	8.93
Open Space	2,412,157	804.64	2,092.07	1,464.45
Community Facilities	1,161,160	387.34	1,007.08	704.96
Sub Total Contributions All Precincts	5,594,723	1,896.34	4,930.48	3,451.34
Total Contributions Moonee Precinct	11,706,318	4,362.88	11,343.48	7,940.44

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 Surf Rescue Facilities Contributions Plan, the Administration Levy Contributions Plan, the Coffs Harbour Water Supply and Wastewater Developer Services Plans and other 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) but excluding secondary dwellings as defined under the Affordable Rental Housing State Environmental Planning Policy
4. 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
5. Additional contribution rates for various other types of development are included in this plan at appendix “B”.

Map 1: Locality Plan – Moonee Release Area



PART 2 THE PLANNING AND POLICY CONTEXT

Strategic Planning and Policy Framework

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 – this Strategy prepared by the State Government Department of Environment and Planning 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 Community Strategic Plan 2006 – 2010 – 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.

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 Plan that apply to the Moonee Release Area from time to time.

Forecast Development and Population Growth and Nexus with the need for Public Facilities/Services

The forecast yield of subdivided residential lots and the related population growth 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 Moonee Development Control Plan 2004.

The consequent ultimate future lot yield is forecast to be 1,153 lots.

Causal Nexus

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

The Coffs Harbour Open Space Developer Contributions Plan lists public facilities provided for the benefit of future population in Moonee together with future population in other catchments.

The Coffs Harbour Water Supply Development Services Plan 2013 and Wastewater Treatment and Carrier System Development Services Plan 2013, lists the water and sewerage requirements for new development in the Moonee 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 needs may be satisfied.

Temporal Nexus

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

The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates are shown in Table 2 below.

Table 2 – 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

Consequently, the average occupancy rate of dwellings is estimated to be 2.6 persons per household and the forecast future net additional population is 2,998 (1,153 lots x 2.6).

PART 3 ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN

Development to which the Plan Applies

The Moonee 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
 - Mixed use development that includes dwellings
 - Caravan parks and moveable dwellings
- b) Senior housing developments; and
- c) Subdivision of land.

Assessment of Contributions

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.

This plan makes provision for additional transport infrastructure and has taken into account the recent upgrade works associated with the Pacific Highway.

Formula for Determining Contributions

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

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:

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, but less any grant or other funds received.

F = Funds levied or collected to date

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

Timing of Payment of Contributions

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.

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 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.

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.

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 service or facility for which the contribution was required; and
- 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.

Pooling of Funds

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

Indexation of Contribution Rates

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

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.

PART 4

PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE

Community Facilities and Services

The provision of community facilities under this Plan is to be based on need and takes into account the provision of services and facilities by other levels of government, the private sector and other non-government providers. This Plan only deals with those community facilities provided by local government. Residential development in Moonee will generate a demand for a multi-purpose complex and associated infrastructure.

The community service needs identified are based on the population profile and standards derived from the Coffs Harbour Social Plan. This represents the nexus between service demand and provision. This community service needs relate to the community wellbeing, development and information and are to be provided to meet the changing demands of the community as the population profile changes. Accordingly, the plan seeks to provide facilities that are flexible in order to meet changing demands in both spatial and functional terms.

To meet the needs outlined above, it is proposed to establish centrally located neighbourhood community facilities. These facilities will include a building providing for community meetings / functions, including outdoor facilities, car parking and landscaping. The contribution applies to the Moonee Release area as shown in map 1.

Calculation of Contribution Rate:

Cost of Community Centre = \$1,500,000

Funds held = \$338,840

Net total = \$1,161,160

Hence, Contribution Rate is:

$$\frac{\$1,500,000 - \$338,840}{1,153} = \$1,007.08 \text{ per lot}$$

Open Space and Recreation

Existing formal open space and recreation facilities are limited within Moonee. Within the Moonee Reserve there is a playground, tennis court and picnic facilities. Informal recreation opportunities are provided with the nearby beach, creek and Nature Reserve.

Existing conservation areas are located within the Moonee Creek Reserve, Moonee Nature Reserve, Moonee Creek Estuary including Skinners Creek, Cunninghams Creek and Sugar Mill Creek,

Moonee and Mid Sapphire Beach, Green Bluff Headland, Orara East State Forest and public land in Parish Close.

Having regard to Council's adopted Open Space Plan 2010 and Sports Facilities Plan 2010, it is anticipated that a preference for structured sporting facilities, passive recreation and neighbourhood parks / playgrounds will exist.

Regional sporting facilities and passive recreation areas cater for users prepared to travel to significant distances from within and outside the Coffs Harbour local government area. Sporting facilities and passive areas in the vicinity of Moonee include the Coffs Coast Sport and Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.

Regional conservation management lands are iconic areas within the coastal strip that provide core conservation outcomes for protecting biodiversity and achieving a sustainable urban form. These lands form a vast network of conservation areas, many of which are linked with regional open space areas that provide for passive recreation and nature conservation.

District open space is land used primarily for district sporting events and generally comprises playing fields and district sporting facilities. The primary use of these lands will be for organised recreation by residents of the Moonee area. A new district sporting facility is proposed to be provided on land in Hoys Road / Old Bucca Road. This will assist in serving the proposed new population. Contributions towards this facility are levied under the Coffs Harbour Open Space Developer Contributions Plan.

A network of neighbourhood parks is proposed to cater for the recreational needs of the additional population. Facilities exist within the Moonee Nature Reserve foreshore area, and in North Sapphire. Five additional facilities are proposed comprising 3 neighbourhood parks, one district park and a canoe launching/picnic facility. Development of the Solitary Islands Coastal Walk will further provide for the recreational needs of the population. Map 2 identifies the location of the proposed facilities.

The identified works and facilities needed for the local and district facilities include:

District Park at Sports Ground:

Youth Space	=	\$ 120,000
Playground	=	\$ 90,000
Gazebo x 3 Small	=	\$ 45,000
Picnic and BBQ	=	\$ 30,000
Toilet Facilities	=	\$ 100,000
Car Park and Access	=	\$ 50,000
Taps / Bubblers	=	\$ 5,000
Electrical	=	\$ 10,000
Earthworks	=	\$ 10,000
Signage	=	\$ 2,000
Landscaping	=	\$ 36,000
Sub Total	=	\$ 498,000

Canoe Launching Facility:

Canoe Launching Facility	=	\$40,000
Car Park	=	\$30,000
Gazebo	=	\$15,000
Playground	=	\$150,000
Picnic Facilities	=	\$20,000
Toilets	=	\$80,000
Landscaping	=	\$20,000

Sub total = **\$355,000**

Playgrounds x 3	=	\$510,000
Coastal Walk 3,608 metres x 80%	=	\$938,080
Pedestrian Bridge over Skinners creek	=	\$360,000
Land Acquisition	=	\$192,000

Sub total = **\$2,000,080**

TOTAL COSTS = **\$2,853,080**

Calculation of Contribution Rate:

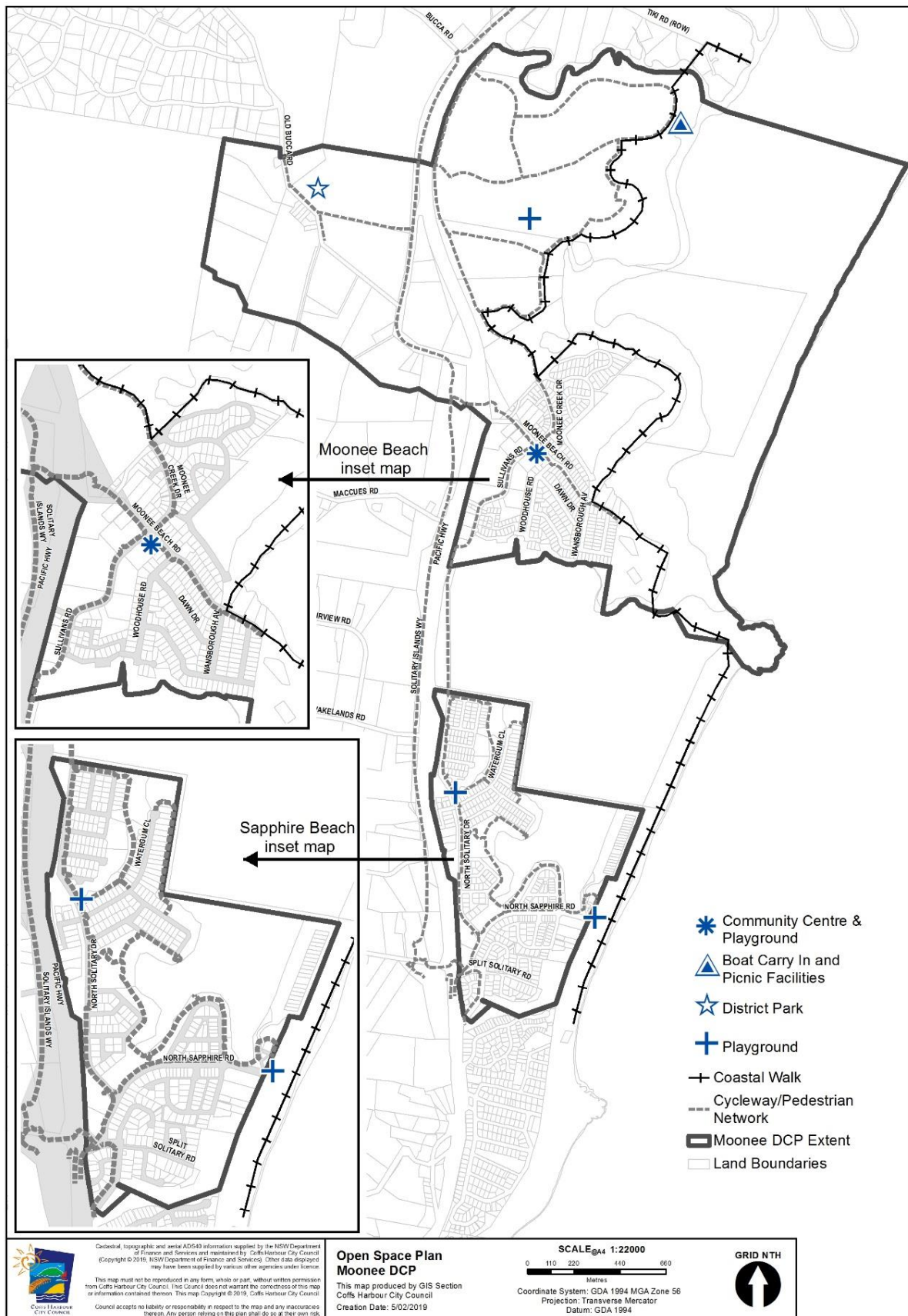
Cost of Facilities	=	\$2,853,080
Funds held	=	\$440,923

Net total = **\$2,412,157**

Hence, Contribution Rate is:

$$\frac{\$2,853,080 - \$440,923}{1,153} = \$2,092.07 \text{ per lot}$$

Map 2: Open Space Network



Transport and Traffic Management

The strategy for the movement of people within and through the Moonee area recognises 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.

The Moonee Release Area is bisected by the Pacific Highway. Access to the east is provided by Moonee Beach Road and to the west by Hoys Road / Old Bucca Road via the recently completed grade separated intersection constructed in conjunction with the Pacific Highway upgrade.

The transport demands within the release area are categorised in terms of the road network, public transport and pedestrian / bicycle network.

Construction of a collector road north of Moonee Beach has commenced. The cost of this road including land acquisition up to the southern boundary of Lot 1 DP 725785 is funded under this contributions plan. This includes a bridge over Cunninghams Creek, and a culvert over the watercourse in lot 6 DP 1140702. A collector road is also proposed from Moonee Beach Road south to the boundary of lot 66 DP 551005. This road is to be of a 9 metre standard, with 1/9th of the cost, being the difference between a local road and a collector road, is funded by contributions. It is proposed to upgrade Hoys Road / Old Bucca Road to service this urban area, including access to the school site and future playing fields.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters, seats and bus bays. Bus bays are to be included in the cost estimates for a Collector Road. It is proposed to provide bus shelters / seats at each stop. A total of 9 shelters will be provided and funded by contributions, as shown in Map 4.

Contributions for the works described above will be levied on all development occurring within the northern precinct as shown at Map 1.

Certain transport and traffic facilities are being provided to accommodate the future needs of the entire Moonee Release area.

Moonee Beach Road has been upgraded, and a roundabout constructed to provide for increased levels of traffic and ease of movement around the release area and to the shopping centre. The cost of these works is to be recouped via contributions from all future development within the Moonee Release Area as shown in Map 1.

The provision of a district network 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 Map 4 and have been designed to relate to the need for access to the school site, recreation facilities and shops. These facilities will also provide a link for the Coastal Walk. Contributions towards these works will be levied on all development within the Moonee Release area as shown in Map 1.

Summary of Facilities

Development all precincts will be required to pay a contribution towards the following works:

Upgrade of Moonee Beach Road	=	\$ 872,027
Roundabout – Moonee Beach Road	=	\$ 556,155
Bus shelters x 9	=	\$ 180,000
District Cycleway network	=	\$ 1,177,190
Total District Facilities	=	\$ 2,785,372

Calculation of Contribution Rate:

Cost of Facilities	=	\$2,785,372
Funds held	=	\$ 688,543

Net total = \$2,006,886

Hence, Contribution Rate is:

$$\frac{\$2,765,372 - \$688,543}{1,153} = \$1,818.58 \text{ per lot}$$

Development in the northern precinct– as per map 1 will be required to pay a contribution towards the following works:

Road & Traffic Facilities

Northern Collector including land (Approximately 945 lineal metres)	=	\$ 2,212,484
Culvert	=	\$ 65,000
Bridge	=	\$ 1,550,000
Environmental Works	=	\$ 82,000
Route Lighting	=	\$ 70,000
Upgrade Old Bucca Road	=	\$ 1,559,250
Roundabout – Hoys/Bucca road	=	\$ 600,000

Sub Total = \$ 6,138,734

15% Design & Supervision	=	\$ 920,810
15% Contingencies	=	\$ 1,058,931

Total Traffic Facilities = \$ 8,118,475

Calculation of Contribution Rate:

Cost of Facilities = \$8,118,475

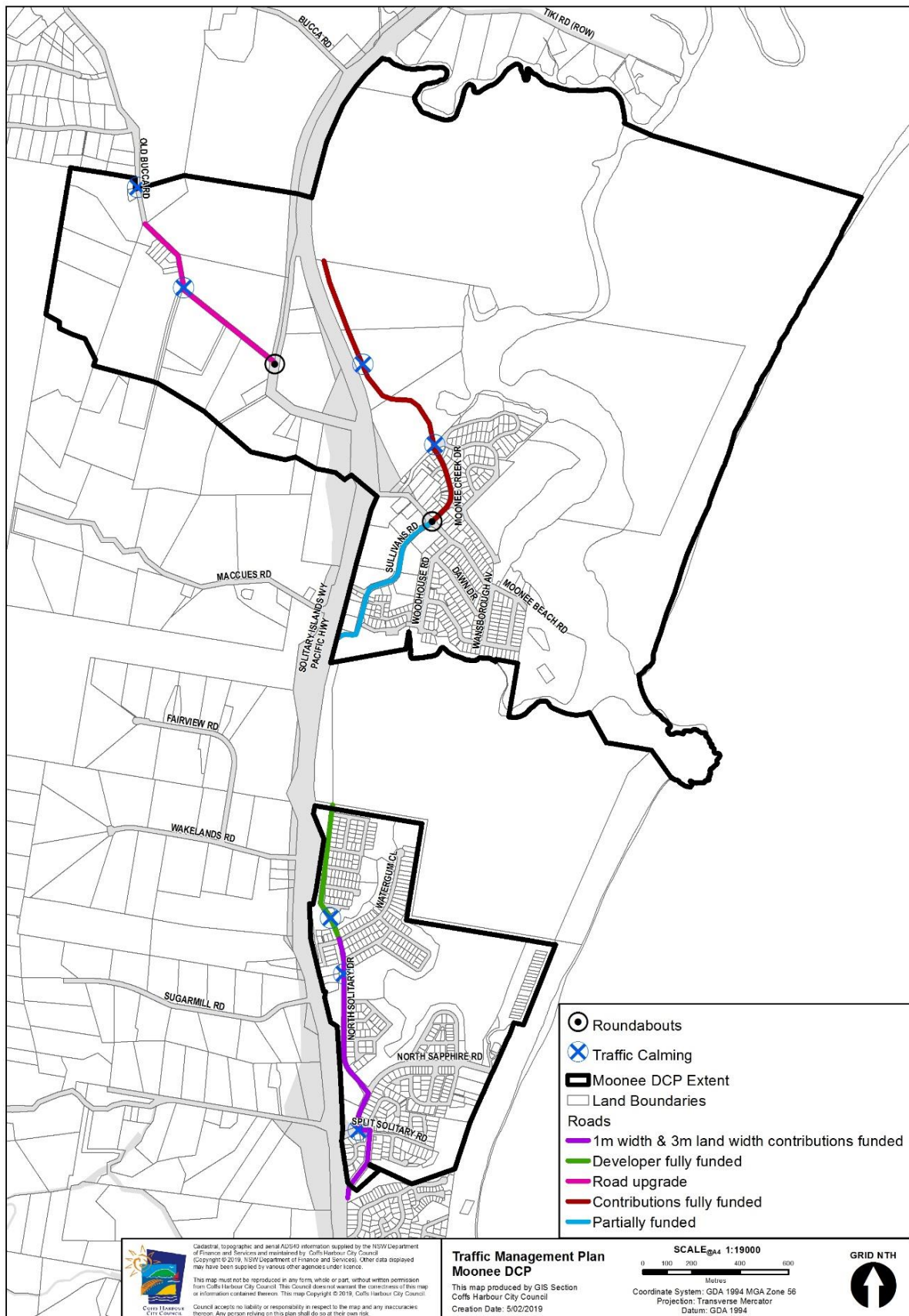
Funds held = \$2,006,880

Net total = \$6,111,595

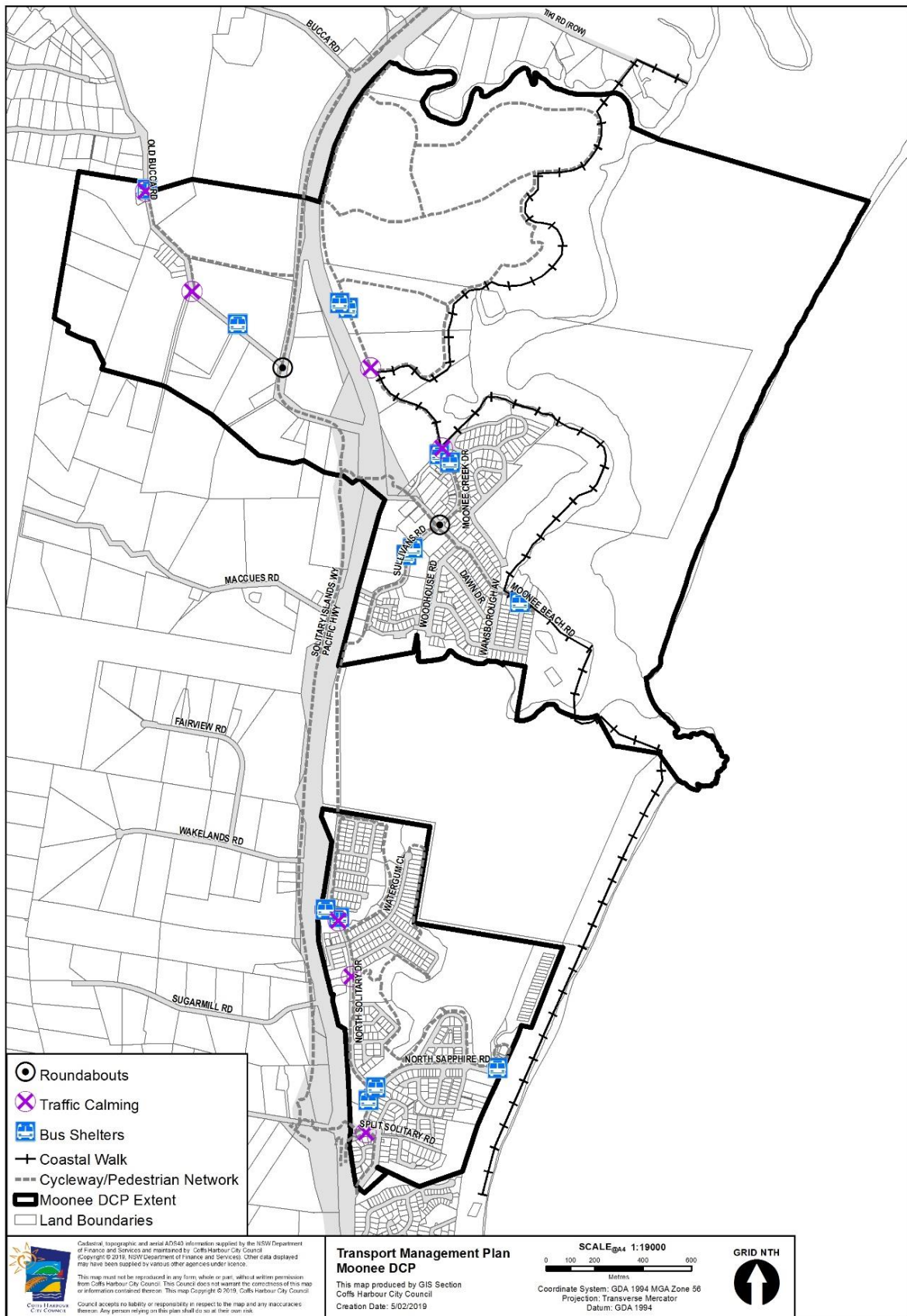
Hence, Contribution Rate is:

$$\frac{\$8,118,475 - \$2,006,880}{953} = \$6,413.00 \text{ per lot}$$

Map 3: Traffic Management



Map 4: Transport Management



Urban Planning

Part 7.11 of the Environmental Planning and Assessment Act allows the recoupment of costs for the preparation of this Contribution Plan and associated studies.

The costs of supporting and relevant studies of preparing this Plan are as follows:

Strategic and Statutory Planning	\$ 2,760.00
Traffic	\$ 2,880.00
Services / Infrastructure	\$ 4,500.00
Socio-economic	\$ 3,000.00
Costings of Infrastructure	\$ 5,400.00
Preparation of Planning Proposal (50%)	\$ 1,500.00
Consultations with State Agencies	\$ 3,000.00
Direct Preparation of this Plan	\$ 6,000.00

Total **\$29,040.00**

Hence, for each of the release areas subject of Development Contributions Plans: Hearnese Lake, Sandy Beach and Moonee (this Plan) \$14,520.00 is applied.

Calculation of Contribution Rate:

Hence, Contribution Rate is:

$$\frac{\$14,520.00}{1,153} = \$12.59 \text{ per lot}$$

APPENDIX A

INDEXING FACTORS FOR PROPOSED WORKS

Contribution Type	Indexation Basis	Index	Date Applied
Traffic Facilities	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Community Facilities	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Open Space	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Development Studies	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Land Acquisition	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014

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
Granny Flats (Affordable Rental Housing SEPP)	0.4 per dwelling	0.4 per dwelling	0.4 per dwelling
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

CLASSIFICATION	Unit Rate per ET Part 7.11 Contribution Plans	Unit Rate per ET Water DSP	Unit Rate per ET Waste Water DSP
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
FOOD AND DRINK PREMISES			
Car Sales Showroom (indoor)	N/A	Determined on Application	Determined on Application
Car Sales Showroom (outdoor)	N/A	Determined on Application	Determined on Application
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	0.04 per student
- Tertiary	N/A	.04 per student	0.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student	0.35 per resident student
Eco Tourism facility	Determined on application	Determined on application	Determined on application
Passenger Transport Terminal	N/A	0.15 per 100m2 GFA	0.15 per 100m2 GFA

CLASSIFICATION	Unit Rate per ET Part 7.11 Contribution Plans	Unit Rate per ET Water DSP	Unit Rate per ET Waste Water DSP
HEALTH SERVICE FACILITIES			
Hospital	N/A	1 per bed 0.5 per consultancy room	1 per bed 0.5 per consultancy room
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).**

COFFS HARBOUR CITY COUNCIL
Locked Bag 155 COFFS HARBOUR NSW 2450
www.coffsharbour.nsw.gov.au