

WEST COFFS HARBOUR

Developer Contributions Plan 2017



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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

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

The Coffs Harbour Development Control Plan 2015 makes provision for further residential expansion in the order of 331 additional dwellings accommodating approximately 860 people within the West Coffs DCP Area. The West Coffs catchment will ultimately cater for a population of approximately 6,700 people.

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:

- additional open space
- additional roads and cycleways
- additional community facilities
- flood mitigation and drainage work.

SUMMARY OF WORKS SCHEDULE

A schedule of works, commencement staging and expenditures is summarised at Table 1.

SUMMARY OF CONTRIBUTION RATES

Table 2 summarises the costs of the identified public facilities.

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

DATE OF COMMENCEMENT OF THE PLAN

This plan comes into operation on 16 August 2017. This Plan supersedes the West Coffs Harbour Developer Contributions Plan that came into operation on 31 August 2016.

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

Works Required	Estimated Capital Cost \$	Catchment	Benchmark/Estimated Staging
Drainage and Flood Mitigation - Land Acquisition - Retention Basins and associated works	1,363,139	(Map 2)	Significant works completed in south eastern corner of catchment Future works as surrounding land is developed. Land purchases continuing.
Local Collector Roads - Land Acquisition - Construction	2,087,974	(Map 2)	Work substantially progressed at various locations throughout the catchment. Future works as surrounding land is developed
Donn Patterson Drive	1,149,706	(Map 3)	All works complete. Recoupment of previous expenditure.
Cycleways	966,000	(Map 3)	As demand dictates
Neighbourhood Open Space - Land Acquisition - Embellishment	443,993	(Map 3)	Land is now in Council's ownership. Embellishment as demand dictates.
Precinct Open Space	1,380,000	(Map 3)	Land is now in Council's ownership. Development as demand dictates.
Coffs Creek Drainage	2,139,420	(Map 3)	Complete
Development Studies	95,296	(Map 1)	Complete

Table 2 - Summary Costs by Land Use

Public Facility	Total Cost Of Future Works	Grant Funds or other income	Anticipated Future Lot Yield in Catchment	Contributions collected or levied as at 31-12-2014	Net Cost to be Levied
	\$	\$		\$	\$
Drainage & Flood Mitigation	1,363,139	-	293	836,196	526,943
Local Collector Roads	2,087,974	Nil	293	1,078,556	1,009,418
Donn Patterson Drive	1,149,706	Council cont 57,253	293	807,565	284,888
Coffs Creek Drainage	2,139,420	878,412	293	1,182,903	78,105
Cycleways	966,000	Nil	293	182,459	783,541
Neighbourhood Open Space	742,500	Nil	293	474,349	268,151
Precinct Open Space	1,380,000	Nil	293	967,163	412,837
Development Studies	95,296	Nil	293	50,784	44,512

Table 3 - West Coffs Harbour Contribution Rates

Service / Facility	Net Cost to be Levied	Per Person	Per Lot/ Large Dwelling	Per Small Dwelling
	\$	\$	\$	\$
Drainage & Flood Mitigation	526,943	691.71	1,798.44	1,258.91
Local Collector Roads	1,009,418	1,325.04	3,445.11	2,411.58
Donn Patterson Drive	284,888	373.97	972.31	680.62
Coffs Creek Drainage	78,105	102.53	266.57	186.60
Cycleways	783,541	1,028.54	2,674.20	1,871.94
Neighbourhood Open Space	268,151	352.00	915.19	640.63
Precinct Open Space	412,837	541.92	1,409.00	986.30
Development Studies	44,512	58.43	151.92	106.34
Total Part 7.11 Contributions		4,474.14	11,632.74	8,142.92

Notes:

- In addition to the above the relevant contribution rates in the Coffs Harbour Open Space Contributions Plan, the Coffs Harbour Road Network Plan, The Coffs Harbour Administration Levy Plan, the Surf Rescue Facilities Plan, and Coffs Harbour Water Supply and Sewage Treatment and Carrier Systems Contributions Plan 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 medium density 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 dwellings as defined in 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 (excluding garages and balcony areas).**
- Additional contribution rates for various other types of development are included in this plan at appendix "B".**



MAP 1 WEST COFFS HARBOUR DCP AREA

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Part 7.11 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000 and may be referred to as the West Coffs Harbour Developer Contributions Plan 2016.

PURPOSE OF THE PLAN

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

Other purposes of the plan are to:

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

THE AREA TO WHICH THE PLAN APPLIES

The plan applies to the area known as West Coffs Harbour, which extends generally westward from Mackays Road between Coramba Road to the south and the North Coast Railway to the north extending west to Spagnolos Road. This general area is shown in Map 1. The specific catchment areas of the various contributions to be levied are shown in Maps 1 to 3.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supersedes all Part 7.11 levies included in the previous West Coffs Contributions Plan which came into effect on 2 September 2015.

This contributions plan should be read in conjunction with the Coffs Harbour Open Space Contributions Plan, the Coffs Harbour Road Network Contributions Plan, Surf Rescue Facilities Plan, the Coffs Harbour Administration Levy Contributions Plan, the Coffs Harbour Water and Wastewater Developer Services Plan and other contributions plans that may apply to the release area.

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

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.

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:

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

Where:

C = total cost of works to provide the desired facility

O = Funds from other sources

F = amount of contribution funds held, levied or collected as at 31-12-2014

L = future lots

Contributions paid up to and including 31-12-2014 have been included for the purposes of determining the current contribution amount. Some facilities are the subject of approved development which has been taken into consideration when determining the future lot yield applicable.

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 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.

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 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.

POOLING OF FUNDS

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

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 (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 3 – STRATEGY PLANS

RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL PUBLIC FACILITIES

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

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

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

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

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

The Coffs Harbour Development Control Plan 2015 sets out detailed guidelines for development in the West Coffs catchment. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached dwellings. It also allocates land for local business, local government, open space and environmental protection purposes.

CAUSAL NEXUS

The anticipated increase in population in West Coffs will place greater demands on existing public facilities and require the provision of new public facilities which are not currently available in Coffs Harbour. Table 1 in this plan lists the public facilities to be provided in the West Coffs Harbour catchment.

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

PHYSICAL NEXUS

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

Table 1 identifies the catchment for each public facility to be provided in the West Coffs Harbour area.

TEMPORAL NEXUS

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

Table 1 lists the benchmark or estimated staging for the provision of public facilities in the West Coffs Harbour area.

EXISTING AND FUTURE DEVELOPMENT IN WEST COFFS HARBOUR

According to Forecast id., who have undertaken population estimates on behalf of Council, the population of the West Coffs Harbour catchment was 5,472 in 2015. An analysis of remaining lands, having regard to land constraints, existing and proposed subdivision concepts, indicates that the release area will cater for an additional 293 lots.

According to the ABS census 2011 average occupancy rates in Coffs Harbour in 2011 were as follows:

Dwelling Type	Occupancy Rate
Large Dwelling	2.6 persons /dwelling
Small dwelling	1.8 persons/ dwelling

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) excluding secondary dwellings as defined in 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 100m² (excluding garages and balcony areas).

The majority of housing stock in West Coffs comprises detached dwellings. It is expected that this trend will continue.

It is expected that the future population of the area will have similar characteristics to that in already developed locations in West Coffs Harbour, such as Pearce Drive and Polwarth Drive. These developments exhibit characteristics typical of a developing population model with an above average proportion of 0-14 year olds and 25-39 year olds.

Much of the catchment is constrained by creeks, drainage reserves and sloping land. Special development controls in steep areas, to allow satisfactory provision of access driveways and general construction works without creating erosion problems, will limit the yields in these areas. Residential land not affected by steep slopes would yield approximately 10 lots per hectare.

PROPOSED PUBLIC FACILITIES

FLOOD MITIGATION AND DRAINAGE

The West Coffs development area is traversed by a series of tributaries of Coffs Creek, which forms part of its southern boundary. Flood mitigation and drainage works are required to retard the flow of water into the natural drainage system and mitigate impacts from stormwater runoff, including the impacts from new development on properties both upstream and downstream. In some instances, areas below the 1% AEP flood event can be developed for residential purposes once site filling has occurred.

Substantial works and land purchases have been completed to date with funding being from previous contributions collected, Council funds and state government grants. This plan provides for funding for the purchase of drainage reserves with construction of stormwater detention basin structures to be funded from other sources.

Map 2 illustrates the catchment that would directly benefit from proposed flood mitigation works to be funded by contributions. Land used for this purpose will be held under single (Council) ownership for ease and consistency of management. Council would normally finalise acquisition once the adjoining lands have been fully developed.

Calculation of contribution rate:

$$\begin{aligned} &= \frac{C - F}{L} \\ &= \frac{1,363,139 - 836,196}{293} \\ &= \text{\$1,798.44 per lot} \end{aligned}$$

LOCAL COLLECTOR ROADS

In order to accommodate existing and potential development of land in the West Coffs Harbour area certain roads, both existing and future, have been identified as serving higher than local access. These roads are:

- (i) Donn Patterson Drive
- (ii) Future Collector Road

The principal transport routes will be classified as local collector and distributor roads. These are required to be roads with wider than local access standard, with intersection treatment to be undertaken where necessary. All lots being created in the release area generate traffic. The cost of these facilities, therefore, is to be met by contributions from each lot created.

Where residential lots front the collector roads, contributions will be required to meet the cost of the additional width above 8 metres of construction. Where there are no residential lots fronting the roads, contributions will be required to meet the full cost of construction.

Coffs Harbour City Council has expended funds upgrading Shephards Lane, which forms part of the collector road system, and these funds have been recovered by way of contributions.

Council has also forward funded the construction of Donn Patterson Drive and these funds shall continue to be recovered by way of contributions.

A roundabout has been constructed at the intersection of Roselands Drive off Coramba Road. A type 'C' intersection has been constructed on Coramba Road.

Sections of the collector road system are still to be constructed.

A section of the collector road known as Roselands Drive adjacent to Spagnoles Road will be required to be constructed to a 9 metre wide carriageway. Development adjacent to this section will be required to fund a fully constructed 4m carriageway with the additional 5m of carriageway to be funded from contributions.

The continuation of Pearce Drive to Shephards Lane will be constructed as development proceeds. This is to be constructed to a 9 metre wide carriageway. Development adjacent to this section of collector road will be required to fund a fully constructed 8 metre with the additional metre being funded via contributions.

Maps 2 and 3 illustrate catchments, or areas which would directly benefit from the construction or upgrading of roads proposed to accommodate development in West Coffs Harbour.

Calculation of contribution rate:

Local Collector Roads

$$\begin{aligned}\text{Contribution} &= \frac{C - F}{L} \\ &= \frac{2,087,974 - 1,078,556}{293} \\ &= \textbf{\$3,445.11 per lot}\end{aligned}$$

Donn Patterson Drive

$$\begin{aligned}\text{Contribution} &= \frac{C - F}{L} \\ &= \frac{1,149,706 - 864,818}{293} \\ &= \frac{284,888}{293} \\ &= \textbf{\$972.31 per lot}\end{aligned}$$

CYCLEWAYS

Development in West Coffs Harbour is characterised by a subdivision pattern where numerous allotments back onto reserves, which also act as passive open space. Council will continue to acquire parcels of land zoned for drainage reserve purposes under the DCP once development has occurred in the area. Part of the enhancement of these reserves will include the establishment of shared cycleways and walkways. The West Coffs Development Control Plan component identifies the locations for the proposed cycleways.

Map 3 illustrates the catchment to be served by the proposed walkways and cycleways.

Calculation of contribution rate:

$$\begin{aligned}\text{Contribution} &= \frac{C - F}{L} \\ &= \frac{\$966,000.00 - \$182,459}{293} \\ &= \textbf{\$2,674.20 per lot}\end{aligned}$$

NEIGHBOURHOOD OPEN SPACE

Neighbourhood open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, children's playground areas, passive reserves and drainage reserves. These lands are now in Council ownership with some costs remaining to be recouped via contributions. The catchment for neighbourhood open space is shown on Map 1.

Playgrounds have been constructed at Roselands Drive, Polwarth Drive, and Red Cedar Drive.

Future works include a children's playground, landscaping and furniture at Pearce Drive.

Calculation of contribution rate:

$$\begin{aligned}\text{Contribution} &= \frac{C - F}{L} \\ &= \frac{\$443,993 - 142,111}{293} \\ &= \textbf{\$915.19 per lot}\end{aligned}$$

PRECINCT OPEN SPACE

The provision of social family recreation facilities under this plan is to be based on needs 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 seeks to provide facilities as identified in Council's Open Space Strategy 2010.

Residential development in West Coffs Harbour will generate a demand for a multi-purpose facility, accommodating outdoor recreation facilities including a mix of junior and senior playground facilities, picnic shelters and associated infrastructure. These facilities are to be located on land zoned RE1 Public recreation Zone, adjacent to William Sharp Drive.

Map 1 shows the catchment for precinct open space facilities.

Calculation of contribution rate:

$$\begin{aligned}\text{Contribution} &= \frac{C - F}{L} \\ &= \frac{\$1,380,000 - 967,163}{293} \\ &= \textbf{\$1,409.00 per lot}\end{aligned}$$

COFFS CREEK DRAINAGE WORKS

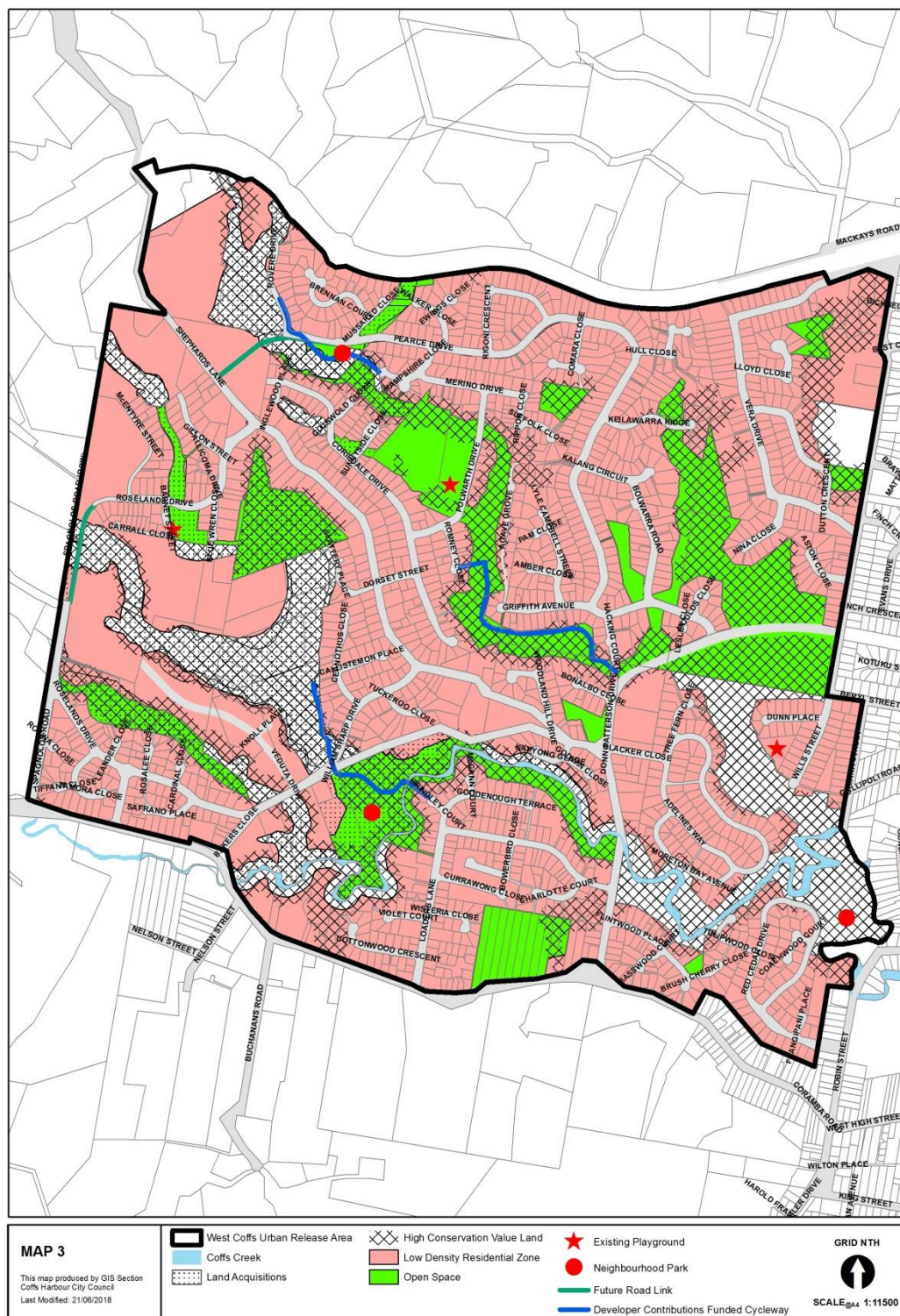
The urban development of the West Coffs land as depicted in Map 5 will alter the flow regime in the Coffs Creek channel, especially in high rainfall intensities during the 5% and 20% probability flood events, requiring channelisation and flood mitigation works. These works comprise "the Coffs Creek Flood Mitigation Works".

The works have all been completed with the final cost being \$2,139,420. A State Government subsidy of \$878,412 was provided.

An amount of \$1,261,008 is, therefore, to be recouped through Section 94 contributions.

Calculation of contribution rate:

$$\begin{aligned}\text{Contribution} &= \frac{C - O - F}{P} \\ &= \frac{\$2,139,420 - \$878,412 - \$1,182,903}{293} \\ &= \textbf{\$266.57 per lot}\end{aligned}$$



MAP 3 **CYCLEWAYS** **PRECINCT OPEN SPACE** **DONN PATTERSON DRIVE** **NEIGHBOURHOOD OPEN SPACE** **COFFS CREEK DRAINAGE**

DEVELOPMENT STUDIES

Part 7.11 of the Environmental Planning and Assessment Act 1979 allows for Councils to recoup costs of the preparation of a DCP and associated studies including developer contribution plans. Various studies have been undertaken as part of the future development of West Coffs Harbour, at a cost of \$95,295.75. This plan includes a contribution towards the cost of the recoupment of this expenditure.

Map 1 illustrates the extent of the West Coffs DCP. Contributions are to be levied on all future development in the West Coffs DCP area.

Calculation of contribution rate:

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

$$= \frac{\$95,296 - \$50,784}{331}$$

$$= \textbf{\$151.92 per Lot}$$

APPENDIX A - INDEXING FACTORS FOR FUTURE WORKS

Contribution Type	Indexation Basis	Index	Date Applied
Flood Mitigation & Drainage Reserves	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Donn Patterson Drive	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Collector Roads	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Cycleways	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Open Space	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Community Facilities	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Coffs Creek Drainage Works	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Development Studies	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014
Land Acquisition	Consumer Price Index – All Groups (A) for Sydney	106.8	31.12.2014

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Part 7.11 Contribution Plans	Water DSP	Waste Water DSP
RESIDENTIAL			
Subdivision lot	1	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling	0.55 per dwelling
Nursing Home	0.35 per bed	0.35 per bed	0.35 per bed
Self-Care retirement unit	0.55 per unit	0.55 per unit	0.55 per unit
Hostel	0.35 per bed	0.35 per bed	0.35 per bed
Group Home	0.35 per bed	0.35 per bed	0.35 per bed
TOURIST AND VISITOR ACCOMMODATION			
Motel / hotel / resort room	0.35 per room	0.35 per room	0.35 per room
Serviced apartments	0.35 per room	0.35 per room	0.35 per room
Backpackers accommodation per 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 1 per 80 seats (pro-rata)	Determined on Application 1 per 80 seats (pro-rata)
Place of worship	N/A		
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) excluding secondary dwellings as defined in 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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