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# WATER SUPPLY

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*Development Servicing Plan 2019*



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## Document Control Table

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Amendment	Authoriser	Approval ref	Date
Inclusion of Coffs Harbour City Centre Development Incentive Policy under Exemptions	Council	2019/80	23 May 2019
Inclusion of Business Incentive Policy under Exclusions section	Council	2019/192	14 Nov 2019

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## SUMMARY

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This Development Servicing Plan (DSP) covers water supply developer charges for the following areas served by Coffs Harbour City Council (CHCC):

- Nana Glen
- Coramba
- Coffs Harbour Coastal Strip (includes Coffs Harbour South, Coffs Harbour North, Boambee, Boambee East, North Boambee Valley, Toormina, Sawtell, Korora, Sapphire, Moonee, Emerald, Woolgooga, Barkhut, Mullaway, Arrawarra and Corindi)

In its meeting on 11 March 2010 Council resolved to levy a developer charge for wastewater services lower than the calculated value. The water supply developer charges calculated for the area covered by this DSP and the Council's proposed charges are below:

<b>WATER SUPPLY</b>	<b>RESIDENTIAL DEVELOPER CHARGE CALCULATED 09/10 (\$ per ET)</b>	<b>DEVELOPER CHARGES PROPOSED BY CHCC 09/10 (\$ per ET)</b>
Coffs Harbour City Council	9,804	8,309

Adopting the lower charges will result in some cross-subsidy from existing customers to new development. The extent of the cross-subsidy is \$72 per year for each residential water supply customer.

This DSP has been prepared in accordance with the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2002) issued by the Minister for Land and Water Conservation (now Department of Environment Climate Change and Water – DECCW), pursuant to section 306 (3) of the Water Management Act 2000. This document is to be registered with the NSW DECCW. The development servicing zone areas covered by this DSP are shown in Appendix A.

The timing and expenditures for works serving the area covered by this DSP are shown in section 4. Standards of service to be provided by Council are provided in section 5.

Developer charges relating to this DSP will be reviewed as described in section 7.5.

The developer shall be responsible for the full cost of the design and construction of water supply reticulation works within subdivisions.

The timing of payment of developer charges is described in section 7.9.

A background document titled CHCC 2009 Water Supply DSP Background Document identifies the characteristics of the assets covered by this DSP and is available from Council.

Section 64 of the Local Government Act 1993 enables a local government council to levy developer charges for water supply, sewerage and stormwater. This derives from a cross-reference in that Act to section 306 of the Water Management Act 2000. A Development Servicing Plan (DSP) is a document which details the water supply, sewerage and/or stormwater developer charges to be levied on development areas utilising a water utility's water supply, sewerage and/or stormwater infrastructure.

This DSP covers water supply developer charges in Nana Glen, Coramba and Coffs Harbour development areas, which are served by Coffs Harbour City Council.

This DSP has been prepared in accordance with the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2002) issued by the Minister for Land and Water Conservation (now Department of Environment Climate Change and Water – DECCW), pursuant to section 306 (3) of the Water Management Act 2000.

This DSP supersedes any other requirements related to water supply developer charges for the area covered by this DSP. This DSP takes precedence over any Councils codes or policies where there are any inconsistencies relating to water supply developer charges.

This DSP was amended on 8/5/2013 with the schedules at appendix B being updated. This DSP was further amended on 18/12/2013 to recognise the gazettal of LEP 2013.

This DSP was further amended on 2 September 2015 to recognise the exemption of Section 64 contributions for Secondary Dwellings as defined under the Affordable Rental Housing State Environmental Planning Policy for consents granted.

This DSP was amended on 31 August 2016 by the inclusion of a reference to Deferred Developer Contributions Policy under Section 64 of the Local Government Act and Part 7:11 of the Environmental Planning and Assessment Act 1979– Applications for Deferment Policy

This DSP was amended on 16 August 2017 to recognise the exemption of Section 64 contributions for Secondary Dwellings as defined under the Affordable Rental Housing State Environmental Planning Policy for an undefined period.

This DSP was further amended on 23 May 2019 to recognise that 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](http://www.coffsharbour.nsw.gov.au)

This DSP was further amended on 14 November 2019 to recognise that Council may consider exempting or providing a concession to change of use commercial developments that meet certain criteria as stipulated in Council's Business Incentive Policy. The policy is available for reference on Council's website [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)

Coffs Harbour City Council – Water Supply	
DSP Area	The area covered by this DSP is shown on plans in Appendix A, which shows the water supply area covered by this DSP.
DSP Boundaries	The basis for defining the DSP areas boundaries is the existing and future development served by Coffs Harbour City Council water supply scheme.
Payment of Developer Charges	Payment of a developer charge is a precondition to the grant of a Compliance Certificate, which must be obtained in order to complete a development. A Compliance Certificate will not be issued until the developer charge payment has been received.
Time and Payment	Council will issue a Notice of Payment – Developer Charges at the time of assessing development application or other type of application. If payment is made within three months of the date of the notice, no further charges will apply for the development. If payment is not received within three months, a payment will be required prior to issue of Compliance Certificate and the charge will be recalculated in accordance with the DSP valid at that time.
Review	Developer Charges relating to this DSP will be reviewed after a period of 5 years. A shorter review period is permitted if a major change in circumstances occurs.
Indexation	The charges will be adjusted quarterly on the basis of movements in CPI all groups for Sydney, excluding the impact of GST.



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## PART 3

# DEMOGRAPHIC AND LAND USE PLANNING INFORMATION

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### 3.1 Growth Projections

CHCC growth projections for Equivalent Tenements (ETs) are shown in Table 1.

Table 1: Projected Demand Growth in ET

	2006	2011	2016	2021	2038
Nana Glen	118	136	167	199	700
Coramba	134	155	191	226	260
Coffs Harbour South (including Boambee, Boambee East and North Boambee Valley)	2,986	3,304	3,779	4,768	6,260
Coffs Harbour North (including Korora)	6,079	6,677	7,287	7,861	10,310
Toormina	4,222	4,509	4,660	4,808	6,100
Sawtell	976	981	986	990	1,260
Sapphire	383	478	583	593	790
Moonee (including Safety Beach and Sandy Beach)	376	857	1,300	1,532	3,085
Emerald	623	703	782	857	2,360
Woolgoolga	1,461	1,786	2,094	2,331	3,415
Barkhut	240	440	602	759	1,270
Mullaway (including Arrawarra)	545	603	684	775	1,720
Corindi	465	515	585	660	1,230
Coffs Harbour Coastal Strip	18,356	20,853	23,342	25,934	37,800

1 ET = a standard urban fully detached dwelling.

Source: CHCC Water Supply DSP 2008 - interim

The population estimated in 2031 is from Council's 'Our Living City' 2008 report.

Table 2: Growth Projections for the Areas Covered by this DSP

Area	Population (estimated in 2031)	Equivalent Tenement s (ETs) 2006	Equivalent Tenement s (ETs) 2038	Total New ETs	Proportion of Growth
Nana Glen	1,790	118	700	582	2.9%
Coramba	620	134	260	126	0.6%
Coffs Harbour Coastal Strip	90,200	18,356	37,800	19,444	96.5%
<b>Total</b>	<b>92,610</b>	<b>18,608</b>	<b>38,760</b>	<b>20,152</b>	<b>100.00%</b>

## 3.2 Land Use Information

This DSP should be read in conjunction with Coffs Harbour City Council Local Environment Plan 2013.

## 4.1 Assets

The existing and proposed water supply assets serving the area covered by this DSP are listed in table 1 and 2 of the CHCC 2009 Water Supply DSP background document.

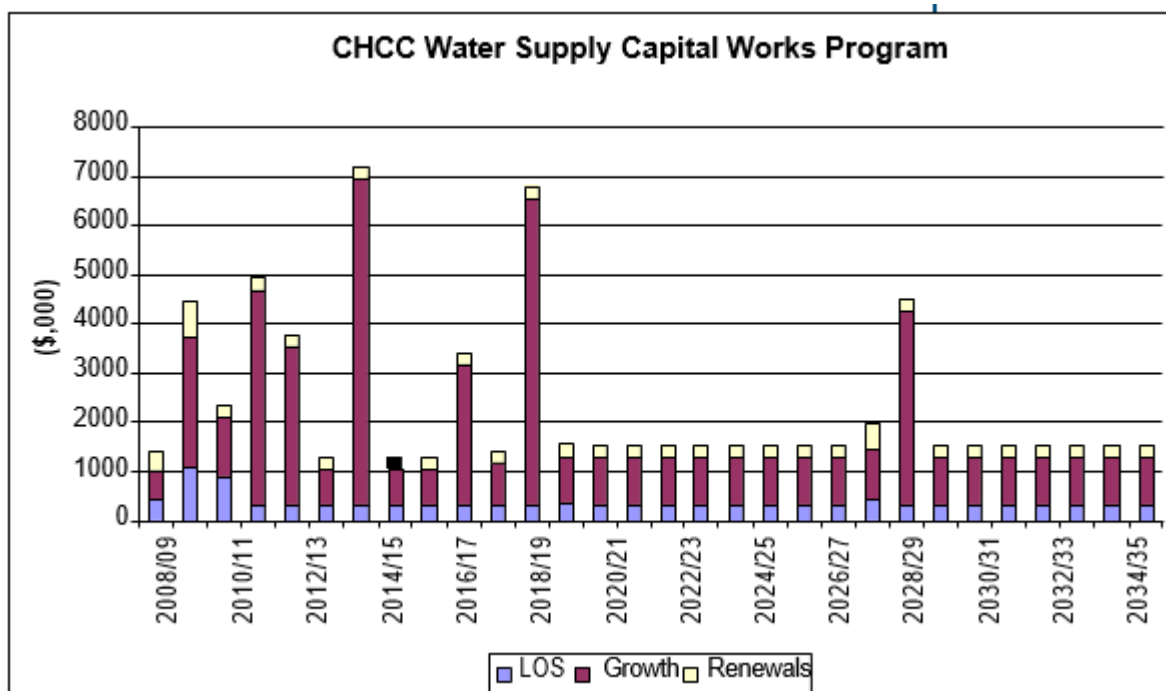
## 4.2 Estimates of Capital Costs

Capital works comprising new works and renewals with an estimated value of \$70.2M will be required over the next 30 years to provide water supply services to the serviced areas.

Capital cost of works to upgrade and improve water supply services is detailed in table 2 of the CHCC 2009 Water Supply DSP background document.

## 4.3 Timing of Works and Expenditure

The annual capital works expenditure for water supply is shown graphically in Figure 1. Timing of works and expenditure are to be reviewed and updated if required.



**Figure 1: CHCC 30 Years Capital Works Program**

The Levels of Service (LOS) are the water supply targets that CHCC aims to achieve. They are not intended as a formal customer contract.

System design and operations are based on providing the standards of service shown below.

- Treated water to 1996 NHMRC/ARMCANZ Australian Drinking Water Guidelines 100% of the time
- Minimum water pressure of 12 meters at the property boundary when supplying the peak instantaneous demand
- Nil unplanned interruptions greater than 6 hours
- Nil programmed interruptions greater than 4 hours
- Unrestricted peak water demand of 2.3 kilolitres per ET per day

The bulk water supply from the Regional Water Supply and Karangi Dam were designed to provide a secure yield. The secure yield is considered to be the annual demand which can be supplied from the headworks over a period of records used in the analysis and satisfying the following conditions:

- Unrestricted water demand of 230 kilolitres per ET per annum
- Water restrictions should not be applied more than 5% of the time
- Water restrictions should not be imposed more often than once every 10 years on average
- The system should be able to supply 80% of the normal demand (i.e. 20% reduction in consumption) through a repeat of the worst drought on record

The key considerations for the procedures were that:

- It is neither practical, economic nor environmentally responsible, to provide “restriction free” water supply systems
- A trade off is necessary between the security of supply provided (i.e. the relative lack of restrictions) and the associated capital and operating costs

Investigation and design of water supply components is based on the following:

- Water Supply Investigation Manual (1990) - This Manual was prepared by NSW Public Works and is now managed by the DLWC
- WS-SPEC Water Service Specification (2000)
- Water Reticulation Code of Australia WSA 03 (1999)
- Design parameters as nominated in the Coffs Harbour Water Supply Strategy Study (de Groot & Benson, 1998).

## PART 7

## CALCULATED DEVELOPER CHARGES

### 7.1 Summary of Proposed Developer Charge

In its meeting on 11 March 2010 Council resolved to levy a developer charge for wastewater services lower than the calculated value. The proposed water supply developer charge is 25% higher than the current contribution charges. Table and graph below show the proposed water supply developer charges and the cross-subsidy involved.

Developer Charge 09/10 (\$ per ET)		Cross subsidy to new development	Cross subsidy from Typical Residential Bills (\$/assessment)	Required TRB (10/11 onwards) (\$/assessment)	Resulting Increase in TBR (%)	Resulting total cross subsidy over 30 years (\$M)
Calculated	14,130	Nil	Nil	398	Nil	Nil
Proposed by CHCC	8,690	5,440	72	470	18	70

**Note:** TRB stands for Typical Residential Bills

### 7.2 Summary of Proposed Developer Charges

The developer charges for the area covered by this DSP are as follows:

	Weighted Capital Charge 08/09 (\$ per ET)	Reduction Amount (\$ per ET)	Developer Charge 09/10 (\$per ET)
Water Supply	15,046	1,247	14,130

The developer charge is indexed to 2009/10 Sydney's CPI of 2.4%. This amount has been calculated on the basis of the following capital charges and reduction amounts.

## 7.3 Capital Charge

The capital charges for the area served by this DSP have been calculated as follows:

Area	Capital Charge (\$ per ET)	Proportion of Growth (%)	Weighted Capital Charge 08/09 (\$ per ET)
Nana Glen	15,786	2.9	456
Coramba	13,590	0.6	14,505
Coffs Harbour Coastal Strip	15,033	96.5	85
<b>Total</b>			<b>15,046</b>

## 7.4 Reduction Amount

Council has adopted the NPV of Annual Charges method to calculate the Reduction Amount. This method calculates the reduction amount as the NPV of the future net income from annual charges (income less OMA) for the development area.

The reduction amount was calculated using a Financial Plan prepared using FINMOD Financial planning software and a reduction amount calculator developed by DECCW which are based on a 30 year projection. A 10 year calculation of the reduction amount was carried out and extended to 30 years. Details of the reduction amount calculation are included in the CHCC 2009 Water Supply DSP background document.

## 7.5 Reviewing/ Updating of Calculated Developer Charges

Developer charges relating to this DSP will be reviewed at not greater than 5-yearly intervals. In the period between any reviews, developer charges will be adjusted quarterly on the basis of movements in CPI for Sydney, excluding the impact of GST. Developer charges will be those charges determined by Council from time to time and will be published in Council's Annual Fees and Charges.

## 7.6 Exclusions

The developer charges do not cover the costs of reticulation works and assets commissioned pre -1970. The developer shall be responsible for the full cost of the design and construction of water supply reticulation works within subdivisions, as well as works leading up to that subdivision.

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 plan.

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 certain residential and tourist accommodation developments, within the Coffs City Centre. Specific developments may qualify by meeting the criteria as outlined in Council's Coffs City Centre Development Incentive Policy. The policy is available for reference on Council's website [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)

Council may consider exempting or providing a concession to change of use commercial developments that meet certain criteria as stipulated in Council's Business Incentive Policy. The policy is available for reference on Council's website [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)

## **7.7 Developments Requiring Forward Funding**

Developments requiring the provision of infrastructure prior to the planning phase by Council will require the developer to forward fund infrastructure at their own costs and they will be reimbursed as Council receive developer charges from other developments reliant on that infrastructure in the area.

## **7.8 Payment for Developer Charges**

All developer charges will be paid at the rate applicable at the time of application for a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000.

## **7.9 Timing of Payment of Developer Charges**

Payment of developer charges must be finalised at the following stages:

- Development consents for subdivisions – prior to the issue of a subdivision certificate
- Development consents involving building work – prior to the issue 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
- Where an applicant wishes to seek a deferral of contributions payable they should consult Councils current "Deferred Developer Contributions Policy".



## **7.10 Methodology for Determining Developer Charges to be paid**

Refer to Appendix B to determine developer charges to be paid.

Developer charges will be applied as follows to all properties rated for water supply (paying standing charge):

- For residential lot in subdivision 1 Residential lot = 1 ET
- The first lot in a residential subdivision is exempt from developer charges
- The developer charge for a dual occupancy, villa, townhouse or residential flat development is the number of ET's (Equivalent Tenements) generated as per Appendix B minus the charge for one lot (1 ET).

Properties not rated for water supply (paying a standing charge) do not receive the one lot credit.

## **7.11 Developments Outside Boundaries of DSP**

After the adoption of DSP, an unforeseen new development may occur outside the boundaries of the DSP (see Appendix A). If the planning authorities approve the development, Coffs Harbour City Council as the utility may either:

- Apply the developer charges adopted for the DSP to the new development, or
- Prepare a new DSP for the new development

Such a development is likely to require the construction of specific assets. Provided that there are no other constraints to the development, Coffs Harbour City Council may approve construction of the essential assets ahead of time. In such cases the assets will be sized by the Council in accordance with the requirements of the DSP, and the full capital cost would be met by the developer, in addition to the developer charges levied on the development.

If the asset funded by this developer will serve other future development, the developer may be reimbursed when Council collects developer charges from the future development.

Council and the developer must enter into an agreement stating how the developer will be reimbursed in the future.

## **7.12 Works in Kind**

Council may accept an applicant's offer to make a contribution by way of a works in kind contribution.

Applicants should consult Council's current Works in Kind Policy prior to making an application for the undertaking of Works in Kind.

Background information and calculations relating to this DSP are contained in the following documents:

- Developer Charges for Water Supply, Sewerage and Stormwater Guidelines, December 2002
- CHCC 2009 Water Supply DSP Background Document (This document contains detailed calculations for the capital charge and reduction amount, including asset commissioning dates, size/length of assets, MEERA valuation of assets, and financial modelling for calculations of reduction amounts. These documents can be reviewed in Councils offices by appointment).

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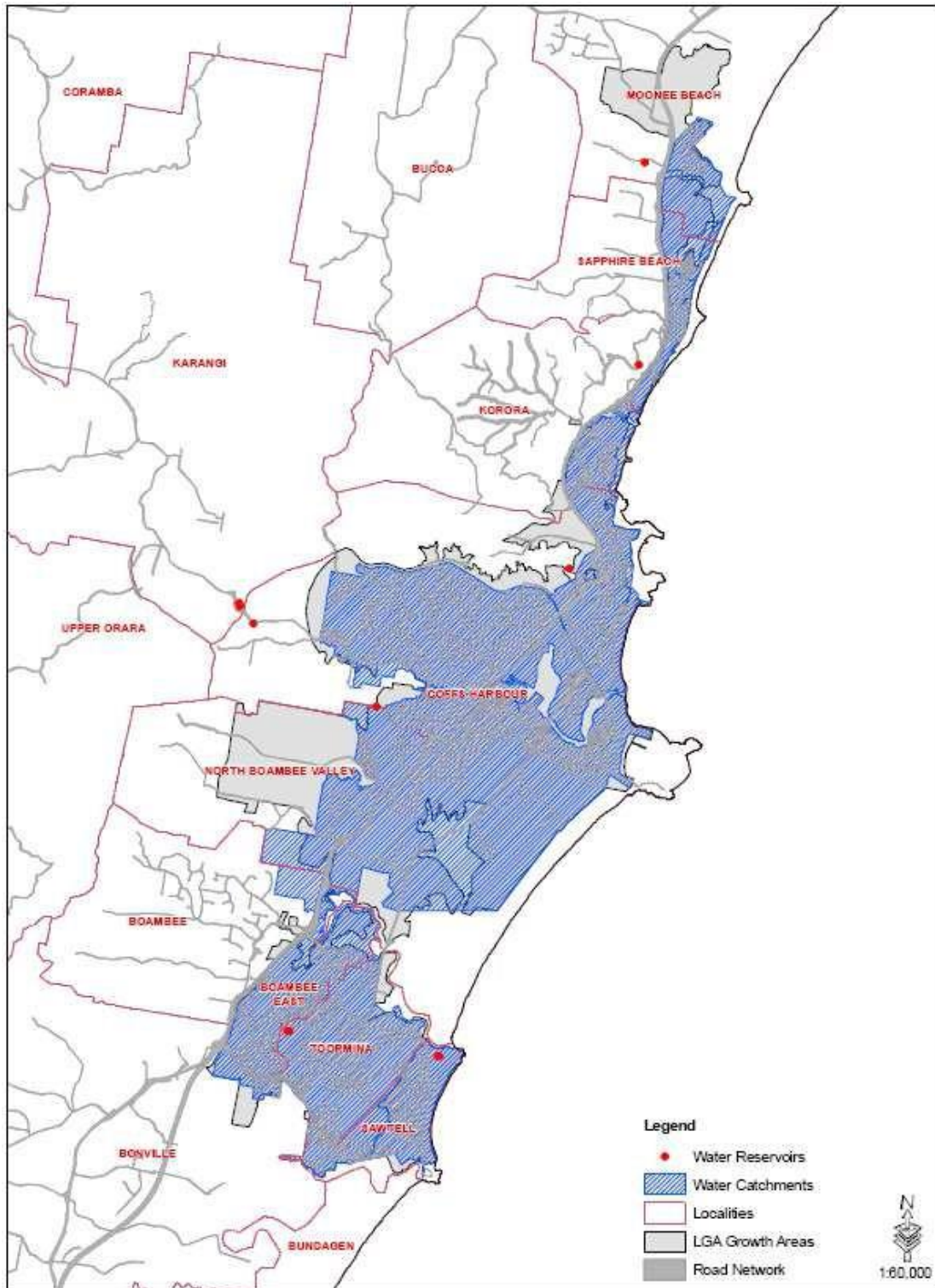
## PART 9

## OTHER DSPS AND RELATED PLANS

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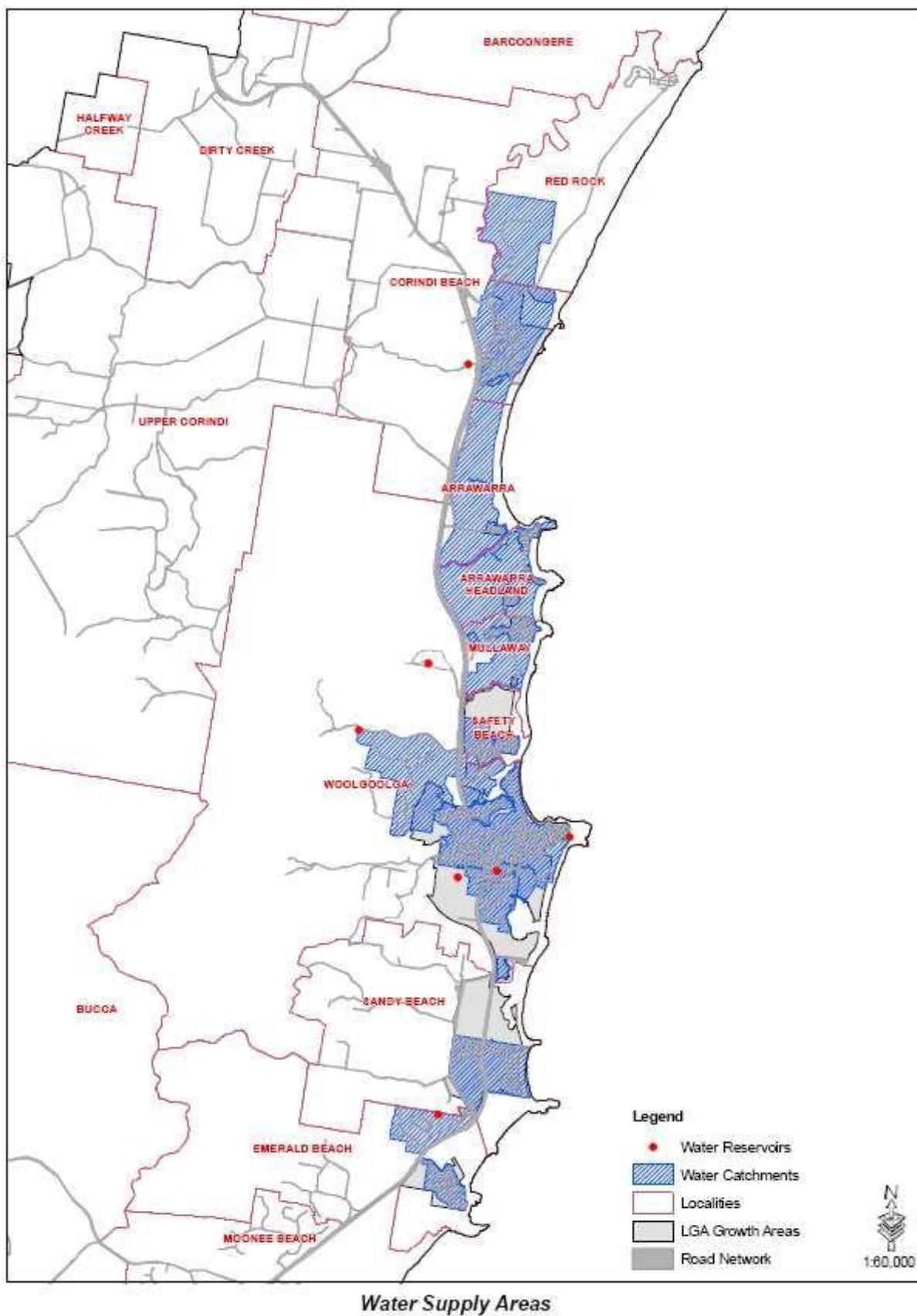
- Coffs Harbour City Council DSP for Water Supply 2015.

<b>Annual Demand</b>	Total annual water consumption
<b>Capital Cost</b>	The present Value (MEERA basis) of assets used to service the development
<b>Capital Charge</b>	Capital cost of assets per ET x Return on Investment (ROI) factor.
<b>CHCC</b>	Coffs Harbour City Council
<b>CPI</b>	Consumer Price Index
<b>Developer Charge</b>	A charge levied on developers to recover part of the capital cost incurred in providing infrastructure to new development.
<b>DECCW</b>	Department of Environment Climate Change and Water (formerly DWE)
<b>DSP</b>	Development Servicing Plan
<b>DLWC</b>	Department of Land and Water Conservation
<b>EP</b>	Equivalent Person
<b>ET</b>	Equivalent Tenement
<b>LEP</b>	Local Environment Plan
<b>MEERA</b>	Modern Equivalent Engineering Replacement Asset
<b>NPV</b>	Net Present Value
<b>OMA</b>	Operation, maintenance and administration (costs)
<b>Post 1996 Asset</b>	An Asset that was commissioned by a water utility on or after 1 January 1996 or that is yet to be commissioned.
<b>Pre-1996 Asset</b>	An Asset that was commissioned by a water utility before 1 January 1996.
<b>Reduction Amount</b>	The amount by which the capital charge is reduced to arrive at the developer charge. This amount reflects the present value of the capital contribution that will be paid by the occupier of a development as part of future annual charges.
<b>ROI</b>	Return on investment. Represents the income that is, or could be, generated by investing money.
<b>Service Area</b>	An area served by a separate water supply system, a separate small town or village, or a new development of over 500 lots.



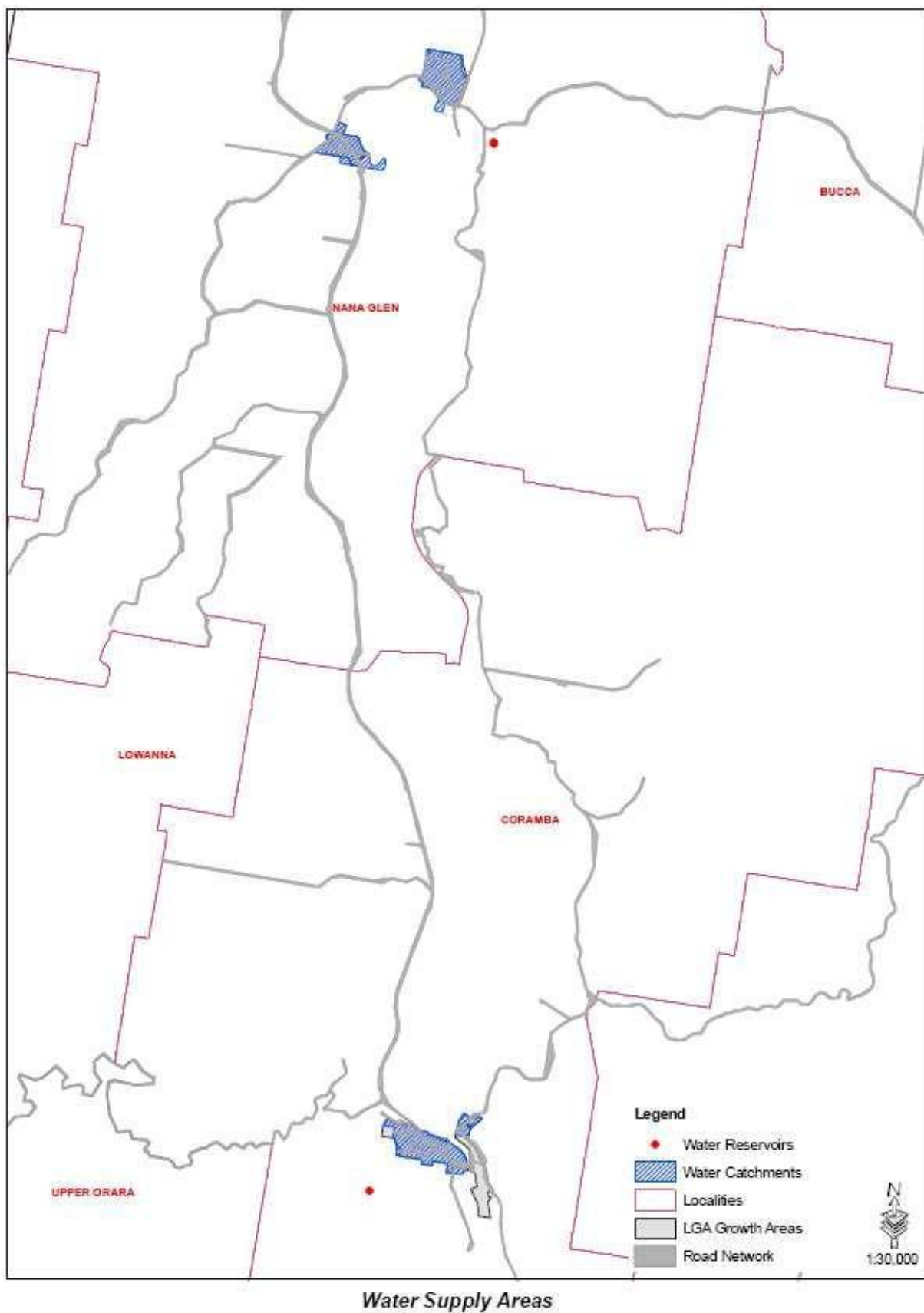
Water Supply Areas

**Figure 2: Coffs Harbour South Serviced Areas**



**Figure 3: Coffs Harbour North Serviced Areas**





**Figure 4: Coramba and Nana Glen Serviced Areas**

## APPENDIX B

## CALCULATION OF DEVELOPER CHARGES TO BE PAID

Charges shall be calculated for each development application as follows:

$$C = A \times B$$

C = Developer Charges Payable

A = \$8,690/ET as at 30/6/2010 or as revised in Council's Annual Fees and Charges

B = Number of ET's (Equivalent Tenements) from Table 3 (development types) or Table 4 (sum of individual fixtures).

**Table 3 Equivalent Tenement Loadings – Development Types**

CLASSIFICATION	Unit Rate per ET Water DSP	Unit Rate per ET Waste Water DSP
RESIDENTIAL		
Subdivision lot	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling
Nursing Home	0.35 per bed	0.35 per bed
Self Care retirement unit	0.55 per unit	0.55 per unit
Hostel	0.35 per bed	0.35 per bed
Group Home	0.35 per bed	0.35 per bed
TOURIST AND VISITOR ACCOMMODATION		
Motel / hotel / resort room	0.35 per room	0.35 per room
Serviced apartments	0.35 per room	0.35 per room
Backpackers accommodation per bed	0.1 per bed	0.1 per bed
Bed & Breakfast Accommodation	0.35 per room	0.35 per room
Guest House/Hostel	0.35 per room	0.35 per room
Caravan/Camp/cabin site - Permanent	0.6 per site	0.6 per site
Caravan/ Cabin site temporary	0.35 per site	0.35 per site
Camp/Tent Site temporary	0.25 per site	0.25 per site



CLASSIFICATION	Unit Rate per ET	Unit Rate per ET
	Water DSP	Waste Water DSP
<b>BUSINESS PREMISES</b>		
Shop	0.3 per 100m2	0.3 per 100m2
General Store	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Convenience Store	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Supermarket	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Bulky Goods premises	0.2 per 100m2	0.2 per 100m2
Hairdressing/beauty Salon	0.5 per 100m2	0.5 per 100m2
Laundromat	0.5 per machine	0.5 per machine
Office Premises	0.65 per 100m2 GFA	0.65 per 100m2 GFA
Warehouse/distribution Centre	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Industrial Premise ***	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Car Wash	0.1 per 100m2 GFA (admin area)	0.1 per 100m2 GFA (admin area)
Plant Nursery	Determined on Application	Determined on Application
Service Station	0.6 per lane Determined on Application	0.6 per lane Determined on Application
Car Sales Showroom (indoor)	Determined on Application	Determined on Application
Car Sales Showroom (outdoor)	Determined on Application	Determined on Application
<b>FOOD AND DRINK PREMISES</b>		
Café / Coffee Shop	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Convenience Store	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Fast Food/Snack Bar No amenities	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Fast Food/Snack Bar with amenities	1.5 per 100m2 GFA	1.5 per 100m2 GFA
Restaurant	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Hotel Public Bar	1.4 per 100m2 GFA	1.4 per 100m2 GFA
Lounge/beer garden	1.3 per 100m2 GFA	1.3 per 100m2 GFA
Registered Club - Licensed	0.6 per 100m2 GFA	0.6 per 100m2 GFA
Registered Club - Unlicensed	0.3 per 100m2 GFA	0.3 per 100m2 GFA
<b>COMMUNITY FACILITIES</b>		
Child care without Laundry - per child	0.04 per child	0.04 per child
Child care with Laundry - per child	0.07 per child	0.07 per child
Marina per berth -	Determined on application	Determined on application
Place of worship	1 per 80 seats (pro-rata)	1 per 80 seats (pro-rata)
Cultural Establishment	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Correctional Centre	0.5 per bed	0.5 per bed

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET
	Water DSP	Waste Water DSP
Educational Establishment		
- Primary/Secondary School	0.04 per student	0.04 per student
- Tertiary	0.04 per student	0.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student
Eco Tourism facility	Determined on application	Determined on application
Passenger Transport Terminal	0.15 per 100m2 GFA	0.15 per 100m2 GFA
HEALTH SERVICE FACILITIES		
Hospital	1 per bed 0.5 per consultancy room	1 per bed 0.5 per consultancy room
Medical Centre	0.5 per consultancy room	0.5 per consultancy room
Dental Surgery	0.5 per consultancy room	0.5 per consultancy room
Veterinary Clinic	0.5 per consultancy room	0.5 per consultancy room
ENTERTAINMENT		
Bowling Alley	0.2 per alley	0.2 per alley
Brothel	0.4 per room	0.4 per room
Swimming Pool - Commercial	7 per ML	7 per ML
Recreational centre - indoor	0.3 per 100m2	0.3 per 100m2
Function/Conference Centre	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) not including 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).**

## Equivalent Tenement Loadings - Known Fixtures:

Table 4 is only to be used if the development type is not categorised in Table 3 or if the development is to be determined on application.

**Table 4: Calculation of Equivalent Tenements from known fixture units**

Fixture	Equivalent Tenement (ET) Water Supply
Ablution Trough	0.18
Autopsy Table	0.18
Bar Sink (Domestic)	0.07
Bar Sink (Commercial)	0.18
Basin	0.07
Bath	0.26
Bed Pan Steriliser & Washer (Cistern)	0.26
Bed Pan Steriliser & Washer (Flush Valve)	0.18
Bidet	0.07
Bain Marie	0.07
Carwash (Commercial)	6.85
Cleaner's Sink	0.07
Clothes Washing Machine (Domestic)	0.3
Clothes Washing Machine (Commercial)	0.63
Combination Pan Room Sink & Flushing Bowl	0.37
Dental Unit	0.07
Dishwasher (Domestic)	0.18
Dishwasher (Commercial)	0.03
Drinking Fountain	0.07

Fixture	Equivalent Tenement (ET) Water Supply
Garbage Grinder (Domestic)	0.07
Garbage Grinder (Commercial)	0.07
Glass Washing Machine	0.18
Kitchen Sink (Commercial)	0.3
Laboratory Sink	0.07
Laundry Trough, Single or Double	0.3
Potato Peeler	0.18
Refrigerated Cabinet	0.07
Sanitary Napkin Disposal Unit	0.18
Shower	0.11
Shower Bath	0.18
Slop Hopper (Cistern)	0.26
Slop Hopper (Flush Valve)	0.37
Stable (based on a per stable calculation)	0.74
Steriliser	0.07
Urinal (2.4 meters of wall length or 4 stalls)	0.18
Water-closet (cistern)	0.26
Water-closet (Flush Valve)	0.37
Group of Fixtures in one room (bath, basin, shower, water closet)	0.37
Tundish	0.07



**COFFS HARBOUR CITY COUNCIL**  
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