
SURF RESCUE FACILITIES

*Developer Contributions
Plan 2019*



Document Control Table

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Full financial review of Developer Contributions Plan conducted for Surf Rescue Facilities.	Council	Res no. 2019/119	14/08/2019

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Executive Summary

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

Council Harbour City Council engaged an external population specialist to provide current and in depth population statistics. The company Forecast.id has determined and released population estimates until 2051. These projections show Coffs Harbour having an estimated population of 96,087 in the year 2036. These forecasts indicate that the 2019 population of the Coffs Harbour Local Government Area is 76,879 and the population is expected to be 82,045 by 2024 and then eventually projected to reach 96,087 in 2036.

As a consequence of this anticipated growth and having regard to the level of facilities currently available and the expected profile of the new population, it will be necessary to provide additional lifeguard storage facilities at selected locations within the Coffs Harbour Local Government area.

Summary of Contribution Rates

Table 1 summarises costs of the identified public facilities and the contribution rates applying to the public facilities to be provided in accordance with this contributions plan. Appendix “B” includes additional contribution rates that apply to various other forms of development.

Summary of Works Schedule

A schedule of facilities and a proposed timing of works is summarised at Table 2.

Date of Commencement of the Plan

This plan originally came into operation on 30 August 2012. This plan was amended on 8 May 2013, 31 August 2016, 23 May 2019 and further on 14 August 2019.

Table 1 – Summary of Contributions Rates

Service / Facility	Net Cost to be Levied \$	Per Person \$	Per Lot/ Large Dwelling \$	Per Small Dwelling \$	Per SEPP Seniors Living Dwelling (Self Care) \$
Rescue Equipment Storage Facilities	281,000	54.39	141.42	98.99	77.78

Notes:

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).

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).

Additional contribution rates for various other types of development are included in this plan at *appendix “B”*.

Name of the Plan

This contributions plan has been prepared in accordance with the provisions under Part 7.11 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000 and may be referred to as the Surf Rescue Facilities Developer Contributions Plan 2019.

Purpose of the Plan

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

Other purposes of the plan are to:

- (i) ensure that adequate surf rescue equipment storage facilities are available at strategic locations to support increased levels of rescue and patrol activities on additional beaches as a result of increased activity due to increased population;
- (ii) ensure that the existing community is not burdened by the provision of surf rescue facilities required for expanded lifeguard services 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 Coffs Harbour local government area (LGA).

Area to Which the Plan Applies

The facilities included in this plan apply to the whole of the Coffs Harbour Local Government Area.

Relationship to Other Plans and Policies

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

This plan should be referred to in conjunction with all new release area contributions plans adopted by Council and applying within the Coffs Harbour LGA.

Formula for Determining Contributions

The formula to be used for the calculation of contributions under Part 7.11 of the EPA Act is as set out below:

$$\text{Contribution per person} = \frac{C - F}{P}$$

Where:

C = net cost of facilities required to provide the desired service
F = Funds held
P = anticipated additional population

Calculation of Contribution Rate

Cost of Equipment C = \$428,000.00

Funds held F = \$147,000.00

Future population / lots P = 5,166 increased population / 2.6 occupancy rate = 1,987

$$= \frac{\$428,000 - \$147,000}{1,987}$$

= \$141.42 per lot / large dwelling

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 building approval;
- development consents where no building approval 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 Payment

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

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 (5)(B) of the Environmental Planning and Assessment Act. Any offer for carrying out of works in kind or provision of a material public benefit must be made in writing and accepted by Council prior to commencement.

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

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

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.

Council may consider exempting or providing a concession to residential, shop top or tourist accommodation developments within the Coffs Harbour City Centre. Certain developments may qualify for this incentive by meeting the criteria as stipulated in Council’s Coffs Harbour City Centre Development Incentive Policy. The policy is available for reference on Council’s website www.coffsharbour.nsw.gov.au.

Review of Contribution Rates

Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the surf rescue equipment.

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

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.

Council may also review the works schedule, the estimate of costs of the various pieces of equipment, population projections, or other aspects relating to the contribution plan.

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 Our Living City Settlement Strategy 2008 identifies the preferred location and expected type of future urban expansion within the City, and the associated requirements for public facilities.

Council Harbour City Council engaged an external population specialist to provide current and in depth population statistics. The company Forecast.id has determined and released population estimates until 2051. These projections show Coffs Harbour having an estimated population of 96,087 in the year 2036. These forecasts indicate that the 2019 population of the Coffs Harbour Local Government Area is 76,879 and the population is expected to be 82,045 by 2024 and then eventually projected to reach 96,087 in 2036.

This contributions plan makes provision for the supply of storage facilities to meet the requirements of increased lifeguard services until the year 2024.

Causal Nexus

There has been a steady upward trend in the number of people visiting beaches within the Local Government Area. The anticipated increase in population in the Coffs Harbour LGA will place greater demands for the provision of Lifeguard services on additional beaches within the Local Government Area. This necessitates provision of additional patrol and rescue equipment, and subsequently results in the requirement for provision of additional storage facilities.

Physical Nexus

The location of facilities has been determined having regard to the area of increased demand, the estimated level of usage of specific beaches, and safety issues associated with those beaches and the manner in which such demand may be satisfied. Additionally, locations have been selected having regard to serviceability of adjacent beaches.

Temporal Nexus

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

Table 2 lists the benchmark or estimated staging for the provision of facilities to be provided in accordance with this plan.

Future Population & Densities

Population projections show Coffs Harbour having an estimated population of 96,087 in the year 2036. These forecasts indicate that the 2019 population of the Coffs Harbour Local Government Area is 76,879 and the population is expected to be 82,045 by 2024 and then eventually projected to reach 96,087 in 2036. Consequently, the estimated population increase to 2024 is 5,166 with an average occupancy rate per dwelling estimated to be 2.6 persons per household, giving a net projected lot/large dwelling amount of 1,987.

Average occupancy rates in Coffs Harbour in 2019 were as follows:

Occupancy Rates

DWELLING TYPE	OCCUPANCY RATE
Lot/Large Dwelling	2.6
Small Dwelling	1.8
Seniors Living SEPP Developments (self-care)	1.5

Source: ABS census figures

Notes:

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).

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.

Cost of Works

Table 2 provides a schedule of surf rescue facilities to be provided. The table also provides an estimated timing for the provision of the required facilities.

This timing is subject to the rate of development occurring and may require adjusting as demand dictates. The total cost of facilities provided for in this plan is \$428,000.

Calculation of contribution rate:

C = Cost of Facilities = \$428,000

F = Funds held = \$147,000

P = Future lots = 5,166 increased population / 2.6 occupancy rate = 1,987

$$= \frac{C - F}{P}$$

$$= \frac{\$428,000 - \$147,000}{1,987}$$

$$= \$141.42 \text{ per lot / large dwelling}$$

Table 2 – Schedule of storage facilities

COUNCIL LIFEGUARD STORAGE FACILITIES			
YEAR	BEACH	FACILITY TYPE	COST
2019	Sawtell Beach	Construction of storage shed Sawtell Holiday Park	\$40,000
2019 - 2020	Park Beach	Upgrade and fitout storage facilities Park Beach Reserve	\$50,000
2019 - 2020	Park Beach	Additional storage fitout / Shade Structure Park Beach Reserve	\$20,000
2020 - 2021	Woolgoolga Beach	Construction of storage shed	\$106,000
2020 - 2021	Emerald Beach	Construction of storage shed	\$106,000
2022 - 2024	Jetty Beach	Construction of storage shed	\$106,000
TOTAL			\$428,000

APPENDIX A

INDICES APPLYING TO CONTRIBUTIONS FOR THE SURF RESCUE EQUIPMENT

Contribution Type	Index	Date Applied	Indexation Basis
Surf Rescue Facilities	115.1	May 2019	Consumer Price Index – (All Groups) 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
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	0.1 per 100m2 GFA 0.1 per 100m2 GFA
Self Storage Premises	N/A	(admin area) Determined on	(admin area) Determined on
Car Wash	N/A	Application Determined on	Application Determined on
Plant nursery	N/A	Application	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	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 100m ²	0.3 per 100m ²
Function/Conference Centre	N/A	0.3 per 100m ²	0.3 per 100m ²

* **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).**

