



Coffs Harbour City Council

01 July 2015

ORDINARY MEETING

The above meeting will be held in the Council Chamber, Administration Building, corner Coff and Castle Streets, Coffs Harbour, on:

THURSDAY, 9 JULY 2015

The meeting commences at **5.00pm** and your attendance is requested.

AGENDA

1. Opening of Ordinary Meeting
2. Acknowledgment of Country
3. Disclosure of Interest
4. Apologies
5. Public Addresses / Public Forum
6. Mayoral Minute
7. Mayoral Actions under Delegated Authority
8. Confirmation of Minutes of Ordinary Meeting – 25 June 2015
9. Notices of Motion
10. General Manager's Reports
11. Consideration of Officers' Reports
12. Requests for Leave of Absence
13. Matters of an Urgent Nature
14. Questions On Notice
15. Consideration of Confidential Items (if any)
16. Close of Ordinary Meeting.

Steve McGrath
General Manager



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
9 JULY 2015

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SI15/31 CITY CENTRE MASTERPLAN COMMITTEE ANNUAL REPORT 2013/14



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

25 JUNE 2015

Present: Councillors D Knight (Mayor), J Arkan, N Cowling, R Degens, G Innes, B Palmer, K Rhoades, M Sultana and S Townley

Staff: General Manager, Director Sustainable Infrastructure, Director Sustainable Communities, Director Business Services and Executive Assistant

The meeting commenced at 5.00 pm with the Mayor, Cr D Knight in the chair.

We respectfully acknowledge the Gumbaynggirr Country and the Gumbaynggirr Aboriginal peoples who are traditional custodians of the land on which we meet and their Elders both past and present.

The Mayor reminded the Chamber that the meeting was to be recorded, and that no other recordings of the meeting would be permitted.

DISCLOSURES OF INTEREST

The General Manager read the following disclosure of interest to inform the meeting:

Councillor	Item	Type of Interest
Cr Palmer	SC15/25 Commencement of Section 355 Tourism Committee	Non Pecuniary - Less Than Significant as he operates a tourism service based business
Cr Palmer	SI15/29 City Centre Masterplan Terms of Reference	Non Pecuniary - Less Than Significant as his wife operates a retail business in the Coffs Harbour CBD
Cr Innes	SI15/29 City Centre Masterplan Terms of Reference	Non Pecuniary - Significant Conflict as his wife owns a business that competes with business in the CBD

Councillor	Item	Type of Interest
Cr Sultana	RM15/3 Allocation of Funds for a League Teams Camp and Trial Football Match - Rescission Motion	Non Pecuniary - Less Than Significant as he coaches the Under 12 football team at Woolgoolga
Director, Sustainable Communities	RM15/3 Allocation of Funds for a League Teams Camp and Trial Football Match - Rescission Motion	Non Pecuniary - Less Than Significant as he is a registered player with North Coast Football

APOLOGY

No apologies.

PUBLIC ADDRESS

Cr Innes left the meeting, the time being 5.02pm.

Time	Speaker	Item
5.00pm	Rod McKelvey, CBD Masterplan Committee	SI15/29 City Centre Masterplan Terms of Reference

Cr Innes returned to the meeting, the time being 5.15pm.

CONFIRMATION AND ADOPTION OF MINUTES

- 128 RESOLVED** (Arkan/Palmer) that the minutes of the Ordinary meeting held on 11 June 2015 be confirmed as a true and correct record of proceedings.
- 129 RESOLVED** (Degens/Palmer) that the minutes of the Extraordinary meeting held on 17 June 2015 be confirmed as a true and correct record of proceedings.

Cr Innes left the meeting, the time being 5.16pm.

SUSTAINABLE INFRASTRUCTURE DEPARTMENT REPORT

SI15/29 CITY CENTRE MASTERPLAN TERMS OF REFERENCE

Executive Summary

At its meeting of 12 June 2014, Council considered a City Centre Masterplan Committee progress report which detailed the status of a number of City Centre Masterplan projects.

As the tenure of the Committee effectively expired in August 2014, Council also resolved at that meeting to;

“Note that a workshop be held with the current CBD Masterplan Committee and a report brought back to Council on the Committee Terms of Reference and membership of the CBD Masterplan Committee.”

A Workshop was subsequently held 4 September 2014 with the City Centre Masterplan Committee on a revision of the Terms of Reference (ToR). As the City Centre Masterplan Committee is a 355 Committee, the formal review was held over pending the adoption of the Guidebook for Section 355 Community Committees which was approved by Council at the meeting on 26 February 2015.

The CBD Committee was requested to comment on the draft terms of reference, specifically regarding the inclusion of an elected representative on the committee and the term of office provision in the draft ToR, refer Attachment 3. Subsequently a response has been received from the CBD Committee, refer Attachment 4.

This report provides comment on the draft ToR and discusses the general operation of the CBD Masterplan Committee.

MOVED (Sultana/Palmer) that:

1. Council adopt the City Centre Masterplan revised Terms of Reference.
2. In accordance with the request from the City Centre MasterPlan Committee, Council appoint the Mayor to the City Centre Masterplan Committee.
3. Council note the process set out at point 3 of the Issues section of this report for the reappointment of CBD Masterplan Committee members.

AMENDMENT

130 RESOLVED (Townley/Sultana) that:

1. Council adopt the City Centre Masterplan revised Terms of Reference.
2. In accordance with the request from the City Centre MasterPlan Committee, Council appoint the Mayor to the City Centre Masterplan Committee and also amend Clause 4 of the Terms of Reference to reflect two city centre retailers / business operators (not property owners) in lieu of the current provision for one city centre retailer.
3. Council note the process set out at point 3 of the Issues section of this report for the reappointment of CBD Masterplan Committee members.

The **AMENDMENT** on being put to the meeting was **CARRIED**. It then became the **MOTION** and on being put to the meeting was declared **CARRIED**.

Cr Innes returned to the meeting, the time being 5.31pm.

RESCISSION MOTION

RM15/3 ALLOCATION OF FUNDS FOR A LEAGUE TEAMS CAMP AND TRIAL FOOTBALL MATCH - RESCISSION MOTION

- 131 RESOLVED** (Sultana/Palmer) that the following Resolution number 108 of the Ordinary Meeting of 11 June 2015 be rescinded.

That Council consider \$50,000 of the funds previously allocated to attract an A League Football Match to Coffs Harbour, be made available to North Coast Football and Pacific Bay Resort.

The **MOTION** on being put to the meeting was declared **CARRIED**.

- 132 RESOLVED** (Sultana/Palmer) that:

1. Council seek a memorandum of understanding with North Coast Football to develop a schedule of costs and responsibilities required to stage an A league pre season match on 7th August at CEX International Stadium.
2. Council also offer an allocation of no more than \$50,000 of previously allocated funds within the sports unit budget towards the A League fixture.
3. Any funds generated through possible sponsorships will be applied to any shortfalls in funds after the \$50,000 has been allocated.

The **MOTION** on being put to the meeting was declared **CARRIED**.

GENERAL MANAGER'S REPORTS

GM15/11 NORTH EMERALD BEACH - RESOLUTION NO 66

Executive Summary

At the Ordinary meeting of Council on 23 April 2015 Cr Townley, via a Notice of Motion moved and Council resolved:

1. *Council's Property Valuer prepares a report for Council with an estimated purchase value for the land known as Lot 62 DP 1143405 at North Emerald Beach.*
2. *Council enter into discussion regarding contributory funding options from the relevant State and Federal Government departments such as the NSW Roads & Maritime Services, Office of Environment and Heritage, North Coast Local Land Services, Environmental Trust and others.*
3. *Council acknowledge the above information is being prepared for the sole purpose of understanding the situation clearly, and that any decision to pursue the purchase of the property will not be made without a formal resolution of Council having been adequately informed about the issues and to provide transparency.*

Subsequently, the following week Council was served notice of a class 1 appeal from Pridel Investments (the Emerald Beach property) in the Land & Environment Court.

- 133 RESOLVED** (Townley/Arkan) that Council notes the contents of this report and takes no further action on Notice of Motion 15/8 - Lot 62 DP 1143405 at North Emerald Beach until a judgement has been handed down in the Land and Environment Court, at which time Council will reassess its position.

GM15/12 CODE OF MEETING PRACTICE - NOTICE OF DRAFT POLICY TO BE PLACED ON PUBLIC EXHIBITION

Executive Summary

To advise Council and the community of the public exhibition of the draft Code of Meeting Practice.

In accordance with Section 361 of the Local Government Act 1993, (the Act) any amendment to the Code of Meeting Practice is required to be on public exhibition for a period of 28 days allowing 42 days after the date on which the draft code is placed on public exhibition during which submissions may be made to the Council.

134 RESOLVED (Innes/Arkan) that:

1. In accordance with Section 361 of the Local Government Act 1993, Council gives public notice of its intention to adopt the Code of Meeting Practice as attached and allow at least 42 days for the making of public submissions.
2. Following the exhibition period, Council considers a further report including a summary of any submissions received.

AMENDMENT

MOVED (Townley/Sultana) that:

1. In accordance with Section 361 of the Local Government Act 1993, Council gives public notice of its intention to adopt the Code of Meeting Practice as attached and allow at least 42 days for the making of public submissions.
2. Amend Section 8.13.1 to "a Councillor may not read a prepared speech authored by another person".
3. Following the exhibition period, Council considers a further report including a summary of any submissions received.

The **AMENDMENT** on being put to the meeting was **LOST**. The **MOTION** on being put to the meeting was declared **CARRIED**.

DIVISION

MOVED (Cowling/Townley) that a division be called, and those members voting for and against the motion were recorded:

VOTED FOR

Cr Degens
Cr Palmer
Cr Arkan
Cr Townley
Cr Knight
Cr Sultana
Cr Innes
Cr Rhoades

VOTED AGAINST

Cr Cowling

GM15/13 FIT FOR THE FUTURE IMPROVEMENT PROPOSAL

Executive Summary

At its meeting held on 11 June 2015 Council was provided an update report on the preparation and progress of Council's Fit for the Future Improvement Proposal and the interrelationship between the Improvement Proposal's action plan and Council's current Financial Sustainability Strategies.

Council's scale and capacity was assessed by the Independent Local Government Review Panel and was deemed to satisfy this criterion, and therefore no immediate merger was recommended. Consequently, Council is required to prepare an Improvement Proposal (Template 2) for submission by 30 June 2015.

The Improvement Proposal template addresses each of the criteria and the associated benchmarks. The ratios are focussed on General Fund only, with water and sewerage performance information provided; however, the approach to the assessment of this information is unclear. Council is required to demonstrate its improvement toward these benchmarks by 2019/2020 through strategies and associated action plans.

The Improvement Proposal includes the following key strategies:

- Transformation to Sustainability (T2S) Program
- Special Rate Variations approved by IPART
- Improving asset management
- Additional revenue or growth revenue opportunities
- Proposed North Coast Joint Organisation

The Improvement Proposal presents an overall picture, where by the required timeframe of 2019/2020, Council is expected to be able to either meet the Fit for the Future benchmarks or show the necessary improvements required.

Consultants AEC Group Ltd have undertaken a peer review of the Improvement Proposal to provide quality assurance. Their findings (Attachment 2) are supportive of Council's approach and have been addressed in the final Improvement Proposal (Attachment 1) submitted for Council endorsement.

135 RESOLVED (Rhoades/Palmer) that Council endorses the attached Fit for the Future Improvement Proposal.

SUSTAINABLE COMMUNITIES DEPARTMENT REPORTS

SC15/24 DEVELOPMENT APPLICATION NO. 0504/15 DEMOLITION OF MOTEL, CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING HOTEL, RETAIL PREMISES AND MULTI DWELLING HOUSING - LOT 56 DP 1187099, 78 BEACH STREET, WOOLGOOLGA

Executive Summary

This report provides an assessment of Development Application 0504/15 for demolition of motel, construction of hotel, retail premises and multi dwelling housing at Lot 56, DP1187099, 78 Beach Street, Woolgoolga. The application was advertised and notified and a total of three (3) submissions were received, all of which raised objections to the proposed development. It is recommended that the application be granted conditional approval.

At its meeting of 15 December 2005, Council resolved:

1. *That development applications for approval involving substantial aspects of the following elements be referred to Council for determination:*
 - *Significant public interest and community input;*
 - *Substantial non-compliance with relevant strategic controls;*
 - *Significant land use;*
 - *Major environmental issue(s);*

Accordingly, this matter is reported to Council for determination due to the proposal involving a significant land use.

136 RESOLVED (Innes/Degens) that:

1. Development Application No. 0504/15 for demolition of Motel, construction of Mixed Use Development comprising Hotel, Retail Premises and Multi Dwelling Housing at Lot 56, DP1187099, 78 Beach Street, Woolgoolga be approved subject to the conditions provided in Attachment 3.
2. Persons who made a submission on Development Application No. 0504/15 be informed of Council's decision.
3. Council commence the process to extend the Alcohol Free Zone in Woolgoolga to incorporate Younger Lane

VOTED FOR

Cr Degens
Cr Cowling
Cr Innes
Cr Townley
Cr Knight
Cr Palmer
Cr Rhoades

VOTED AGAINST

Cr Arkan
Cr Sultana

SC15/25 COMMENCEMENT OF SECTION 355 TOURISM COMMITTEE

Executive Summary

At the 13 November 2014 meeting, Council resolved to:

1. *Endorse, in principle, the documents which form the 'Action Plan for Marketing the Coffs Coast as a Tourism Destination'.*
2. *Notes that a further report will be presented to Council outlining the Terms of Reference and membership of Section 355 committee which has a role to recommend the strategic direction for marketing the Coffs Coast.*
3. *Notes the Bellingen Shire Council continue to be engaged in this process by participation in the development of the Terms of Reference and also through an offer of on-going membership of the committee.*
4. *The members of the Tourism Coffs Coast Board be thanked for the participation and commitment to this project.*

This report provides Council with the terms of reference for the committee, and a list of industry representatives as nominated by the Tourism Coffs Coast board.

137 RESOLVED (Palmer/Sultana) that:

1. Council adopt the Terms of Reference for the Section 355 Tourism Committee.
2. Council approves the appointment of the following six (6) industry members for the inaugural term of the committee:

Coffs Harbour representatives:

- 2.1. Dene Zahner
- 2.2. David Laarhoven
- 2.3. Paige Sinclair
- 2.4. Michael Hall

Bellingen representatives:

- 2.5. Yvonne Wynen
- 2.6. Jenny Sewell

3. Council appoints one (1) Councillor to the committee.

138 RESOLVED (Sultana/Degens) that Cr Palmer be nominated.

As there were no other nominations, Cr Palmer was declared as the appointed Councillor member for the Section 355 Tourism Committee.

BUSINESS SERVICES DEPARTMENT REPORTS

BS15/31 MONTHLY BUDGET REVIEW FOR MAY 2015

Executive Summary

This report summarises the proposed budget adjustments for the month and to report on the estimated budget position as at 31 May 2015.

139 RESOLVED (Degens/Palmer) that:

The budget adjustments be approved and the current budget position be noted.

Estimated Budget Position as at 31 May 2015:

	General Account \$	Water Account \$	Sewer Account \$
Original Budget adopted 22 May 2014	(1,557) (S)	3,237,535 (D)	2,536,225 (D)
Approved Variations to 30 April 2015	(84,215) (S)	(219,967) (S)	628,362 (D)
Recommended variations for May 2015	150,000 (D)	Nil	Nil
Estimated result as at 31 May 2015	64,228 (D)	3,017,568 (D)	3,164,587 (D)

BS15/32 BANK AND INVESTMENT BALANCES FOR MAY 2015

Executive Summary

The purpose is to report on Council's Bank Balances and Investments as at 31 May 2015. Council receives independent advice and invests surplus funds in accordance with Councils Investment Policy to maximise investment income and preserve capital to assist with funding requirements for projects listed under the Coffs Harbour 2030 Community Strategic Plan.

140 RESOLVED (Sultana/Degens) that:

1. The bank balances and investments totaling (from loans, Section 94 and other avenues that form the restricted accounts and are committed for future works) one hundred and fifty million, four hundred and ninety five thousand, eight hundred and sixty dollars (\$150,495,860) as at 31 May 2015 be noted.
2. The general fund unrestricted cash and investments totaling two hundred and seventy three thousand, seven hundred and seventy two dollars (\$273,772) as at 31 May 2015 be noted.

BS15/33 REMOVAL OF DEVELOPER CONTRIBUTIONS FOR SECONDARY DWELLINGS

Executive Summary

The purpose is to provide Council with a report on the reduction of developer contributions for secondary dwelling developments of 60 square metres or less. Secondary Dwellings ('granny flats') are covered by the NSW Department of Planning and Environments State Environmental Planning Policy (SEPP) for Affordable Rental Housing which aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. Council currently imposes a 40% contribution (pro rata for a single person residence) which can vary anywhere from approximately \$7,000 to \$10,000.

MOVED (Sultana/Arkan) that:

1. Council waives Section 64 developer contributions on Secondary Dwellings as defined under the State Environmental Planning Policy for Affordable Rental Housing for a trial period of two years commencing 1 July 2015;
2. Council commences the review of the current Development Servicing Plans to enact the waiver of contributions for Secondary Dwellings as defined under the State Environmental Planning Policy for Affordable Rental Housing;
3. The Waiver for Section 64 developer contributions on Secondary Dwellings as defined under the State Environmental Planning Policy for Affordable Rental Housing is not retrospective and is only for consents granted between 1 July 2015 and 30 June 2017; and
4. A further report be provided to Council before the 30 June 2017 on the results of the trial.

Cr Arkan left the meeting, the time being 7.14pm.

Cr Arkan returned to the meeting, the time being 7.18pm.

AMENDMENT

141 RESOLVED (Degens/Townley) that:

1. Council to waive Section 64 contributions and charge the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings 60 square metres or less only.
2. This policy is to be trialled for a 2 year period with a report brought back to Council after a 2 year period to determine whether to continue for a further twelve months, that the weekly DA Update highlights the Secondary Dwelling approvals.
3. The Waiver for developer contributions on Secondary Dwellings 60 square metres or less is not retrospective and is only for consents granted between 1 July 2015 and 30 June 2017.

142 RESOLVED (Rhoades) that the motion be put.

The **AMENDMENT** on being put to the meeting was **CARRIED**. It then became the **MOTION** and on being put to the meeting was declared **CARRIED**.

The **MOTION** on being put to the meeting was **CARRIED** unanimously.

SUSTAINABLE INFRASTRUCTURE DEPARTMENT REPORTS

SI15/28 TRAFFIC COMMITTEE NO. 3/2015

143 **RESOLVED** (Townley/Palmer) that:

T.17 - Pacific Highway North Korora - Bus Zone & Bus Stop R.511410, 5612527

That approval be given for:

- a. Council to install in Korora interchange, east, Pacific Highway, Korora, one bus length for a permanent bus zone on the northern section and the remainder of the bus bay to be timed bus zone: 7.45am – 9.30am; 2.30pm – 4.00pm school days as per plan T.17 – 2015.
- b. Council to install in Korora interchange west, Pacific Highway, Korora, one bus length for a permanent bus zone on the northern section and the remainder of the bus bay to be timed bus zone: 8.00am – 9.30am; 2.30pm – 4.00pm school days as per plan T.17 – 2015.

T.18 - Mildura and Edgar Street Coffs Harbour - Additional Parking R.505300, R.504390, 5578946

That approval be given for

- a. Council to install two hour restricted parking in Mildura Street, from Edgar Street to Orlando Street, Coffs Harbour from 8.30am - 6.00pm Mon – Fri; 8.30am -12.30pm Sat and Sun excepting two accessible parking bays adjacent the North Coast Specialist Outreach Clinic and Health Mobility shop and two 15 minute parking bays at the east end of Mildura Street, on both sides of the road, adjacent the Real Estate Agents, as per plan T.18 - 2015.
- b. Council to install one accessible parking bay adjacent Design Studio 22, Edgar Street, Coffs Harbour as per plan T.18 – 2015.

T.19 – Beryl Street Coffs Harbour - Coffs Justice Precinct - Loading & Parking Zone 5564169

That approval be given for

- a. Council to install one hour parking 8.30am – 6.00pm; Mon - Fri; 8.30am – 12.30pm Sat and Sun in Beryl Street, Coffs Harbour from the mandatory no stopping zone at the intersection of the Pacific Highway to the intersection of Marjorie Street (no stopping) as per plan T.19 – 2015.
- b. All indented parking to be signposted No Stopping, Police Vehicles Excepted apart from the existing accessible parking bay as per plan T.19 – 2015.
- c. One parking space to be marked Loading zone 8.30am – 6.00pm; Mon - Fri; 8.30am – 12.30pm on the northern side of Beryl Street, Coffs Harbour as per plan T.19 – 2015.
- d. One parking space to be marked No Parking 8.30am – 6.00pm; Mon - Fri; 8.30am – 12.30pm on the southern side of Beryl Street, Coffs Harbour as per plan T.19 – 2015.

Cont'd

SI15/28 Traffic Committee No. 3/2015 ...(Cont'd)

T.20 - Scarborough Street Woolgoolga – Woolgoolga Public School – No Stopping Zone R.508610, 5556073

That approval be given for Council install a no stopping line (C3) 50m from the children's crossing (kerb ramp) at Woolgoolga Public School Scarborough Street, Woolgoolga, and replace other no stopping signs adjacent the children's crossing with a similar line marking as per plan T.20 - 2015.

T.21 - First Ave Sawtell - Loading Zone R.501520, 5564169

That no further action be taken.

T.22 - Wingara / Fraser Drive Coffs Harbour – No Stopping Zones R.500870, R.500880, 5524940.

That approval be given for the installation of:

- a. 30m No Stopping zone in Wingara Drive, Coffs Harbour opposite the entrance to the Austpost site as per plan T.22 – 2015.
- b. 70m No Stopping zone in Fraser Drive, Coffs Harbour opposite the exit to the Austpost site, as per plan T.22 – 2015.
- c. 70m No Stopping zone in Wingara Drive, Coffs Harbour adjacent the Austpost and Bunnings Trade site as per plan T.22 – 2015.

T.23 - Beach Way Sapphire Beach – Parking Issues 5566892.

That approval be given for Council to extend the existing no stopping zone from Beach Way at the intersection of the North Sapphire Community Association Driveway leading to the boundary of their gated development, a distance of approximately 25m - as per plan T.23 – 2015.

T.24 - Mackays Road Coffs Harbour – No Stopping Zone R.502870, 5579448

That approval be given for the installation of a 20m timed no parking zone from 8.30am - 6.00pm Mon- Fri; 8.30am – 12.30pm Sat – Sun, south of the Masonic Village central driveway in Mackays Road Coffs Harbour, as per plan T.24 – 2015.

Cont'd

SI15/28 Traffic Committee No. 3/2015 ...(Cont'd)

T.25 - Ocean Parade, Coffs Harbour – Timed Parking R.505540, 5445488

That Council approve that no further action be taken for the following reasons:

- Two of the three apartment buildings that responded strongly objected to any parking restrictions.
- Pacific Towers requested consideration be given to a two hour parking in the one car space between Platinum and Pacific Towers. A previous request for “No parking” in this space had been declined. Council would not install timed parking in a location as a result of an isolated incident, particularly for a small section of road where there is unrestricted parking.

T. 26 – Moonee Street, Coffs Harbour – Loading Zone R505330,5544582

That approval be given for Council to install a Loading Zone adjacent the Jax Tyres Workshop in Moonee Street, Coffs Harbour. That the No Stopping zone is reduced from the existing southern No Stopping sign to the intersection. That Council install a Loading Zone north of this point to replace the existing No Stopping zone as per plan T.26 – 2015.

T. 27 - Extension of School Bus Zone times at Narranga Public School 5627816

That approval be given for the timed School Bus Zone at Narranga Public School on the western side of Robin Street, Coffs Harbour be changed to include 8.00am - 8.30am as per plan T.27 – 2015.

T.28 - Changes to Bus Zones, Boambee Public School, Lindsays Road, Boambee. 5570474

That approval be given for the removal of the morning school bus zone in Lindsays Road at Boambee Public School and this bus zone in this location to operate from 2.30pm – 3.00pm as per plan T.28 – 2015.

T.29 - Line Marking design for rail overbridge, East Bank Road, Nana Glen

That approval be given for the proposed line marking plan for the replacement rail overbridge design, East Bank Road, Nana Glen as per plan T.29 - 2015.

T.30 - Sawtell Chilli Festival Temporary Road Closure- Saturday 4 July 2015, 5556828 R.501520

That approval be given for the temporary road closure of First Avenue, Sawtell, between 50m north of Second Avenue and Boronia Street, and Second Avenue from 30m west and 35m east of First Avenue between the hours of 6.00am and 6.00pm on Saturday, 4 July 2015 to conduct the Sawtell Chilli Festival.

Cont'd

SI15/28 Traffic Committee No. 3/2015 ...(Cont'd)

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

- a) The organisers of the Chilli Festival liaise with affected traders and residents
- b) The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
- c) The organisers be responsible for all costs associated with the temporary closure, including advertising.
- d) A current insurance Certificate of Currency of the applicants Public Liability Insurance for a minimum insured amount of \$10 million and noting the Coffs Harbour City Council as an interested party for the event be submitted by 24 June 2015.
- e) Traffic Management Plan to be submitted for approval by 24 June 2015.
- f) Copy of police approval be submitted before 24 June 2015.
- g) That organisers and officials liaise with the local bus company to obtain approval on routes used.

T.31 - 100 Years of Women in Policing Relay - 14 June 2015, 5587038

That approval be given for the 100 Years of Women in Policing baton relay to take place on Sunday 14 June 2015 from 10.00am -11.00am subject to the following conditions:

- The organisers and officials complying with conditions imposed by the Roads and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
- The provisions of the Australian Road Rules and relevant legislation being observed.
- Sufficient qualified marshals are made available to properly control the even
- That all affected businesses and residents be notified of the event.
- A Traffic Management Plan (TMP) be submitted.
- A copy of current Public Liability Insurance/Certificate of Currency be submitted.

T.32 - Woolgoolga Athletics Club - North Coast Road Running Championships, 21 June 2015, 5607623

That approval be given for the use of Council roads to conduct the Woolgoolga Athletics Club - North Coast Road Running Championships on Sunday 21 June 2015 from 8.00 – 11.00am. The approval is subject to the following conditions:

1. The organisers and officials comply with conditions imposed by the Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.

Cont'd

SI15/28 Traffic Committee No. 3/2015 ...(Cont'd)

2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals are made available to properly control the event.
4. That all affected residents and businesses be notified of the event.
5. That organisers submit and traffic management plan and risk assessment by 15 June 2015.

T.33 - Coffs Harbour Gold Cup 6 August 2015 - Howard Street, Coffs Harbour Temporary Road Closure, R. 503110, 5619231

That approval be given for the temporary road closure of Howard Street, Coffs Harbour, on Thursday, 6 August 2015, between 9.00am and 6.30pm for Coffs Harbour Gold Cup 2015.

The road closure will be advertised and providing no substantive objections are received, the closure will be approved, subject to the following:

- (a) A Traffic Management Plan (TMP) incorporating a current Traffic Control Plan (TCP) be submitted. The plan shall be prepared by a person holding appropriate certification issued by Roads and Maritime Services (RMS) qualified in designing or modifying traffic control plans to an accepted standard. Plans should be dated and signed by the accredited designer and also include their certificate number and expiry date.
- (b) A copy of current Public Liability Insurance/Certificate of Currency be submitted.
- (c) The organisers to liaise with affected traders and obtain traders and residents.
- (d) The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers ensuring they sign off on the Traffic Management Plan after the event.
- (e) The organisers be responsible for all costs associated with the temporary closure
- (f) The organiser submit a public transport plan to Council, prior to the event.
- (g) Confirmation that all emergency services have been notified of the road closure.
- (h) Confirmation that the organisers will communicate with surrounding residents.

Cont'd

SI15/28 Traffic Committee No. 3/2015 ...(Cont'd)

T.34 - Bendigo Bank Running Festival Coffs Harbour - Sunday, 6 September 2015, 5556296

That approval be given for the 2015 Coffs Harbour Running Festival on the 6 September 2015 subject to the following conditions:-

- (a) The organisers and officials notify the Roads and Maritime Services and the Police and comply with any of their conditions, particularly with regard to entry and exit of traffic onto the Pacific Highway.
- (b) The provisions of the Australian Road Rules and relevant legislation being observed.
- (c) Sufficient qualified marshals be made available to properly control the event.
- (d) Organisers submit a current certificate of currency for Public Liability Insurance.
- (e) That all residents and affected businesses be notified of the event.

T.35 - Adventurethon Coffs Harbour - 10 and 11 October 2015, 5582127

That approval be given for Coffs Harbour Adventurethon event on the 10 & 11 October 2015 subject to the following conditions:

1. A Traffic Management Plan (TMP) be submitted.
2. That traffic accredited controllers be employed to stop traffic on Marina Drive.
3. That the organisers and officials comply to any conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
4. That all participants must comply with the Australian Road Rules and relevant legislation.

T.36 - Traffic Issue Solitary Islands Way Moonee Beach 5557239

RMS request council approval to repaint lines and to add signage at the Moonee Beach roundabout (West) on Solitary Islands Way, Moonee Beach directing traffic to stay in the left lane, as per plan T.36 – 2015.

SI15/30 ROAD CLOSURE - PART CASTLE STREET, COFFS HARBOUR

Executive Summary

The purpose of this report is to gain Council approval to close a small section of Castle Street and to consolidate the resulting land with the adjoining Council owned land upon which the Castle Street multi-deck car park exists. The closure is required because there is an encroachment by the lift and toilets associated with the recent improvements to the car park facility. The construction of the lift and toilets was undertaken in good faith on Council property. It was not until the connection of electricity to the toilet block was pursued that the property boundary became a factor, restricting electricity connection.

The closure and consolidation of the road is required to not only ensure the whole of the car park facility is erected within the property boundary, but also to ensure that the requirements of Essential Energy are met with regard to electrical installation.

Failure to facilitate the requirements of Essential Energy would mean power cannot not be supplied to the facility. It is therefore recommended Council approve the closure and consolidation.

144 RESOLVED (Innes/Degens) that Council:

1. Apply to Crown Lands to close that section of road identified on the plan attached to this report.
2. Upon formal closure of the road, consolidate the resulting land with Lot 1 DP 1204362 which adjoins.
3. Classify the land created from the closure as operational under the Local Government Act 1993.
4. Execute any documents under the common seal of Council as may be required.

REQUESTS FOR LEAVE OF ABSENCE

No requests for leave of absence.

MATTERS OF AN URGENT NATURE

No matters of an urgent nature.

QUESTIONS ON NOTICE

No questions on notice.

This concluded the business and the meeting closed at 7.36 pm.

Confirmed: 9 July 2015

.....
Denise Knight
Mayor



REPORT TO ORDINARY COUNCIL MEETING

GARAGE SALE TRAIL MEMBERSHIP

Motion:

Cr Degens has given notice of his intention to move the following:

That:

1. Council consider membership of the Garage Sale Trail Project currently being taken up by an ever growing number of councils across Australia.
2. A report be brought back to Council detailing the costs and benefits of membership of the program for the community of Coffs Harbour.
3. An invitation be extended to the organisers of the program to form part of the briefing to Council.

Rationale:

Waste is an ever growing problem for all cities around Australia. Coffs Harbour Council is presently in the process of developing a waste strategy that includes the issues of illegal waste dumping, among others. This proposed program of a garage sale trail also includes strategies for discouraging illegal dumping as well as creating opportunities for community building among its many positives. The event is held on a single day nationally, creating a public event as well as a positive solution to the build up of waste, perhaps ultimately encouraging the purchase of goods that are less of the disposable and more of the sustainable.

Staff Comment:

Council has previously participated in the Garage Sale Trail, with limited benefit considering the cost and resources involved in participating in and promoting the event.

Council participated in the previous most recent events in 2013 and 2014.

For the 2014 event, the following is noteworthy:

The range of extensive and comprehensive promotion conducted by Council staff included:

- 32 Schools, Charities and community groups contacted direct
- 6 x twitter feeds (CHCC)
- 5 x Facebook posts
- 12 x face to face visits to charity stores and groups
- Promotion on Coffs Coast Waste Services, CHCC and Midwaste websites
- Approx. 30 - 35 hours of staff time



REPORT TO ORDINARY COUNCIL MEETING

- Promotion in Living Lightly Newsletter
- 1 x Media release - not taken up by the Coffs Coast Advocate
- Advertisements on Coffs Buy Swap and Sell Facebook page
- Regular radio promotion on ABC Local radio for four weeks
- 14 mentions on TV

Despite the extensive promotion the number of registered garage sales for the Coffs Harbour LGA event was only 21.

Feedback from two participating charities was that they did not have any increased sales on the day.

Costs for 2014:

Midwaste covered the \$10,000 cost for Midwaste councils to participate in 2014, (however Coffs Harbour City Council contributes membership funds to Midwaste).

Post 2014 Event Discussion:

At their meeting in November 2014, it was collectively decided among the Midwaste Councils that this funding could be better spent by building on existing re-use events in each LGA or developing more localised events.

Given that Midwaste is not participating in 2015, the membership fee for CHCC to participate alone in 2015 would be \$5,000 (not including staff hours, promotion and advertising).

Based on the above information the staff recommendation at this stage is that the funds would be more effectively utilised by partnering with Midwaste for a more locally focussed re-use event.



REPORT TO ORDINARY COUNCIL MEETING

DEVELOPMENT CONTRIBUTIONS PLANS REVIEW SECONDARY DWELLINGS

REPORTING OFFICER:	Acting Developer Contributions Coordinator
DIRECTOR:	Director Business Services
COFFS HARBOUR 2030:	LE 3.1 Manage land use to conserve the region's unique environmental and biodiversity values LE 3.2 Enhance protection of our catchments, waterways and marine areas LE 3.5 Develop and improve infrastructure to provide appropriate access to environmental experiences MA 1.3 Promote increased public transport, pedestrian and cycle usage and reduced car usage MA 1.4 Integrate cycle way and footpath networks including linking schools, shops and public transport PL 1.1 Promote higher densities in our urban centres PL 1.4 Create affordable housing options PL 2.2 Provide public spaces and facilities that are accessible and safe for all PL 2.3 Provide safe and accessible play spaces for our children within each community
ATTACHMENTS:	ATT1 Draft Coffs Harbour Open Space 2015 ATT2 Draft Hearnes Lake / Sandy Beach Release Area 2015 ATT3 Draft Korora Rural Residential Release Area 2015 ATT4 Draft Moonee Release Area 2015 ATT5 Draft North Coffs Release Area 2015 ATT6 Draft North Boambee Valley (East) Release Area 2015 ATT7 Draft North Bonville 2015 ATT8 Draft Park Beach Area 2015 ATT9 Draft South Coffs 2015 ATT10 Draft West Coffs Harbour 2015 ATT11 Draft West Woolgoolga 2015 ATT12 Draft Water Supply Development Servicing Plan 2015 ATT13 Draft Wastewater Development Servicing Plan 2015

Recommendation:

That the following Draft Section 94 Developer Contributions Plans and Draft Section 64 Development Servicing Plans be placed on public exhibition for a period of 30 days and invite submissions.

1. Coffs Harbour Open Space 2015
2. Hearnes Lake / Sandy Beach Release Area 2015
3. Korora Rural Residential Release Area 2015
4. Moonee Release Area 2015
5. North Coffs Release Area 2015
6. North Boambee Valley (East) Release Area 2015
7. North Bonville 2015
8. Park Beach Area 2015
9. South Coffs 2015



REPORT TO ORDINARY COUNCIL MEETING

- 10. West Coffs Harbour 2015**
- 11. West Woolgoolga 2015**
- 12. Water Supply Development Servicing Plan 2015**
- 13. Wastewater Development Servicing Plan 2015.**

EXECUTIVE SUMMARY

The purpose of the report is to present amended Draft Section 94 Developer Contributions Plans and Draft Section 64 Development Servicing Plans 2015 to Council for consideration as a result of the Council resolution on 25 June 2015 (BS15/33) Removal of Developer Contributions for Secondary Dwellings. The 13 attached plans have been updated to include the waiver of Section 64 contributions and charge the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings 60 square metres or less only. This policy is to be for a trial period of 2 years from 1 July 2015 with a report to be brought back to Council at this time. This report recommends that the Plans be placed on public exhibition for a period of 30 days.

REPORT

Description of Item:

At its meeting held on 25 June 2015, Council resolved (BS15/33) Removal of Developer Contributions for Secondary Dwellings Amendment 141. The Resolution of Council (Degens/Townley) was:

1. *Council to waive Section 64 contributions and charge the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings 60 square metres or less only.*
2. *This policy is to be trialled for a two year period with a report brought back to Council after a two year period to determine whether to continue for a further twelve months, that the weekly DA Update highlights the Secondary Dwelling approvals.*
3. *The Waiver for developer contributions on Secondary Dwellings 60 square metres or less is not retrospective and is only for consents granted between 1 July 2015 and 30 June 2017.*

Council's current Developer Contributions Plans and Development Servicing Plans make reference in the appendix' to standard equivalent tenement figures for Granny flats (Affordable Rental Housing SEPP) of 0.4 per dwelling for both Section 94 and Section 64. The Draft Developer Contributions Plans and Draft Development Servicing Plans have removed this classification to reflect the exemption in line with Council's resolution. The amendments to the Draft Plans are considered to be generally 'administrative' in nature as the calculations of contribution rates are not being amended.

Should the removal of the Developers Contributions, as resolved by Council, have a significant impact on the ability of the Developer Contribution plans to fund the required infrastructure, a further review of the plans will be necessary to consider what remedies maybe available to Council to adjust for this impact.

The effected Section 94 Developer Contributions Plans and Section 64 Development Servicing Plans will be placed on public exhibition for a period of 30 days.

Issues:

The reduction in Section 94 charges varies from \$0 in 11 areas where only LGA wide contributions are applicable to approximately \$4,930 per secondary dwelling for the remainder of the LGA. The reduction in Section 64 charges is approximately \$7,790 per secondary dwelling in all areas with reticulated water and sewer. The remaining LGA wide Section 94 contributions payable for secondary dwellings, 60 square metres or less, currently varies between \$1,925.81 and \$2,041.81; subject to CPI.

Options:

In considering this report Council has the following options:

1. To accept the recommendation of this report and place the Draft Section 94 Developer Contributions Plans and Draft Section 64 Development Servicing Plans in line with the Council resolution on 25 June 2015 on public exhibition.
2. Reject the recommendations of this report and retain the current Developer Contributions Plans and Development Servicing Plans.

Sustainability Assessment:

- **Environment**

Environmental issues are considered in the preparation of the Development Control Plans applicable to the relevant areas. Detailed environmental issues are assessed at the time of assessment of development applications.

- **Social**

The reductions in the Draft Section 94 Developer Contributions Plans and Draft Section 64 Development Servicing Plans will have a positive effect facilitating development of affordable housing throughout the LGA.

- **Civic Leadership**

The costs included in the Draft Contributions Plans reflect the estimated costs of providing infrastructure required for use by the future population of Coffs Harbour. This promotes sound management practices and ensures infrastructure is provided in line with the intentions and requirements of Section 94 of the Environmental Planning and Assessment Act.

- **Economic**

Broader Economic Implications

The draft Contribution Plans provide a mechanism for the collection of funds to enable the provision of infrastructure required as a result of development. Future maintenance will ensue from the provision of the facilities, however funding for this is generally derived from increased general revenue resulting from additional urban development.

Delivery Program/Operational Plan Implications

There are no immediate Delivery Program/Operational Plan implications associated with this report.

Risk Analysis:

The Draft Contributions Plans include work schedules that are dependent upon future contribution income streams. The plans are based on cost estimates of proposed works that may require adjustment as final costs are prepared prior to commencement. Regular reviews of Councils developer contributions plans are a mechanism of minimising the risks associated with the estimated income streams and costs of infrastructure to be provided.

Consultation:

Plans have been updated as a result of the Council resolution on 25 June 2015, Council staff have contributed information which has been used to prepare this report.

Related Policy, Precedents and / or Statutory Requirements:

Section 26 of the Environmental Planning and Assessment Regulation 2000 outlines the form in which a contributions plan is to be prepared. It provides the following:

One or more contributions plans may be made for all or any part of the council's area and in relation to one or more public amenities or public services.

A draft contributions plan must be publicly exhibited for a period of at least 28 days

NSW legislation provides for Councils to levy for contributions under Section 64 of the Local Government Act 1993 by means of a cross reference to Division 5 of Part 2 of the Water Management Act 2000.

Implementation Date / Priority:

The Draft Plans will be placed on public exhibition immediately should Council adopt the Recommendations of this report.

Conclusion:

The Draft Developer Contributions Plans and Draft Development Servicing Plans have been updated to reflect the Council resolution on 25 June 2015.



COFFS HARBOUR OPEN SPACE

Developer Contributions
Plan 2015



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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contribution plan enables Coffs Harbour City Council to levy contributions under Section 94 of the Environmental Planning and Assessment Act 1979 where the anticipated development will or is likely to increase the demand for public facilities.

Council's "Our Living City" Settlement Strategy 2007 advises that the population of Coffs Harbour is expected to increase by 32,000 by 2031.

In September 2013 the NSW Department of Planning and Environment NSW released population forecasts for the state and individual local government areas. These projections show Coffs Harbour having a population of 88,100 in the year 2031. These forecasts indicate that the 2014 population of the Coffs Harbour Local Government Area is 73,277 and the population is expected to be 88,100 in 2031.

As a consequence of this anticipated population 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 open space facilities.

SUMMARY OF WORKS SCHEDULE

A schedule of works, costs and catchment applicable is summarised at Table 1. Table 4 provides a works schedule with estimated time of delivery of the various items included in this plan.

SUMMARY OF CONTRIBUTION RATES

Table 2 summarises the costs of the identified public facilities.

Table 3 summarises the contribution rates applying to the different 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.

DATE OF COMMENCEMENT OF THE PLAN

This plan, formerly entitled the Coffs Harbour Regional, District and Neighbourhood Developer Contributions Plan came into operation on 23 February 2000.

AMENDMENTS

This Plan was amended on 16 October 2003, on the 4 November 2004, on the 24 August 2005, on 26 March 2007, on 24 April 2008, on 8 May 2013, on 18 December 2013, ON 29 October 2014 and subsequently on 30/06/2015.

Table 1 – Works, Costs and Catchment applicable

Works Schedule	Estimated Capital Cost	Catchment
Coffs Coast Sport & Leisure Park	\$6,485,280	Local Government Area
West Woolgoolga Sports ground	\$3,472,872	Local Government Area
Moonee Sports Complex	\$6,891,088	Local Government Area
Toormina Sports Complex	\$2,028,480	Local Government Area
Subsurface Drainage projects	\$1,813,200	Local Government Area
Lighting Projects	\$1,176,000	Local Government Area
Other Projects	\$1,322,760	Local Government Area
Woolgoolga Precinct Open Space	\$670,000	As shown on Map 4

Table 2 – Summary of Costs of Public Facilities and Services

Public Facility	Total Cost	Grant Funds or other Income	Contributions Held or Levied as at 30/6/2014*	Net Cost to be Levied
	\$	\$	\$	\$
District Sports Network	23,189,680	2,270,424	6,117,135	14,802,121
Woolgoolga Precinct Open Space	670,000	375,000	51,612	243,388

* Includes developments approved up till 30 June 2014

Table 3 – Summary of Contribution Rates

Service / Facility	Net Cost to be Levied \$	Per Person \$	Per Lot/ Large Dwelling \$	Per Small Dwelling \$
District Sports Network	14,802,121	1,416.20	3,682.12	2,577.48
Woolgoolga Precinct Open Space	243,388	352.36	916.15	641.31

Notes:

1. **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.
2. **A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).**
3. **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).**
4. **Additional contribution rates for various other types of development are included in this Plan at appendix “B”**

PART 2 – ACCOUNTING AND ADMINISTRATION

NAME OF THE PLAN

throughout the Coffs Harbour local government area (LGA).

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Part 4 of the Environmental Planning and Assessment Regulation 2000 and may be referred to as the Coffs Harbour Open Space Developer Contributions Plan 2014.

The district facilities included in this plan apply to the Local Government Area. Maps 1, 2, and 3 indicate the location of the proposed works. The Woolgoolga precinct facilities included in this plan apply to the catchment shown in Map 4.

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.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This contributions plan supersedes the previous developer contributions plans for open space, formerly entitled the Coffs Harbour Regional, District and Neighbourhood Facilities and Services Contributions Plan which came into effect on 18th December 2013.

Other purposes of the plan are to:

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

- (i) ensure that an adequate level of open space facilities are provided throughout the LGA as development occurs;
- (ii) enable Council to recoup funds which it has spent in the provision of open space, and community facilities in anticipation of likely future development;
- (iii) enable Council to levy Section 94 contributions for the provision of administration functions associated with the preparation and management of Councils Contributions Plans.
- (iv) ensure that the existing community is not burdened by the provision of open space **facilities** required as a result of future development;
- (v) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis

This plan should be referred to in conjunction with other 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 Section 94 of the EP&A Act is as set out below:

Contribution per person

$$= \frac{(C - O - F)}{L}$$

Where:

C = total cost of works to provide the desired facility or service including:

- land acquisition cost to Council
- survey, investigation, design, and construction administration
- construction costs including embellishment of land

O = funds from other sources

F = Funds levied or received up to and including 30-06-2014

L = anticipated additional lots

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 linen plan;
- 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.

DEFERRED OR PERIODIC PAYMENT

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- the deferment will be for a fixed period not exceeding 6 months from the date the contribution becomes due;
- the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest;
- payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution;
- deferments will not be granted based on progressive land sales.

For the purposes of this provision, **"appropriate rate of interest"** means the six months Bank Bill Swap Rate applicable from time to time, and **"appropriate institution"** means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 Section 94(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.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17 and this is not retrospective.

POOLING OF FUNDS

This plan expressly authorises monetary S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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 open space and administrative duties.

The contribution rates will be reviewed quarterly 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 E T 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.

In September 2013 the NSW Department of Planning and Environment NSW released population forecasts for the state and individual local government areas. These projections show Coffs Harbour having a population of 88,100 in the year 2031. These forecasts indicate that the 2014 population of the Coffs Harbour Local Government Area is 73,277 and the population is expected to be 88,100 in 2031.

The Coffs Harbour City Council Open Space Strategy 2010 identifies the passive and active open space facilities required by future population. It identifies the district and neighbourhood open space works that are included in this Contributions Plan.

The Coffs Harbour Sports Facilities Plan 2010 identifies the active recreational facilities required by the future population, based on studies which included benchmark levels of facility provision, stakeholder surveys, and local sports participation data. This contribution plan provides a mechanism for funding of the facilities identified in the **“Sports Facilities Plan”** for the future population.

Causal Nexus

The anticipated increase in population in the Coffs Harbour LGA will place greater demands on existing open space facilities, and require the provision of new open space facilities which are not currently available in Coffs Harbour.

Physical Nexus

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

Future active recreational facilities have been designed to achieve economies of scale rather than multiple stand-alone facilities that require supporting infrastructure thereby increasing the cost of provision.

Table 1 identifies the catchment for each open space facility to be provided in accordance with the provisions of this plan.

Temporal Nexus

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

Table 5 lists the benchmark or estimated staging for the provision of public facilities to be provided in accordance with this plan.

FUTURE POPULATION & DENSITIES

Population forecasts released in September 2013 by the NSW Department of Planning and Environment NSW show Coffs Harbour as having a population of 88,100 in the year 2031. These forecasts indicate that the 2014 population of the Coffs Harbour Local Government Area is 72,493 therefore resulting in an additional 16,607 people within the Coffs Harbour Local Government Area.

It should be noted that this plan provides for development consents approved where contributions have been imposed on consents but not yet received.

Average occupancy rates in Coffs Harbour in 2011 were as follows: -

OCCUPANCY RATES

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

Source: ABS census figures

- 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 occupancy rates are included in this plan at annexure "B"

DISTRICT OPEN SPACE

District level sporting facilities are multipurpose in nature and are designed and managed to cater for at least two sports, where appropriate and practical. A majority of the sporting reserves and sporting facilities

in the Coffs Harbour LGA would be considered District level facilities.

Existing Facilities

The Coffs Harbour City Council Sports Facilities Plan 2010 identifies a network of sporting fields, both existing and future that will provide for the future requirements across a range of sports. The Plan identifies the existence of a high level of club based sports with most facilities catering primarily for club training and competition. The facilities operate as a network to provide for organised physical activities generally under an inter-club competition regime.

Existing facilities include, but are not limited to the Coffs Coast Sport & Leisure Park, the Toormina Sports Complex, High Street Woolgoolga, York Street and Maclean playing fields, Coramba Showground, and Sawtell Toormina Sports & Recreation Reserve.

Proposed Facilities

In addition to the existing facilities the following facilities are proposed:

Coffs Coast Sport & Leisure Park

Eastern Precinct

- Athletics Track
- Drainage
- Amenities
- Car parking

South Western Precinct

- Lighting
- Car Parking

North Western Precinct

- Drainage and Field construction - 3 fields
- Lighting
- Amenities
- Car Parking and landscaping

The total cost of these proposed works is \$6,485,280. Funding from other sources of \$2,270,424 is anticipated for these facilities, which includes possible grant funds and community contributions.

West Woolgoolga Sports Ground

- 4 fields
- 2 cricket wickets
- Amenities
- Car Parking, landscaping and associated infrastructure

The total cost of these proposed works is estimated at \$3,472,872.00. Works commenced in this location in 2013 and will continue in the short to medium term.

Moonee Sports Complex – Hoys Road

- Land Purchase
- 6 fields
- 2 cricket wickets
- Amenities
- Car Parking, landscaping and associated infrastructure

The total future cost of these works is \$6,891,088. Purchase of the land is currently being finalised with some funds already expended. It is expected that development of the site will proceed in the medium to long term.

Combine Street Facility

- 2 fields
- Cricket wicket
- Amenities
- Car Parking, landscaping and associated infrastructure

Some preliminary works have been completed including minor underground services and relocations and site preparation works. The cost of the future works is expected to be \$1,260,960 with minimal works amounting to approximately \$156,000 expected to be completed within the life of this plan.

Toormina Sports Complex

- 1 field
- 6 netball courts
- Extension to Criterion Track
- Amenities
- Pathways, Car Parking and associated infrastructure

The cost of these works is estimated to be \$2,028,480. There is a significant amount of active open space infrastructure already constructed including 3 fields, Amenities, netball courts, Velodrome, a BMX facility, and associated amenities, car parking and associated infrastructure.

The proposed works will complete all planned infrastructure at this site.

Lighting Projects

Installation of lighting at certain facilities will enhance usage of those facilities. Many facilities are currently poorly lit and below standards. These works will occur at the following locations:

- Woolgoolga Sports Ground
- Maclean Street
- York Street
- Polwarth Drive
- Ayrshire Park
- Richardson Park
- Fitzroy Oval

The cost of these works is estimated to be \$1,176,000.00. The works will generally be undertaken in accordance with the works schedule contained in Table 5.

Drainage projects

Usage of facilities is hampered by inclement weather on many occasions. The installation of sub surface drainage will improve the functionality and overall usage of facilities. These works will occur at the following locations:

- Woolgoolga Sports Ground
- High Street Sports Complex
- Geoff King Motors Park
- Sawtell Toormina Sport & Recreation Complex
- Richardson Park
- Fitzroy Oval

The cost of these works is expected to be \$1,813,200.

*Adjusted for lots with contributions levied but not yet paid

Other Projects

- Nana Glen Equestrian centre earthworks
- Nana Glen Sports field Amenities
- Korora Oval Landscaping
- Coramba showground drainage and car parking

The location of the above projects is as depicted in maps 1, 2 and 3.

Calculation of Contribution Rate

In accordance with the standards provided for in **Council's** Open Space Strategy, most future works will be constructed to meet the needs of the future population. Some of the works at the Coffs Coast Sports & Leisure Park will meet the needs of the existing population and the total cost of these works has been apportioned so that some funding will be from sources other than developer contributions. The full cost of all other works is to be collected from future development.

Contribution

Total cost of works	C =	\$23,189,680
Funds from other sources	O =	\$ 2,270,424
Funds levied or collected	F =	\$6,117,135
Total future lots	L =	4,020

Contribution per person

$$= \frac{(C - O - F)}{L}$$

$$= \frac{\$23,189,680 - \$2,270,424 - 6,117,135}{4,020^*}$$

$$= \$3,682.12 \text{ per lot}$$

WOOLGOOLGA PRECINCT OPEN SPACE

Council's Open Space Strategy identifies the need for embellishment of the Woolgoolga foreshore reserve to a district social family space to service the needs of the area. The proposed facilities will include shelters, seating, enhanced playground equipment, and pathways. These works will service both the needs of the existing population and future residents and accordingly the future population will contribute proportionately to the works. The estimated cost of these works is \$500,000.

The Open Space strategy also identifies the need for enhancements to the skate facility at Centennial Oval. The estimated cost of these works is \$170,000.

Contributions will be applied to all future residential development within the area depicted in map 4.

Works

Total cost of works	C =	\$670,000
Funds from other sources	O =	\$ 375,000
Future Lots	L =	324
Funds levied or collected	F =	\$51,612

Contribution per person

$$= \frac{C - O - F}{L}$$

$$= \frac{670,000 - 375,000 - 51,612}{324}$$

$$= \$916.14 \text{ per lot}$$

Table 4 - Work Schedules, Costs, and Estimated Timing of Works

Proposed Work	Estimated cost of future works	Funds from other sources
1. Coffs Coast Sport & Leisure Park Eastern Precinct		
- Drainage	638,400	446,880
- Amenities	885,600	619,920
- Car Parking & Pathways	298,320	208,824
- Field construction	564,000	394,800
- Hockey Field	750,000	600,000
South Western Precinct		
- Lighting	300,000	-
- Car Parking	510,000	-
North Western Precinct		
- Drainage	324,480	-
- Amenities	1,039,200	-
- Car Parking	324,000	-
- Lighting	492,000	-
- Field construction & Landscaping	329,280	-
2. West Woolgoolga Sportsground		
- Underground Services	492,000	-
- Drainage	326,400	-
- Field Construction	300,000	-
- Amenities East	1,204,800	-
- Roads & Car Parking	492,672	-
- Lighting	528,000	-
- Landscaping	129,000	-
3. Moonee Sports Complex		
- Land Purchase including Interest on Borrowings less paid to date	1,503,952	-
- Underground Services	439,200	-
- Drainage	614,400	-
- Field Construction	2,478,600	-
- Amenities	1,204,800	-
- Roads & Parking	345,300	-
- Lighting	192,000	-
- Landscaping	112,836	-
4. Toormina Sports Complex		
- Field Construction	238,800	-
- Drainage	96,000	-
- Car Parking	472,920	-
- Landscaping	12,000	-
- Lighting	156,000	-
- Criterion Track	288,600	-
- Amenities - BMX	120,000	-
- Net Ball Courts	644,160	-
Lighting Projects		
5. Polwarth Drive	144,000	-
6. Woolgoolga Sportsground	228,000	-
7. Forsyth Park - Maclean Street	12,000	-
8. York Street Ovals	360,000	-
9. Richardson Park	228,000	-
10. Fitzroy Oval	12,000	-
11. Ayrshire Park	192,000	-

Drainage Projects		
12. Woolgoolga Sportsground	192,000	-
13. High Street Woolgoolga	372,000	-
14. Geoff King Motors Park	408,000	-
15. Sawtell Toormina Sports & Recreation Complex	393,600	-
16. Richardson Park	249,600	-
17. Fitzroy Oval	198,000	-
Other Projects		
18. Nana Glen Equestrian Centre Earthworks	348,360	-
19. Nana Glen Sports Amenities	411,600	-
20. Korora Oval Landscaping	105,600	-
21. Combine street Earthworks	156,000	-
22. Coramba Showground		
- Drainage	211,200	-
- Car Parking	90,000	-

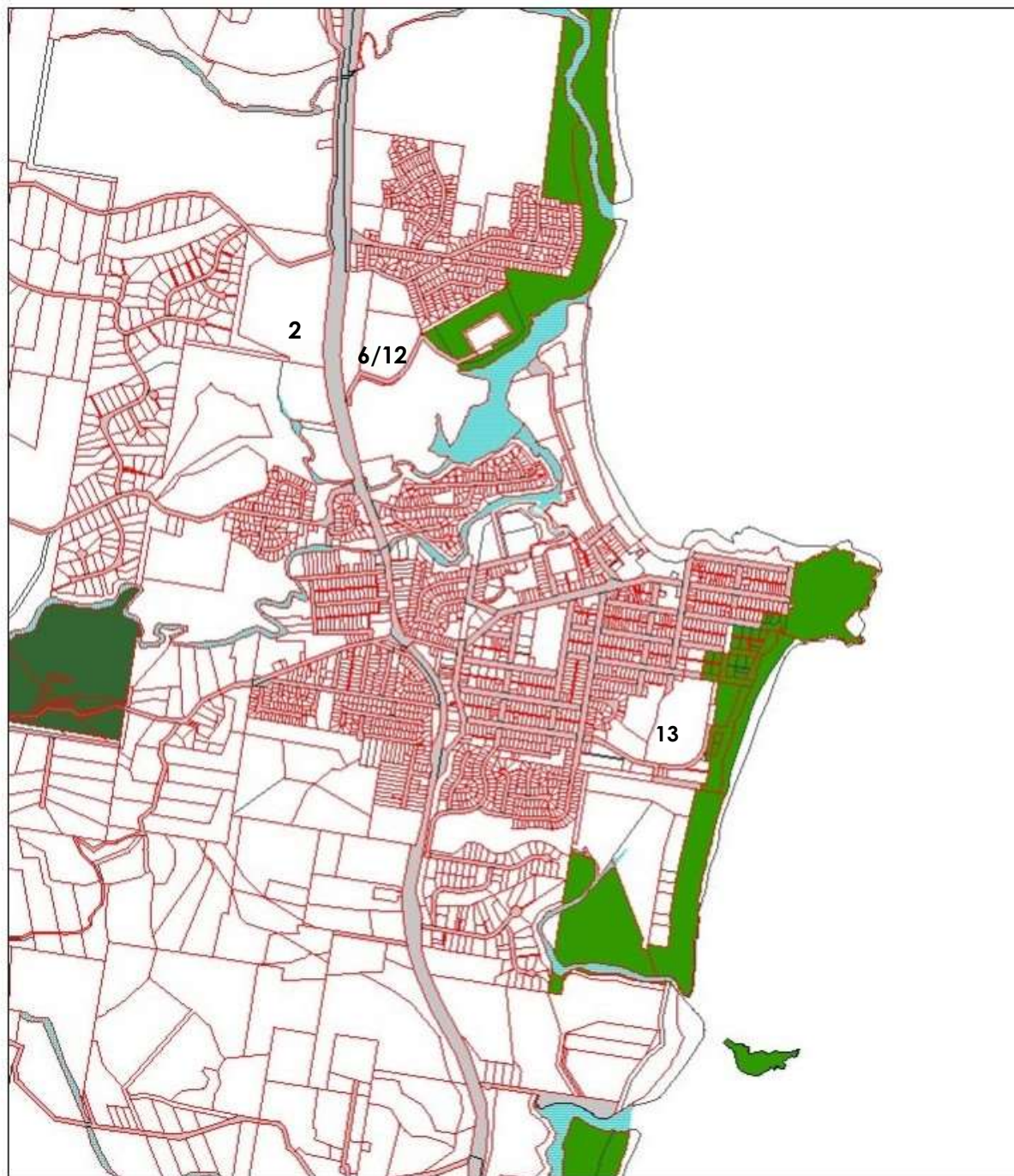
Table 5 -Estimated Works Staging

Stage	\$ per project
Yr 1 - 2014/15	1,503,952
Yr 2 Stage 1 - 1 (2015/16)	
Forsyth Park - McLean Street digital switching for lights	12,000
York Street Oval - lighting	360,000
Fitzroy Oval - digital switching for lighting	12,000
High Street, Woolgoolga - field drainage	372,000
Fitzroy Oval - field drainage	198,000
Yr 3 Stage 1 - 2 (2016/17)	
Woolgoolga Sports ground field drainage	192,000
West Woolgoolga Sports Complex - underground services	492,000
Richardson Park lighting	228,000
Ayrshire Park field drainage	192,000
Nana Glen Equestrian Centre field construction stage 1 - pipes	60,360
Yr 4 Stage 1 - 3 (2017/18)	
Woolgoolga Sports ground lighting	228,000
Combine Street Oval earthworks	156,000
Geoff King Motors Park - Stage 1- field drainage	204,000
Sawtell Toormina Sports & Recreation Complex Stage 1 – field drainage	196,800
Richardson Park - irrigation	249,600

Yr 5 Stage 2 - 1 (2018/19)	
Toormina Oval lighting and digital switching	156,000
Polwarth Drive Sports ground lighting	144,000
Geoff King Motors Park - Stage 2 - field drainage	204,000
Sawtell Toormina Sports & Recreation Complex - Stage 2	196,800
–	
field drainage	
Coramba Recreation Reserve field drainage	211,200
Yr 6 Stage 2 - 2 (2019/20)	
Criterion Track upgrade	288,600
Underground services to BMX amenity	120,000
Netball training facility at Toormina Sports Complex	644,160
Yr 7 Stage 2 -3 (2020/21)	
Nana Glen Oval Sports Amenities	411,600
Nana Glen Equestrian Centre field construction stage 2 - earthworks	288,000
Korora Oval fencing	105,600
Coramba Recreation Reserve car parking	90,000
Yr 8 Stage 3 -1 (2021/22)	
Toormina Sports Complex - No. 3 soccer field construction	238,800
Toormina Sports Complex field drainage	96,000
Toormina Sports Complex car parking & road	472,920
Toormina Sports Complex landscaping	12,000
Yr 9 Stage 3 -2 (2022/23)	
Yr 10 Stage 3 -3 (2023/24)	
West Woolgoolga Sports Complex - stage 1 - field drainage	326,400
West Woolgoolga Sports Complex - stage 1 field construction	300,000
West Woolgoolga Sports Complex - stage 1- road & car parking	492,672
West Woolgoolga Sports Complex - stage 1- lighting	528,000
West Woolgoolga Sports Complex - stage 1- fencing & landscaping	129,000
Year 11 Stage 4 -1 (2024/25)	
West Woolgoolga Sports Complex - stage 1- amenities block east precinct	1,204,800
Year 12 Stage 4 -2 (2025/26)	
Coffs Coast Sport and Leisure Park NW - field drainage	324,480
Coffs Coast Sport and Leisure Park NW - lighting	492,000
Coffs Coast Sport and Leisure Park NW - field construction and landscaping	329,280
Yr 13 Stage 4 -3 (2026/27)	
No. 2 Hockey Field contribution	180,000
Coffs Coast Sport and Leisure Park NW - amenities	1,039,200

Year 14 Stage 5 -1 (2027/28)	
Coffs Coast Sport and Leisure Park SW - lighting	300,000
Coffs Coast Sport and Leisure Park SW- car parking	510,000
Coffs Coast Sport and Leisure Park NW car parking & road	324,000
Year 15 Stage 5 -2 (2028/29)	0
Year 16 Stage 5 -3 (2029/30)	0
Year 17 Stage 6 -1 (2030/31)	
Moonee Sports Complex - underground services	439,200
Moonee Sports Complex - field construction	2,478,600
Moonee Sports Complex - landscaping	112,836
Year 18 Stage 6 -2 (2032/33)	
Moonee Sports Complex - drainage	614,400
Moonee Sports Complex - amenities	1,204,800
Moonee Sports Complex - roads & parking	345,300
Moonee Sports Complex - lighting	192,000
Year 19 Stage 6 -3 (2033/34)	
Coffs Coast Sport and Leisure Park East - drainage	191,520
Coffs Coast Sport and Leisure Park East - amenities	265,680
Coffs Coast Sport and Leisure Park East - car parking & pathways	89,496
Coffs Coast Sport and Leisure Park East - field construction	169,200

Northern Area Works Locations

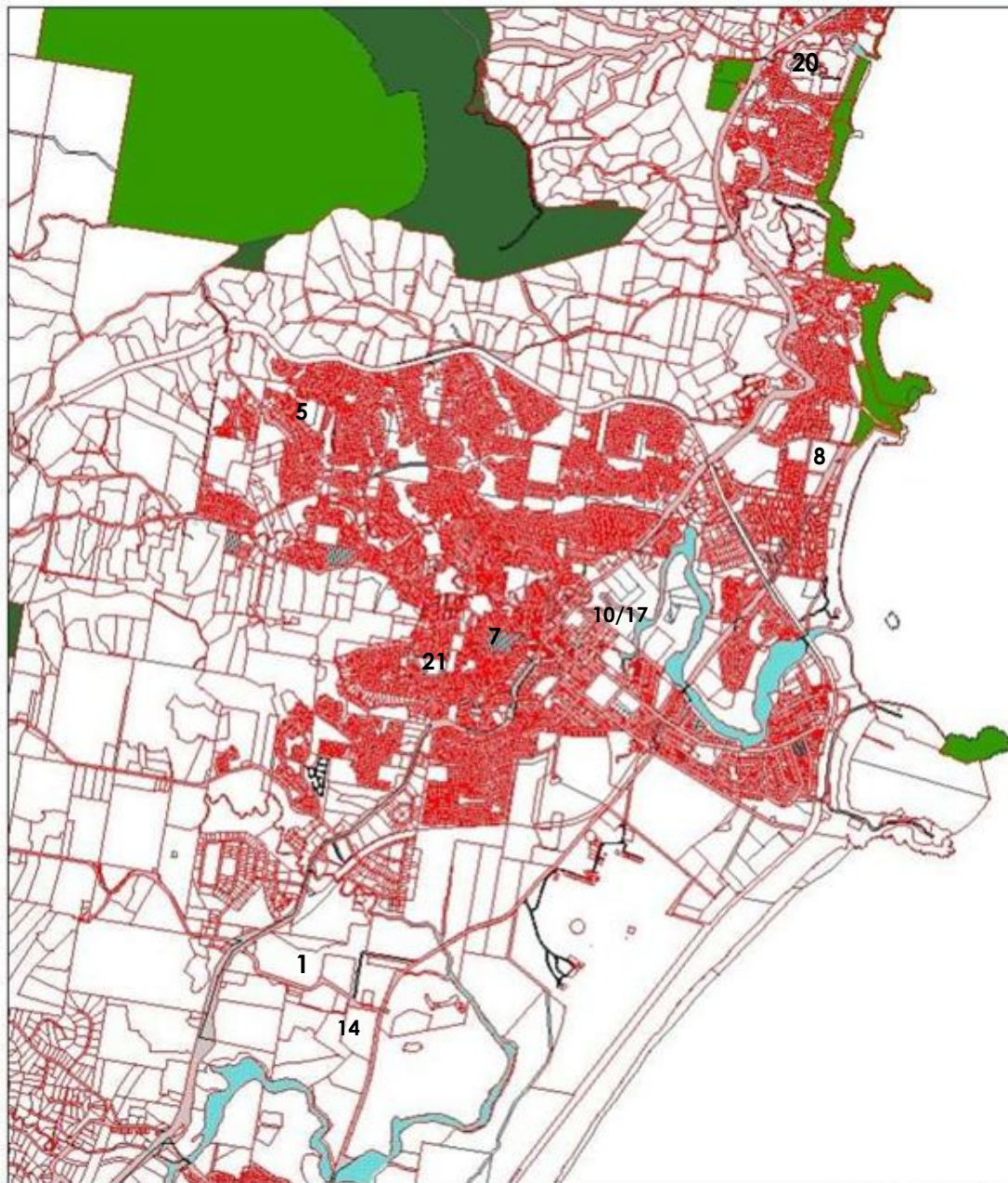


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Works Schedule Number	Site Name
2	West Woolgoolga Sports ground
6 & 12	Woolgoolga Sports ground
13	High Street Sports complex

MAP 1

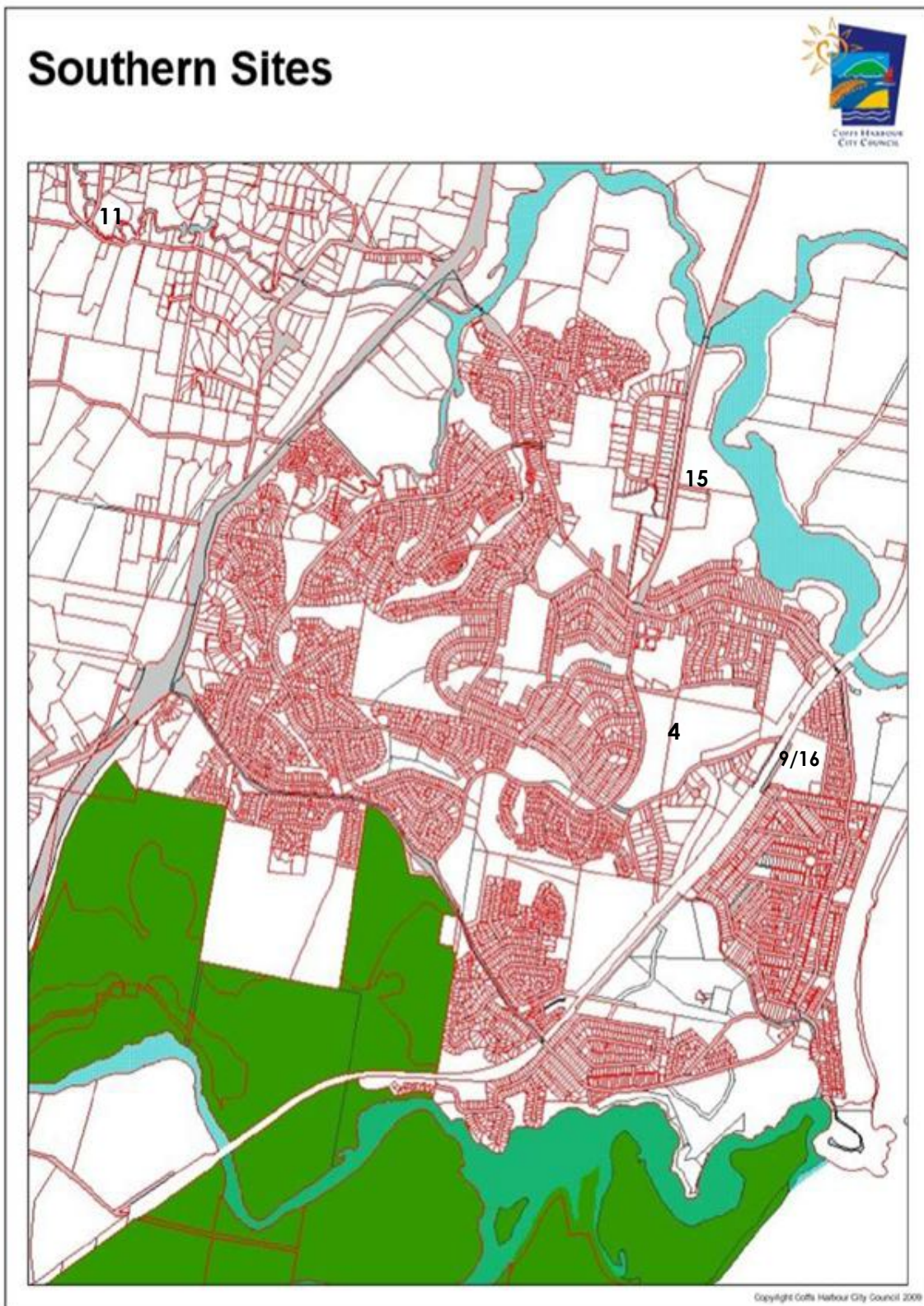
Coffs Harbour



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Works Schedule Number	Site Name
1	Coffs Coast Sport & Leisure Park
5	Polwarth Drive
7	Forsyth Park – Maclean Street
8	York Street Oval
14	Geoff King Motors Park
10 & 17	Fitzroy Oval
20	Korora Oval
21	Combine Street

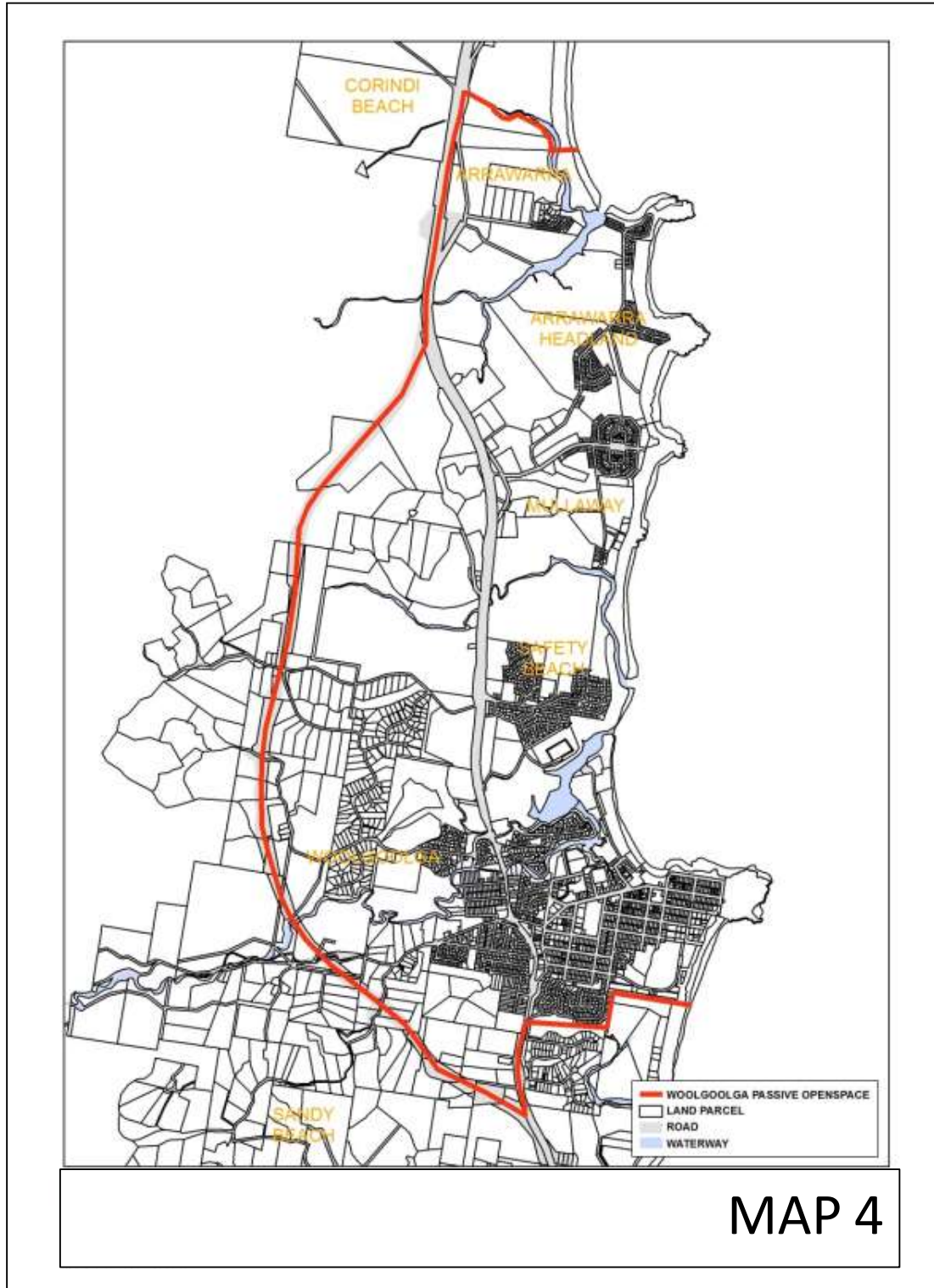
MAP 2



Works Schedule Number	Site Name
4	Toormina Sports Complex
9/16	Richardson Park
15	Sawtell Toormina Sport & Recreation Complex
11	Ayrshire Park

MAP 3

WOOLGOOLGA PRECINCT OPEN SPACE



APPENDIX A - INDEXING FACTORS FOR PROPOSED WORKS

Contribution Type	Indexation Basis	Index	Date Applied
District Open Space	Consumer Price Index – (All Groups) for Sydney	105	Dec. 2013
Woolgoolga Precinct Open Space	Consumer Price Index – (All Groups) for Sydney	105	Dec. 2013

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94 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

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94		
CLASSIFICATION	Contribution Plans	Water DSP	Waste Water DSP
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
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	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	.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

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94		
CLASSIFICATION	Contribution Plans	Water DSP	Waste Water DSP
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).*

***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
 Cnr Coff and Castle Streets
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 COFFS HARBOUR NSW 2450

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HEARNES LAKE / SANDY BEACH RELEASE AREA

Development Contributions
Plan 2015

DRAFT



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PART A – PLAN SUMMARY

1. NAME AND LEGAL BASIS OF THE PLAN

- 1.1 This Contributions Plan is to be referred to as the Hearnese Lake / Sandy Beach Release Area Development Contributions Plan 2015 and the Plan was adopted by Council on 23/10/2014.
- 1.2 The Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act (as amended) 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000.
- 1.3 This Development Contributions Plan is effective from 1/07/2014 and replaces the previous Hearnese Lake / Sandy Beach Developer Contribution Plan which was amended on 24 April 2008, 8 May 2013, 18 December 2013 and 23 October 2014.
- 1.4 This Plan therefore repeals any other Plan made before this Plan and this Plan prevails to the extent to any inconsistency with previous Plans.

2. THE AREA TO WHICH THE PLAN APPLIES

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

3. PURPOSES OF THE PLAN

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

- c) Provide a comprehensive strategy and administrative framework for Council to assess liabilities for contributions, apply conditions requiring payment of contributions, outlay expenditure for relevant services and facilities, and undertake accounting in a transparent manner for the equitable allocation of contributions throughout the Hearnes Lake / Sandy Beach 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.

Map 1: Locality Plan – Hearnes Lakes / Sandy Beach Release Area

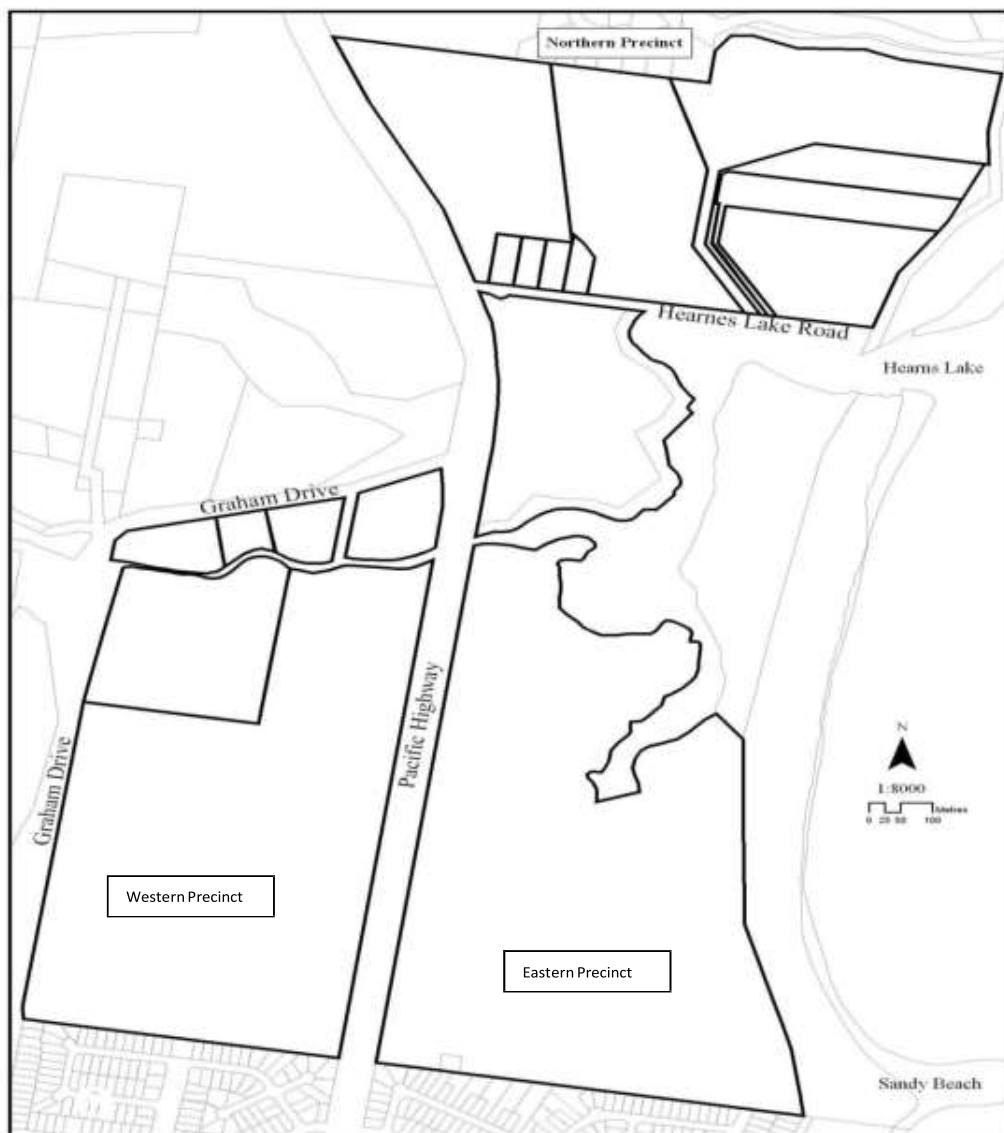


Table 1 – Summary of Contributions

Service / Facility	Net Cost to be Levied \$	Per Person \$	Per Lot Or large dwelling \$	Per Small Dwelling \$
ALL PRECINCTS				
Transport & Traffic	\$561,702	\$760.70	\$1,977.82	\$1,384.47
Development Studies	\$14,520	\$11.54	\$30.00	\$21.00
Total Contributions All Precincts	\$576,222	\$772.24	\$2,007.82	\$1,405.47
NORTHERN PRECINCT				
Neighbourhood Open Space	\$139,713	\$321.77	\$836.60	\$585.62
Transport & Traffic	\$642,715	\$1,480.00	\$3,847.99	\$2,693.59
Sub District Open Space	\$317,982	\$430.63	\$1,119.65	\$783.76
Total Contributions Northern Precinct*	\$1,100,410	\$2,232.40	\$5,804.24	\$4,062.97
WESTERN PRECINCT				
Transport & Traffic	\$539,533	\$1,773.61	\$4,611.39	\$3,227.97
Sub District Open Space	\$317,982	\$430.63	\$1,119.65	\$783.76
Neighbourhood Open Space	\$209,713	\$689.39	\$1,356.63	\$1,254.69
Total Contributions Western Precinct*	\$1,067,228	\$2,893.63	\$7,087.67	\$5,266.42
EASTERN PRECINCT				
Transport & Traffic	\$383,525	\$737.55	\$1,917.62	\$1,342.33
Total Contributions Eastern Precinct*	\$383,525	\$737.55	\$1,917.62	\$1,342.33

*Excludes contributions all precincts

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 Administration Levy Contributions Plan, the Surf Rescue Facilities Contributions Plan, the Coffs Harbour Water Supply and Wastewater Developer Services Plans and other contribution plans will also apply.
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).
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".

PART B – THE PLANNING AND POLICY CONTEXT

4. STRATEGIC PLANNING AND POLICY FRAMEWORK

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

- a) The Mid North Coast Regional Strategy (MNCRS) – this Strategy prepared by the State Government Department of Planning and Environment includes planned growth in this sector of Coffs Harbour;
- b) The Coffs Harbour “Our Living City” Settlement Strategy – This Strategy implements the MNCRS, identifies the preferred locations and expected types of development for future urban expansion within the city and the associated demands and requirements for public facilities and services;
- c) The Coffs Harbour Sewerage Strategy 2000 – This Strategy identifies areas to be serviced by reticulated sewerage up to the Year 2021;
- d) The Coffs Harbour City Council Social and 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.

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

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

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

- a) The development yields enabled by Development Consents granted by the Department of Planning and Environment to the date of adoption of this Plan (under Part 3A of the Environmental Planning and Assessment Act (as amended) 1979 and Coffs Harbour City Council based upon preceding Developer Contributions Plans for this Release Area; and
- b) The forecast yield of lots and dwellings from land zoned for residential development purposes are based on current approvals and projected lot yields included in the Hearnes Lake/Sandy Beach Development Control Plan 2005.

Table 2: Forecast Development Yield and Population Growth

CATCHMENT	NUMBER OF LOTS	NUMBER OF PEOPLE
Northern Precinct	262	681
Western Precinct	223	580
Eastern Precinct	200	520
TOTAL	670 lots	1,781 people

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

Table 3: Occupancy Rate

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

5.3 The social infrastructure needs are based on an anticipated population of 1,781 persons. The population profile of Hearn Lake / Sandy Beach is initially anticipated to reflect an “ageing” population model. This ageing population is expected to have the following age characteristics.

Table 4: Demographic Structure

AGE	PERCENTAGE
0 – 9	13.5
10 – 19	15.3
20 – 29	9.3
30 – 39	12.5
40 – 49	15.6
50 – 59	12.5
60+	21.3

The population is expected to have a high proportion of elderly people with persons of pensioner age (60+ years), young to middle age adults (30 – 49 years) and school age (5 – 19 years).

Causal Nexus

- 5.4 The anticipated increase in population in Hearnese Lake will place greater demands on existing public facilities and require the provision of new public facilities that are not currently available in the Hearnese Lake / Sandy Beach area.
- 5.5 Appendix A in this plan lists the public facilities to be provided in the Hearnese Lake / Sandy Beach catchment.
- 5.6 The Coffs Harbour Open Space Developer Contributions Plan lists public facilities provided for the benefit of future population in Hearnese Lake together with future population in other catchments.
- 5.7 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 Hearnese Lake / Sandy Beach Area.

Physical Nexus

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

Temporal Nexus

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

PART C – ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN

6. DEVELOPMENT TO WHICH THE PLAN APPLIES

6.1 The Hearnese Lake / Sandy Beach Development Contributions Plan applies to the following development types:-

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

7. ASSESSMENT OF CONTRIBUTIONS

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

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

8. FORMULA FOR DETERMINING CONTRIBUTIONS

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

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:-

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

Where:-

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

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

9. TIMING OF PAYMENT OF CONTRIBUTIONS

- 9.1 Payment of financial contributions should be finalised at the following stages:-
- a) Development Consents involving subdivisions – prior to release of the linen plan;
 - 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.

10. DEFERRED OR PERIODIC PAYMENTS

- 10.1 Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement.

In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:-

- a) There are valid reasons for deferred or periodic payment;
- b) No prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- c) No prejudice will be caused to the operation of this plan; and
- d) The provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:-

- a) The deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- b) The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest; and
- c) Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued as a Bank Guarantee or as a secure Guarantee issued by another appropriate institution to the satisfaction of Council.

10.2 Deferments will not be granted based on progressive land sales.

10.3 For the purposes of this provision, “appropriate rate of interest” means the six month bank bill swap rate applicable from time to time, and “appropriate institution” means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

11. EXEMPTIONS

11.1 Council may consider exempting developments, or components of developments from the requirement for a contribution for developments that include aged care accommodation where the residents require in house care, and developments that are specifically exempted under directions that may be made from time to time by the NSW Minister for Planning and Environment.

11.2 Council exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

12. WORKS IN KIND

12.1 Council may accept an applicant’s offer to make a contribution by way of a works in kind contribution (for an item included on the works schedule) or a material public benefit (for an item not included on the works schedule) as referred to in Section 94 (5b) of the Environmental Planning and Assessment Act.

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

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

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

13. POOLING OF FUNDS

- 13.1 This Plan expressly authorises monetary S94 Contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

14. INDEXATION OF CONTRIBUTION RATES

- 14.1 Monetary contributions paid under Section 94 are exempt from the Federal Government Goods and Services Tax (GST).

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

- Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the public facility.
- The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups (A) Sydney, as published by the Australian Bureau of Statistics in accordance with the following formula:-

$$RC = \frac{C \times \text{Current Index}}{\text{Previous Index}}$$

Where:-

RC = Revised contribution rate per ET applicable at the time of payment

C = Previous contribution rate

Current index is the Consumer Price Index at the date of review of the contribution.

Previous index is the Consumer Price index as listed in Appendix "A" or applicable at the time of issue of the consent.

- The Council may also review the works schedule, the estimate of costs of the various public facilities and services, population projections, land acquisition costs or other aspects relating to the contribution plan.
- 14.3 Indexing factors for future works are detailed in Appendix A.

PART D – PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE

15. COMMUNITY FACILITIES

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

16. OPEN SPACE AND RECREATION

- 16.1 Existing formal open space and recreation facilities are limited within Hearnese Lake / Sandy Beach. Informal recreation opportunities are provided with the nearby beaches, and various bushland areas and reserve corridors.
- 16.2 On the basis of the population model and demographic structure, it is anticipated that a preference for structured facilities, passive recreation and neighbourhood parks / playgrounds will exist. Open space facilities (active and passive) can be considered at a regional, district and local level.
- 16.3 Regional open space caters for users prepared to travel significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of an extensive network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation. Regional open space areas in the vicinity of Hearnese Lake / Sandy Beach include the Coffs Coast Sport and Leisure Park, North Coast Regional Botanic Garden, Brelford Park and Jetty Foreshores.
- NOTE:** Contributions for Regional Open Space are calculated and established under a separate plan – the Coffs Harbour Open Space Developer Contributions Plan.
- 16.4 District open space is land used primarily for district sporting events and generally comprises playing fields and district sporting facilities. Council's Open Space Strategy provides standards for the provision of district sporting facilities. As the additional population of the release area is 1,742 people, and the provision of a centralised complex with all these facilities is not justified. These district facilities will be levied on a district basis under a separate Contributions Plan – the Coffs Harbour Regional, District and Neighbourhood Facilities Plan.
- 16.5 Residents of Hearnese Lake / Sandy Beach can utilise a number of the facilities available in the northern district such as Centennial Reserve, Woolgoolga Sports Ground, Woolgoolga Beach Reserve, Woolgoolga Lake Reserve and Woolgoolga Creek Foreshores.

16.6 Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

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

16.7 Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, children’s playground areas, passive reserves and drainage reserves. Given that local open space primarily serves young children, this space should be provided within a reasonable and safe walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500 metres which represents, on average, a seven minute walk. Map 2 illustrates a 500 metre radius around potential neighbourhood park sites to provide a measure of demand based on spatial distribution and accessibility. It is to be noted that this radius does not take into account topography and other physical constraints. On this basis, one neighbourhood park with playgrounds and associated facilities will be required in the northern precinct and two neighbourhood parks in the western precinct to meet the needs of the community.

16.8 Additional facilities are planned for the Hearnes Lake foreshore area within the northern precinct. These facilities include car parking, picnic facilities, playground, toilets, a canoe launching facility, and other associated facilities. It is envisaged that these facilities will be used by all residents of the release area. Accordingly the cost of the facilities will be funded through contributions from all precincts in the release area.

16.9 The location of the proposed neighbourhood parks are shown on Map 2. The minimum works required for neighbourhood parks are:-

- Playground equipment;
- Park seats; and
- Landscaping.

16.10 The proposed open space and recreation facilities are included in Table 4: Summary of Proposed Facilities, Infrastructure and Services.

16.11 The following formula is used to calculate the contribution rate

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

Where:-

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

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

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

Foreshore embellishment works including:

Toilets	\$175,000
Beach Access	\$ 20,000
Playground	\$150,000
Picnic facilities	\$ 40,000
Canoe launching facility	\$ 35,000
Car Park	\$ 50,000
Total	\$470,000
Amounts levied & Cash Held	\$152,018
Net Cost to Levy	\$317,982

$$\begin{aligned} \text{Contribution per lot} &= \frac{C}{L} \\ &= \frac{317,982}{284} \\ &= \$1,119.65 \text{ per lot} \end{aligned}$$

• **Northern Precinct**

Playground	\$170,000
Amounts levied & Cash Held	\$ 30,298
Net Cost to Levy	\$ 139,713

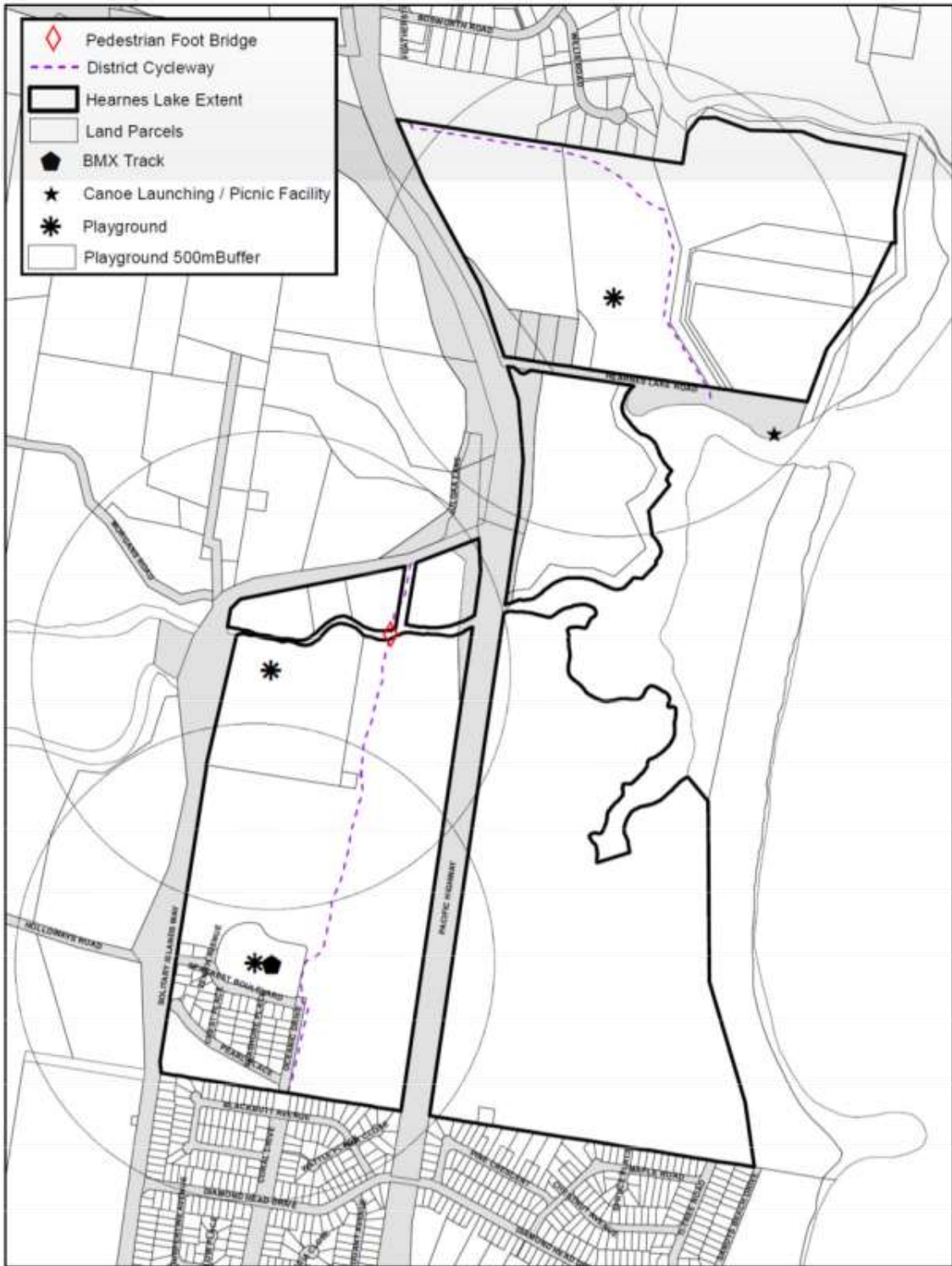
$$\begin{aligned} \text{Contribution per lot} &= \frac{C}{L} \\ &= \frac{119,713}{167} \\ &= \$836.60 \text{ per lot} \end{aligned}$$

• **Western Precinct**

Northern Playground	\$170,000
Southern Playground	\$ 50,000
BMX Track	\$ 20,000
Total	\$240,000
Amounts levied & Cash Held	\$ 81,274
Net Cost to Levy	\$158,726

$$\begin{aligned} \text{Contribution per lot} &= \frac{C}{L} \\ &= \frac{158,726}{117} \\ &= \$1,356.63 \text{ per lot} \end{aligned}$$

Map 2: Open Space and Recreation



17. TRANSPORT AND TRAFFIC MANAGEMENT

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

Public Transport

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

Pedestrian and Bicycle Ways

- 17.9 The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those under 17 years of age. Opportunities for public transport within the release area are currently limited to the provision of a bus service. To provide for a safe, comfortable and efficient bus service, certain facilities are required, including bus shelters, seats and bus bays.

17.10 The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. The proposed routes are identified in Map 3 and have been designed to relate to the need for access to Sandy Beach School, recreation facilities and shops. These facilities will also provide a link for the Coastal Walk and northern beaches cycle way.

17.11 Pedestrian and cycle routes are to be shared with vehicles on low order local roads and off-road footpaths / cycle ways on the collector roads. A pedestrian / cycle way bridge over Double Crossing Creek linking the Northern Precinct to the Western and Eastern Precincts is required to separate vehicle traffic from school children and bicycle traffic. This bridge is to be funded through this Contribution Plan.

17.12 The following formula is used to calculate the contribution rate

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

Where:-

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

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

• **Northern and Western Precincts:-**

- District cycleway
- Pedestrian bridge over Double Crossing Creek

District Cycleway	\$518,750
Bridge over Double Crossing Creek	\$200,000
Sub Total	\$718,750
Design & Contingencies @ 20%	\$143,750
Total	\$862,500
Amounts Levied and Cash held	\$300,798
Net cost to Levy	\$561,702

$$\begin{aligned} \text{Contribution per lot} &= \frac{C}{L} \\ &= \frac{561,702}{284} \\ &= \$1,977.82 \text{ per lot} \end{aligned}$$

- **Western Precinct:-**
 - Upgrade of Morgan Road/Graham Drive intersection;
 - Austroad Type B intersection on Graham Drive;
 - Austroad Type C intersection on Graham Drive; and
 - Bus facilities.

- **Eastern Precinct:-**
 - Upgrade of Morgan Road/Graham Drive intersection;
 - Austroad Type B intersection on Graham Drive;
 - Austroad Type C intersection on Graham Drive

Austroads Type "B" intersection on Graham Drive	\$ 550,000
Austroads Type "C" intersection on Graham Drive	\$ 250,000
Upgrade Morgans Road Intersection	\$ 200,000
Sub total	\$1,000,000
Design & Supervision	\$ 150,000
Contingencies	\$ 172,500
Total	\$1,322,500

Amount Levied not Paid & Cash held	\$ 399,442
Net Cost to Levy	\$ 923,058
Amount attributable to Western Precinct	\$ 539,533

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C}{L} \\
 &= \frac{539,533}{117} \\
 &= \$4,611.39 \text{ per lot}
 \end{aligned}$$

Amount attributable to Eastern Precinct	\$ 383,525
---	------------

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C}{L} \\
 &= \frac{383,525}{200} \\
 &= \$1,917.62 \text{ per lot}
 \end{aligned}$$

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

Collector road full width construction including land under roads	\$ 474,000
Collector road Part Construction	\$ 203,083
Bus Turning area	\$ 75,000
Closure of Hearn's Lake Road	\$ 60,000
Bus stops x 2	\$ 40,000
Sub total	\$ 852,083
Design & Supervision	\$ 127,813
Contingencies	\$ 146,984
Total	\$1,126,880
Amount levied but not paid	\$ 484,265
Net cost to levy	\$ 642,615

$$\begin{aligned}
 \text{Contribution per lot} &= \frac{C}{L} \\
 &= \frac{642,615}{167} \\
 &= \$3,847.99 \text{ per lot}
 \end{aligned}$$

Map 3: Traffic and Transport Strategy



18. PLANNING ANALYSIS AND GUIDES TO PREPARE THIS PLAN

18.1 The legislation and regulation enabling Councils to levy development contributions provides for the recoupment of costs incurred to prepare Development Contributions Plans.

18.2 The costs incurred to prepare this Plan are \$14,520

18.3 The following formula is used to calculate the contribution rate

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

Where:-

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

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

$$\begin{aligned} \text{Contribution per lot} &= \frac{C}{L} \\ &= \frac{14,520}{484} \\ &= \$30.00 \text{ per lot} \end{aligned}$$

APPENDIX A: Indexing Factors for Future Works

CONTRIBUTION TYPE	INDEXATION BASIS	INDEX	DATE APPLIED
Traffic Facilities	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Neighbourhood 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

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APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	UNIT RATE PER ET SECTION 94 CONTRIBUTION PLANS
Residential	
Subdivision Lot	1
Small Dwelling *	0.7 per dwelling
Large Dwelling **	1 per dwelling
Boarding House	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling
Nursing Home	0.35 per bed
Self-Care Retirement Unit	0.55 per unit
Hostel	0.35 per bed
Group Home	0.35 per bed
Tourist and Visitor Accommodation	
Motel / Hotel / Resort Room	0.35 per room
Serviced Apartments	0.35 per room
Backpackers Accommodation per Bed	0.1 per bed
Bed and Breakfast Accommodation	0.35 per room
Guest House / Hostel	0.35 per room
Caravan / Camp / Cabin Site – Permanent	0.6 per site
Caravan / Cabin Site - Temporary	0.35 per site
Camp / Tent Site – Temporary	0.25 per site
Business Premises	
Shop	Not Applicable
General Store	Not Applicable
Convenience Store	Not Applicable
Supermarket	Not Applicable
Bulky Goods Premises	Not Applicable
Hairdressing / Beauty Salon	Not Applicable
Laundromat	Not Applicable
Office Premises	Not Applicable
Warehouse / Distribution Centre	Not Applicable
Industrial Premises ***	Not Applicable
Self-Storage Premises ***	Not Applicable
Car Wash	Not Applicable
Plant Nursery	Not Applicable
Service Station	Not Applicable
Car Sales Showroom (Indoor)	Not Applicable
Car Sales Showroom (Outdoor)	Not Applicable

*A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).

**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

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KORORA RURAL RESIDENTIAL RELEASE AREA

**Developer Contributions
Plan 2015**

DRAFT



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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 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 2013 (DCP) makes provision for further rural residential expansion in the order of 250 additional dwellings accommodating 750 people. The Korora Rural Residential Release Area catchment will ultimately cater for a population of 1,500 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 transport and traffic facilities and bush fire fighting equipment to cater for the additional population.

The costs of the urban planning component required to enable development of the release area are also included.

SUMMARY OF WORKS SCHEDULE

A schedule of works, estimated staging and expenditures is summarised on page 13.

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the costs of the identified public facilities.

Table 1 summarises the contribution rates applying to the different forms of development in the Korora Rural Residential Release Area. Appendix "B" includes additional contribution rates that apply to various other forms of development.

DATE OF COMMENCEMENT OF THE PLAN

This contributions plan came into operation on 27 February 2004. This plan was amended on 24 August 2005, 22 March 2006, on the 24 April 2008, on 28 June 2012, 8 May 2013 and further on the 18 December 2013.

Table1 - Summary of Contributions

Service/Facility	Net Cost to be Levied \$	Per Person \$	Per Lot / Large Dwelling \$	Per Small Dwelling \$	Per SEPP Seniors Living Dwelling (self care) \$
Transport and Traffic	3,394,661	6,591.57	17,138.08	11,996.66	9,425.94
Bush Fire Equipment	79,484	154.34	401.28	280.90	220.70
Urban Planning	217,702	422.72	1,099.07	769.35	604.49
Total Contribution	3,691,847	7,168.63	18,638.43	13,046.91	10,251.13

Notes:

1. 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.
2. A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
3. 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).
4. In addition to the above the relevant contribution rates for Regional, District and Neighbourhood Open Space and Community Facilities, Surf Rescue Equipment, and Coffs Harbour Road Network will also apply.
5. SEPP Seniors Living occupancy rates refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004.
6. Additional contribution rates for various other types of development are included in this plan at appendix **"B"**

PART 2 - ADMINISTRATION & ACCOUNTING

THE AREA TO WHICH THE PLAN APPLIES

This plan applies to all land within the Korora Rural Residential Release Area as described on Map 1.

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 1994 and may be referred to as the Korora Rural Residential Release Area Developer Contributions Plan 2015.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements the Coffs Harbour City Local Environmental Plan 2013 and Coffs Harbour Development Control Plan applying to the Korora Rural Residential Release Area. This contributions plan should be read in conjunction with the Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013, the Surf Rescue Facilities Plan, the Coffs Harbour Road Network Plan and the Water Supply and Waste Water Treatment Carrier Development Servicing Plans and other contributions plans that may apply to the release area.

PURPOSE OF THE PLAN

The primary purpose of this plan is to satisfy the requirements of the Environmental Planning and Assessment Act and Regulation. This enables 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.

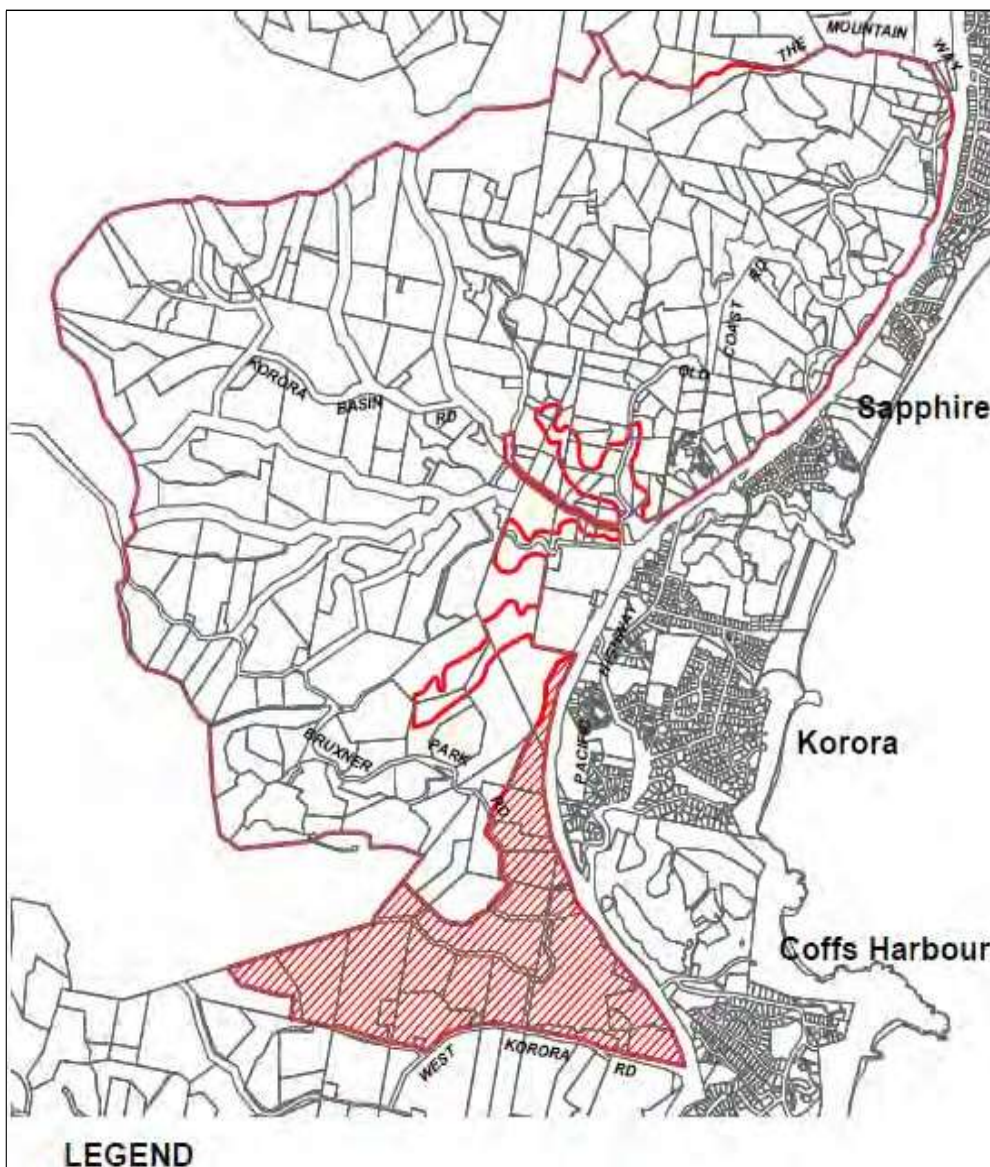
This contributions plan provides a means for implementing some of the planning and community development strategies adopted by Council.

HOW THE PLAN OPERATES

Other purposes of the plan are to:

- (i) ensure that an adequate level of public infrastructure is provided within the Korora rural residential release area as development occurs.
- (ii) enable Council to recoup funds that 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 throughout the Korora Rural Residential Release Area.

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.



**MAP 1
KORORA RURAL RESIDENTIAL RELEASE AREA**

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:

Contribution per person =

$$\frac{C - E}{P}$$

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

E = amount of available existing contributions either as cash held or levied as at 31 December 2011.

P = future population of catchment less lots approved

TIMING OF PAYMENT OF CONTRIBUTIONS

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

- development consents involving subdivisions – prior to the 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.

DEFERRED OR PERIODIC PAYMENT

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operations of this plan; and
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- (i) the deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- (ii) the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding at the appropriate rate of interest.
- (iii) payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution.
- (iv) deferments will not be granted based on progression sales of land, unless a staged approval is granted.

For the purposes of this provision, **“appropriate rate of interest”** means the seven year local government interest borrowing rate applicable from time to time, and **“appropriate institution”** means a licensed bank or other institution where their securities comprise authorised investments under the Trustee Act 1925

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 Section 94 (5)(B) 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.

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.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17 and this is not retrospective.

POOLING OF FUNDS

This plan expressly authorises monetary S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

INDEXING OF CONTRIBUTION RATES

The 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 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 contributions 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.

Transport and Population Data Centre, NSW Statistical Local Area Population Projections 2001-2031, 2007 Release assesses the 2011 population for the Coffs Harbour Local Government Area as 75,340. Further it predicts a population of 81,720 in 2016.

The Coffs Harbour Land Capacity Assessment 2004 identifies the release area as having potential for an additional 300 dwellings.

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 and supports the Land Capacity Assessment

Coffs Harbour City Council Open Space Strategy 2010 identifies the passive and active open space facilities required by future population throughout the local government Area.

The Coffs Harbour Development Control Plan 2013 sets out detailed guidelines for development in the Korora rural residential release area. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached dwellings.

PROVISION

The anticipated increase in population in the Korora Rural Residential release area will place greater demands on existing public facilities and require the provision of new public facilities to cater for the demands of the additional population.

The Korora area is typically rural/agricultural oriented. The proposal is to change this rural/agricultural focus to rural residential in nature. The result is a major change to the level of facilities, services and infrastructure required for the development.

Table 1 in this plan lists the public facilities to be provided in the Korora Rural Residential release area.

The Coffs Harbour Regional, District and Neighbourhood Facilities Developer Contributions Plan lists public facilities provided for the benefit of future population in Korora together with future population in other catchments.

LOCATION

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.

TIMING

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 Korora Rural Residential release area.

Any forward funding required for proposed development is to be undertaken by developers, who will be reimbursed as contributions become available.

EXISTING AND FUTURE DEVELOPMENT IN KORORA

The Korora rural residential release area comprises rural residential accommodation with single dwellings on allotments ranging from 1ha to 3 ha. Since adoption of this contributions plan contributions have been levied or collected for 94 additional allotments. Given the Coffs Harbour Land Capacity Assessment **2004's** projection of an additional 300 dwellings, the remaining future development potential is 206 dwellings.

PROJECTED DWELLING YIELD

Housing policy, prevailing market conditions and environmental constraints will together influence dwelling yield. The forecast population is based on the potential dwelling yields. These yields will be derived from balancing existing urban patterns with changing demands for a wider choice of housing and endeavours to promote efficient and sustainable urban environments.

The housing policy promoted for the development of the Korora rural residential release area is to provide for a variety of housing types encouraging a heterogeneous population. However, environmental constraints and prevailing market conditions will create a demand for low density housing forms and conventional allotments of at least 1 hectare.

A maximum net density of 1 dwelling per hectare is achievable given the environmental constraints of the release area.

The projected dwelling yields for the area can be explained in terms of two main types of housing

- Conventional Housing - generally Torrens title allotments with single detached dwellings with an average allotment size of around 1 hectare.
- Dual Occupancy Housing - Torrens strata or community title allotments comprising a duplex or two attached dwellings with an average allotment size of around 1 hectare.

OCCUPANCY RATES

The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates, which are based on ABS Census data average occupancy rates, are shown in Table 2.

Table 2 - Occupancy Rates

Housing Type	Occupancy Rates
Large Dwelling	2.6 persons/dwelling
Small Dwelling	1.8 persons/dwelling
Seniors Living SEPP dwelling (self-care)	1.5 persons /dwelling

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 (excluding garages and balcony areas).

The total projected population of the whole release area based on these occupancy rates and projected dwelling yields, is estimated to be 750. Having regard to the developments approved to date, the additional future population as at 31 December 2011 is expected to be 515 people.

PROPOSED PUBLIC FACILITIES

COMMUNITY FACILITIES AND SERVICES

The provision of community facilities under this plan are 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 over which local government has direct influence. Other community facilities such as schools, hospitals, churches, private recreation facilities, clubs and the like are beyond this influence.

EXISTING FACILITIES

The two Bush Fire Brigade buildings are the only existing community facilities within the study area. The greater Korora area is serviced by other recreational and community facilities. The school hall at Kororo Public School is utilised as the community meeting place. The total population of the study area does not warrant any additional facilities.

OPEN SPACE AND RECREATION

EXISTING FACILITIES

Existing formal open space and recreation facilities do not exist within the Korora study area. Within the greater Korora area (east of the Highway) there are public reserves, a playground, a sports field and picnic facilities.

Informal recreation opportunities are provided with the nearby beaches, creeks and Nature Reserve.

As the release area is characterized by rural residential allotments it is considered that informal open space is available to residents. No formal local open space is to be provided for under this plan.

TRANSPORT AND TRAFFIC MANAGEMENT

INTRODUCTION

The strategy for the movement of people within and through the Release Area recognises the dependence on the motor car and therefore provides for works to accommodate the anticipated increase in traffic.

EXISTING FACILITIES

The Korora Release Area is adjacent to the Pacific Highway. The main access, within Korora, is currently provided by The Old Coast Road, Korora Basin Road, West Korora Road and Bruxner Park Road. The Roads and Traffic Authority (RTA) have indicated that in the longer term access to the Highway should be restricted to controlled intersections.

IDENTIFIED NEEDS

The transport demands within the release area can be categorised simply in terms of the road network.

Road Network

Under the DCP it is proposed that controlled intersections for access to and from the Highway be provided at Old Coast Road and Bruxner Park Road. The following works are proposed:

Bruxner Park Road

Upgrade sections of Bruxner Park Road

Installation of traffic safety measures

Estimated cost of these works is in the order of \$850,000.

Korora Basin Road/Rowsells Road:

Upgrade of intersection and first 100 metres of Rowsells Road. Estimated cost is in the order of \$200,000.

Korora Basin Road:

Minor upgrading works proposed together with the construction of a turning area at the western end. Estimated cost of the works is \$200,000

Old Coast Road (South):

Widening of two single lane bridges is proposed to enable traffic to pass in both directions. The estimated cost of these works is \$750,000.

Old Coast Road (North):

Widening and sealing of the road for the full length and installation of traffic safety measures to ensure a more trafficable road exists to cater for the increased population. A proportion of these works have been completed. The estimated cost to carry out the remaining work is \$950,000.

Finlays Road

Bridge upgrade works plus widening of the road. Installation of signage at "T" intersection with Korora Basin Road. The cost of the works is estimated to be \$187,500.

Transfer of Crown Lands

Many properties obtain access via a network of crown land parcels which are defined as windbreaks and crown roads. These parcels have been transferred to council as public roads. These roads have been added to **Council's** unmaintained road register. Any upgrading of these roads will be purely the responsibility of the developer/landowner.

The cost of survey and registration of the transfers is \$35,000. This has been paid from contributions collected to date.

PROPOSED FACILITIES

The following table summarises the future traffic facilities, which will be funded using Section 94 contributions.

Bruxner Park Road	\$850,000
Korora Basin Road/Rowsells Road intersection	\$200,000
Finlay's Road	\$187,500
Korora Basin Road	\$200,000
Old Coast Road (south)	\$750,000
Old Coast Road (north)	\$950,000
Design/Supervision @15%	\$470,625
Contingencies @15%	\$470,625
TOTAL	\$4,078,750

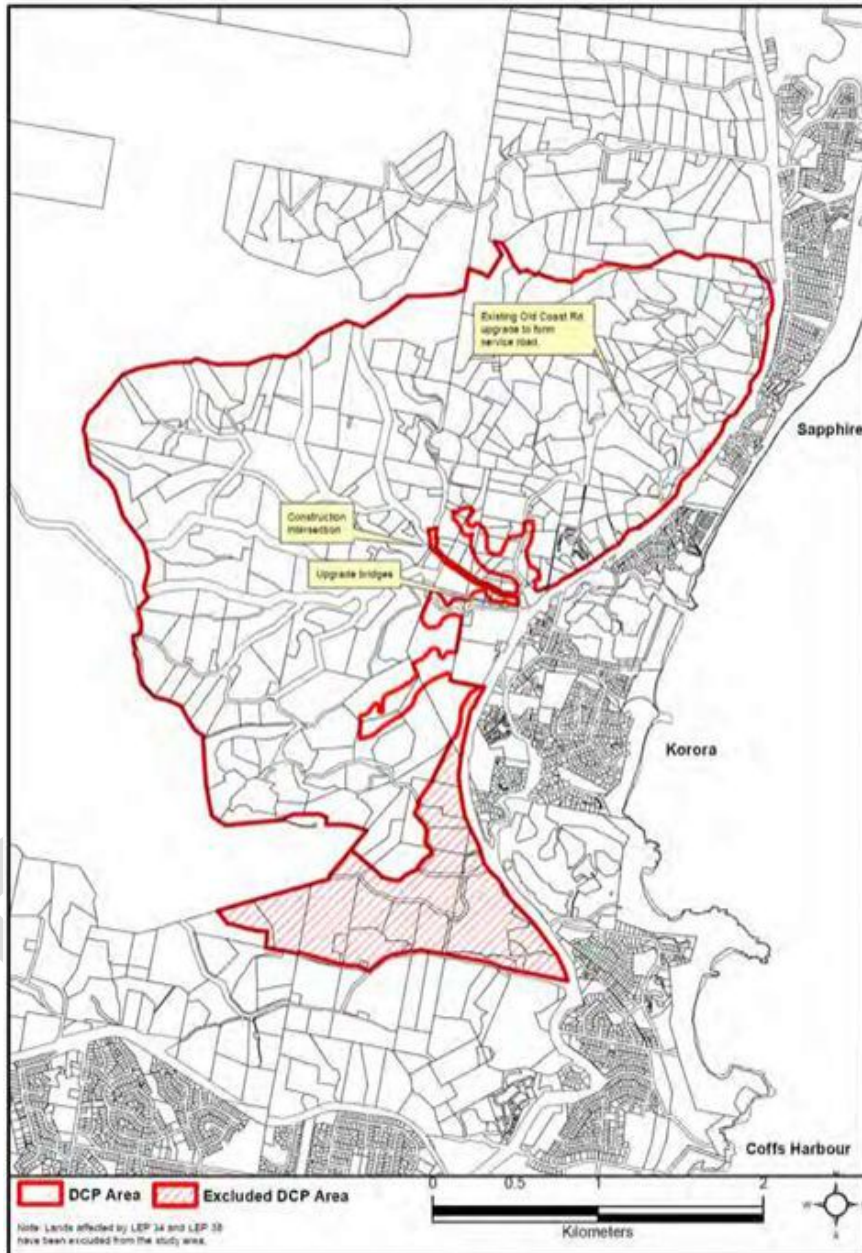
CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

$$\text{Contribution rate} = \frac{C - E}{P}$$

C = Cost of community facility
 P = Expected additional population
 E = amount of existing contributions either held or levied as at 31 December 2012.

$$\begin{aligned} C &= \$4,078,750 \\ P &= 515 \\ E &= \$684,089 \\ &= \frac{\$4,078,750 - \$684,089}{515} \\ &= \$6,591.57 \text{ per person} \end{aligned}$$



MAP 3
TRAFFIC AND TRANSPORT STRATEGY

URBAN PLANNING

PLANS AND STUDIES

Section 94 of the Environmental Planning and Assessment Act allows the recoupment of costs for the preparation of the DCP, this Contribution Plan and associated studies.

The cost of studies and the plan, which have been indexed in accordance with the provisions of the EP&AA Regulations, are as follows:

Flora and Fauna Study	\$41,392
Water Quality Study	\$61,935
Road & Traffic Study	\$57,950
Mapping	\$41,392
Development Control Plan	\$103,941
TOTAL	\$306,610

CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate for urban planning:

$$\text{Contribution rate} = \frac{C - E}{P}$$

C = Cost of studies/plans
 P = Expected additional population
 E = Amount of existing contributions either paid or levied as at 31st December 2011 plus contributions expended to date

$$= \frac{\$306,610 - \$88,908}{515}$$

= \$422.72 per person

BUSHFIRE

The two existing Bush Fire Brigade units in the release area will require additional equipment and an upgrade to the vehicles provided. This is to enable an appropriate service to be developed in conjunction with the additional rural residences.

The following formula is used to calculate the contribution rate for bushfire equipment:

$$\text{Contribution rate} = \frac{C - E}{P}$$

C = Cost of equipment
 P = Expected additional population
 E = Amount of existing contributions either paid or levied as at 31st January 2006

$$= \frac{\$120,000 - \$40,516}{515}$$

= \$154.34 per person

WORKS SCHEDULE

The works schedule detailed below outlines the projected staging of works in anticipated order of commencement. The works schedule may be subject to change, subject to development growth patterns, and funding.

Completed Works

Part Upgrade Old Coast Road North \$821,590

Future Works

Complete upgrade of Old Coast Road North	\$950,000
Upgrade Korora Basin Road	\$200,000
Upgrade Intersection Korora Basin and Rowsells Road	\$200,000
Upgrade Old Coast Road South	\$750,000
Upgrade Finlays Road	\$187,500
Upgrade Bruxner Park Road	\$850,000
Bushfire Equipment	\$120,000
TOTAL ESTIMATED COST	\$4,079,090

NOTE: Overall timing of works is dependent upon receipt of contribution funds

APPENDIX A - INDICES

CONTRIBUTION TYPE	INDEXATION BASIS	INDEX	DATE APPLIED
Roads/Traffic Management	Consumer Price Index – All Groups (A) for Sydney	178.7	31-12-2011
Planning Studies	Consumer Price Index – All Groups (A) for Sydney	178.7	31-12-2011
Fire equipment	Consumer Price Index – All Groups (A) for Sydney	178.7	31-12-2011

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET Section 94 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
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 bed	0.1 per bed	0.1 per bed	0.1 per bed
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
		0.65 per 100m2	0.65 per 100m2
Office Premises	N/A	GFA	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
		0.1 per 100m2 GFA	0.1 per 100m2 GFA
Self-Storage Premises***	N/A	(admin area)	(admin area)
		Determined on	Determined on
Car Wash	N/A	Application	Application
		Determined on	Determined on
Plant nursery	N/A	Application	Application
Service Station	N/A	0.6 per lane	0.6 per lane
		Determined on	Determined on
Car Sales Showroom (indoor)	N/A	Application	Application
		Determined on	Determined on
Car Sales Showroom (outdoor)	N/A	Application	Application

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
Section 94 Contribution			
CLASSIFICATION	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	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	.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).

**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

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MOONEE RELEASE AREA

**Development Contributions
Plan 2015**

DRAFT



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PART A – PLAN SUMMARY

1. NAME AND LEGAL BASIS OF THE PLAN

- 1.1 This Contributions Plan is to be referred to as the Moonee Release Area Development Contributions Plan 2015 and the Plan was adopted by Council on xx/xx/2015.
- 1.2 The Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act (as amended) 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000.
- 1.3 This Development Contributions Plan will come into effect on 1/07/2015 and replaces the previous Moonee Developer Contribution Plan which was amended on 24 April 2008, 8 May 2013, 18 December 2013 and 29 October 2014.
- 1.4 This Plan therefore repeals any other Plan made before this Plan and this Plan prevails to the extent to any inconsistency with previous Plans.

2. THE AREA TO WHICH THE PLAN APPLIES

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

3. PURPOSES OF THE PLAN

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

- c) Provide a comprehensive strategy and administrative framework for Council to assess liabilities for contributions, apply conditions requiring payment of 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.

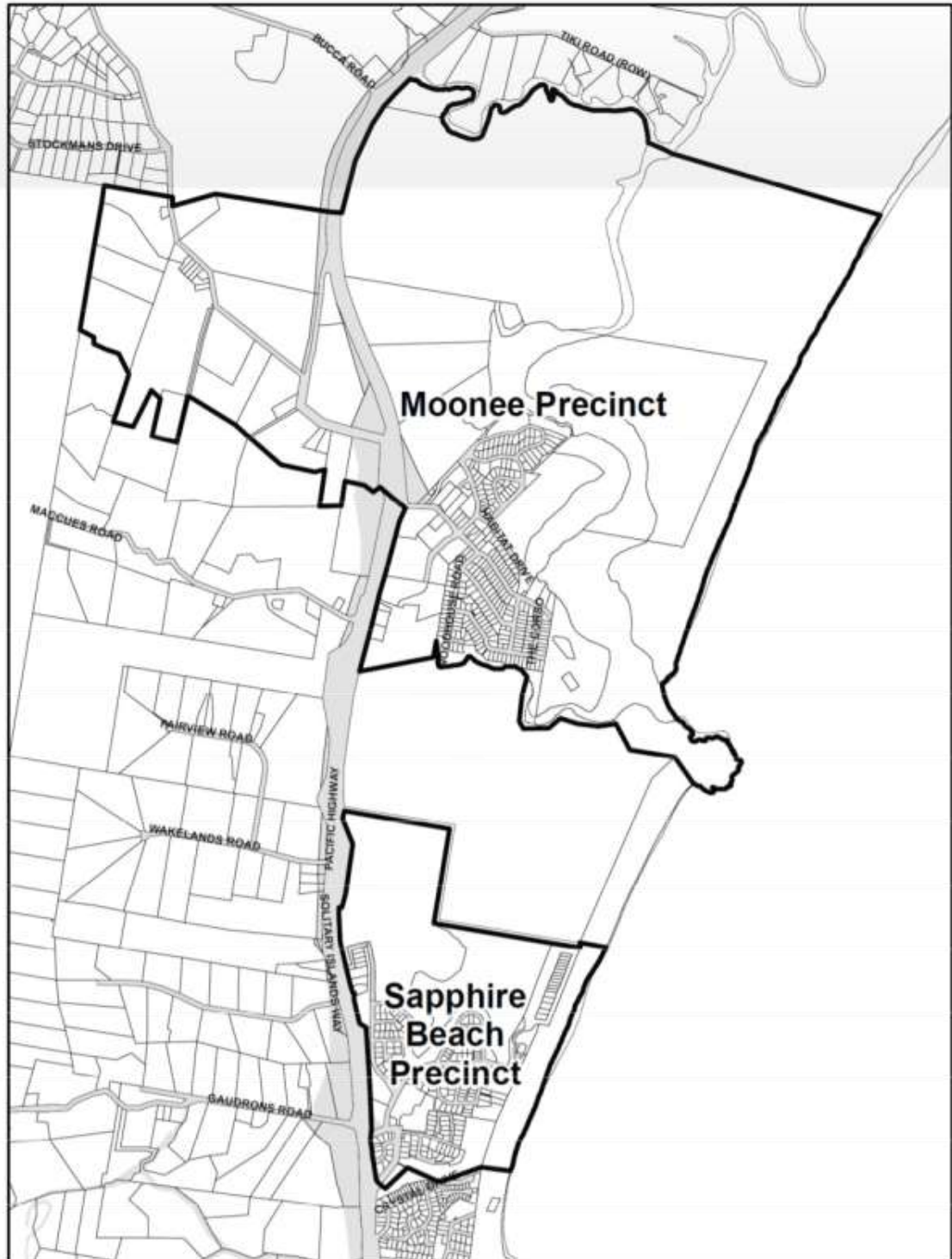
Table 1 – Summary of Contributions

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
SubTotal 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).
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 B – THE PLANNING AND POLICY CONTEXT

4. **STRATEGIC PLANNING AND POLICY FRAMEWORK**

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

- a) The Mid North Coast Regional Strategy – 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.

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

5. **FORECAST DEVELOPMENT AND POPULATION GROWTH AND NEXUS WITH THE NEED FOR PUBLIC FACILITIES AND SERVICES**

5.1 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.

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

Causal Nexus

- 5.3 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.
- 5.4 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.
- 5.5 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

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

Temporal Nexus

- 5.7 The public facilities will be provided in a timely manner to benefit those who contributed towards them.
- 5.8 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

- 5.9 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 C – ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN

6. DEVELOPMENT TO WHICH THE PLAN APPLIES

6.1 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
 - Secondary dwellings
 - Mixed use development that includes dwellings
 - Caravan parks and moveable dwellings
- b) Senior housing developments; and
- c) Subdivision of land.

7. ASSESSMENT OF CONTRIBUTIONS

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

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

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

8. FORMULA FOR DETERMINING CONTRIBUTIONS

8.1 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 Section 94 of the Environmental Planning and Assessment Act is as set out below:-

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

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.

9. TIMING OF PAYMENT OF CONTRIBUTIONS

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

- a) Development Consents involving subdivisions – prior to release of the linen plan;
- 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.

10. DEFERRED OR PERIODIC PAYMENTS

10.1 Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement.

In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:-

- a) There are valid reasons for deferred or periodic payment;
- b) No prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- c) No prejudice will be caused to the operation of this plan; and
- d) The provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:-

- a) The deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- b) The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest; and
- c) Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued as a Bank Guarantee or as a secure Guarantee issued by another appropriate institution to the satisfaction of Council.

10.2 Deferments will not be granted based on progressive land sales.

10.3 For the purposes of this provision, "appropriate rate of interest" means the six month bank bill swap rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

11. **EXEMPTIONS**

11.1 Council may consider exempting developments, or components of developments from the requirement for a contribution for developments that include aged care accommodation where the residents require in house care, and developments that are specifically exempted under directions that may be made from time to time by the NSW Minister for Planning and Environment.

11.2 Council exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

12. **WORKS IN KIND**

12.1 Council may accept an applicant's offer to make a contribution by way of a works in kind contribution (for an item included on the works schedule) or a material public benefit (for an item not included on the works schedule) as referred to in Section 94 (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.

13. POOLING OF FUNDS

13.1 This Plan expressly authorises monetary S94 Contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

14. INDEXATION OF CONTRIBUTION RATES

14.1 Monetary contributions paid under Section 94 are exempt from the Federal Government Goods and Services Tax (GST).

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

- Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the public facility.
- The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups (A) Sydney, as published by the Australian Bureau of Statistics in accordance with the following formula:-

$$RC = \frac{C \times \text{Current Index}}{\text{Previous Index}}$$

Where:-

RC = Revised contribution rate per ET applicable at the time of payment

C = Previous contribution rate

Current index is the Consumer Price Index at the date of review of the contribution.

Previous index is the Consumer Price index as listed in Appendix "A" or applicable at the time of issue of the consent.

- The Council may also review the works schedule, the estimate of costs of the various public facilities and services, population projections, land acquisition costs or other aspects relating to the contribution plan.

PART D – PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE

15. COMMUNITY FACILITIES AND SERVICES

- 15.1 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.
- 15.2 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.
- 15.3 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:-

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

16. OPEN SPACE AND RECREATION

- 16.1 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.

- 16.2 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.
- 16.3 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.
- 16.4 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.
- 16.5 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.
- 16.6 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.
- 16.7 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

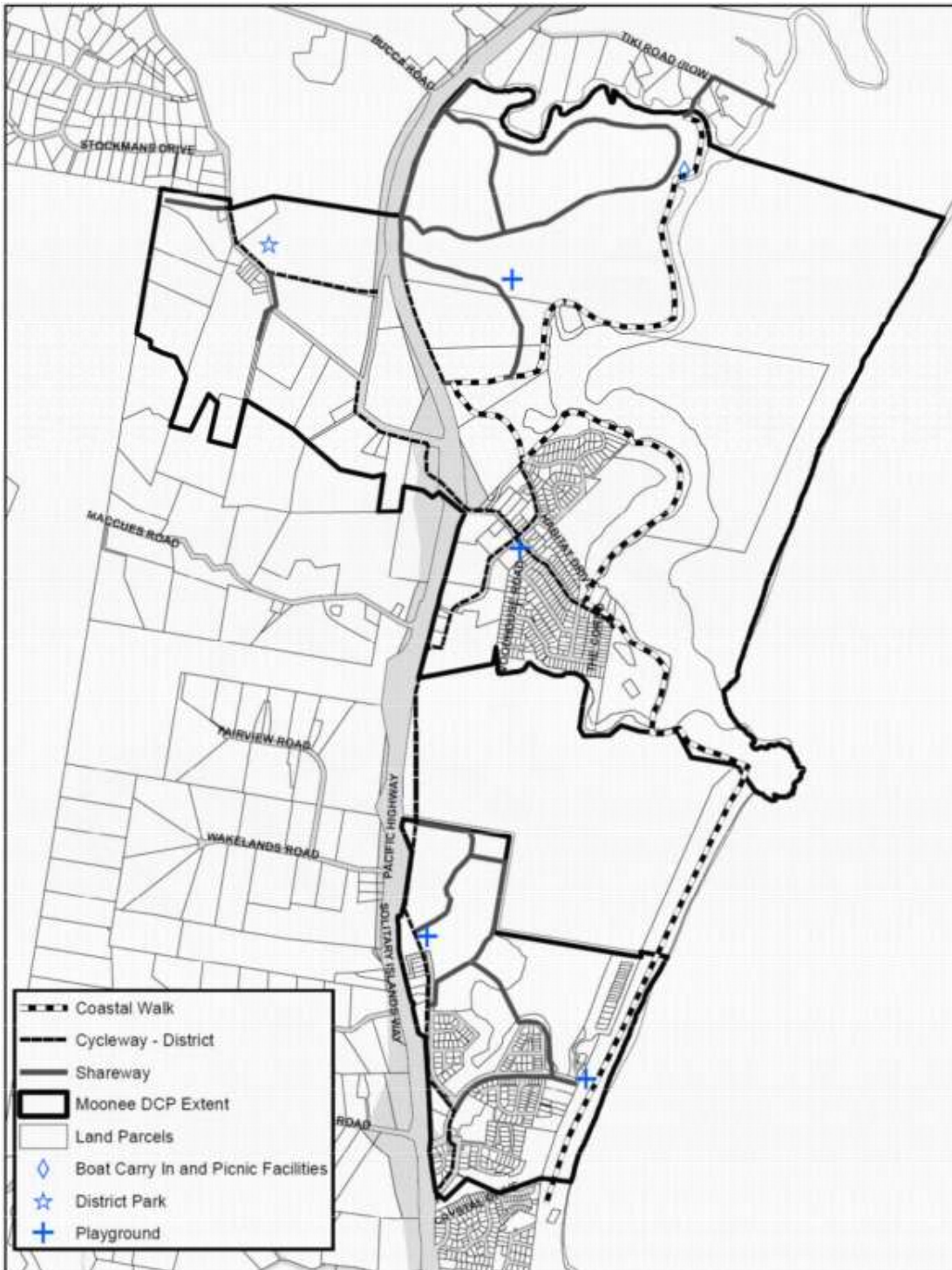
Calculation of Contribution Rate:-

• 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



17. TRANSPORT AND TRAFFIC MANAGEMENT

- 17.1 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.
- 17.2 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.
- 17.3 The transport demands within the release area are categorised in terms of the road network, public transport and pedestrian / bicycle network.
- 17.4 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.
- 17.5 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.
- 17.6 Contributions for the works described at points 17.4 and 17.5 above will be levied on all development occurring within the northern precinct as shown at Map 1.
- 17.7 Certain transport and traffic facilities are being provided to accommodate the future needs of the entire Moonee Release area.
- 17.8 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.
- 17.9 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:-

$$\frac{\$2,785,372 - \$688,543}{1,153} = \$ 1,818.58 \text{ per lot}$$

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:-

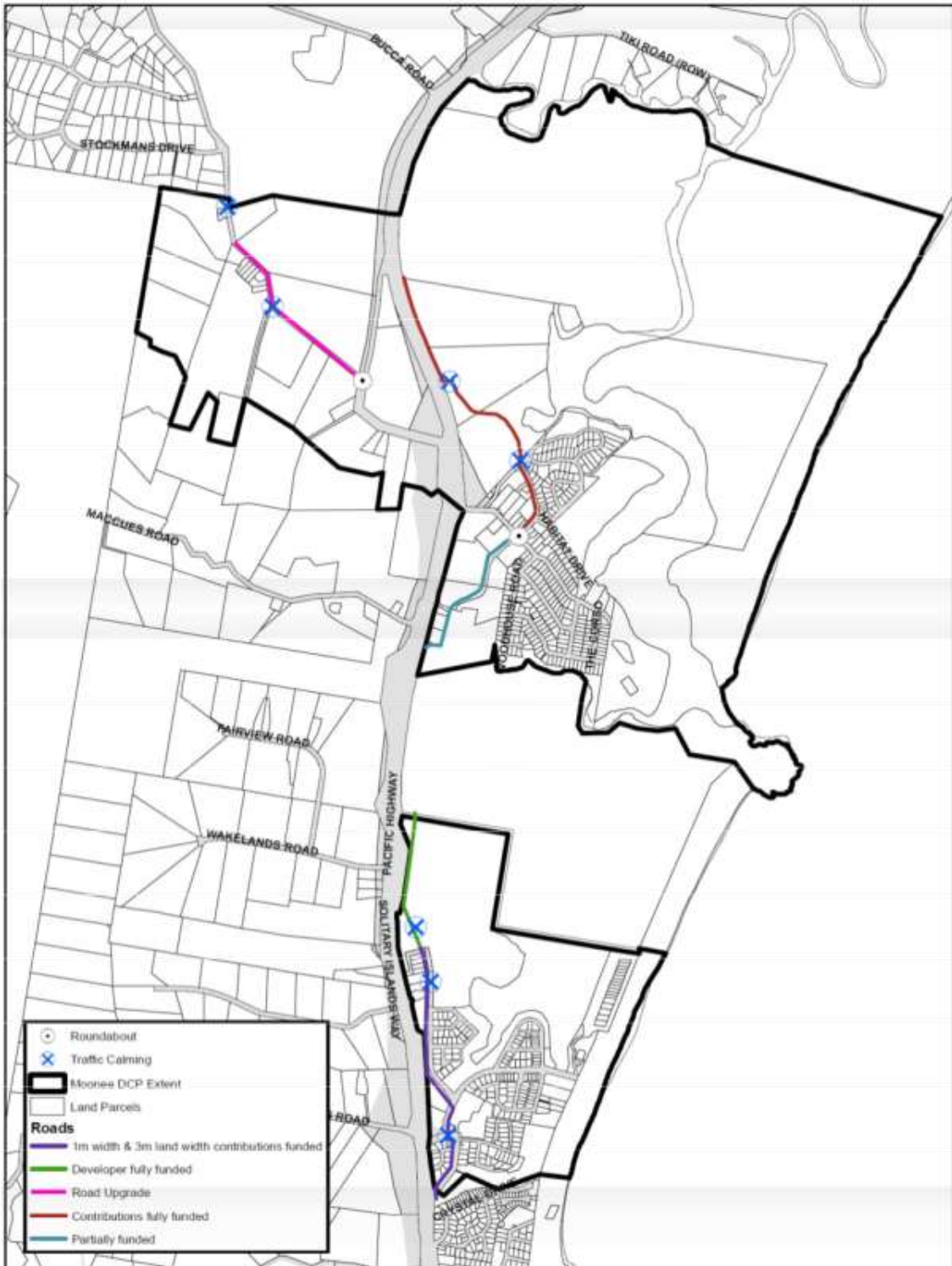
- Cost of works = \$ 8,118,475
- Funds held = \$ 2,006,880
- Net Total = \$ 6,111,595**

Hence, Contribution Rate is:-

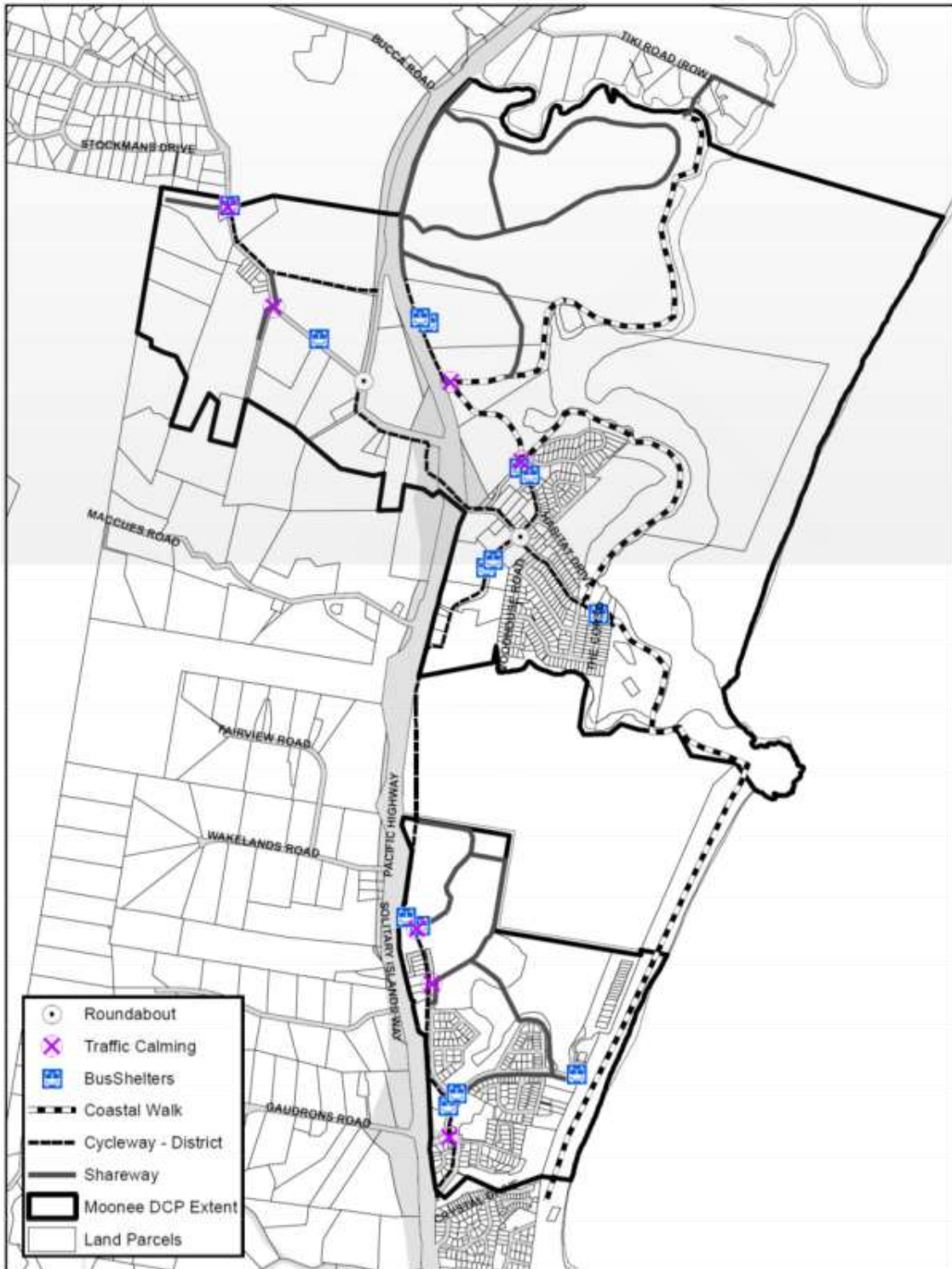
$$\frac{\$8,118,475 - \$2,006,880}{953} = \$ 6,413.00 \text{ per lot}$$

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Map 3: Traffic Management



Map 4: Transport Management



18. URBAN PLANNING

Plans and Studies

18.1 Section 94 of the Environmental Planning and Assessment Act allows the recoupment of costs for the preparation of this Contribution Plan and associated studies.

18.2 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: Hearnes Lake, Sandy Beach and Moonee (this Plan) \$14,520.00 is applied.

Calculation of Contribution Rate

Calculation of Contribution Rate:-

Hence, Contribution Rate is:-

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

APPENDIX A: INDEXING FACTORS FOR FUTURE 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

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APPENDIX B: STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	UNIT RATE PER ET SECTION 94 CONTRIBUTION PLANS
Residential	
Subdivision Lot	1
Small Dwelling *	0.7 per dwelling
Large Dwelling **	1 per dwelling
Boarding House	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling
Nursing Home	0.35 per bed
Self-Care Retirement Unit	0.55 per unit
Hostel	0.35 per bed
Group Home	0.35 per bed
Tourist and Visitor Accommodation	
Motel / Hotel / Resort Room	0.35 per room
Serviced Apartments	0.35 per room
Backpackers Accommodation per Bed	0.1 per bed
Bed and Breakfast Accommodation	0.35 per room
Guest House / Hostel	0.35 per room
Caravan / Camp / Cabin Site – Permanent	0.6 per site
Caravan / Cabin Site - Temporary	0.35 per site
Camp / Tent Site – Temporary	0.25 per site
Business Premises	
Shop	Not Applicable
General Store	Not Applicable
Convenience Store	Not Applicable
Supermarket	Not Applicable
Bulky Goods Premises	Not Applicable
Hairdressing / Beauty Salon	Not Applicable
Laundromat	Not Applicable
Office Premises	Not Applicable
Warehouse / Distribution Centre	Not Applicable
Industrial Premises ***	Not Applicable
Self-Storage Premises ***	Not Applicable
Car Wash	Not Applicable
Plant Nursery	Not Applicable
Service Station	Not Applicable
Car Sales Showroom (Indoor)	Not Applicable
Car Sales Showroom (Outdoor)	Not Applicable

* A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).** 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 on-site caretaker facilities, refer to the residential rate applicable.

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NORTH COFFS RELEASE AREA

Developer Contributions Plan 2015

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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 of the Environmental Planning and Assessment Act 1979 where the anticipated development will or is likely to increase the demand for public facilities.

The North Coffs Development Control Plan (DCP) makes provision for further residential expansion for a minimum of 732 additional lots accommodating a minimum of 1903 people. These figures include the Big Banana and adjacent lands, the deferred R1 and R2 Precincts and the Pacific Bay West Lands as identified in the North Coffs DCP 2012.

As a consequence of this anticipated development and having regard to the level of facilities currently available, it will be necessary to provide:

- transport and traffic facilities; and
- planning studies.

The North Coffs Release Area has been divided into two catchments based on the need for the above facilities and services.

These are classified as:

- Catchment A (Big Banana and adjacent lands); and
- Catchment B (Pacific Bay West Lands - Southern).

The Pacific Bay West Lands – Northern Catchment is a standalone catchment area which is able to provide all of its own necessary infrastructure requirements. Consequently no contributions are required to be levied on this land.

The Big Banana Lands and the Pacific Bay West Lands – Southern Catchment will also be able to provide much of its own infrastructure.

This infrastructure will be provided by the developers of this land as part of any future Development Application.

Also of importance is the fact that the Big Banana Land has been zoned to accommodate expansion needs of the Big Banana Tourist Facility. This area will accommodate a significant demand for facilities and services. Most of these services will be provided for by the developer as part of the future development of this land.

It should be noted that the proposed expansion will require the upgrade of West Korora Road and its intersection with the Pacific Highway. Council will not be forward funding these works.

This contribution plan provides Council with the authority to levy contributions on other lands within the catchment that will benefit from these works. These contributions will then be reimbursed to the party that funds West Korora Road and intersection works. This is considered to be the most fair and equitable outcome for all property owners involved.

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the costs of the identified public facilities required as a result of the future development of the North Coffs Release Area.

Table 2 summarises the contribution rates applying to the different catchments within the North Coffs Release Area. Appendix "B" includes additional contribution rates that apply to various other forms of development.

DATE OF COMMENCEMENT OF THE PLAN

This Development Contributions Plan will come into effect on 1/07/2015 and replaces contributions plan that came into operation on 12 July 2012. This plan was amended on 8 May 2013 and further on 18 December 2013.

Table 1 - Summary Cost by Land Use

Public Facility	Total Cost	Net Cost to be Levied
	\$	\$
Catchment A and B		
Transport and Traffic	4,845,744.00	4,845,744.00
Planning Studies	229,765.00	172,481.83

Table 2 - Summary of Contributions

Service/Facility	Net Cost to be Levied \$	Per Person \$	Per Lot / large dwelling \$	Per Small Dwelling \$
Catchment A (Big Banana and adjacent lands)				
Transport and Traffic	4,845,744.00	3,407.70	8,860.02	6,201.13
Planning Studies	172,173.13	124.47	323.62	220.05
Catchment B (Pacific Bay West Lands - Southern)				
Transport and Traffic	4,845,744.00	3,407.70	8,860.02	6,201.13
Planning Studies	308.70	7.92	20.59	14.41

Notes:

- In addition to the above the relevant contribution rates for Regional, District and Neighbourhood open space and community facilities, Surf Rescue Equipment, the Coffs Harbour Road Network, and the Coffs Harbour Water Supply and Wastewater Development Services Plans will also apply.
- Contribution rates will be applied as follows:
 - the first lot in a residential subdivision is exempt from contributions;
 - the first dwelling on a residential lot is exempt from contributions; and
 - 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 (excluding garages and balcony areas).
- SEPP Seniors Living occupancy rates of 1.5 persons per dwelling refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004
- Additional contribution rates for various other types of development are included in this Plan at appendix **"B"**

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 and may be referred to as the North Coffs Developer Contributions Plan 2015.

PURPOSE OF THE PLAN

The primary purpose of this plan is to satisfy the requirements of the Environmental Planning and Assessment Act, 1979 to enable Council to require a contribution towards the provision, extension or augmentation of public facilities and services. These facilities and services are required as a consequence of development in the area or 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 in North Coffs as development occurs.
- (ii) enable Council to recoup funds that 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 detailed strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout North Coffs.

THE AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within North Coffs as described on Map 1. As can be identified in Map 1 the North Coffs Release Area has been divided into two catchments based on the demand for the required facilities and services. These are classified as:

- Catchment A (Big Banana and adjacent lands); and
- Catchment B (Pacific Bay West Lands - Southern).

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements the Coffs Harbour City Local Environmental Plan 2013 and the Coffs Harbour Development Control Plan 2013. This plan should be read in conjunction with the Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013, the Coffs Harbour Road Network Contributions Plan 2013, the Surf Rescue Facilities Contributions Plan 2012, and other contributions plans that may apply to the area.

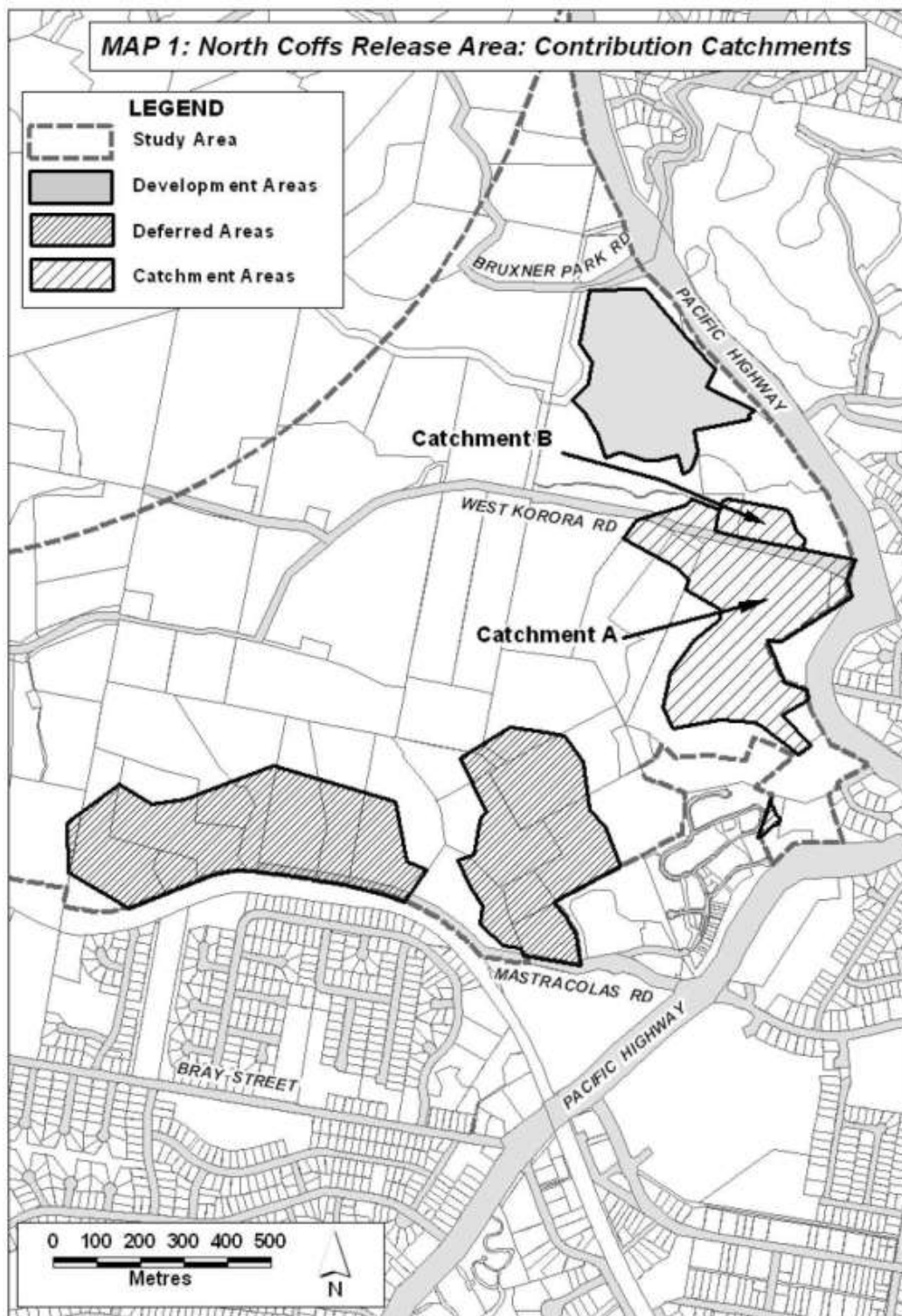
This plan does not include contributions under Section 27 of the Water Supply Authorities Act 1987 for water and sewerage services. Please consult Council in relation to these contributions.

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.

MAP 1
NORTH COFFS RELEASE AREA



FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below.

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

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

P = future population of catchment

TIMING OF PAYMENT OF CONTRIBUTIONS

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

- development consents involving subdivisions – prior to the release of the subdivision certificate;
- development consents involving building work - prior to the release of the construction certificate; and
- 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operations of this plan; and
- the provision of the public facility or service in accordance with the adopted works schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- the deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding at the appropriate rate of interest;
- payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution; and
- deferments will not be granted based on progressive sales of land.
- For the purposes of this provision, "appropriate rate of interest" means the seven year local government interest borrowing rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 Section 94(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 S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

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 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 facilities, or other aspects relating to the contributions 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 between the expected types of development in the area and the demand for additional 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. The North Coffs Release Area has been identified in the strategy as an Investigation Area for Residential **Purposes’** and given Priority 1 – Short Term (2006-2011) status.

Coffs Harbour City Council Social and Community Strategic Plan 2006 identifies existing community facilities and services and highlights a range of community facilities and services required for the existing and future population.

The Coffs Harbour DCP 2013 sets out detailed guidelines for development within the North Coffs Release Area. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached or semi detached dwellings.

PROVISION

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

Table 1 in this plan lists the public facilities to be provided in North Coffs.

The Coffs Harbour Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013 lists the public facilities provided for the benefit of future population in North Coffs together with future population in other catchments.

LOCATION

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.

TIMING

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

EXISTING AND FUTURE DEVELOPMENT IN NORTH COFFS

North Coffs is a new release area which has a minimal existing population due to the area previously being zoned Rural 1(A). The future permanent population for the release area is estimated to be a minimum of 1903 people. This includes the Big Banana and adjacent lands, the deferred R1 and R2 Precincts and the Pacific Bay West Lands as depicted on map 1

PROJECTED DWELLING YIELD

Housing policy, prevailing market conditions and environmental constraints will together influence dwelling yield. The forecast population is based on the potential dwelling yields. These yields are derived from balancing existing urban patterns with changing demands for a wider choice of housing and endeavour to promote efficient and sustainable urban environments.

The housing policy promoted for the development of North Coffs is to provide for a variety of housing types which encourage a heterogeneous population. It should be noted that environmental constraints and prevailing market conditions may create a demand for low density housing forms and conventional allotments of 500-700m² within the study area. This, coupled with the fact that the likely future development of Catchment A will be unconventional development associated with the existing Big Banana Development, makes it very difficult to project an accurate future yield for catchment A.

For the purposes of this plan, the yield for the North Coffs Release area has been calculated based on Structure Plans prepared for each catchment which have taken into consideration the proposed zoning, site constraints and anticipated development patterns. A minimum lot yield approach has been adopted in preparing these structure plans.

In determining lot yield for the Big Banana Lands, the figures provided in the Traffic Assessment Report in the North Coffs Local Environmental Study have been utilised along with some assumptions based on environmental constraints.

Given the location and the site constraints of the Release Area, it is considered likely that larger lots will predominantly dominate the development pattern outside of the Big Banana expansion area. Accordingly the yields for the release area have been calculated on Large Lot/Dwelling rates with an occupancy rate of 2.6 persons per dwelling.

The total projected population of the North Coffs Coffs Release Area has been based on these occupancy rates, projected dwelling yields and assumptions and are shown in Table 3.

Table 3 - Population Projection

Service/ Facility	Occupancy Rate	Min Lot Yield/ Equivalent Tenements	Population/ Equivalent Population
Catchment A (Big Banana and adjacent lands)			
Conventional	2.6	532	1,383.20
Catchment B (Pacific Bay West Lands - Southern)			
Conventional	2.6	15	39.00
Total		547	1,422.20

POPULATION PROFILE

The social infrastructure needs are based on an anticipated population of 1903 persons.

The population profile of North Coffs is initially anticipated to reflect a “developing” population model. This developing population, is expected to have the following age characteristics:

Table 4 - Population

Age	New	%
0-9	367	19.3
10-19	320	16.8
20-29	236	12.4
30-39	316	16.6
40-49	268	14.1
50-59	143	7.5
60+	253	13.3
Total	1,903	100

The population is expected to have a high proportion of young families with persons of pre-school age (0-4 years), school age (5-19 years) and young to middle age adults (30-49 years).

PROPOSED PUBLIC FACILITIES

There are no community facilities proposed for North Coffs as the expected population for the area is not sufficient enough to support any new facilities. People in North Coffs will have access to the Community Facilities that exist in and around Park Beach.

There is a significant retail/commercial precinct in proximity to the Release Area and the R1 Zone allows for establishment of a general store if demand dictates a need for such a use.

The population will contribute proportionally to the demands for certain regional facilities that could not be sustained by the North Coffs Release Area in its own right.

The Coffs Harbour Regional District and Neighbourhood Facilities Contributions Plan 2013 identifies the contribution rate for regional community facilities. The Coffs Harbour Road Network and Surf Rescue Equipment Contributions Plans also apply to the release area.

OPEN SPACE AND RECREATION

EXISTING FACILITIES

Existing formal open space and recreation facilities are provided at Park Beach and at Bray Street which are located to the east and south of the release area.

Informal recreation opportunities are provided with the nearby beaches, Coffs Creek and various bushland and reserve corridors.

IDENTIFIED NEEDS

The initial population of North Coffs is expected to reflect a developing population model with the proportion of the population under 19 years of age and in the 30-39 year age group being well above the NSW average. The lower than average proportion of the projected population in the over 60 years age group is a further indicator of the developing nature of the population.

On the basis of this population model, it is anticipated that a preference for structured sporting facilities and neighbourhood parks/playgrounds will exist. Open space facilities can be considered at a regional, district and local level.

Regional

Regional open space caters for users prepared to travel to significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of a vast network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation.

Regional open space areas in the vicinity of North Coffs include the Coffs Coast Sport and Leisure Park and Solitary Islands Coastal Walkway.

Note:
Contributions for Regional Open Space are considered under a separate plan.

District

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 North Coffs. Council's Open Space Strategy provides standards for the provision of district sporting facilities. These standards provide a benchmark for provision of district facilities within North Coffs.

Since the expected minimum population of North Coffs is only approximately 1900 people, it is not necessary to provide a centralised complex with all these facilities. Residents of North Coffs can utilize a number of the district facilities available throughout the Coffs Harbour urban area. Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

Note:
Contributions for District Open Space are considered under a separate plan.

Local

Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, children's playground areas, passive reserves and drainage reserves.

Given that local open space generally serves young children, this space should be provided within a reasonable walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500m which represents, on average, a seven-minute walk.

The North Coffs DCP indicates the proposed location of a neighbourhood park site which is considered to be centrally located to best meet the demands of the future population. Parks and recreation areas are to be provided by developers of land in accordance with the DCP. Consequently no developer contributions for parks and recreation facilities are levied under this plan.

TRANSPORT AND TRAFFIC MANAGEMENT

INTRODUCTION

The strategy for the movement of people within and through North Coffs recognizes the dependence on the motorcar, yet provides for an efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for a bus service.

EXISTING FACILITIES

Access to both catchments (which are subject to this contribution plan) is to be obtained from the Pacific Highway at the West Korora Road.

IDENTIFIED NEEDS

The transport demands within North Coffs can be categorised in terms of the road network, public transport and pedestrian/bicycle network.

Road Network

Map 2 identifies the works required to accommodate the proposed development within the North Coffs Release Area. These works include:

- upgrade of the West Korora/Pacific Highway intersection;
- upgrade of part of West Korora Road;
- Pedestrian and bike path facilities.

These works are likely to be funded and build as part of the Big Banana Development with this contribution plan levying development that will benefit from these works.

Local roads will be at the expense of the developer.

This plan also provides for street tree planting along the upgraded section of West Korora Road.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those less than 17 years of age.

Opportunities for public transport within North Coffs are limited to the provision of a possible bus service.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters and seats. It is proposed to provide bus shelters/seats along West Korora Road. A total of two shelters will be provided.

Pedestrian and Bicycle Ways

The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys.

Pedestrian and cycle routes are to be provided by the developer in the form of on-road footpaths/cycleways on low order local roads and off-road footpaths/cycleways on the collector road and do not form part of this plan.

The proposed route is identified in Map 2 and has been designed to relate to the need for access to the Council's existing pedestrian route.

PROPOSED FACILITIES

The following schedule summarizes the traffic and transport facilities, which will be funded via Section 94 contributions for catchments A and B (excludes areas R1 & R2)

Upgrade to West Korora Road

Upgrade of intersection at Pacific Highway \$2,000,000

Upgrade of West Korora Road \$1,350,000 (including:
 • 2 Bus Shelters @ \$12,500 each
 • Street tree planting \$8,200
 • Route lighting 500m @ \$100 per metre \$50,000)

Traffic Management

Cycle & pedestrian paths \$377,496

Additionally 15% design and supervision \$559,124

15% contingencies \$559,124

TOTAL \$4,845,744

CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

C = Cost of Transport and Traffic facilities

P = Expected population

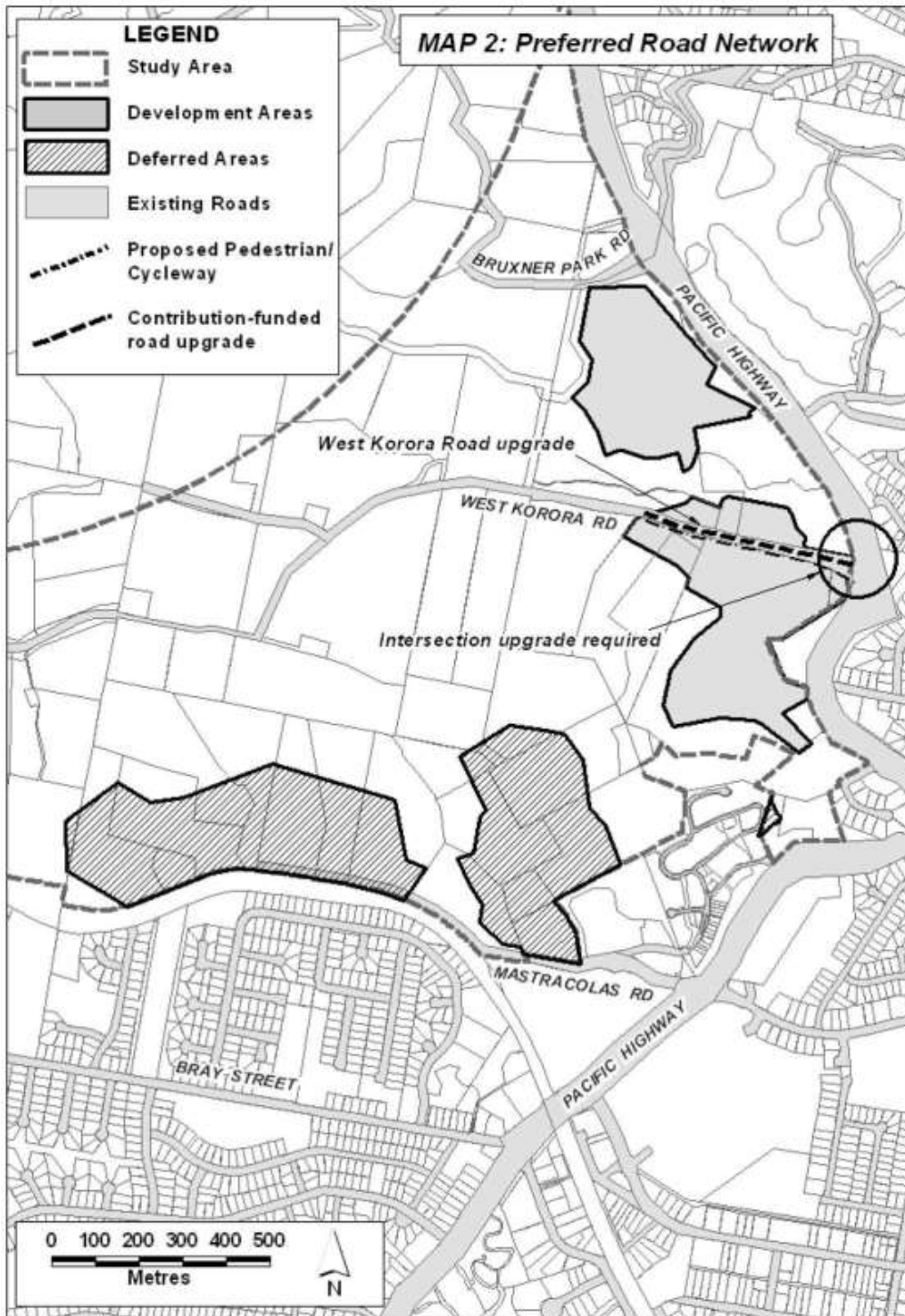
C = \$4,845,744

P = 1422

= $\frac{\$4,845,744}{1422}$

= \$3,407.70 per person

MAP 2
TRAFFIC & TRANSPORT STRATEGY



PLANNING REPORTS

INTRODUCTION

As part of the rezoning of the North Coffs Release Area, Council engaged the services of a consultant to prepare the required Local Environmental Study (LES), Development Control Plan and Developer Contributions Plan.

Pursuant to the provisions of the Environmental Planning and Assessment Act 1979 provides Council the ability to levy expenses it has incurred for planning studies undertaken to initiate the rezoning of land for development.

STUDIES UNDERTAKEN AND COSTS

The studies undertaken and costs incurred are outlined below.

Table 6 – Cost of Studies

Planning Study	\$
Local Environmental Study	195,665
Development Control Plan	19,200
Developer Contribution Plan	14,900
Total	229,765

APPORTIONMENT

All three of the above planning studies applied to land in Catchment A and the deferred areas of R1 and R2 Lands (refer North Coffs DCP). The Developer Contribution Plan also applies to Catchment B. None of the studies applied to the Pacific Bay West Lands – Northern Catchment.

The cost of the Local Environmental Study and the Development Control Plan will be levied against lots within Catchment A. The cost of the Developer Contributions Plan will be levied against Catchments A and B.

CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

C = Cost of Relevant Planning Studies

P = Expected population

Catchment A

C = \$172,173.13

P = 1,383.20

$$= \frac{\$172,173.13}{1,383}$$

= \$124.04 per person

Catchment B

C = \$308.70

P = 39

$$= \frac{\$308.70}{39}$$

= \$7.92 per person

APPENDIX A - INDICES

CONTRIBUTION TYPE	INDEXATION BASIS	DATE APPLIED	INDEX
Roads/Traffic Management	Consumer Price Index – All Groups (A) for Sydney	December 2011	178.7
Planning Studies	Consumer Price Index – All Groups (A) for Sydney	December 2011	178.7

Notes:

- Indices are issued by Australian Bureau of Statistics

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94 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 bed	0.1 per bed	0.1 per bed	0.1 per bed
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

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94		
CLASSIFICATION	Contribution Plans	Water DSP	Waste Water DSP
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
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	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	.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

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94		
CLASSIFICATION	Contribution Plans	Water DSP	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 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).

*** For onsite caretaker facilities refer to the residential rate applicable

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**NORTH BOAMBEE VALLEY
(EAST)
RELEASE AREA**

**Developer Contributions
Plan 2015**



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PART A – SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 of the Environmental Planning and Assessment Act 1979 where the anticipated development within the North Boambee (East) release area will or is likely to increase the demand for public facilities.

Council's "Our Living City" Settlement Strategy 2007 advises that the population of Coffs Harbour is expected to increase by 32,000 by 2031. The Strategy further identifies North Boambee Valley (East) as an area appropriately zoned and capable of additional residential development. Residential developments have been approved and some development completed within the release area for approximately 429 dwellings accommodating approximately 1,014 people.

It is expected that future development in the order of 361 dwellings accommodating approximately 939 people will occur within the release area.

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:

- open space and recreation facilities
- transport and traffic facilities
- community facilities and services
- koala management facilities
- stormwater management.

SUMMARY OF WORKS

A schedule of works and current status is provided at table 1

SUMMARY OF CONTRIBUTION RATES

A summary of works costs by land use is included at Table 2.

Table 3 summarises the contribution rates applying to the different forms of development in North Boambee Valley (East). Appendix "B" includes additional contribution rates that apply to various other forms of development.

DATE OF COMMENCEMENT OF THE PLAN

This Development Contributions Plan will come into effect on 1/07/2015.

AMENDMENTS

This contributions plan came into operation on 23 February 2000 and was amended on 16 October 2003, on 24 April 2008, on 2 August 2012, 8 May 2013, and further on 18 December 2013.

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

Works Completed		Capital Cost
		\$
Neighbourhood Community Centre		250,000
Open Space & Recreation		
Neighbourhood Park – Lakes Drive		312,456
Street trees		
Traffic Management		
Collector road – Lakes Drive (8.0m x 450m kerb & gutter, and cycleways incl. land acquisition)		2,540,332
Roundabout (1)		
Route Lighting		
Stormwater Management		1,291,551
Catchment 1		
Urban Planning		184,483
TOTAL		4,578,822
Future Works		Capital Cost
		\$
Neighbourhood Community Centre		500,000
Open Space & Recreation		150,000
Neighbourhood Park		
Traffic Management		
Cycleways		90,000
Koala Management		1,406,680
Stormwater Management		
Catchment 1		182,465
Catchment 2		200,000
TOTAL FUTURE WORKS		2,529,145
TOTAL ALL WORKS		7,107,967

Table 2 - Summary Costs by Land Use

Public Facility	Total Cost \$	Contributions Expended, Levied or Held as at 30-6-2012	Net Cost to be Levied \$
Community Facilities	750,000	304,297	445,703
Open Space	462,456	312,852	149,604
Transport and Traffic	2,630,332	2,026,559	603,773
Koala Management	1,406,680	440,406	966,274
Stormwater Catchment 1	1,474,016	865,105	608,911
Catchment 2	200,000	51,169	148,831
Urban Planning	184,483	159,928	24,555

Table 3 - North Boambee Valley (East) Contribution Rates

Service / Facility	Net Cost to be Levied	Per Person	Per Small Dwelling	Per Large Dwelling / lot	Per SEPP Seniors Living Dwelling (self care)
	\$	\$	\$	\$	\$
Community Facilities	445,703	489.78	891.41	1,273.44	700.39
Open Space	149,604	164.40	299.21	427.44	235.09
Transport and Traffic	603,773	663.49	1,207.55	1,725.07	948.79
Koala Management	966,274	1,061.84	1,932.55	2,760.78	1,518.43
Stormwater Management					
Catchment 1	148,831	602.55	1,096.65	1,566.64	861.65
Catchment 2	608,911	918.42	1,671.52	2,387.89	1,313.34
Urban Planning	24,555	26.98	49.10	70.15	38.58
Total Catchment 1		3,009.04	5,476.47	7,823.52	4,302.93
Total Catchment 2		3,324.91	6,051.34	8,644.77	4,754.62

Notes:

1. 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.
2. A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
3. 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).
4. In addition to the above the relevant contribution rates for Regional, District and Neighbourhood Open Space and Community Facilities, Surf Rescue Equipment, and Coffs Harbour Road Network will also apply.
5. SEPP Seniors Living occupancy rates refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004.
6. Additional contribution rates for various other types of development are included in this plan at appendix "B"

PART B – ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 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 North Boambee Valley (East) Release Area Developer Contributions Plan 2013.

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 within the North Boambee Valley (East) release area as development occurs.
- (ii) enable Council to recoup funds that 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 throughout the North Boambee Valley (East) Release Area.

THE AREA TO WHICH THE PLAN APPLIES

This plan applies to all the land within the North Boambee Valley (East) residential release area described on Map 1.

RELATIONSHIP TO OTHER PLANS AND POLICIES



This plan supplements the Coffs Harbour Local Environment Plan 2013 and the Coffs Harbour Development Control Plan 2013. This contributions plan should be read in conjunction with the Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013, The Coffs Harbour Road network Developer Contributions Plan 2013, the Coffs Harbour Development Servicing Plan for Water Supply 2013, the Coffs Harbour Development Servicing Plan for Wastewater 2010, and other 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.

LEGEND

-  RTA PACIFIC HIGHWAY PREFERRED BYPASS ROUTE
-  LAND EXCLUDED FROM THIS DCP



Map 1
North Boambee Valley (East) Release Area

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:

Contribution per person =

$$\frac{C - L - E}{P}$$

Where:

C = total cost of works

L = amount of existing contributions either paid or levied as at 30/6/2012

E = Expenditure to date

P = Future population of catchment

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 linen plan
- **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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- (i) the deferment will be for a fixed period not exceeding 6 months from the date the contribution becomes due;
- (ii) the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest;
- (iii) payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution.

Deferments will not be granted based on progressive land sales.

For the purposes of this provision, "appropriate rate of interest" means the seven year local government interest borrowing rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 Section 94(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.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

POOLING OF FUNDS

This plan expressly authorises monetary S94 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 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 public facilities and services, population projections, land acquisition costs or other aspects relating to the contribution plan.

PART C – 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 “Land Capacity Assessment 2004 and the ‘Our Living City’ Settlement Strategy establishes the level of existing development and estimates a population of 99,000 in Coffs Harbour by the year 2031. The estimates are based on Department of Planning's Mid North Coast Regional Strategy population projections. The Strategy identifies the localities of proposed future development within the Coffs Harbour local Government Area and specifically identifies North Boambee Valley (East) as suitable for continued future residential development.

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 North Boambee Valley (East) Development Control Plan sets out detailed guidelines for development in the North Boambee Valley (East) release area. 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 open space and environmental protection purposes.

CAUSAL NEXUS

The anticipated increase in population in the North Boambee Valley (East) release area will place greater demands on existing public facilities and require the provision of new public facilities which are not currently available.

Table 1 in this plan lists the public facilities to be provided in the North Boambee Valley (East) release area.

The Coffs Harbour Regional, District and Neighbourhood Facilities and Services Developer Contributions Plan 2013 and the Coffs Harbour Road Network Developer Contributions Plan 2013 lists public facilities provided for the benefit of future population in North Boambee Valley (East) together with future population in other catchments.

The Coffs Harbour Development Servicing Plan for Water Supply 2013, the Coffs Harbour Development Servicing Plan for Wastewater 2013 lists the water and wastewater requirements for new development in North Boambee Valley (East).

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.

TEMPORAL NEXUS

The public facilities will be provided in a timely manner to benefit those who contributed towards them. Many facilities have already been provided such as stormwater detention systems and ca collector road.

EXISTING AND FUTURE DEVELOPMENT IN NORTH BOAMBEE VALLEY (EAST)

The North Boambee Valley (East) release area has been the subject of residential development since the 1990's. It was originally intended that the development catchment would be significantly larger than that of the current North Boambee Valley (East) Release area, and would accommodate significantly more future population. However following extensive studies, the NSW Roads and Traffic Authority identified a corridor through the original release area as the preferred option for a Pacific Highway bypass. This has had a significant effect on the future development potential for the area.

The release area was originally expected to cater for an additional population in the order of 9,000 people. The reduced catchment is expected to cater for a total additional population in the order of 1,953 people

Completed and approved development comprises residential dwellings, The Lakes Retirement Village and an aged care facility.

PROJECTED POPULATION

Based on the conceptual lot layout as provided for in the North Boambee Valley (East) Development Control Plan and at Map 1, and adjusting for developments not yet approved, it is expected that a total of approximately 1,953 people will ultimately reside within the release area.

OCCUPANCY RATE

The Australian Bureau of Statistics 2006 Census Data has been used as a basis for estimating the dwelling occupancy rates. The Coffs Harbour City Population Profile 2009 examines the demographics of the population and identifies the average residential dwelling occupancy rate of 2.6 persons in North Boambee Valley (East). The anticipated occupancy rates for differing types of residential development are shown in table 5.

Table 5 - Occupancy Rates

Dwelling Type	Occupancy Rate
Large Dwelling	2.6
Small Dwelling	1.8
Seniors Living SEPP dwelling (Self care)	1.5

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 (excluding garages and balcony areas).

PROPOSED PUBLIC FACILITIES

OPEN SPACE AND RECREATION

Prior to development commencing within the release area existing facilities within North Boambee Valley were limited to privately owned facilities consisting of one playing field situated at Bishop Druitt College. An indoor sporting centre is located on the Pacific Highway.

Casual open space includes the surrounding State Forest which is utilised for passive recreation.

Open space facilities can be considered at regional, district and local level.

Regional

Regional open space caters for users prepared to travel significant distances from within and outside the Coffs Harbour local government area (LGA). These lands generally form part of a vast network of open space facilities and provide a regional resource for passive and active recreational pursuits.

The Coffs Harbour Sports Facilities Plan identifies the Coffs Coast Sports & Leisure Park, the Toormina Velodrome, and Sportz Central as examples of regional facilities.

Due to the limited development potential of the release area there are no regional facilities planned.

District

District open space is land used primarily for district sporting events and generally comprises playing fields and sporting facilities. The primary use of these facilities will be for organised recreation for residents of the release area.

Council's Open Space Strategy 2010 provides standards for the provision of

district sporting facilities. The anticipated population within the release area is deemed insufficient to warrant the provision of district active open space facilities.

Local

Local open space comprises neighbourhood parks, children's playground areas, passive reserves and drainage reserves.

Local open space is used primarily by children, and these facilities should be provided within walking distance of residential development. A reasonable walking distance to a neighbourhood park is considered to be 500 metres which represents, on average, a seven minute walk.

As part of the development of the Lakes Estate, a playground has been completed in Lakes Drive to accommodate the neighbourhood recreational needs of the residents. The cost of this facility is funded through contributions.

The Coffs Harbour Open Space Strategy 2010 identifies the need for a neighbourhood park in the south western sector of the release area as indicated on map 2.

Calculation of contribution rate

Local Facilities

$$\begin{aligned} \text{Contribution} &= \frac{C - L - E}{P} \\ &= \frac{\$462,456 - \$30,396 - \$282,456}{939} \\ &= \text{\$159.32 per person} \end{aligned}$$

LEGEND

- ★ Existing Playground
- ☆ Proposed Playground



MAP 2
OPEN SPACE AND RECREATION

COMMUNITY FACILITIES AND SERVICES

INTRODUCTION

The provision of community facilities under this plan is 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 over which local government has direct influence. Other community facilities such as schools, hospitals and churches are beyond this influence.

EXISTING FACILITIES

There are no existing formal community facilities within the release area.

PROPOSED FACILITIES

Following a reduction in the expected future population as a result of the location of the Coffs Harbour Highway bypass, it has been determined that the release area would be best serviced by an informal community meeting area and associated infrastructure.

The centre is to be located on land that is in Councils ownership, and is adjacent to the neighbourhood playground on Lakes Drive

The costs of these facilities are as follows:

◆ Neighbourhood Community Centre

Land Acquisition	\$250,000
Construction	\$500,000
TOTAL	\$750,000

CALCULATION OF CONTRIBUTION RATE

$$\begin{aligned} \text{Contribution} &= \frac{C - L - E}{P} \\ &= \frac{\$750,000.00 - \$54,297 - \$250,000}{939} \\ &= \text{\$474.66 per person} \end{aligned}$$

TRANSPORT AND TRAFFIC MANAGEMENT

EXISTING FACILITIES

Principal access to the release area is via North Boambee Road with alternative access being via Halls Road.

The transport demands within the Valley can be categorised in terms of road network, public transport, and pedestrian/cycleway network.

A road hierarchy has been established classifying roads as distributor, collector, local, and minor roads in accordance with their functional characteristics.

This contributions plan provides for the funding of the collector road as indicated in map 3.

Lakes Drive, the principal collector road, has been constructed to facilitate development that has occurred to date. The cost of these works including land acquisition, roundabout construction, collector road construction, construction of two culverts over the waterway system, and footpath/cycleway construction is the subject of contributions. Forward funded costs associated with these works are to be recovered by way of contributions. Local roads and culverts on local roads are to be at the expense of the developer.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those under 17 years of age. Opportunities for public transport within the release area are limited to the provision of a bus service.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters, and bus bays. .

Pedestrian and Cycleways

The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreational and functional journeys. The proposed routes are identified in Map 4 and have been designed to relate to the need for access to schools, recreation facilities, shops, University and employment centres for those residing in the release area. Cycle routes are provided for both commuter cyclists and recreational cyclists with the former provided with a faster more direct route and the latter with safer, traffic free routes generally within open space areas.

Pedestrian and cycle routes are provided in the form of on-road footpaths/ cycleways on lower order local roads and off-road footpaths/cycleways on the Collector road. Future cycleways through reserves where no development fronts the road only are included in this plan.

PROPOSED FACILITIES

The following table summarises the traffic and transport facilities which will be funded using Section 94 contributions on the basis of the local and district facilities.

Completed works

Roundabout	\$ 396,914
Collector Road Incl footpath/cycleway land	\$1,979,483
Street Lighting	\$ 45,492
Bus shelter	\$ 13,000
Design Supervision & Site establishment	\$ 105,443

Proposed works

Cycleways	\$ 90,000
-----------	-----------

TOTAL ALL WORKS \$2,630,332

CALCULATION OF CONTRIBUTION RATE

$$\begin{aligned} \text{Contribution} &= \frac{C - L - E}{P} \\ &= \frac{\$2,630,332 - \$76,865 - \$1,949,694}{939} \\ &= \text{\$643.00 per person} \end{aligned}$$



**MAP 3
TRAFFIC AND TRANSPORT**

KOALA MANAGEMENT

INTRODUCTION

The protection of the environment is critical in seeking the development of sustainable urban settlements.

corridors and monitoring of the koala population after urbanisation.

Core koala habitat areas are “*Environmental Protection*” in recognition of their importance in maintaining viable habitat areas.

EXISTING ENVIRONMENT

The existing environment has been substantially disturbed mainly as a result of land clearing for rural and residential activities, and of the residential development that has occurred to date. The Valley provides a habitat for koalas and other fauna and forms part of the catchment of Newports Creek. Under the North Coast Regional Environmental Plan, Council is required to protect fauna, flora, scenic escarpments and water quality. The North Boambee Valley (East) Release Area seeks to promote a neutral impact upon existing natural systems in terms of flora and fauna, water quality and natural landscape settings.

PROPOSED FACILITIES

Koala lighting, fencing, sign posting and supplementary food tree planting will be required as a condition of consent in areas identified in the DCP or Koala Management Plan. The acquisition of habitat areas is the only facility covered by this plan. Any other lands that may be the subject of agreed dedication to council are to be dedicated at no cost progressively as subdivision applications are lodged. The cost of acquiring the koala habitat areas shown on the map is \$1,406,680.00. Refer to map 4 for locations.

IDENTIFIED NEEDS

The need for the acquisition of koala habitat areas arises out of the desire to maintain biodiversity and create sustainable urban settlements. The retention of koala habitat areas in public ownership (ie Council's ownership) will enable the maintenance of habitat

CALCULATION OF CONTRIBUTION RATE

$$\begin{aligned} \text{Contribution} &= \frac{C - E}{P} \\ &= \frac{\$1,406,680 - \$440,406}{939} \\ &= \text{\$1029.05 per person} \end{aligned}$$



**MAP 4
KOALA MANAGEMENT**

STORMWATER MANAGEMENT

EXISTING FACILITIES

Prior to development commencing in the 1990's the site was green field and there were no existing stormwater drainage infrastructure. The Valley forms part of the catchment of Newports Creek. It is important to minimise the impact of new development upon the receiving waters of Newports Creek.

Works that are an integral part of the subdivision, such as kerb inlet pits and piping, are considered as part of the initial land development. However major works, such as culverts on the collector road over the main water course through the development area and the stormwater detention basins, are to be funded from contributions.

IDENTIFIED NEEDS

Water Quality

The principle adopted in relation to water quality is that the exports of nutrients from the urbanisation of the Valley do not exceed the levels existing prior to urbanisation.

Water quality measures for the release area have been determined using stormwater management models based on the anticipated settlement pattern of the Valley.

Drainage

The release area is located upstream of existing urban development. It is necessary to provide flow retarding basins to maintain the 1% AEP flood discharge from the development area at the rate it was prior to urban development.

The most equitable means of seeking contributions is on a catchment basis. In this regard contributions for detention

ponds and wetlands will be sought from the catchments served by these facilities.

Catchment 1

These works consist of the formation of a small detention system and associated landscaping.

The cost of these works is estimated to be \$200,000

CALCULATION OF CONTRIBUTION RATE

Catchment 1

$$\begin{aligned} \text{Contribution} &= \frac{C - E}{P} \\ &= \frac{\$200,000 - \$51,169}{205} \end{aligned}$$

= \$726.00 per person

Catchment 2

A detention and water quality system has been constructed within stormwater catchment 1 which consists of a 5 lake detention system incorporating 2 major waterway culverts on the main collector road, Lakes Drive.

The costs of works related to landscaping and establishment are funded through this plan, with earthworks being undertaken at the cost of the developer to provide material for filling of low lying areas.

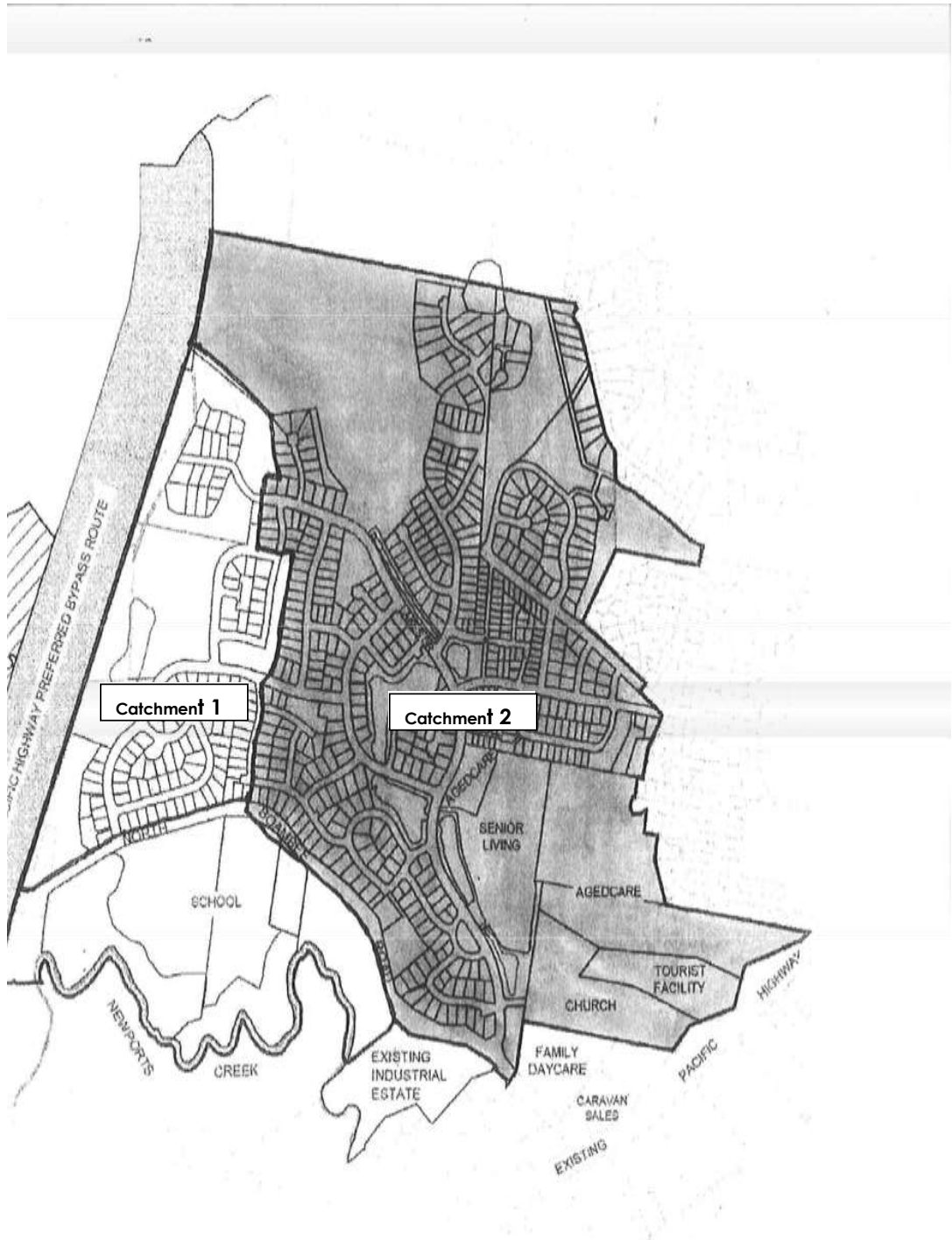
The cost of the works is \$1,474,016

CALCULATION OF CONTRIBUTION RATE

Catchment 2

$$\begin{aligned} \text{Contribution} &= \frac{C - E}{P} \\ &= \frac{\$1,474,016 - \$865,105}{734} \end{aligned}$$

= \$829.58 per person



**MAP 6
STORMWATER MANAGEMENT
CATCHMENTS**

URBAN PLANNING

PLANS AND STUDIES

Section 94 of the Environmental Planning and Assessment Act allows recoupment of the costs for the preparation of the North Boambee valley Development Control Plan, relevant plans and studies and this Contributions Plan. The cost of the studies and plans is as follows:

Development Control Plan	\$67,624
Soil and Water Management Plan (Stage 1)	\$27,582
Flora & Fauna Plan	\$15,979
Mapping	\$73,298
Total	\$184,483

CALCULATION OF CONTRIBUTION RATE

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

$$= \frac{\$184,483 - \$159,928}{939}$$

$$= \text{\$26.15 per person}$$

APPENDIX A - INDICES APPLYING TO CONTRIBUTIONS IN NORTH BOAMBEE VALLEY (East)

Contribution Type	Index	Date Applied	Indexation Basis
Roads/Traffic Management	178.8	March 2012	Consumer Price Index – All Groups (A) for Sydney
Buildings/Embellishment	178.8	March 2012	Consumer Price Index – All Groups (A) for Sydney
Land Acquisition	178.8	March 2012	Consumer Price Index – All Groups (A) for Sydney
Stormwater Management	178.8	March 2012	Consumer Price Index – All Groups (A) for Sydney
Koala Management	178.8	March 2012	Consumer Price Index – All Groups (A) for Sydney
Urban Planning	178.8	March 2012	Consumer Price Index – All Groups (A) for Sydney

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET Section 94 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
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 bed	0.1 per bed	0.1 per bed	0.1 per bed
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
CLASSIFICATION	Section 94 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	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	.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).

**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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COFFS HARBOUR NSW 2450**

Telephone: (02) 6648 4000



NORTH BONVILLE

Developer Contributions Plan 2015

DRAFT



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PART 3 - STRATEGY PLANS

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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 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 2013(DCP) makes provision for further residential expansion in the order of 257 additional dwellings accommodating 720 people. The North Bonville catchment will ultimately cater for a population of 1,171 people.

As a consequence of this anticipated development and having regard to the level of facilities currently available, it will be necessary to provide:

- community facilities;
- open space and recreation facilities;
- transport and traffic facilities; and
- stormwater management facilities.

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the costs of the identified public facilities.

Table 2 summarises the contribution rates applying to the different forms of development in North Bonville. Appendix "B" includes additional contribution rates that apply to various other forms of development.

DATE OF COMMENCEMENT OF THE PLAN

This Development Contributions Plan will come into effect on 1/07/2015 and replaces contributions plan that came into operation on 19 December 2001.

AMENDMENTS

This Plan was amended on 16 October 2003, 7 July 2005, 24 April 2008, 8 May 2013 and further amended on 18 December 2013.

Table 1 - Summary Cost by Land Use

Public Facility	Total Cost	Contributions levied as at 31.12.04	Net Cost to be Levied
	\$	\$	\$
Open Space	158,000	54,913	103,087
Transport and Traffic	1,499,252	388,631	1,110,620
Water Quality	330,000	57,814	272,186
Urban Planning	20,000	7,570	12,430

Table 2 - Summary of Contributions

Service/Facility	Net Cost to be Levied	Per Person	Per Lot / Large Dwelling	Per Small Dwelling	Per SEPP Seniors Living Dwelling (self care)
	\$	\$	\$	\$	\$
Open Space & Recreation					
Local Facilities	103,087	143.18	400.90	280.63	220.50
Transport and Traffic	1,110,620	1,542.53	4,319.08	3,023.35	2,375.49
Stormwater Management					
Water Quality	272,186	378.03	1,058.48	740.94	582.16
Urban Planning	12,430	17.26	48.33	33.83	26.58
Total Contribution	1,498,323	2,081.00	5,826.79	4,078.75	3,204.73

Notes:

- In addition to the above the relevant contribution rates for regional, district and neighbourhood open space and community facilities, Surf Rescue Equipment, the Coffs Harbour Road Network, and the Coffs Harbour Water Supply and Wastewater Developer Services Plans will also apply.
- Contribution rates will be applied as follows:
 - the first lot in a residential subdivision is exempt from contributions
 - the first dwelling on a residential lot is exempt from contributions
 - the contribution rate for a dual occupancy, villa, townhouse or residential flat development is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.
- A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
- 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).
- SEPP Seniors Living occupancy rates refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004
- Additional contribution rates for various other types of development are included in this plan at appendix "B"

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 and may be referred to as the North Bonville Developer Contributions Plan 2015.

THE AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within North Bonville as described on Map 1.

PURPOSE OF THE PLAN

The primary purpose of this plan is to satisfy the requirements of the Environmental Planning and Assessment Act, 1979. This enables Council to require a contribution towards the provision, extension or augmentation of public services. These services are likely to be required as a consequence of development in the area or have been provided in anticipation of or to facilitate such development.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements the Coffs Harbour City Local Environmental Plan 2013 and Coffs Harbour Development Control Plan 2013 applying to North Bonville. This plan should be read in conjunction with the Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013 and other contributions plans that may apply to the area.

Other purposes of the plan are to:

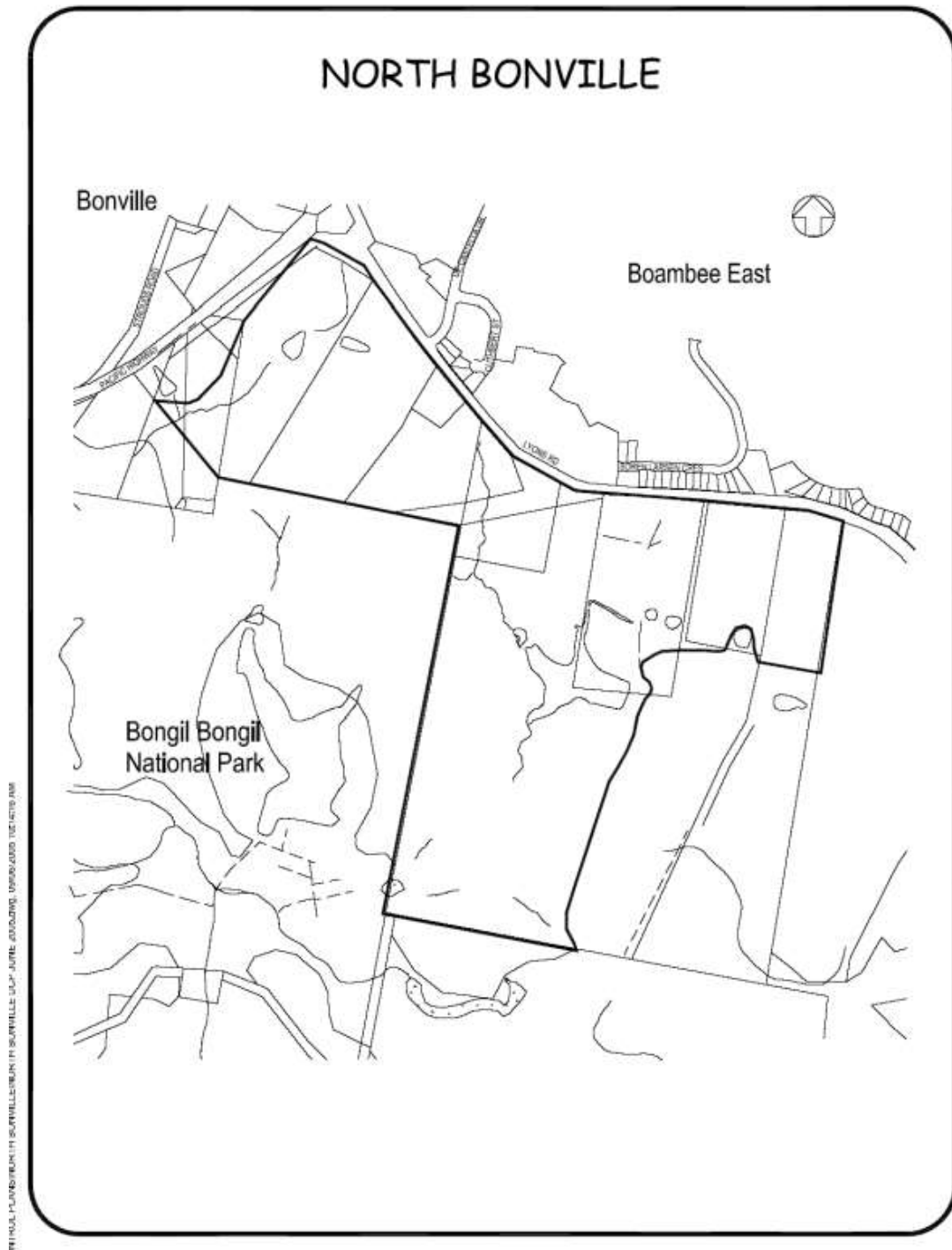
- (i) ensure that an adequate level of public infrastructure is provided within North Bonville as development occurs.
- (ii) enable Council to recoup funds that it has spent in the provision of public facilities in anticipation of likely future development.
- (iii) ensure that the existing community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

This plan does not include contributions under Section 27 of the Water Supply Authorities Act 1987 for water and sewerage services. Please consult Council in relation to these contributions.

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.



PHYSICAL PLANNING UNIT | SCOTTVILLE | 11/11/2014 10:58 AM

MAP 1
NORTH BONVILLE

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below.

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

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

E = amount of existing contributions either paid or levied as at 31st December 2004

P = future population of catchment

TIMING OF PAYMENT OF CONTRIBUTIONS

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

- development consents involving subdivisions – prior to the release of the linen plan;
- development consents involving building work - prior to the release of the construction certificate; and
- 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operations of this plan; and
- the provision of the public facility or service in accordance with the adopted works schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- the deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding at the appropriate rate of interest;
- payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution; and
- deferments will not be granted based on progressive sales of land.

For the purposes of this provision, "appropriate rate of interest" means the seven year local government interest borrowing rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 Section 94(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 S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

INDEXING OF CONTRIBUTION RATES

The 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 the relevant index published by the Australian Bureau of Statistics as the Australian National Accounts income and expenditure in accordance with the following formula:

$$C = \left[\frac{(NWD \times A)}{ETD} + \frac{(NAD \times C)}{ETD} \right] D$$

where

C = contribution rate per ET

NWD = total estimated cost of embellishment works

ETD = total number of ET's within the catchment area

A = is the index listed in Appendix A relevant to facility or services at time of review

B = the index listed in Appendix "A" relevant to the facility or service at the time of calculation of the contribution

NAD = total estimated cost of land acquisitions for facilities

C = Consumer Price Index at the date of recalculation of the contribution

D = Consumer Price index as listed in Appendix "A".

The Council may also review the works schedule, the estimate of costs of the various public facility and services, population projections 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 between the expected types of development in the area and the demand for additional 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.

The Coffs Harbour Land Capacity Assessment 2004 establishes the level of existing development and estimates a population of 100,408 by the year 2030. The estimates are based on 1994 Department of Urban Affairs and Planning medium population projections, occupancy rates derived from the 2001 census and residential densities permitted under Coffs Harbour Local Environmental Plan.

The Coffs Harbour City Council Social and Community Strategic Plan 2006-2010 specifies the community facilities required by future development.

The Coffs Harbour City Council Open Space Strategy 2010 identifies the passive and active open space facilities required by future population

Coffs Harbour Sports Facilities Plan identifies the active recreational facilities required by the future population.

The Coffs Harbour DCP 2013 sets out detailed guidelines for development in North Bonville. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached dwellings.

PROVISION

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

Table 1 in this plan lists the public facilities to be provided in North Bonville.

The Coffs Harbour Regional, District and Neighbourhood Facilities Developer Contributions Plan lists the public facilities provided for the benefit of future population in North Bonville together with future population in other catchments.

LOCATION

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.

TIMING

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

EXISTING AND FUTURE DEVELOPMENT IN NORTH BONVILLE

North Bonville generally comprises residential accommodation with single dwellings on allotments ranging from 700m² to 16ha. The population capacity of the subdivided land within the study area is 451 people.

PROJECTED DWELLING YIELD

Housing policy, prevailing market conditions and environmental constraints will together influence dwelling yield. The forecast population is based on the potential dwelling yields. These yields are derived from balancing existing urban patterns with changing demands for a wider choice of housing and endeavours to promote efficient and sustainable urban environments.

The housing policy promoted for the development of North Bonville is to provide for a variety of housing types which encourage a heterogeneous population. However, environmental constraints and prevailing market conditions will create a demand for low density housing forms and conventional allotments of at least 500-700m².

The projected dwelling yields for North Bonville can be explained in terms of two types of housing:

1. Conventional Housing - generally Torrens title allotments with single detached dwellings with an average allotment size of around 600m².
2. Dual Occupancy Housing - Torrens strata or community title allotments comprising duplexes or two detached dwellings with an average allotment size of around 400m².

OCCUPANCY RATES

The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates are shown in Table 3.

Table 3 - Occupancy Rates

Housing Type	Occupancy Rates
Lot / Large Dwelling	2.8 persons/dwelling
Small Dwelling	1.8 persons/dwelling
Seniors Living SEPP Developments (self care)	1.5 persons/dwelling

Note:
15% of housing is expected to be in the form of dual occupancy development.

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 100square metres of floor area (excluding garages and balcony areas).

The total projected population of North Bonville based on these occupancy rates and projected dwelling yields, is shown in Table 4.

Table 4 - Population Projection

Housing Type	*Occ Rate	No. of Dwellings	Pop'n
Conventional	2.8	193	540
Dual Occupancy	2.8	64	180
Total		257	720

*Occupancy Rate

POPULATION PROFILE

The social infrastructure needs are based on an anticipated population of 1,171 persons. This includes an existing population of 451 and an additional population of 720 to be accommodated in the release areas.

The population profile of North Bonville is initially anticipated to reflect a “developing” population model. This developing population, coupled with the existing population, is expected to have the following age characteristics:

Table5 - Population

Age	Existing	%	New	%
0-9	76	16.8	139	19.3
10-19	82	18.2	121	16.8
20-29	32	7.0	89	12.4
30-39	71	15.8	120	16.6
40-49	85	18.9	102	14.1
50-59	48	10.7	54	7.5
60+	57	12.6	96	13.3
Total	451	100.0	720	100.0

The population is expected to have a high proportion of young families with persons of pre-school age (0-4 years), school age (5-19 years) and young to middle age adults (30-49 years).

PROPOSED PUBLIC FACILITIES

There are no community facilities proposed for North Bonville as the expected population for the area is not sufficient enough to support any new facilities. People in North Bonville will have access to the Boambee East Community Centre (north of Lyons Road)/future childcare centre.

The above community service needs are based on the population profile and standards derived from the Coffs Harbour Social Plan which represents a connection between service demand and provision for specific local facilities.

The population will contribute proportionally to the demands for certain regional facilities that could not be sustained by North Bonville in its own right.

The Coffs Harbour Regional District and Neighbourhood Facilities Contributions Plan identifies the contribution rate for regional community facilities. The Coffs Harbour Road Network and Surf Rescue Facilities Contributions Plans also apply to the release area.

OPEN SPACE AND RECREATION

EXISTING FACILITIES

Existing formal open space and recreation facilities are limited within North Bonville. Within the adjoining Bongil Bongil National Park there are bike and walk trails, barbeque facilities, picnic areas and creek focus activities.

Informal recreation opportunities are provided with the nearby beaches, Bonville Creek and various bushland and reserve corridors.

IDENTIFIED NEEDS

The initial population of North Bonville is expected to reflect a developing population model with the proportion of the population under 19 years of age and in the 30-39 year age group being well above the NSW average. The lower than average proportion of the projected population in the over 60 years age group is a further indicator of the developing nature of the population.

On the basis of this population model, it is anticipated that a preference for structured sporting facilities and neighbourhood parks/playgrounds will exist. Open space facilities can be considered at a regional, district and local level.

Regional

Regional open space caters for users prepared to travel to significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of a vast network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation.

Regional open space areas in the vicinity of North Bonville include the Coffs Coast Sport and Leisure Park and Solitary Islands Coastal Walkway.

Note:
Contributions for Regional Open Space are considered under a separate plan.

District

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 North Bonville. **Council's** Open Space Strategy provides standards for the provision of district sporting facilities. These standards provide a benchmark for provision of district facilities within North Bonville.

Since the expected additional population of North Bonville is only 720 people, it is not necessary to provide a centralised complex with all these facilities. Residents of North Bonville can utilise a number of the facilities available in the southern district such as Toormina playing fields, Sawtell Cricket Oval, and Hulberts Road Recreation Area.

Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

Note:
Contributions for District Open Space are considered under a separate plan.

Local

Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, **children's** playground areas, passive reserves and drainage reserves.

Given that local open space generally serves young children, this space should be provided within a reasonable walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500m which represents, on average, a seven-minute walk.

Map 2 illustrates a 500m radius around potential neighbourhood park sites to provide a measure of demand based on spatial distribution and accessibility. It is to be noted that this radius does not take into account topography and other physical constraints. On this basis, one playground would be required to meet the needs of the community.

A "general store" located adjacent to the Neighbourhood Park will assist in helping the recreation area become more of a community focus.

PROPOSED FACILITIES

The location of the neighbourhood park is shown on Map 2.

The minimum works required for neighbourhood open space are:

- playground equipment;
- park seats; and
- landscaping.

This plan also provides for street tree planting along the collector road.

Neighbourhood Park

Land acquisition, landscaping and fill, playground and park seats	\$155,000
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Street Trees (300m, 40 trees @ \$75.00 each)	\$3,000
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TOTAL	\$158,000
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CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate for community facilities/services:

$$\text{Contribution rate} = \frac{(C - L)}{P}$$

C = Cost of community facility/service

L = Less funds levied or collected to date

P = Expected population

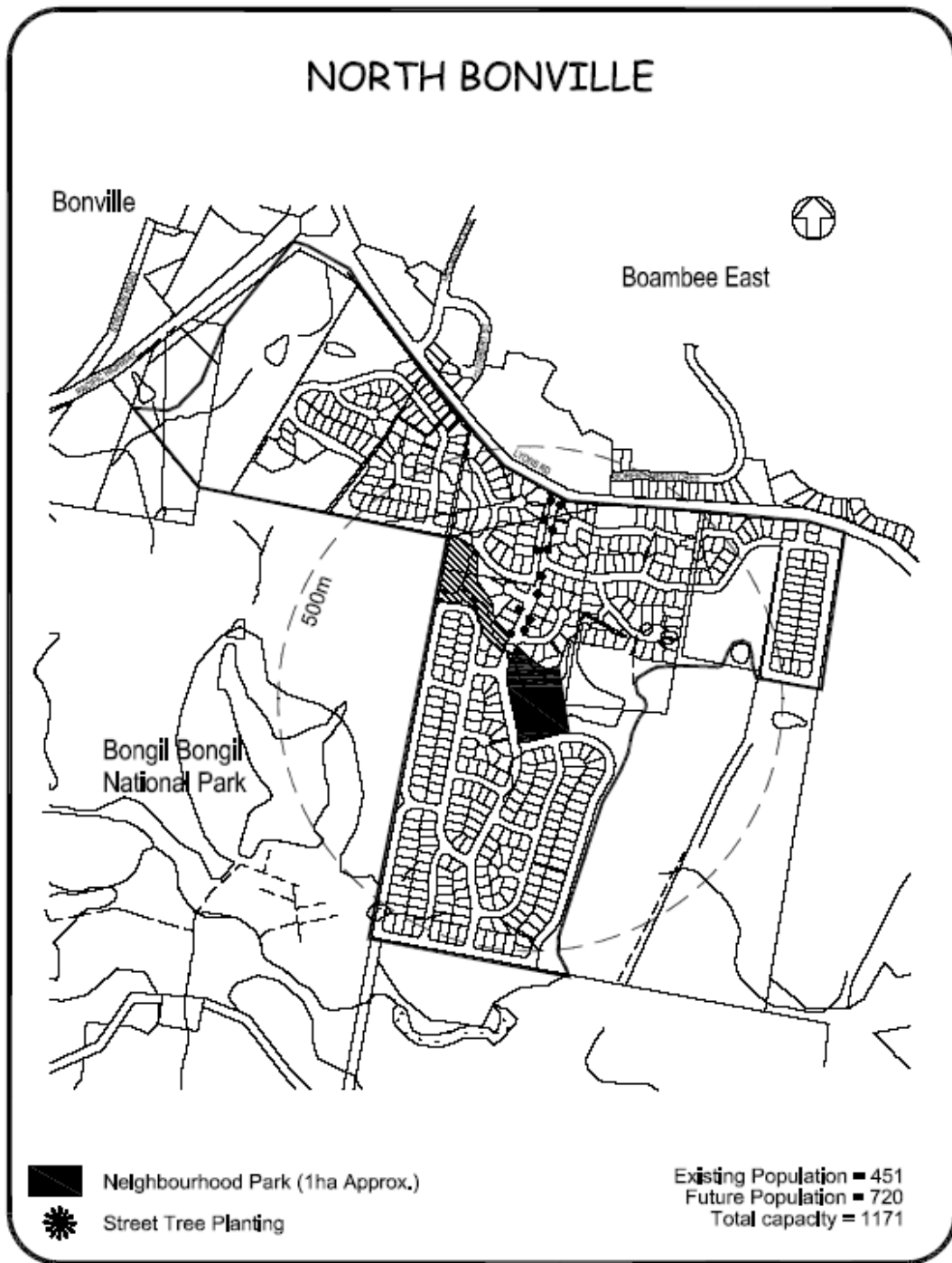
Local Facilities

$$\text{Contribution rate} = \frac{(C - L)}{P}$$

$$C = \frac{(\$158,000 - \$54,913)}{720}$$

$$= \frac{\$103,087}{720}$$

$$= \$143.18 \text{ per person}$$



MAP 2
OPEN SPACE AND RECREATION

TRANSPORT AND TRAFFIC MANAGEMENT

INTRODUCTION

The strategy for the movement of people within and through North Bonville recognises the dependence on the motorcar, yet provides for an efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for a bus service.

EXISTING FACILITIES

Access to North Bonville is obtained from Lyons Road with the Pacific Highway being the westerly boundary of the study area.

IDENTIFIED NEEDS

The transport demands within North Bonville can be categorised in terms of the road network, public transport and pedestrian/bicycle network.

Road Network

A road hierarchy has been established classifying roads as collector or local roads in accordance with their functional characteristics. The road network will be governed by the collector road which has been established to reduce the number of access points on to Lyons Road and ensure the safe movement of vehicles and pedestrians.

This contribution plan provides for the development of the collector road and associated traffic management measures. The collector road will be constructed from Lyons road in a southerly direction for approximately 200 metres. As this section of road is the major access for all future lots, all lots will be required to contribute towards the construction of the collector road and Lyons Road intersection works.

Local roads will be at the expense of the developer.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those less than 17 years of age. Opportunities for public transport within North Bonville are limited to the provision of a possible bus service.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters and seats. It is proposed to provide bus shelters/seats along the collector road which has the highest frequency of use. A total of three shelters will be provided.

Pedestrian and Bicycle Ways

The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. The proposed routes are identified in Map 3 and have been designed to relate to the need for access to the neighbourhood park, surrounding recreational facilities and shops.

Pedestrian and cycle routes are to be provided in the form of on-road footpaths/cycleways on low order local roads and off-road footpaths/cycleways on the collector road. In addition, cycle refuge lanes are also to be provided on Lyons Road and on the collector road.

PROPOSED FACILITIES

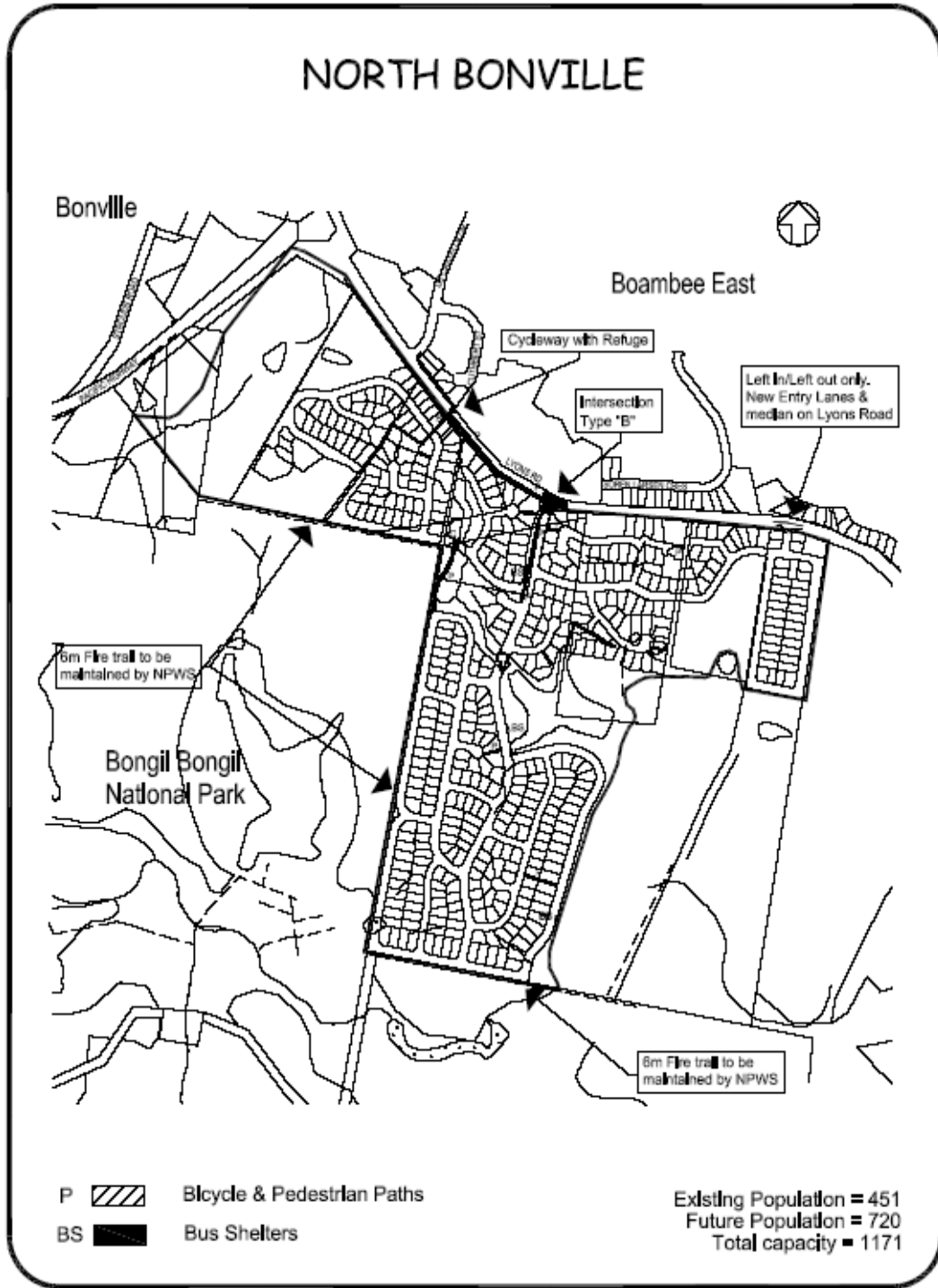
The following table summarises the traffic and transport facilities, which will be funded using Section 94 contributions on the basis of the local and district facilities.

Collector Road	
First 200m of restricted access Road, plus intersection construction at Lyons Road	\$750,000
Traffic Management	
Cycle & pedestrian paths	\$277,650
No right-turn barrier (at minor entrance) @ \$10,000	\$30,000
3 Bus Shelters @ \$15,000 each	\$45,000
Refuge for bicycles on Lyons Road 2 unit @ \$12,000/unit	\$24,000
Route lighting 200m @ \$35 per metre	\$7,000
15% design and supervision	\$170,047
15% contingencies	\$195,555
TOTAL	\$1,499,252

CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

C =	Cost of community facility
L =	Less funds levied or collected to date
P =	Expected population
C =	\$1,499,252
L =	\$388,632
P =	720
=	<u>(\$1,499,252 - \$388,632)</u>
	720
=	<u>\$1,110,620</u>
	720
=	\$1,542.53 per person



MAP 3
TRAFFIC & TRANSPORT STRATEGY

STORMWATER MANAGEMENT

EXISTING FACILITIES

There is no existing stormwater drainage infrastructure for North Bonville. North Bonville forms part of the catchment of Bonville Creek. It is important to minimise the impact of new development upon the receiving waters of Bonville Creek.

IDENTIFIED NEEDS

Water Quality

The contribution plan only allows for the provision of a wetland and coarse sediment and gross pollutant traps; filter strips will be required for each site as part of the development (refer Map 4).

PROPOSED FACILITIES

The following facilities are required:

Water Quality

Wetland (including acquisition)	\$250,000
Coarse sediment and gross pollutant traps	\$80,000
TOTAL	\$330,000

This plan provides for the acquisition of land for the proposed wetland site. There is no provision for the purchase of other drainage and environmental lands. These lands are to be dedicated to council free of cost progressively as subdivision applications are lodged.

CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate:

$$\text{Contribution rate} = \frac{(C - L)}{P}$$

- C = Cost of community facility/service
- L = Less funds levied or collected to date
- P = Expected population

$$\frac{(\$330,000 - 57,814)}{720}$$

$$= \$378.03 \text{ per person}$$

URBAN PLANNING

PLANS AND STUDIES

Section 94 of the Environmental Planning and Assessment Act allows the recoupment of costs for the preparation of the DCP, this Contribution Plan and associated studies. The cost of studies and the plan is as follows:

Water quality study	\$10,000
Development Control Plan	\$10,000
TOTAL	\$20,000

CALCULATION OF CONTRIBUTION RATE

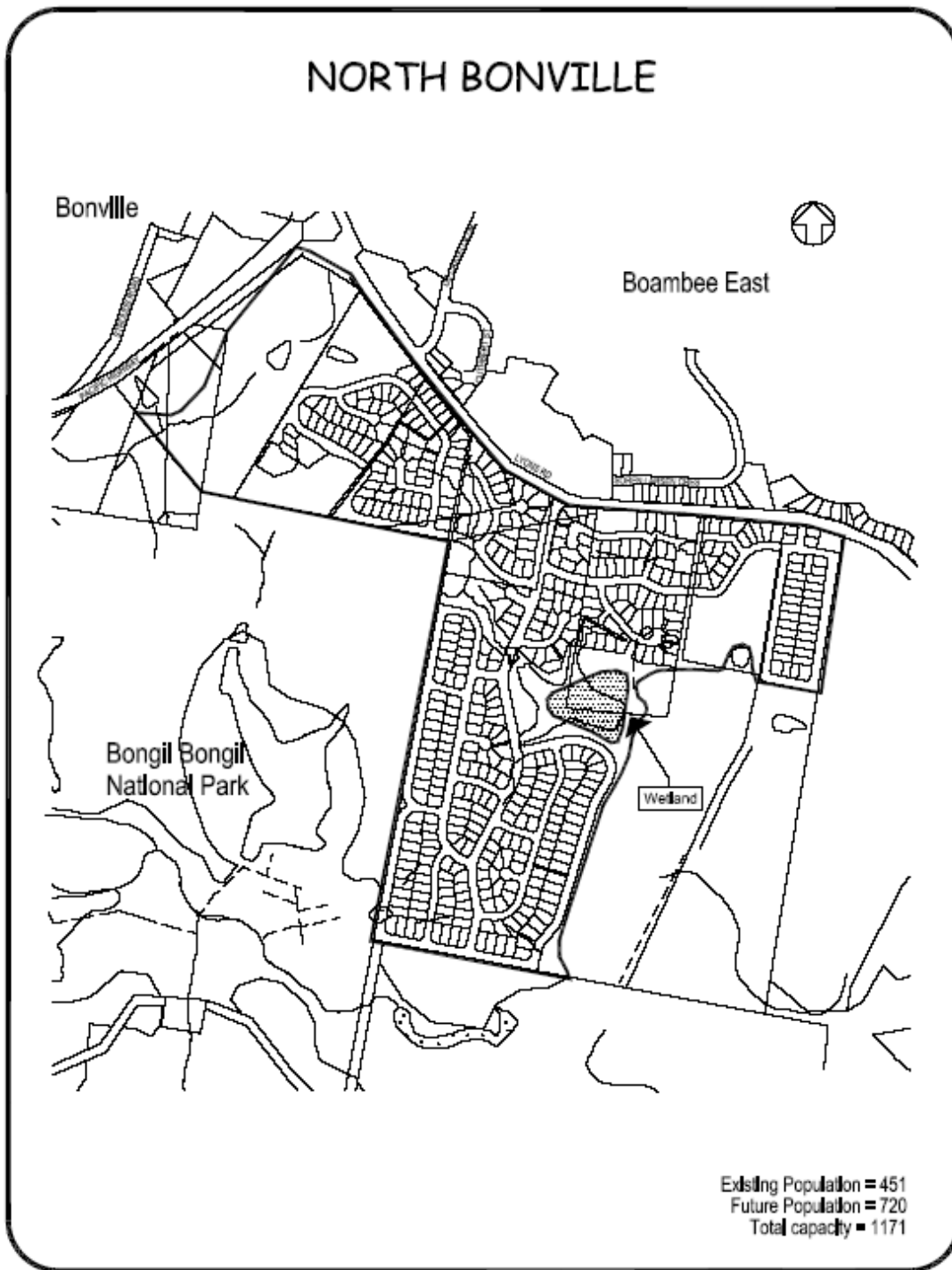
The following formula is used to calculate the contribution rate:

$$\text{Contribution rate} = \frac{C - L}{P}$$

- C = Cost of studies/plans
- P = Expected population
- L = Less funds levied or collected to date

$$= \frac{(\$20,000 - \$7,570)}{720}$$

$$= \$17.26 \text{ per person}$$



MAP 4
STORMWATER MANAGEMENT & DRAINAGE

APPENDIX A - INDICES

CONTRIBUTION TYPE	INDEXATION BASIS	DATE APPLIED	INDEX
Roads/Traffic Management	PGFCE General Government State and Local Roads	March 2005	121.22
Buildings/Embellishment	PGFCE Non Dwelling Construction Non Dwelling Buildings	March 2005	119.96
Land Acquisition	Consumer Price Index	September 2003	142.40
Stormwater	PGFCE General Government State and Local Roads	March 2005	121.22

Notes:

- PGFCE = Public Gross Fixed Capital Expenditure
- Statistics Issued by Australian Bureau of Statistics

DRAFT

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94 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 bed	0.1 per bed	0.1 per bed	0.1 per bed
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
	Section 94		
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	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	.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).

**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

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DRAFT



**PARK
BEACH
AREA**

**Development
Contributions
Plan 2015**

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PART 1 – SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 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 2013 makes provision for multi-unit housing and tourist accommodation development at Park Beach.

As a consequence of this additional development and having regard to the level of facilities already available, it will be necessary to provide:

- Open space and recreation facilities
- Traffic facilities
- Footpaths
- Car parking

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the contribution rates applying to the different forms of development in Park Beach. Appendix "B" includes additional contribution rates that apply to various other forms of development.

Table 2 summarises the costs of the identified public facilities.

DATE OF COMMENCEMENT OF THE PLAN

This Development Contributions Plan will come into effect on 1/07/2015 and replaces The plan that came into operation on 28 August 2006. This Plan was amended on 24 April 2008, on 8 May 2013, and again on 18 December 2013.

Table 1 – Summary of Contributions

Service/Facility	Net Cost to be Levied \$	Per Person \$	Per Small Dwelling \$	Per Large Dwelling \$	Per Car Park \$	Per SEPP Seniors Living Dwelling (self cared) \$
Traffic Facilities	57,000	126.66	248.25	354.64		195.05
Open Space	375,200	833.78	1,634.21	2,334.58		1,284.02
Car Parking	208,000				4,000	

Notes:

1. 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.
2. A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
3. 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).
4. SEPP Seniors Living occupancy rates refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004
5. Additional contribution rates for various other types of development are included in this plan at annexure "A"

Table 2 – Schedule of Works, Staging and Expenditures

Works Required	Estimated Capital Cost \$	Estimated Staging
Traffic Facilities	57,000	Progressively as funds become available
Open Space	375,200	Progressively as funds become available
Car Parking	208,000	As funds become available

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment (EPA) Act 1979 and may be referred to as the Park Beach Area Developer Contributions Plan 2015.

PURPOSE OF THE PLAN

The purpose of this plan is to enable Council to require a contribution towards the provision of car parking, traffic facilities, and other public amenities in the Park Beach Area.

AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within the Park Beach Area as shown in Map 1.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements Coffs Harbour City Local Environmental Plan 2013 and Coffs Harbour Development Control Plan 2013.

This Plan should be read in conjunction with other contributions plans that may apply to the Park Beach Area as defined in Map 1.

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the EPA Act is as set out below.

Car Parking Facilities

$$\text{Contribution} = \frac{C}{S}$$

Where:

C = Cost of construction of the car parking facilities

S = total number of car parking spaces to be provided to meet the projected increase in demand

Open Space & Traffic Facilities

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

Where:

C = Cost of construction of the car parking facilities

P = Future population

TIMING OF PAYMENT OF CONTRIBUTIONS

Payment of contributions should be finalised at the following stages:

- development consents involving building work – prior to the release of the construction certificate; and
- development consents where no construction certificate is required – at time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

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 Section 94(5b) of the Environmental Planning and Assessment Act.

Applicants should consult Council's 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the car parking facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the car parking facility in accordance with the adopted works schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- The deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest;
- Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution.
- Deferments will not be granted based on progressive land sales.

For the purposes of this provision, "appropriate rate of interest" means the seven year local government interest borrowing rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

POOLING OF FUNDS

This plan expressly authorises monetary S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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 car parking.

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

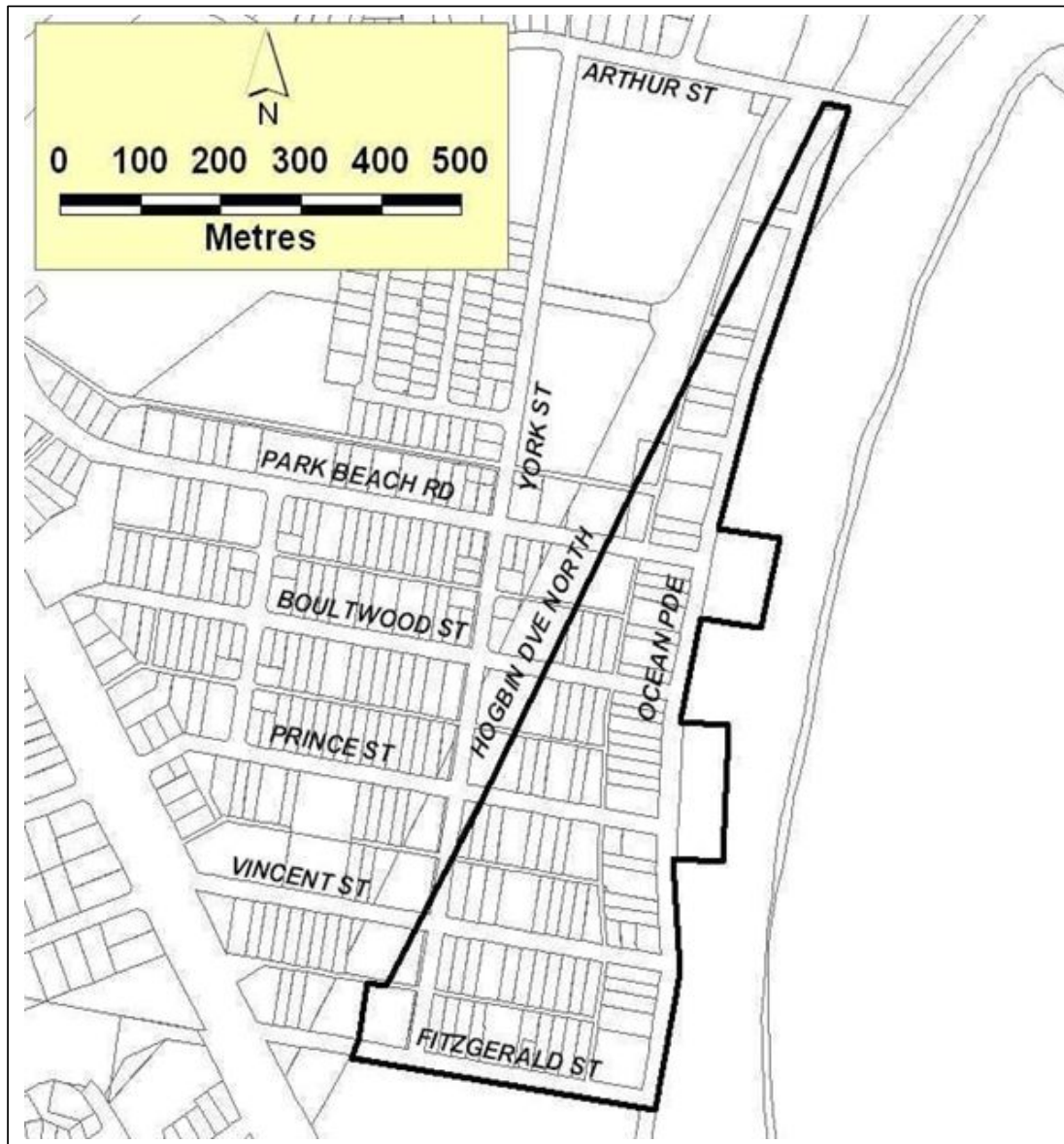
Current index is the Consumer Price Index at the date of review of the contribution

Previous index is the Consumer Price index as listed in Table 3 or applicable at the time of issue of the consent.

The Council may also review the works schedule, the estimate of costs of the facilities, or other aspects relating to the contribution plan.

Table 3 Indexing Factors for

Contribution Type	Indexation Basis	Index	Date Applied
Car parking	CPI	152.2	Jan. 2006
Footpaths	CPI	152.2	Jan. 2006
Open Space	CPI	152.2	Jan. 2006
Traffic Facilities	CPI	152.2	Jan. 2006



MAP 1 - AREA TO WHICH THE PLAN APPLIES

PART 3 – STRATEGY PLANS

RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL PUBLIC FACILITIES

The Coffs Harbour Our Living City Settlement Strategy estimates that there will be infill development within the Coffs Harbour area to accommodate around 3,000 people.

Having regard to the zonings applicable to the catchment, it is estimated development will occur to allow a further 1,000 people to reside in the catchment.

Additionally Coffs Harbour Development Control Plan 2013 provides for a strategy that will encourage “mixed use” type developments which may include activities such as restaurants and retail outlets, or general stores designed to meet the needs of residents and tourists alike.

Occupancy Rates

DWELLING TYPE	OCCUPANCY RATE
Large Dwelling	2.8
Small dwelling	1.8
Seniors Living SEPP dwelling (self care)	1.5

Source: ABS census figures

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).

CAUSAL NEXUS

This anticipated increase in population will place greater demands on existing public facilities and require the provision of new public facilities within the release area. This plan provides for additional footpaths, traffic calming measures, and passive recreation facilities that are required as a result of an anticipated increase in local and tourist activity.

The introduction of additional “mixed use” developments will place pressure on existing car parking. This contributions plan provides funding for convenient public car parking spaces within the Park Beach Area.

Existing public parking within the Park Beach Area can be categorized into one of the two following categories:

- on-street parking;
- off-street parking.

Demand

The demand for parking space can be estimated using the parking demand standards for retail and commercial development provided in the Coffs Harbour Development Control Plan 2013 . This plan estimates a demand of one space per 23m² of retail floor space and one space per 40m² of commercial floor space.

A proportion of the demand for car parking generated as a result of increased “mixed use” development will need to be provided on-site. However, Council will accept a contribution from the developer in lieu of on- site car parking spaces where the provision for on-site parking will adversely affect the viability and/or integrity of the proposed development, and conflict with the intentions of the Coffs Harbour Development Control Plan. Each proposal will be assessed on its merit.

PHYSICAL NEXUS

Map 2 identifies the location of proposed footpaths, open space facilities, traffic calming and car parking facilities within the Park Beach Area. Studies have indicated that capacity exists for the provision of additional parking of 20 spaces in Foster Street, and 32 spaces on Ocean Parade. These locations are positioned to achieve the most cost effective option and provide easy access.

TEMPORAL NEXUS

The location of proposed facilities has been determined having regard to existing facilities, and the future needs of the additional population.

Car parking facilities required as a consequence of anticipated development of "mixed use" type developments are included in the works schedule. Timing for the provision of these works is based on the commercial/retail floor space development with an additional 52 spaces provided for under this plan.

CAR PARKING

In terms of parking supply, the majority of existing parking for "mixed use" type developments consists of on-street parking.

The Coffs Harbour Development Control Plan 2013 requires the provision of parking spaces on development sites to meet the full demand, generated by each development. Where this parking space cannot be provided on-site Council will accept a contribution for car parking. This contribution is put towards the parking sites shown in Map 2 and forms part of Council's Contributions Plan. The Contributions Plan provides for the following Schedule of Works.

Table 4 Schedule of Works

Location	No. of Spaces	Estimated Cost (\$)
Foster Street	20	80,000
Ocean Parade	32	128,000

COST OF WORKS

The total cost of works for the Foster Street and Ocean Parade parking is the construction of the facilities which is estimated at \$208,000. This will include the following works:

- excavation of subgrade;
- gravel pavement surfacing;
- drainage works;
- bitumen surfacing;
- linemarking and signage
- Landscaping

Therefore, the contribution rate can be calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Total Cost of Works}}{\text{Number of parking spaces}} \\ &= \frac{\$208,000}{52} \\ &= \$4,000.00 \end{aligned}$$

TRAFFIC FACILITIES

It is envisaged that increased usage of foreshore reserves and beach access will create additional pedestrian movement within the area.

Traffic calming measures are to be installed along Ocean Parade to enhance the safety of pedestrian traffic. Additional street lighting is also required to enhance safety.

The cost of these works is estimated to be \$57,000.

The contribution towards these works can be calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Total Cost of Works}}{\text{Future population}} \\ C &= \frac{\$57,000}{450} \end{aligned}$$

Contribution per person \$126.66

OPEN SPACE FACILITIES

A new amenities block is to be provided in the beach reserve. Footpath linkages to Macauleys Beach, and through Foster Street are included. Minor street tree planting in Foster Street and Ocean Parade are also planned.

The cost of these works is estimated to be as follows:

Amenities Block	\$200,000
Street Lighting	\$35,000
Footpath Construction	\$135,200
Street Trees	\$5,000
 Total Cost of works	 \$375,200

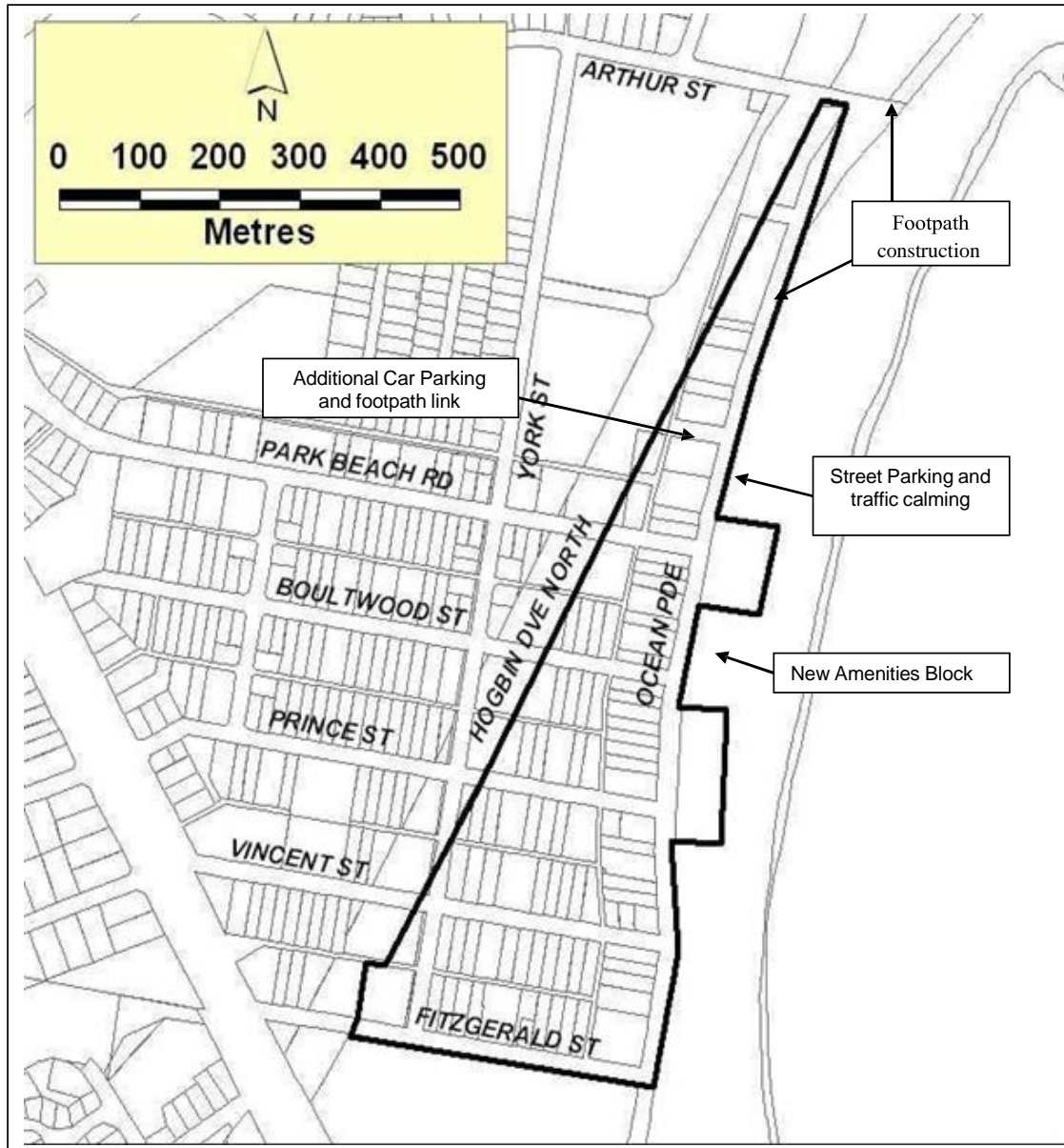
The contribution towards these works can be calculated as follows:

$$\text{Contribution} = \frac{\text{Total Cost of Works}}{\text{Future population}}$$

$$C = \frac{\$375,200}{450}$$

Contribution per person \$833.78

MAP 2
PARK BEACH AREA PROPOSED FACILITIES



APPENDIX A – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94 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 bed	0.1 per bed	0.1 per bed	0.1 per bed
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
	Section 94		
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	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	.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).

**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

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SOUTH COFFS

Developer Contributions Plan 2015

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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 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 2013 (DCP) makes provision for further residential expansion in the order of 308 additional dwellings accommodating approximately 886 people. When adjusted to provide for approved developments the dwelling yield is expected to be 386.

As a consequence of this anticipated development and having regard to the level of facilities currently available, it will be necessary to provide open space and recreation facilities and transport and traffic facilities;

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the costs of the identified public facilities.

Table 2 summarises the contribution rates applying to the different forms of development in South Coffs. Appendix "B" includes additional contribution rates that apply to various other forms of development.

DATE OF COMMENCEMENT OF THE PLAN

This Development Contributions Plan will come into effect on 1/07/2015 and replaces the contributions plan that came into operation on 28 May 2009. This Plan was amended on 8 May 2013, on 18 December 2013, and further amended on 23/07/2014.

Table 1 - Summary Cost by Land Use

Public Facility	Total Cost \$	Net Cost to be Levied \$
Open Space & Recreation Neighbourhood Park	150,000	150,000
Transport and Traffic	1,934,147	1,934,147

Table 2 - Summary of Contributions

Service/Facility	Net Cost to be Levied \$	Per Person \$	Per Lot / ET/ Large Dwelling \$	Per Small Dwelling \$
Open Space & Recreation	150,000	149.46	388.60	272.02
Transport and Traffic	1,934,147	1,927.21	5,010.74	3,507.52
Total	2,084,147	2,076.67	5,399.34	3,779.54

Notes:

- In addition to the above the relevant contribution rates for Regional, District and Neighbourhood open space and community facilities, Surf Rescue Facilities, the Coffs Harbour Road Network, and the Coffs Harbour Water Supply and Wastewater Development Services Plans will also apply.
- Contribution rates will be applied as follows:
 - the first lot in a residential subdivision is exempt from contributions
 - the first dwelling on a residential lot is exempt from contributions
 - the contribution rate for a dual occupancy, villa, townhouse or residential flat development is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.
- A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
- 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 annexure "B".

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 and may be referred to as the South Coffs Developer Contributions Plan 2015.

THE AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within South Coffs as described on Map 1.

PURPOSE OF THE PLAN

The primary purpose of this plan is to satisfy the requirements of the Environmental Planning and Assessment Act, 1979 to enable Council to require a contribution towards the provision, extension or augmentation of public facilities and services. These facilities and services are required as a consequence of development in the area or 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 in South Coffs as development occurs.
- (ii) enable Council to recoup funds that 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 detailed strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout South Coffs.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements the Coffs Harbour City Local Environmental Plan 2013 and the Coffs Harbour Development Control Plan 2013. This plan should be read in conjunction with the Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013, the Coffs Harbour Road Network Contributions Plan 2013, the Surf Rescue Facilities Contributions Plan 2013, and other contributions plans that may apply to the area.

This plan does not include contributions under Section 306 of the Water Management Act 2000 for water and wastewater services. Please consult Council in relation to these contributions.

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.

MAP 1
SOUTH COFFS RELEASE AREA



FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below.

$$\text{Contribution per person} = \frac{C}{L}$$

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

L = future lot yield of catchment

TIMING OF PAYMENT OF CONTRIBUTIONS

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

- development consents involving subdivisions – prior to the release of the linen plan;
- development consents involving building work - prior to the release of the construction certificate; and
- 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operations of this plan; and
- the provision of the public facility or service in accordance with the adopted works schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- the deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- the applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding at the appropriate rate of interest;
- payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution; and
- deferments will not be granted based on progressive sales of land.

For the purposes of this provision, "appropriate rate of interest" means 6 month bank bill swap rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 Section 94(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 S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

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 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 Table 3 or applicable at the time of issue of the consent.

The Council may also review the works schedule, the estimate of costs of the facilities, or other aspects relating to the contributions 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 between the expected types of development in the area and the demand for additional 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. The South Coffs Release Area is identified as an appropriate area for residential development in the short term.

The Coffs Harbour Land Capacity Assessment 2004 establishes the level of existing development and estimates a population of 100,408 by the year 2030. The estimates are based on 1994 Department of Urban Affairs and Planning medium population projections, occupancy rates derived from the 2011 census and residential densities permitted under Coffs Harbour Local Environmental Plan.

The Coffs Harbour DCP sets out detailed guidelines for development in South Coffs. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached dwellings.

PROVISION

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

Table 1 in this plan lists the public facilities to be provided in South Coffs.

The Coffs Harbour Regional, District and Neighbourhood Facilities Developer Contributions Plan 2013 lists the public facilities provided for the benefit of future population in South Coffs together with future population in other catchments.

LOCATION

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.

TIMING

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

EXISTING AND FUTURE DEVELOPMENT IN SOUTH COFFS

South Coffs is a new release area which has a minimal existing population due to the area previously being zoned Rural 1(A). The future population for the release area is estimated to be 1,004 people.

PROJECTED DWELLING YIELD

Housing policy, prevailing market conditions and environmental constraints will together influence dwelling yield. The forecast population is based on the potential dwelling yields. These yields are derived from balancing existing urban patterns with changing demands for a wider choice of housing and endeavours to promote efficient and sustainable urban environments.

The housing policy promoted for the development of South Coffs is to provide for a variety of housing types which encourage a heterogeneous population. However, environmental constraints and prevailing market conditions will create a demand for low density housing forms and conventional allotments of at least 500-700m².

The projected dwelling yields for South Coffs can be explained in terms of two types of housing:

1. Conventional Housing - generally Torrens title allotments with single detached dwellings with an average allotment size of around 600m².
2. Dual Occupancy Housing - Torrens strata or community title allotments comprising duplexes or two detached dwellings with an average allotment size of around 400m².

OCCUPANCY RATES

The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates are shown in Table 3.

Table 3 - Occupancy Rates

Housing Type	Occupancy Rates
Lot / Large Dwelling	2.6 persons/dwelling
Small Dwelling	1.8 persons/dwelling

Note:
10% of housing is expected to be in the form of dual occupancy development.

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 (excluding garages and balcony areas).

The total projected population of South Coffs based on these occupancy rates and projected dwelling yields, is shown in Table 4.

Table 4 - Population Projection

Housing Type	*Occ Rate	No. of Lots	Pop'n
Conventional	2.6	386	1,004
Total		386	1,004

*Occupancy Rate

POPULATION PROFILE

The social infrastructure needs are based on an anticipated population of 886 persons.

The population profile of South Coffs is initially anticipated to reflect a “developing” population model. This developing population is expected to have the following age characteristics:

Table 5 - Population

Age	New	%
0-9	194	19.3
10-19	169	16.8
20-29	124	12.4
30-39	167	16.6
40-49	142	14.1
50-59	74	7.5
60+	134	13.3
Total	1,004	100.0

The population is expected to have a high proportion of young families with persons of pre-school age (0-4 years), school age (5-19 years) and young to middle age adults (30-49 years).

PROPOSED PUBLIC FACILITIES

There are no community facilities proposed for South Coffs as the expected population for the area is not sufficient enough to support any new facilities. People in South Coffs will have access to the Boambee East Community Centre, located at Bruce King Drive.

Provision of land within the catchment zoned 3F – Business neighbourhood will allow development of a neighbourhood business centre including shops that can service the needs of the additional population.

The population will contribute proportionally to the demands for certain regional facilities that could not be sustained by South Coffs in its own right.

The Coffs Harbour Regional District and Neighbourhood Facilities Contributions Plan 2013 identifies the contribution rate for regional community facilities. The Coffs Harbour Road Network and Surf Rescue Facilities Contributions Plans also apply to the release area.

OPEN SPACE AND RECREATION

EXISTING FACILITIES

Existing formal open space and recreation facilities are provided at the Coffs Coast Sport & Leisure Facility which is located to the north of the release area.

Informal recreation opportunities are provided with the nearby beaches, Boambee Creek and various bushland and reserve corridors.

IDENTIFIED NEEDS

The initial population of South Coffs is expected to reflect a developing population model with the proportion of the population under 19 years of age and in the 30-39 year age group being well above the NSW average. The lower than average proportion of the projected population in the over 60 years age group is a further indicator of the developing nature of the population.

On the basis of this population model, it is anticipated that a preference for structured sporting facilities and neighbourhood parks/playgrounds will exist. Open space facilities can be considered at a regional, district and local level.

Regional

Regional open space caters for users prepared to travel to significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of a vast network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation.

Regional open space areas in the vicinity of South Coffs include the Coffs Coast Sport and Leisure Park and Solitary Islands Coastal Walkway.

Note:
Contributions for Regional Open Space are considered under a separate plan.

District

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 organized recreation by residents of South Coffs. **Council's** Sports Facilities Plan provides standards for the provision of district sporting facilities. These standards provide a benchmark for provision of district facilities within South Coffs.

Since the expected additional population of South Coffs is only 1,004 people, it is not necessary to provide a centralised complex with all these facilities. Residents of South Coffs can utilize a number of the district facilities available throughout the Coffs Harbour urban area.

Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

Note:
Contributions for District Open Space are considered under a separate plan.

Local

Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, **children's** playground areas, passive reserves and drainage reserves.

Given that local open space generally serves young children, this space should be provided within a reasonable walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500m which represents, on average, a seven-minute walk.

Map 2 indicates the proposed location of a neighbourhood park site which is considered to be centrally located to best meet the demands of the future population. This plan makes no provision for the purchase of drainage and environmental lands. These lands are to be dedicated to council at no cost progressively as subdivision applications are lodged

Proposed Facilities

The neighbourhood park is to be located within lot 12 DP 861055

The minimum works required for neighbourhood open space are:

- playground equipment;
- park seats; and
- landscaping.

Neighbourhood Park

Playground Embellishment including landscaping and park furniture	\$150,000
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TOTAL	\$150,000
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CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate for community facilities/services:

$$\text{Contribution rate} = \frac{C}{L}$$

C = Cost of community facility/service

L = Expected Lot Yield

Local Facilities

Contribution rate =	$\frac{C}{L}$
	= $\frac{\$150,000}{386}$
	= \$388.60 Per Lot

MAP 2
OPEN SPACE AND RECREATION



TRANSPORT AND TRAFFIC MANAGEMENT

INTRODUCTION

The strategy for the movement of people within and through South Coffs recognizes the dependence on the motorcar, yet provides for an efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for a bus service.

EXISTING FACILITIES

Access to South Coffs is obtained from Stadium Drive which provides access to the Pacific Highway in the west and Hogbin Drive in the east.

IDENTIFIED NEEDS

The transport demands within South Coffs can be categorised in terms of the road network, public transport and pedestrian/bicycle network.

Road Network

A road hierarchy has been established classifying roads as collector or local roads in accordance with their functional characteristics. The road network will be governed by the collector road which has been established to provide for satisfactory vehicular movements into and out of the release area, and also to provide adequate road widths for movement of buses.

This contribution plan provides for the development of sections of the collector road and associated traffic management measures. The collector road will be constructed from the western access point to the catchment and looping around to the eastern access point in the catchment. Intersection treatment works will be required at both access points. The intersection works will be fully funded from contributions. The collector road is to be of an 11 metre standard width.

Where the Collector road traverses a development parcel the developer will be required to fund a fully constructed eight metre carriageway with the additional three metres of carriageway being funded from contributions. 15% of value of the land required for this portion of the collector road will be funded from contributions based on the need for the road reserve being increased from 17 metres for local roads to 20 metres wide for the collector road.

Map 3 identifies those sections of the collector road and associated infrastructure to be funded by contributions.

All lots within the catchment will be required to pay a contribution towards the costs of the additional three metre width of the proposed collector road to be funded under this Plan.

Local roads will be at the expense of the developer.

This plan also provides for street tree planting along the collector road.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those less than 17 years of age. Opportunities for public transport within South Coffs are limited to the provision of a possible bus service.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters and seats. It is proposed to provide bus shelters/seats along the collector road. A total of two shelters will be provided.

Pedestrian and Bicycle Ways

The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys.

Pedestrian and cycle routes are to be provided in the form of on-road footpaths/cycleways on low order local roads and off-road footpaths/cycleways on the collector road. In addition a pedestrian/cycleway along Stadium Drive is to be provided to facilitate safe access to the release area for pedestrians and cyclists.

The proposed routes are identified in Map 3 and have been designed to relate to the need for access to the neighbourhood park, surrounding recreational facilities and shops.

PROPOSED FACILITIES

The following schedule summarizes the traffic and transport facilities, which will be funded via Section 94 contributions.

Collector Road

Upgrade of two intersections on Stadium Drive \$500,000

Part width construction of collector road including land acquisition \$467,693

Traffic Management

Cycle & pedestrian paths \$411,250

2 Bus Shelters @ \$15,000 each \$30,000

Street tree planting \$28,000

Route Lighting 730m @ \$35 per metre \$25,550

15% design and supervision \$219,374

15% contingencies \$282,280

TOTAL \$1,934,147

CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

C = Cost of Transport and Traffic facilities

L = Expected lot yield

C = \$1,934,147

L = 386

= $\frac{\$1,934,147}{386}$

= \$5,010.74 per Lot

MAP 3
TRAFFIC & TRANSPORT STRATEGY



APPENDIX A - INDICES

CONTRIBUTION TYPE	INDEXATION BASIS	DATE APPLIED	INDEX
Roads/Traffic Management	Consumer Price Index All Groups – "Sydney"	December 2013	105.0
Open Space	Consumer Price Index All Groups – "Sydney"	December 2013	105.0

Notes:

- Indices are issued by Australian Bureau of Statistics

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APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET Section 94 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
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
	Section 94		
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 - Licenced	N/A	0.6 per 100m2 GFA	0.6 per 100m2 GFA
Registered Club - Unlicenced	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	.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).

**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

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WEST COFFS HARBOUR

Developer Contributions Plan 2015

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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 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 2013 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 the 1 July 2015 and supersedes the West Coffs Harbour Developer Contributions Plan that was amended on 20 May 2015 and came into operation on 18 December 2013.

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

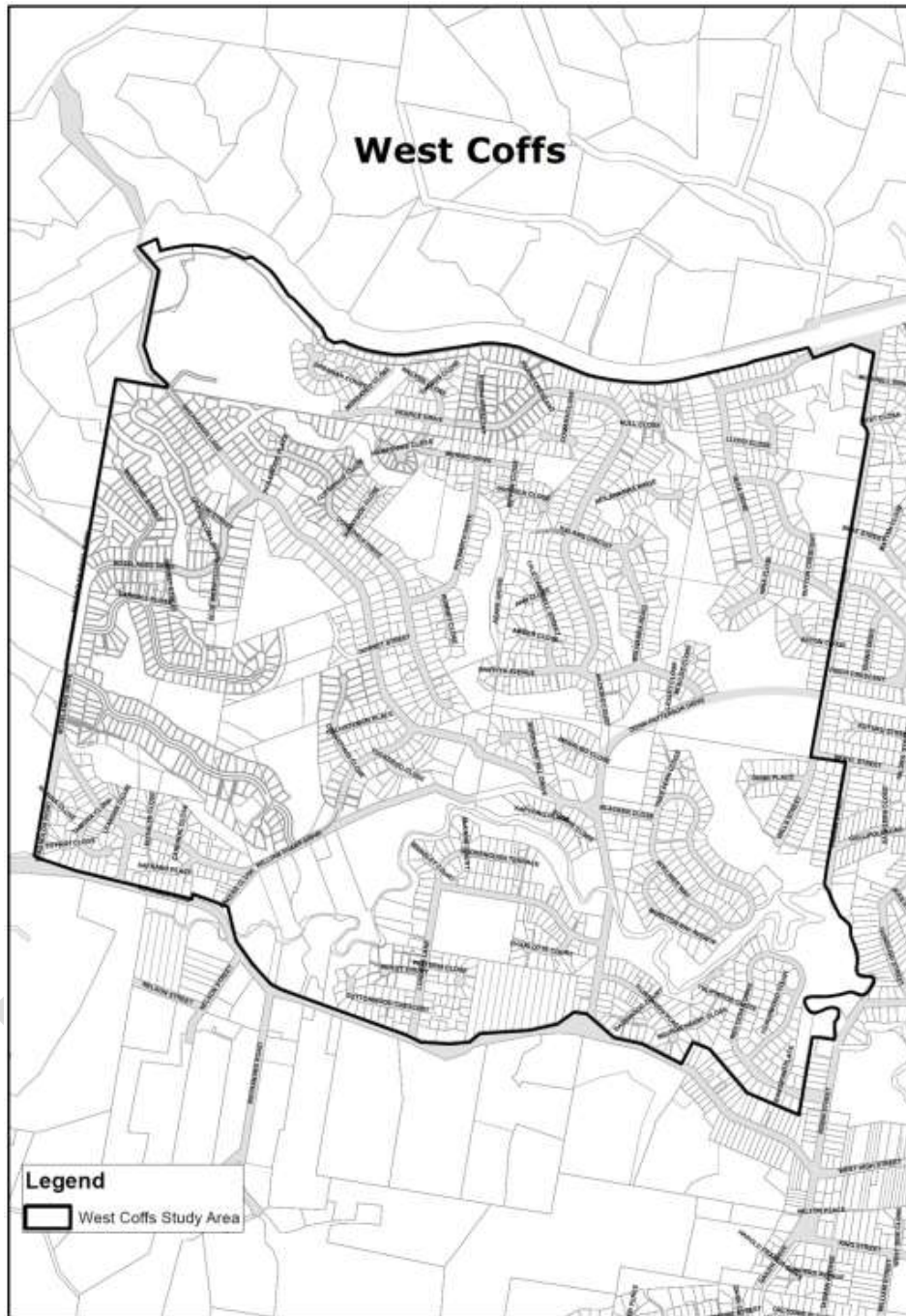
Public Facility	Total Cost Of Future Works \$	Grant Funds or other income \$	Anticipated Future Lot Yield in Catchment	Contributions collected or levied as at 31-12-2014 \$	Net Cost to be Levied \$
Drainage & Flood Mitigation	1,363,139	-	293	836,196	526,943
Local Collector Roads	2,087,974	Nil	293	1,078,556	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 Section 94 Contributions		4,474.14	11,632.74	8,142.92

Notes:

1. 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.
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 medium density 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).
4. 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).
5. Additional contribution rates for various other types of development are included in this plan at appendix **"B"**



MAP 1
WEST COFFS HARBOUR DCP AREA

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 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 2015.

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 Section 94 levies included in the previous West Coffs Contributions Plan which came into effect on 18 December 2013.

This contributions plan should be read in conjunction with the Coffs 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 Section 94 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- (i) The deferment will be for a fixed period not exceeding 6 months from the date the contribution becomes due;

- (ii) The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest;
- (iii) Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution.

Deferments will not be granted based on progressive land sales.

For the purposes of this provision, "appropriate rate of interest" means the six month bank bill swap rate applicable from time to time, and "appropriate institution" means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

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 Section 94(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 S94 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 2013 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).
 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:

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

$$= \frac{1,363,139 - 836,196}{293}$$

$$= \$1,798.44 \text{ per lot}$$

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 Spagnolos 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.

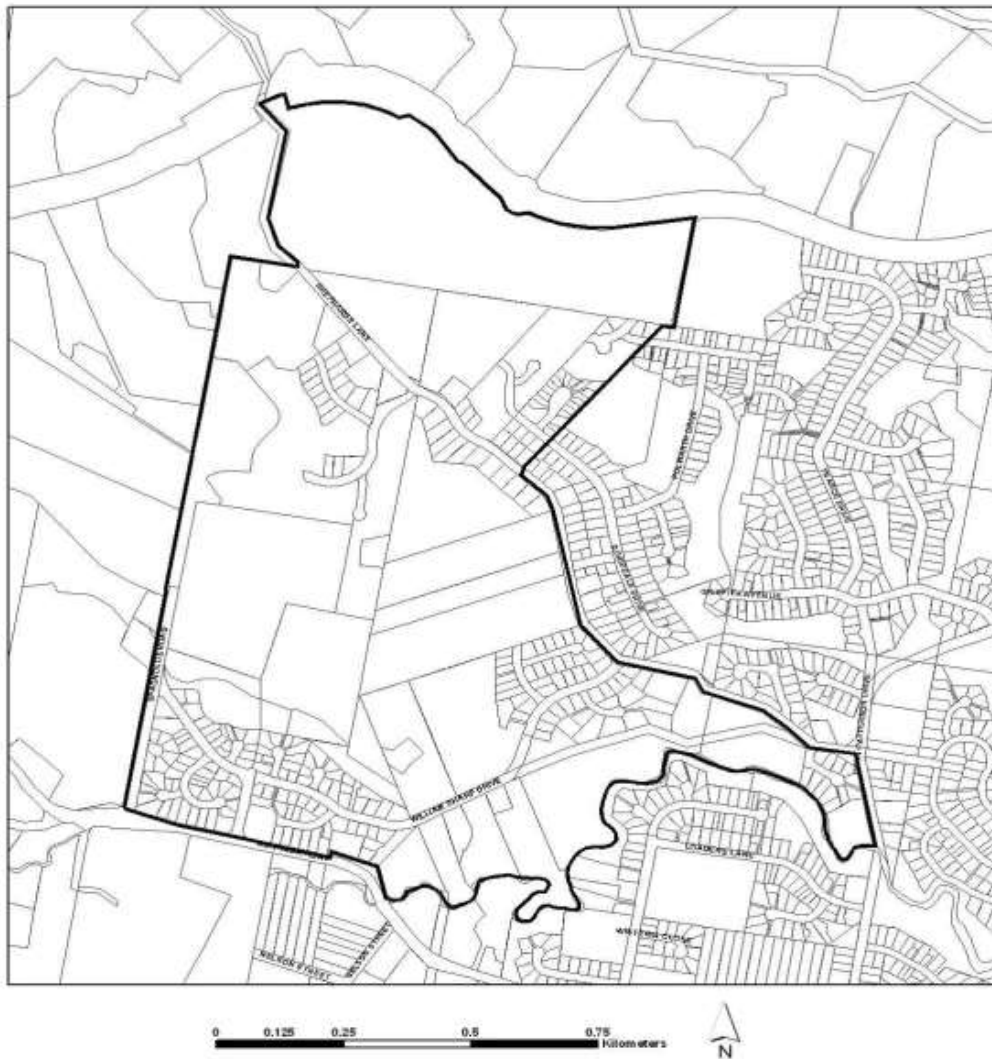
Calculation of contribution rate:

Local Collector Roads

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

Donn Patterson Drive

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



MAP 2
DRAINAGE & FLOOD MITIGATION
LOCAL COLLECTOR ROADS
DEVELOPMENT STUDIES

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:

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

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:

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

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:

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

COFFS CREEK DRAINAGE WORKS

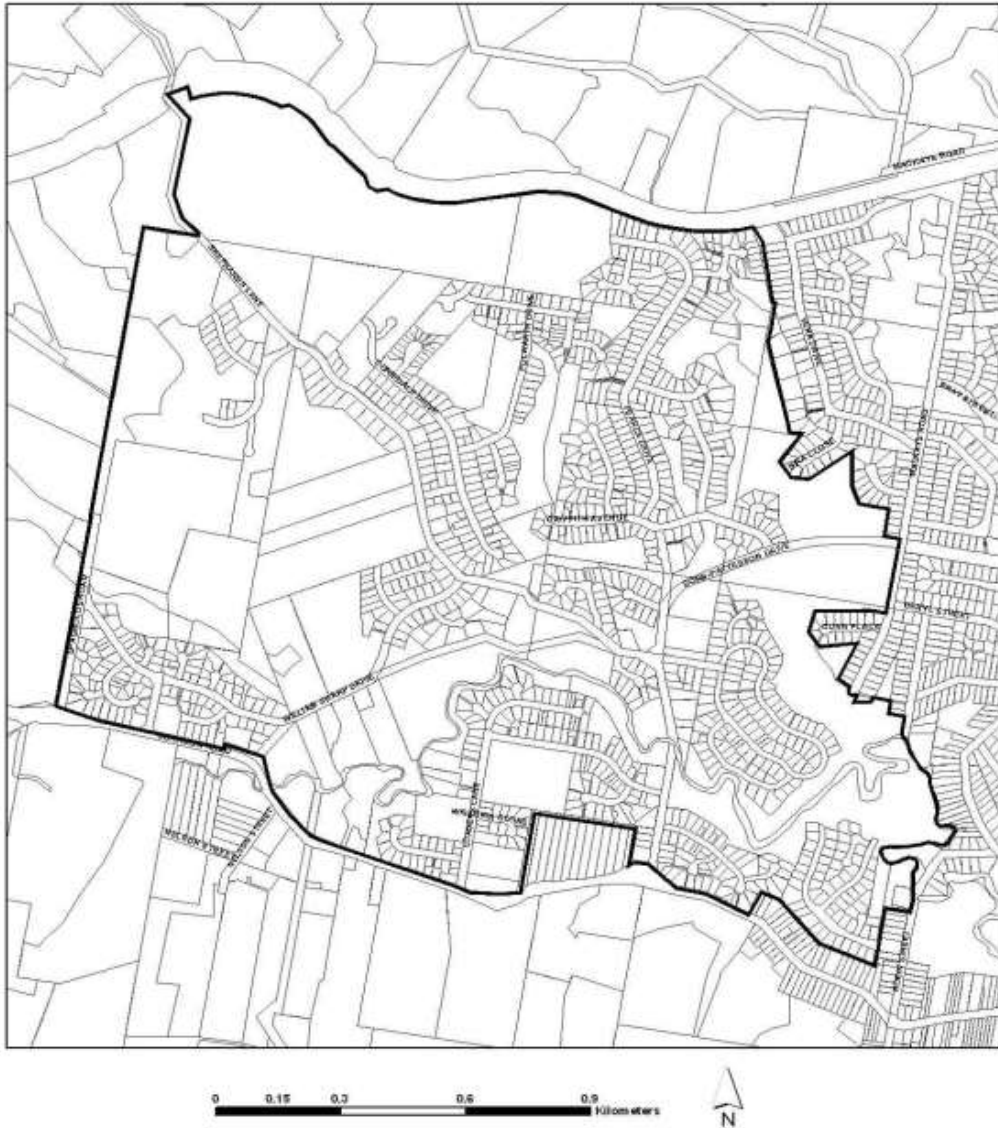
The urban development of the West Coffs land as depicted in Map 5 will alter the flow regime in the Coffs Creek channel, especially in high rainfall intensities during the 5% and 20% probability flood events, requiring channelisation and flood mitigation works. These works comprise **"the Coffs Creek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

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



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

DEVELOPMENT STUDIES

Section 94 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:

$$\begin{aligned} \text{Contribution} &= \frac{C - F}{P} \\ &= \frac{\$95,296 - \$50,784}{331} \\ &= \$151.92 \text{ per Lot} \end{aligned}$$

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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 Section 94 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
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
Section 94			
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	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	.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).

**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

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WEST WOOLGOOLGA

Developer Contributions Plan 2015

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PART 1 - SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions plan enables Coffs Harbour City Council to levy contributions under Section 94 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 2013 makes provision for further residential expansion in the order of 363 additional dwellings accommodating 950 people.

Development consents have been issued for several land parcels within the release area. Analysis indicates that undeveloped land and land that is not subject to an approved development will accommodate an additional 568 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:

- open space and recreational facilities
- transport and traffic facilities
- fire fighting equipment

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the contribution rates applying to the different forms of development in West Woolgoolga. Appendix "B" includes additional contribution rates that apply to various other forms of development.

Table 2 summarises the costs of the identified public facilities.

DATE OF COMMENCEMENT OF THE PLAN

This plan came into operation on the 1 July 2015 and supersedes the West Woolgoolga Developer Contributions Plan that was amended on 24 August 2005, 24 April 2008, 26 November 2009, 8 May 2013, 18 December 2013 and came into operation on 13 October 2004.

Table 1 – Summary of Contributions

Service / Facility	Total Cost to be Levied \$	Per Person \$	Per Lot Or large dwelling \$	Per Small Dwelling \$	Per SEPP Seniors Living Dwelling (self care) \$
Traffic Facilities	4,115,874	3,444.56	9,644.77	6,751.34	5,304.62
Neighbourhood Open Space	120,000	145.47	407.31	285.12	224.02
Development Studies	45,031	34.39	96.29	67.40	52.95
Fire Fighting Services	130,000	138.75	388.50	271.95	213.67
Total Section 94 Contributions	4,410,905	3,763.17	10,536.87	7,308.41	5,795.26

Notes:

1. In addition to the above, the relevant contribution rates in the Coffs Harbour Regional and District Facilities 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).
4. 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).
5. SEPP Seniors Living occupancy rates refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004
6. Additional contribution rates for various other types of development are included in this plan at appendix "B"

Table 2 - Schedule of Works, Commencement, Staging and Expenditures

Works Required	Estimated Capital Cost \$	Benchmark/Estimated Staging
Local Collector Roads - Construction - Cycleways/Pathways - Bus Shelters	\$4,115,874	As demand dictates with highway intersection works occurring during the first half of development of the release area
Neighbourhood Open Space - Embellishment	\$120,000	As funds becomes available
Development Studies	\$ 45,031	Completed
Bush Fire Control	\$130,000	As funds become available

PART 2 ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 1994 and may be referred to as the West Woolgoolga Developer Contributions Plan 2015.

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 that 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 throughout the West Woolgoolga Release Area.

THE AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within the West Woolgoolga Release Area as shown in Map 1.

RELATIONSHIP TO OTHER PLANS AND POLICIES

The plan supplements the Coffs Harbour City Local Environmental Plan 2013 and Coffs Harbour Development Control Plan 2013.

This contributions plan should be read in conjunction with the Coffs Harbour Regional, District and Neighbourhood Facilities Contributions Plan and the Coffs Harbour Water Supply and Wastewater Developer Services Plans (Section 306 (3) of the Water Management Act, 2000) and other contribution plans that may apply to the West Woolgoolga 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.



MAP 1
LOCALITY

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:

Contribution per person =

$$\frac{C + I - L - F}{P}$$

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

I = Interest on forward funded works

L = Contributions levied on approved developments but not yet received

F = Funds collected to date

P = Future population of catchment

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 linen plan;
- 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.

DEFERRED OR PERIODIC PAYMENTS

Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- (i) The deferment will be for a fixed period not exceeding 6 months from the date the contribution becomes due;
- (ii) The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest;
- (iii) Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution.

Deferments will not be granted based on progressive land sales

For the purposes of this provision, “*appropriate rate of interest*” means the seven year local government interest borrowing rate applicable from time to time, and “*appropriate institution*” means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

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 exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

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 Section 94(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.

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 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.

POOLING OF FUNDS

This plan expressly authorises monetary S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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. It establishes the level of existing development and estimates a population of 102,388 in Coffs Harbour by the year 2021. The estimates are based on occupancy rates derived from the 2001 census.

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 2013 sets out detailed guidelines for development in the West Woolgoolga Release Area. It provides for residential development with the dominant form being detached dwellings.

CAUSAL NEXUS

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

Table 1 in this plan lists the public facilities to be provided in the West Woolgoolga catchment.

The Coffs Harbour Regional, District and Neighbourhood Facilities Plan lists public facilities provided for the benefit of future population in West Woolgoolga together with future population in other catchments.

The Coffs Harbour Water Supply Development Services Plan 2013 and Wastewater Treatment & Carrier System Development Services Plan 2013 lists the water and sewerage requirements for new development in West Woolgoolga.

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.

Table 2 lists the benchmark or estimated staging for the provision of public facilities in the West Woolgoolga Release Area.

EXISTING AND FUTURE DEVELOPMENT IN WEST WOOLGOOLGA

West Woolgoolga generally comprises residential accommodation with single dwellings on allotments ranging from 700m² to 20.25ha. Development consents have been issued for several land parcels within the release area. Analysis indicates that undeveloped land and land that is not subject to an approved development will accommodate an additional 568 people.

PROJECTED DWELLING YIELD

Housing policy, prevailing market conditions and environmental constraints will together influence dwelling yield. The forecast population is based on the potential dwelling yield. These yields are derived from balancing existing urban patterns with changing demands for a wider choice of housing and endeavours to promote efficient and sustainable urban environments.

The projected dwelling yield for West Woolgoolga can be explained in terms of two types of housing:

- Conventional Housing - generally Torrens title allotments with single detached dwellings with an average allotment size of around 550m² or less.
- Dual Occupancy Housing - Torrens strata or community title allotments comprising duplexes or two detached dwellings with an average allotment size of around 400m².

OCCUPANCY RATES

The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates are shown in Table 3.

Table 3 - Occupancy Rates

Housing Type	Occupancy Rates
Lot / Large Dwelling	2.8 persons/dwelling
Small Dwelling	1.8 persons/dwelling
Seniors Living SEPP Dwelling (self care)	1.5 persons/dwelling

The total projected population of West Woolgoolga based on these occupancy rates and projected dwelling yields, is shown in Table 4.

Table 4 - Population Projection

Housing Type	*Occ Rate	No. of Dwellings	Pop'n
Conventional, Dual Occ, Integrated Housing	2.8	297	832
Small Dwelling	1.8	66	118
Seniors Living SEPP Dwelling (self care)	1.5		
Total		363	950

*Occupancy Rate

Notes:

A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).

A large dwelling is deemed to be any dwelling with a floor area equal to or exceeding 100 square metres (excluding garages and balcony areas).

POPULATION PROFILE

The social infrastructure needs are based on an anticipated population of 950 persons.

The population profile of West Woolgoolga is initially anticipated to reflect an "ageing" population model. This ageing population is expected to have the following age characteristics:

Table5 - Population

Age	%
0-9	13.1
10-19	13.5
20-29	7.4
30-39	10.7
40-49	14.2
50-59	11.3
60+	29.8
Total	100.0

The population is expected to have a high proportion of elderly people with persons of pensioner age (60+ years), young to middle age adults (30-49 years) and school age (5-19 years).

PROPOSED PUBLIC FACILITIES

There are no community facilities proposed for West Woolgoolga as the expected population for the area is not sufficient enough to support any new facilities. People in West Woolgoolga will have access to the Woolgoolga Neighbourhood Centre, Senior Citizens Centre and Woolgoolga Health Community Centre.

The population will contribute proportionally to the demands for certain regional facilities that could not be sustained by West Woolgoolga in its own right.

The Coffs Harbour Regional and District Facilities Contributions Plan identifies the contribution rate for regional community facilities.

OPEN SPACE AND RECREATION

EXISTING FACILITIES

Existing formal open space and recreation facilities are limited within West Woolgoolga.

Informal recreation opportunities are provided with the nearby beaches, Woolgoolga Creek and various bushland and reserve corridors.

IDENTIFIED NEEDS

On the basis of this population model, it is anticipated that a preference for structured sporting facilities, passive recreation and neighbourhood parks/ playgrounds will exist. Open space facilities can be considered at a regional, district and local level.

Regional

Regional open space caters for users prepared to travel significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of a vast network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation.

Regional open space areas in the vicinity of West Woolgoolga include the Coffs Coast Sport & Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.

Note:
Contributions for Regional Open Space are considered under a separate plan.

District

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 organized recreation by residents of West Woolgoolga.

Council's Open Space Strategy provides standards for the provision of district sporting facilities.

Since the expected additional population of West Woolgoolga is only 950 people, it is not necessary to provide a centralized complex with all these facilities. Residents of West Woolgoolga can utilise a number of the facilities available in the northern district such as Centennial Reserve, Woolgoolga Sports Ground, Woolgoolga Beach Reserve, Woolgoolga Lake Reserve and Woolgoolga Creek Foreshores.

Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

Note:
Contributions for District Open Space are considered under a separate plan.

Local

Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, children's playground areas, passive reserves and drainage reserves.

Given that local open space generally serves young children, this space should be provided within a reasonable walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500m which represents, on average, a seven-minute walk.

Map 2 illustrates a 500m radius around potential neighbourhood park sites to provide a measure of demand based on spatial distribution and accessibility. It is to be noted that this radius does not take into account topography and other physical constraints. On this basis, one neighbourhood park with playground would be required to meet the needs of the community.

Creek buffers and drainage reserves provide a necessary role in providing stormwater drainage requirements and environmental protection to Woolgoolga Creek. This contributions plan provides no allowance for purchase of any of these lands. These lands are to be dedicated progressively as subdivision applications are lodged.

PROPOSED FACILITIES

The location of the neighbourhood park is shown on Map 2.

The minimum works required for neighbourhood parks are:

- playground equipment;
- park seats; and
- landscaping.

Neighbourhood Park

Playground, furniture, landscaping	\$120,000
TOTAL	\$120,000

CALCULATION OF CONTRIBUTION RATE

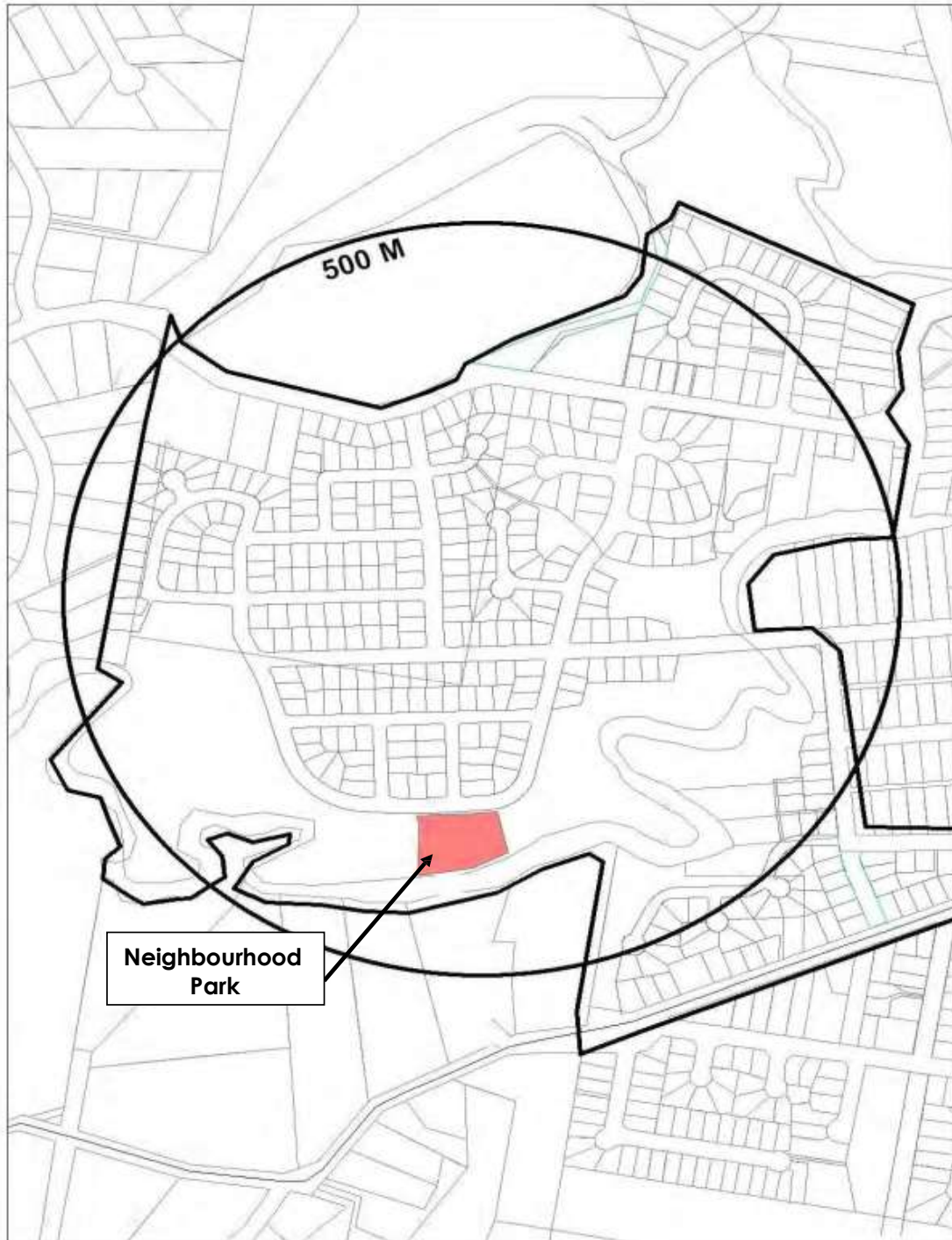
The following formula is used to calculate the contribution rate for community facilities/services:

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

- C = Cost of community facility/ service
- L = Funds levied but not received
- F = Funds Collected to date
- P = Expected population

$$= \frac{\$120,000 - \$10,870 - \$26,504}{568}$$

$$= \$145.47 \text{ per person}$$



MAP 2
OPEN SPACE AND RECREATION

TRANSPORT AND TRAFFIC MANAGEMENT

INTRODUCTION

The strategy for the movement of people within and through West Woolgoolga recognises the dependence on the motor car, yet provides for an efficient and convenient network of pedestrian and bicycle routes.

The strategy also provides the infrastructure needed for a bus service.

Where development does not directly adjoin the collector road, full cost of construction of the collector road, together with associated land costs, will be funded by contributions.

Newman's Road forms part of this collector road system, and this contributions plan provides for upgrading to collector road standard.

EXISTING FACILITIES

Access to West Woolgoolga is obtained from Newmans Road with the Pacific Highway forming the easterly boundary of the study area.

The West Woolgoolga Release Area is traversed by Woolgoolga Creek. In order to provide safe egress and access from the Pacific Highway to the development area north of Woolgoolga Creek, it will be necessary undertake works at the intersection of the Pacific Highway and **Newman's** Road.

IDENTIFIED NEEDS

The transport demands within West Woolgoolga can be categorized in terms of the road network, public transport and pedestrian/bicycle network.

It is anticipated that these works will be required prior to the area being fully developed. Therefore these works will require forward funding. To cover these works interest on forward funding has been included in the contribution rate.

Road Network

In order to accommodate existing and potential development of land in the West Woolgoolga Release Area, certain roads, both existing and future, have been identified as serving higher than local access.

Traffic management measures at intersections are to be undertaken where necessary. All lots being created in the DCP area generate traffic. The cost of these facilities, therefore, is to be met by contributions from each lot created.

A road hierarchy has been established classifying roads as collector or local roads in accordance with their functional characteristics. The road network will be governed by the internal collector road which is to be of an 11 metre standard width.

Development adjacent to the collector road will be required to fund a fully constructed 8m carriageway with the additional 3m of carriageway to be funded from contributions.

15% of value of the land required for this portion of the collector road will be funded from contributions based on the need for the road reserve being increased from 17 metres for local roads to 20 metres wide for the collector road.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those less than 17 years of age. Opportunities for public transport within West Woolgoolga are limited to the provision of a possible bus service.

To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters and seats. Bus bays are to be included in the cost of estimates of the collector road. It is proposed to provide bus shelters/seats along the collector road which has the highest frequency of use. A total of four shelters will be provided.

Pedestrian and Bicycle Ways

The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. The proposed routes are identified in Map 3 and have been designed to relate to the need for access to the neighbourhood park, surrounding recreational facilities and nearby shops and beaches.

Pedestrian and cycle routes are to be shared with vehicles on low order local roads and off-road footpaths/cycleways on the collector road. A bridge over Woolgoolga Creek is proposed linking to the existing cycleway and underpass along the Pacific Highway.

PROPOSED FACILITIES

The following table summarises the traffic and transport facilities, which will be funded using Section 94 contributions on the basis of the local and district facilities.

Highway Intersection Works	\$800,000
Part construction of collector road	\$130,507
Collector Road Land	\$35,120
Upgrading of Newman's Road	\$1,351,500
Traffic Calming	\$40,000
Bus Shelters	\$40,000
Pedestrian/Cycleways	\$583,000
Street Lighting	\$70,000
Street Tree Planting	\$8,893
Total Works	\$3,059,020
15% contingencies	\$429,751
15% design & supervision	\$523,315
Interest on forward Funded works	\$103,788
Total Cost	\$4,115,874

CALCULATION OF CONTRIBUTION RATE

The contribution rate is calculated as follows:

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

C = Cost of works

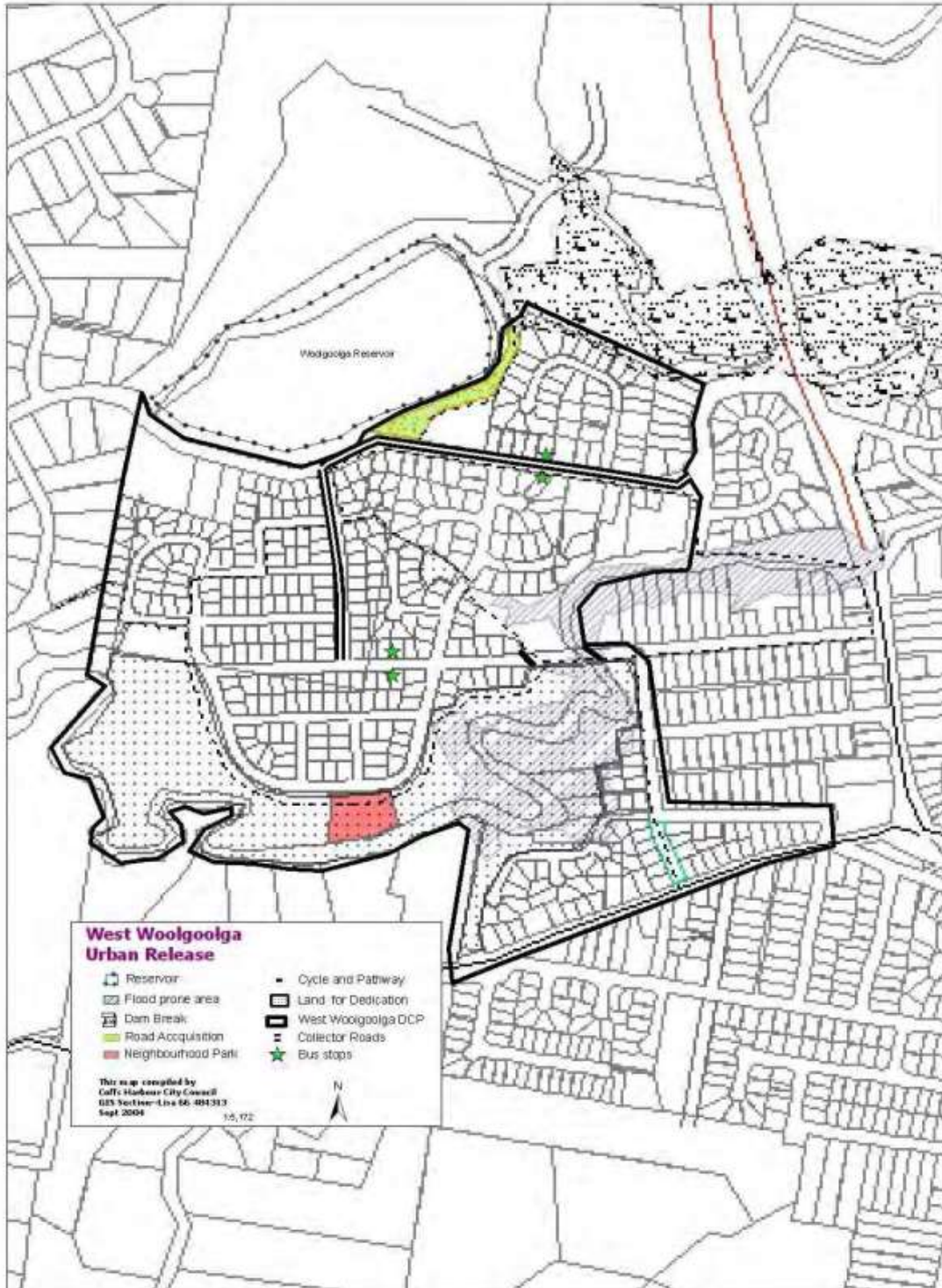
P = Expected population

L = Funds levied but not received

F = Funds collected to date

$$= \frac{4,115,874 - 1,595,960 - 563,403}{568}$$

$$= \$3,444.56 \text{ per person}$$



MAP 3
 TRAFFIC AND TRANSPORT STRATEGY

FIRE SERVICES

EXISTING FACILITIES

There is a bush brigade in **Newman's** Road (Country Club Rural Fire Brigade). This Brigade serves the area known as the Country Club Estate (west of the Pacific Highway and north of Woolgoolga Creek).

IDENTIFIED NEEDS

According to the Rural Fire Services **"Standards of Fire Cover"**, the additional population generated within the West Woolgoolga Release Area will increase the risk of potential fires.

In order to address this increased risk additional fire fighting equipment will be required. As this additional risk is directly attributable to the additional development, all of the additional population lots will contribute to the cost of this equipment.

The cost of the required equipment has been assessed as \$130,000.00

CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate for community facilities/services:

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

- C = Cost of community facility/ service
- L = Funds levied but not received
- F = Funds Collected to date
- P = Expected population

$$= \frac{\$130,000.00 - \$36,290 - \$14,899}{568}$$

$$= \$138.75 \text{ per person}$$

URBAN PLANNING

DEVELOPMENT STUDIES

Section 94 of the Environmental Planning and Assessment Act 1979 allows the recoupment of costs for the preparation of the DCP, this Contributions Plan and associated studies. The cost of studies and the plan is \$45,031.00.

CALCULATION OF CONTRIBUTION RATE

The following formula is used to calculate the contribution rate:

The following formula is used to calculate the contribution rate for community facilities/services:

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

- C = Cost of community facility/ service
- L = Funds levied but not received
- F = Funds Collected to date
- P = Expected population

$$= \frac{\$45,031 - 19,809 - 5,689}{568}$$

$$= \$34.39 \text{ per person}$$

APPENDIX A - INDEXING FACTORS FOR FUTURE WORKS

Contribution Type	Indexation Basis	Index	Date Applied
Traffic Facilities	Consumer Price Index – All Groups (A) for Sydney	165.5	30/12/2008
Neighbourhood Open Space	Consumer Price Index – All Groups (A) for Sydney	165.5	30/12/2008
Fire Fighting Services	Consumer Price Index – All Groups (A) for Sydney	165.5	30/12/2008
Development Studies	Consumer Price Index – All Groups (A) for Sydney	165.5	30/12/2008
Land Acquisition	Consumer Price Index – All Groups (A) for Sydney	165.5	30/12/2008

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APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94 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
	Section 94		
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	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	.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).

**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


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Development Servicing Plan For Water Supply 2015

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Summary

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 the 11th 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:

Water Supply	Residential Developer Charge Calculated 09/10 (\$ per ET)	Developer Charges Proposed by CHCC 09/10 (\$ per ET)
Coffs Harbour City Council	14,130	8,690

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.



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1 Introduction

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 30/06/2015 to recognise the exemption of Section 64 contributions for Secondary Dwellings 60 square metres or less for consents granted between 1/7/2015 to 30/6/17.

2 Administration

Coffs Harbour City 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 & 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 for Sydney, excluding the impact of GST.

3 Demographic and Land Use Planning Information

3.1 Growth Projections

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

Table 1: Projected Residential 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 Tenements (ETs) 2006	Equivalent Tenements (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%
Total	92,610	18,608	38,760	20,152	100.00%

3.2 Land Use Information

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

4 Water Supply Infrastructure

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.

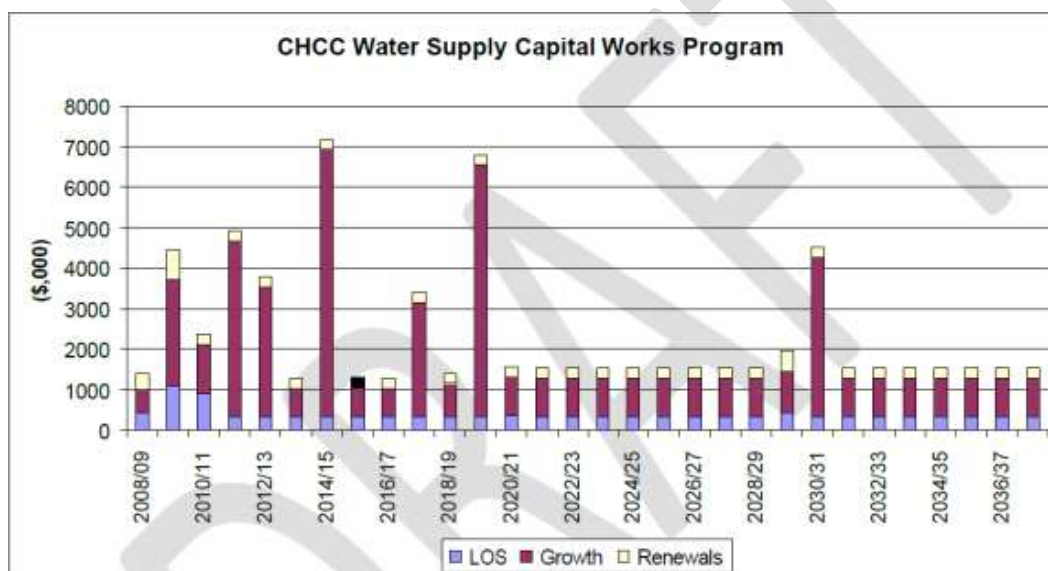


Figure 1: CHCC 30 Years Capital Works Program

5 Standards of Service

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

6 Design Parameters

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)

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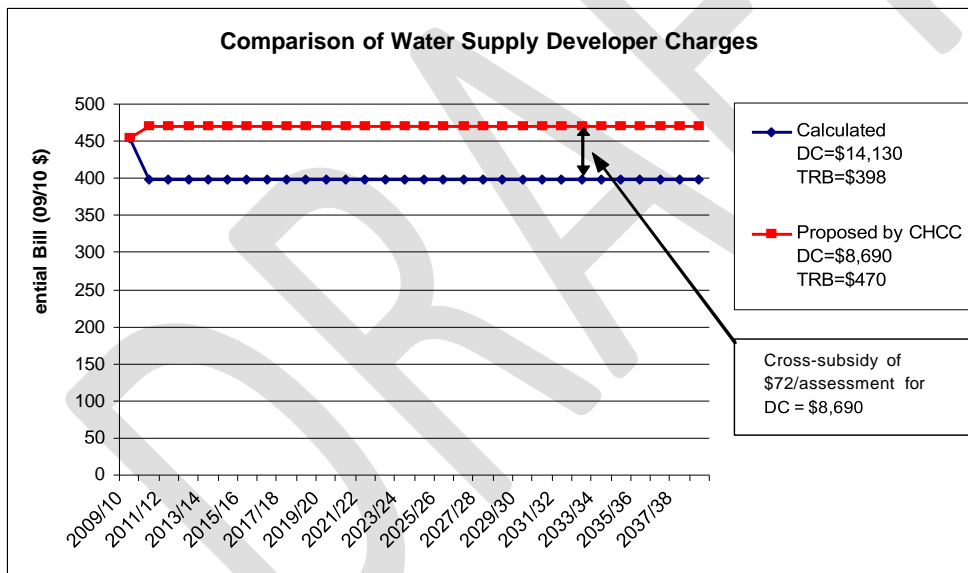
7 Calculated Developer Charges

7.1 Summary of Proposed Developer Charge

In its meeting on the 11th 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 TRB (%)	Resulting total cross-subsidy over 30 years (\$M)
Calculated	14,130	Nil	398	Nil	Nil
Proposed by CHCC	8,690	5,440	470	18	70

Note: TRB stands for Typical Residential Bills



7.2 Summary of Calculated 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
Total			15,046

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.

Council exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

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

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 Councils current Works in Kind Policy prior to making an application for the undertaking of Works in Kind.

8 Reference Documents

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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9 Other DSPs and Related Plans

- ❑ Coffs Harbour City Council DSP for Wastewater 2015

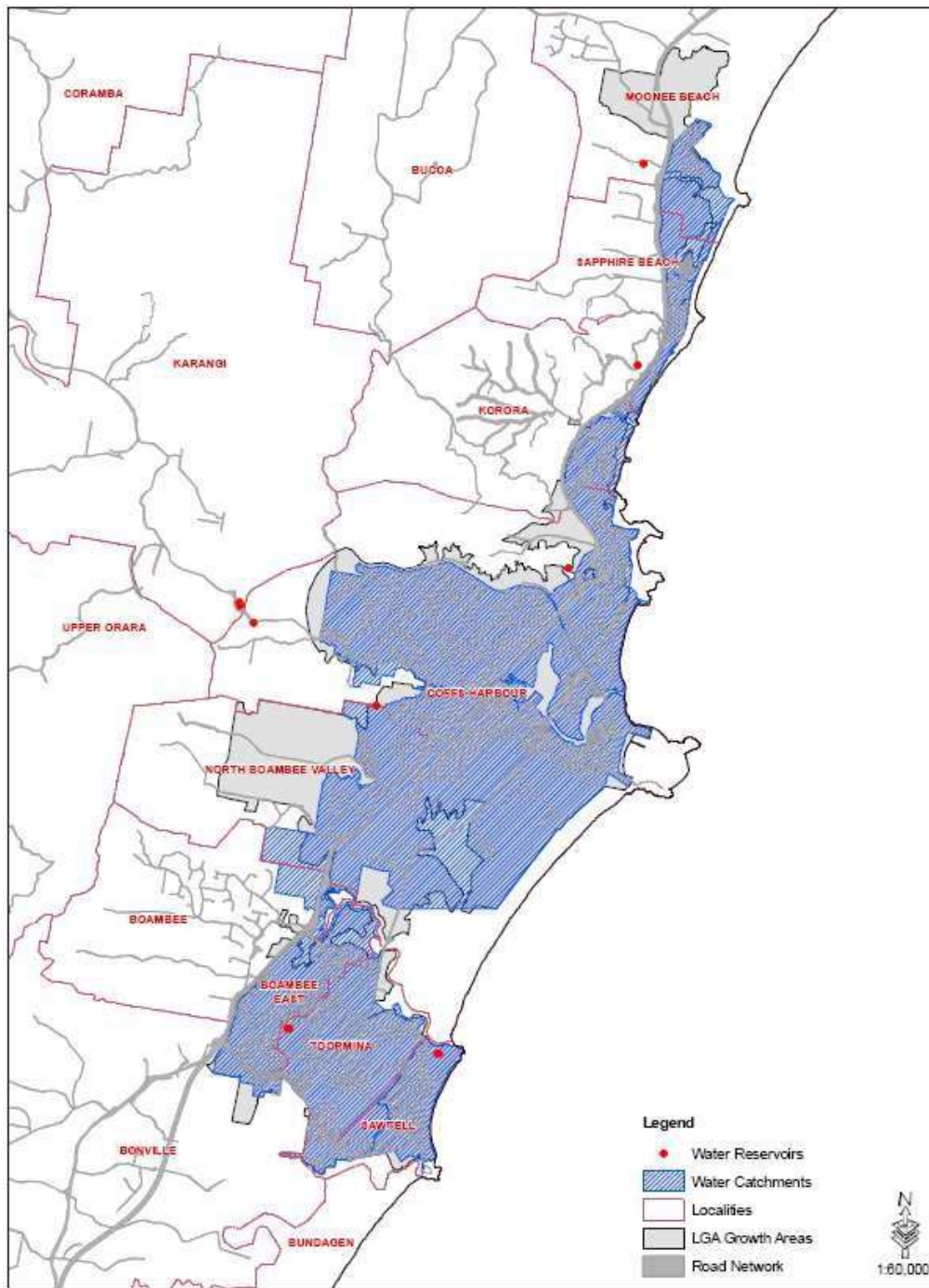
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10 Glossary

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

Appendix A

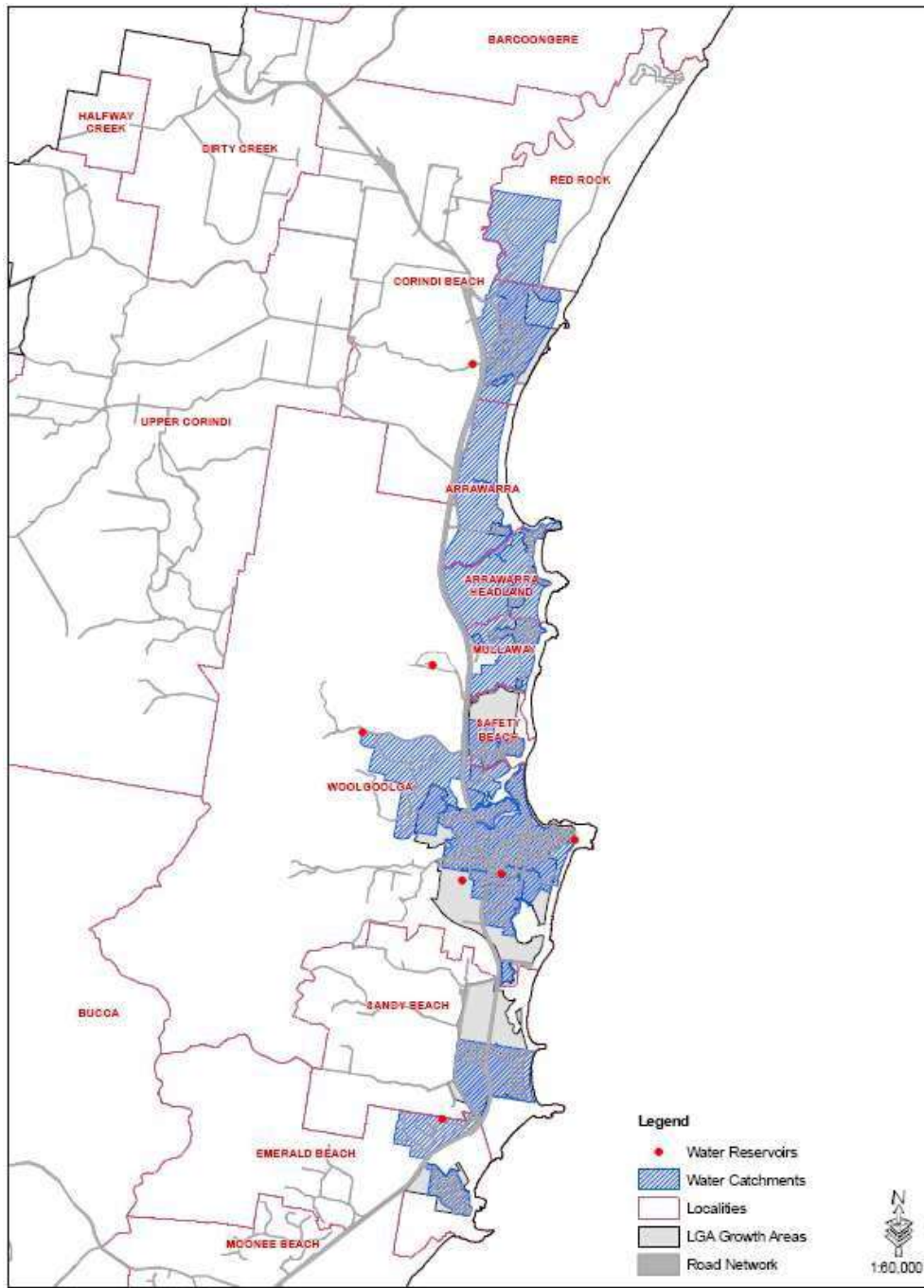
Development Servicing Zone Areas



Water Supply Areas

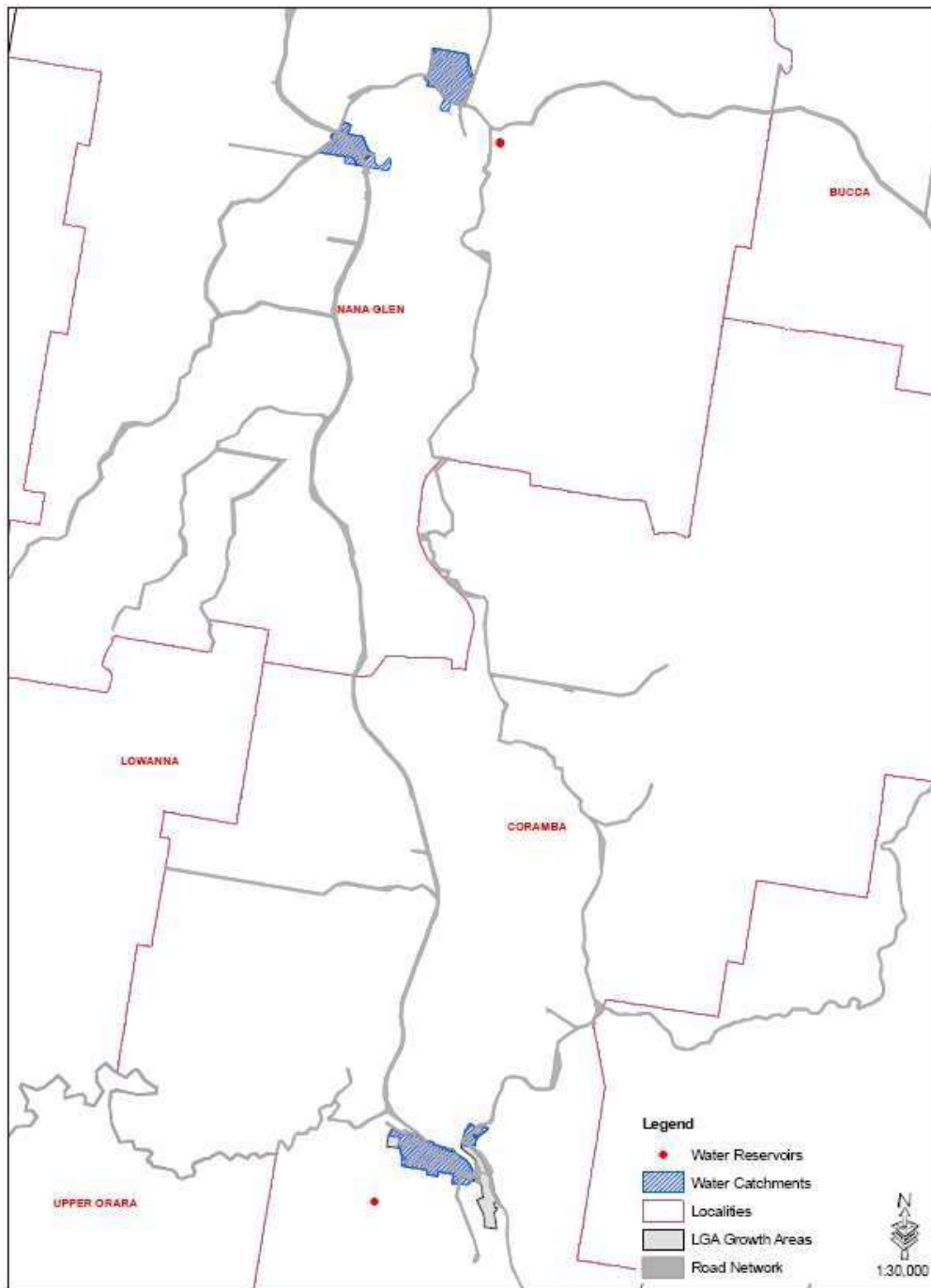
Figure 2:

Coffs Harbour South Serviced Areas



Water Supply Areas

Figure 3: Coffs Harbour North Serviced Areas



Water Supply 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 30/6/10 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	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
BUSINESS PREMISES		
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

CLASSIFICATION	Unit Rate per ET	
	Water DSP	Waste Water DSP
Self-Storage Premises***	0.1 per 100m2 GFA (admin area)	0.1 per 100m2 GFA (admin area)
Car Wash	Determined on Application	Determined on Application
Plant nursery	Determined on Application	Determined on Application
Service Station	0.6 per lane	0.6 per lane
Car Sales Showroom (indoor)	Determined on Application	Determined on Application
Car Sales Showroom (outdoor)	Determined on Application	Determined on Application
FOOD AND DRINK PREMISES		
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 - Licenced	0.6 per 100m2 GFA	0.6 per 100m2 GFA
Registered Club - Unlicenced	0.3 per 100m2 GFA	0.3 per 100m2 GFA
COMMUNITY FACILITIES		
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
Educational Establishment		
- Primary/Secondary School	.04 per student	.04 per student
- Tertiary	.04 per student	.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student
Eco Tourism facility		
Passenger Transport Terminal	0.15 per 100m2 GFA	0.15 per 100m2 GFA
HEALTH SERVICE FACILITIES		
Hospital	1 per bed	1 per bed
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

CLASSIFICATION	Unit Rate per ET	
	Water DSP	Waste Water DSP
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).

**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

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
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
Garbage Grinder (Domestic)	0.07
Garbage Grinder (Commercial)	0.07
Glass Washing Machine	0.18
Kitchen Sink (Commercial)	0.3
Laboratory Sink	0.07

Attachment 12

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

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Coffs Harbour City Council

Development Servicing Plan For Wastewater 2015

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Approved for Issue					
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Summary

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

- Coffs Harbour
- Moonee/Emerald
- Woolgoolga
- Corindi

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

Wastewater	Residential Developer Charge Calculated 09/10 (\$ per ET)	Developer Charges Proposed by CHCC 09/10 (\$ per ET)
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 \$23 per year for each residential wastewater 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 wastewater reticulation works within subdivisions.

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

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



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1 Introduction

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 wastewater developer charges in Coffs Harbour (including Sawtell), Moonee / Emerald, Woolgoolga and Corindi 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 wastewater 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 wastewater 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 30/06/2015 to recognise the exemption of Section 64 contributions for Secondary Dwellings 60 square metres or less for consents granted between 1/7/2015 to 30/6/17.

2 Administration

Coffs Harbour City Council – Wastewater	
DSP Area	The area covered by this DSP is shown on plans in Appendix A, which shows the wastewater 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 wastewater schemes
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 & 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 for Sydney, excluding the impact of GST.

3 Demographic and Land Use Planning Information

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
Coffs Harbour Catchment	14,831	21,000	22,500	24,000	28,800
Moonee/ Emerald Catchment	1,138	1,681	2,188	2,482	3,750
Woolgoolga Catchment	3,227	3,956	4,587	5,151	6,870
Corindi Catchment	465	515	585	660	926

1 ET = a standard urban fully detached dwelling. Source: CHCC

The Coffs Harbour Sewerage Strategy Environmental Impact Statement (CEENA, 2000) predicts population growth population in 2021 as shown in Table 2.

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

Area	Population (estimated in 2021)	Equivalent Tenements (ETs) 2006	Equivalent Tenements (ETs) 2038	Total New ETs	Proportion of Growth
Coffs Harbour Catchment	68,050	14,831	28,800	13,969	67.5%
Moonee/ Emerald Catchment	6,700	1,138	3,750	6,612	12.6%
Woolgoolga and Corindi Catchment	17,260	3,692	7,796	4,104	19.8%
TOTAL	92,010	19,661	40,346	20,685	100%

3.2 Land Use Information

This DSP should be read in conjunction with Coffs Harbour City Council Local Environment Plan 2000 as amended in August 2009.

4 Wastewater Infrastructure

4.1 Assets

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

4.2 Estimates of Capital Costs

Capital works comprising new works and renewals with an estimated value of \$128.2M will be required over the next 30 years to provide wastewater services to the serviced areas.

Capital cost of works to upgrade and improve wastewater services is detailed in table 2 of the CHCC 2009 Wastewater DSP background document.

4.3 Timing of Works and Expenditure

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

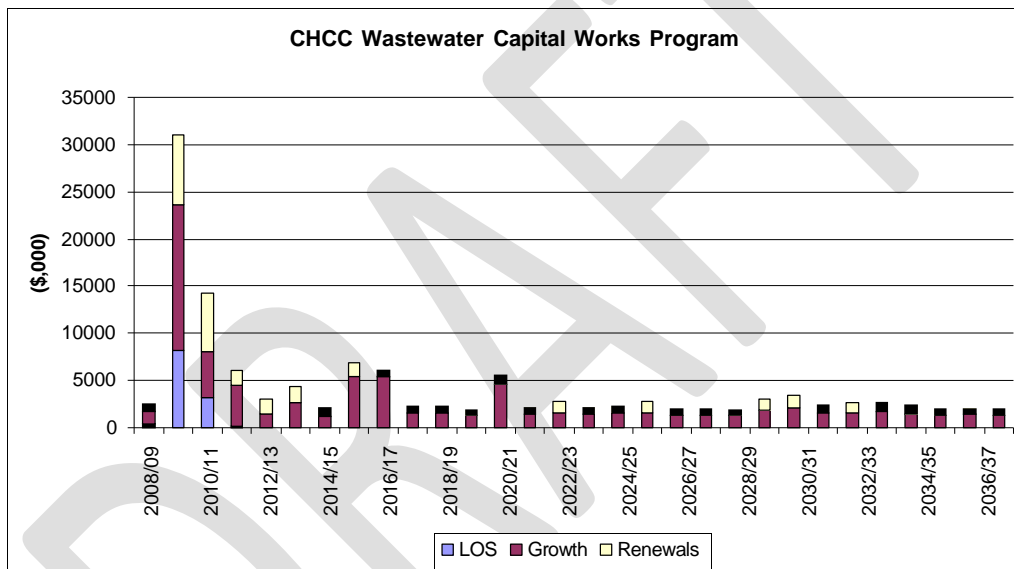


Figure 1: CHCC 30 Years Capital Works Program

5 Standards of Service

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

System design and operation are based on providing the following standards of service:

- Sewage effluent meeting National Water Quality Guidelines for Sewerage Systems, Use of Reclaimed Water, Nov 2000 – Table 3 Food Crops (Direct Contact with Reclaimed Water)
- All sewer chokes removed and service restored within 4 hours
- Sewage overflows less than 1 per pump station per year
- Sewer odour complaints less than 2 per treatment plant and pump station per year - 240 litres per day
- Dry weather flow generated by 1 ET - 576 litres per day

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6 Design Parameters

Investigation and design of wastewater system components is based on the following:

- ❑ Manual of Practice: Sewer Design (1984) and the Manual of Practice: Sewage Pumping Station Design (1986). These Manuals were prepared by NSW Public Works and are now managed by the Department of Land and Water Conservation
- ❑ WS-SPEC Water Service Specification
- ❑ Design parameters as nominated in the Coffs Harbour Sewerage Strategy Environmental Impact Statement (CEENA, 2000)

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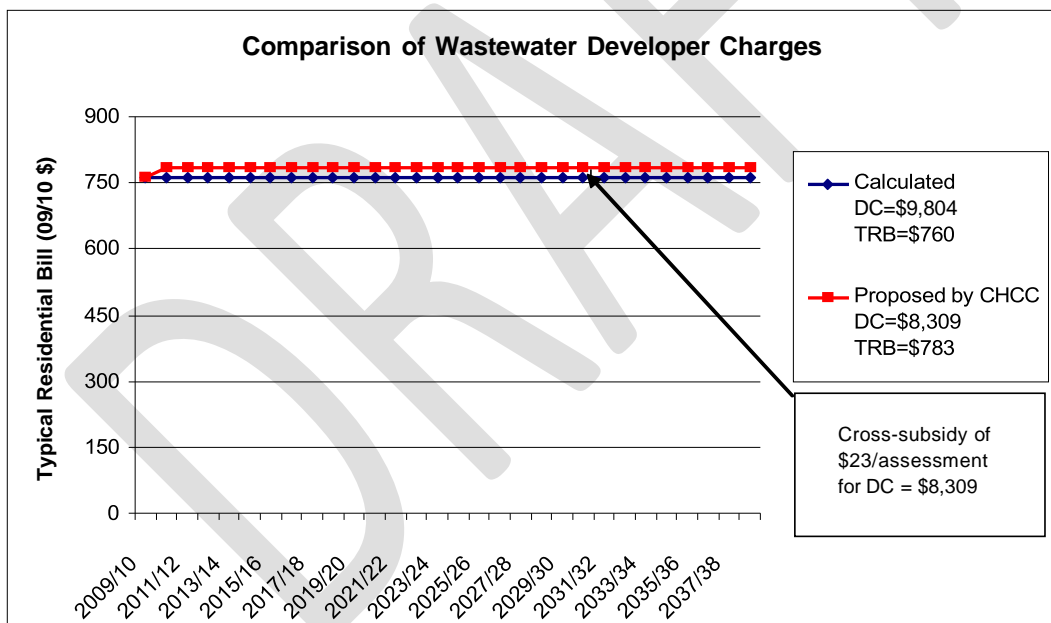
7 Calculated Developer Charges

7.1 Summary of Proposed Developer Charge

In its meeting on the 11th March 2010 Council resolved to levy a developer charge for wastewater services lower than the calculated value. The proposed wastewater developer charge is 25% higher than the current contribution charges. Table and graph below show the proposed wastewater 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 TRB (%)	Resulting total cross-subsidy over 30 years (\$M)
Calculated	9,804	Nil	Nil	760	Nil	Nil
Proposed by CHCC	8,309	1,495	23	783	3	21

Note: TRB stands for Typical Residential Bills



7.2 Summary of Calculated 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)
Wastewater	12,028	2,454	9,804

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)
Coffs Harbour Catchment	13,130	67.5	8,867
Moonee/ Emerald Catchment	9,319	12.6	1,177
Woolgoolga and Corindi Catchment	10,004	19.8	1,985
Total			12,028

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 Wastewater 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 wastewater reticulation works within subdivisions, as well as works leading up to that subdivision.

Council exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

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 receives 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

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 wastewater:

- For residential lot in subdivision 1 Residential lot = 1 ET.
- The first lot in a residential subdivision is exempt from developer charges

Or

- The first dwelling on a residential lot is exempt from developer charges
- The developer charge for a dual occupancy, villa, townhouse or residential flat development is the number of ETs (Equivalent Tenements) generated as per Appendix B minus the charge for one lot (1 ET)

Properties not rated for wastewater do not receive the one ET 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 Development areas outside the Development Servicing Zone (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.

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8 Reference Documents

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 Wastewater 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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9 Other DSPs and Related Plans

- Coffs Harbour City Council DSP for Water Supply 2015

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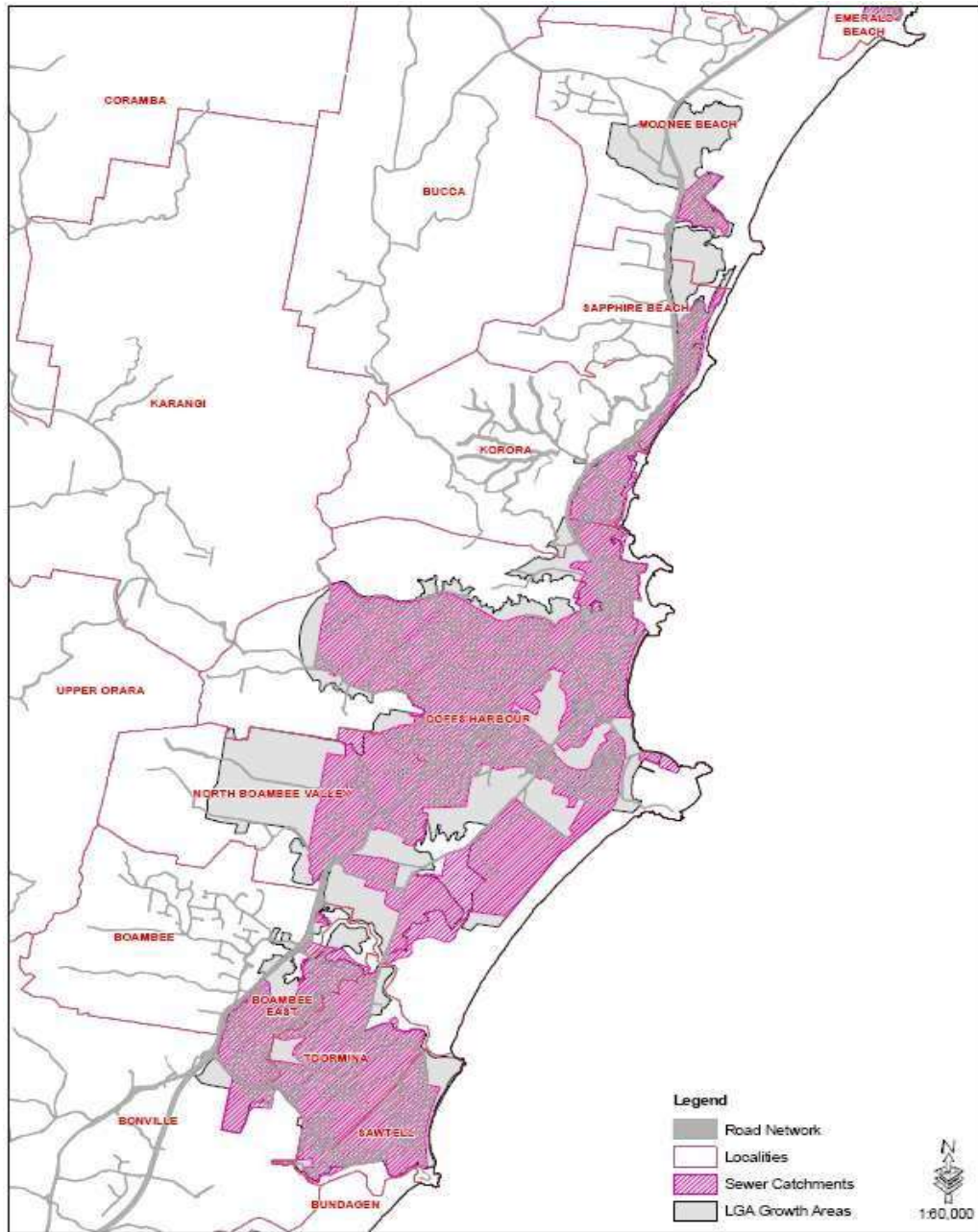
10 Glossary

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

Appendix A

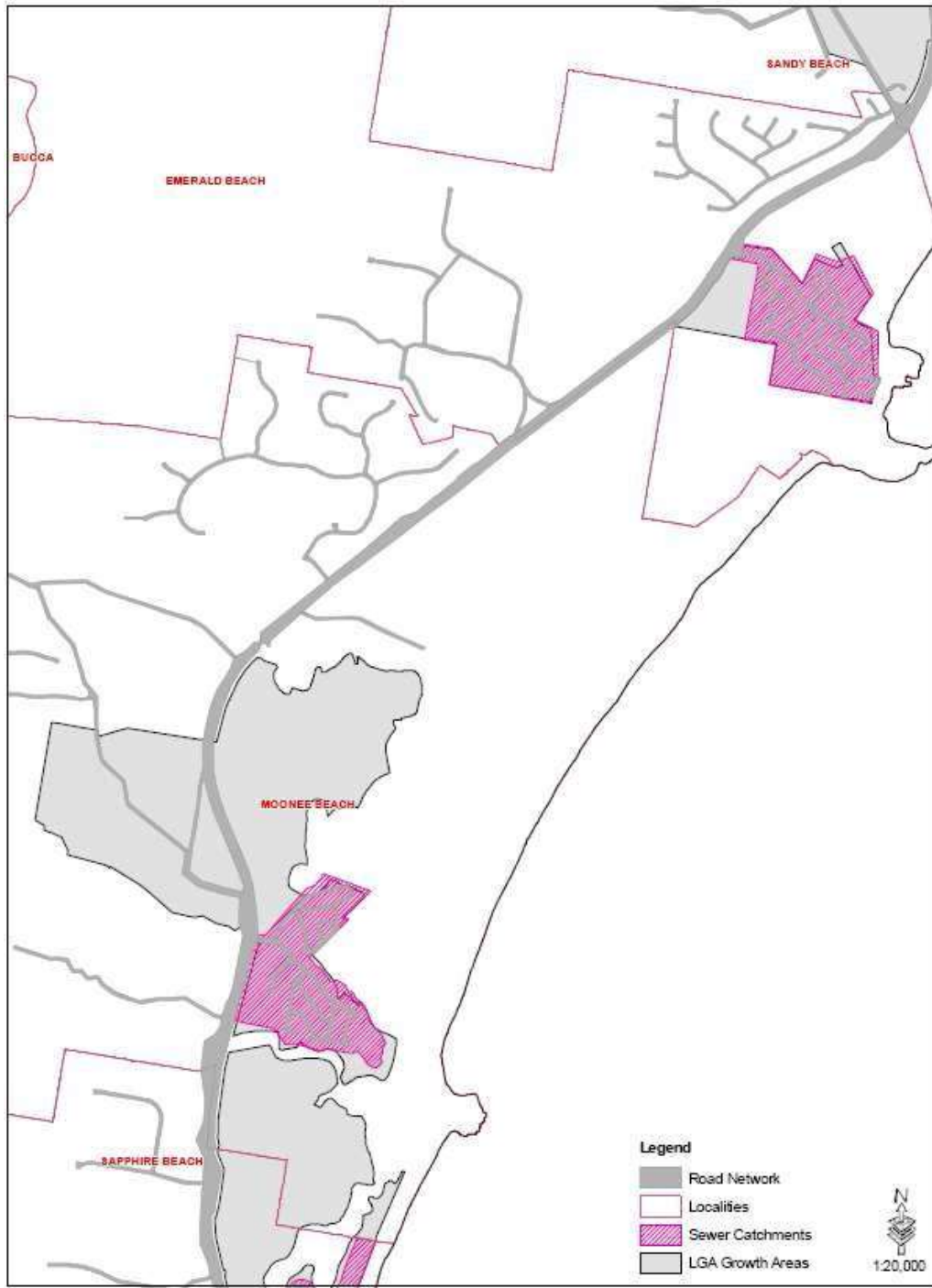
Development Servicing Zone Areas

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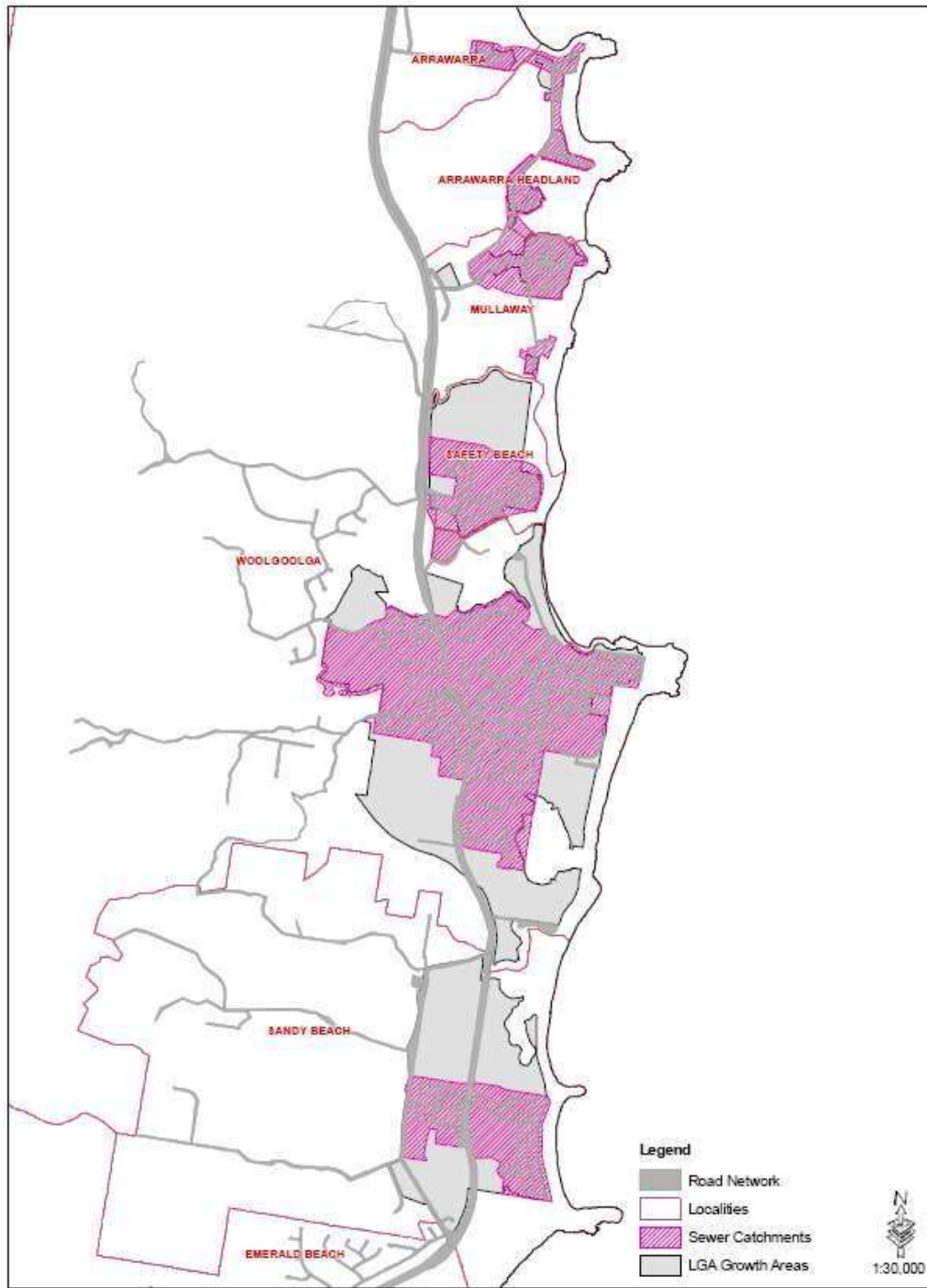
Waste Water Areas

Figure 2: Coffs Harbour Catchment Serviced Area



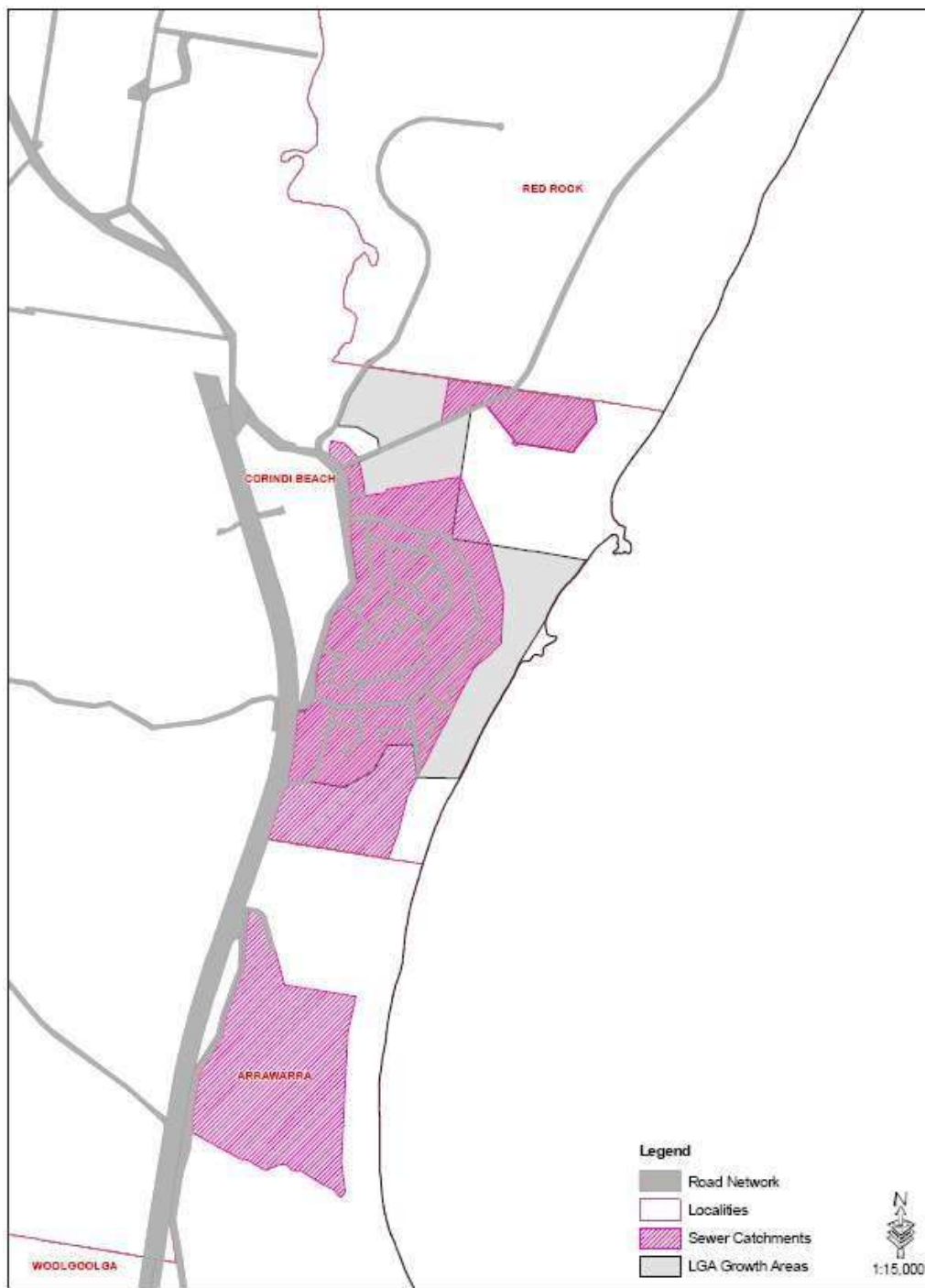
Waste Water Areas

Figure 3: Moonee/Emerald Catchment Serviced Areas



Waste Water Areas

Figure 4: Woolgoolga Catchment Serviced Areas



Waste Water Areas

Figure 5: Corindi Catchment 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 = \$9,804/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).

Note: B = EP's /2.8

Table 3 Equivalent Tenement Loadings - Development Types

CLASSIFICATION	Unit Rate per ET	
	Water DSP	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
BUSINESS PREMISES		
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
Self Storage Premises***	0.1 per 100m2 GFA (admin area)	0.1 per 100m2 GFA (admin area)
Car Wash	Determined on Application	Determined on Application
Plant nursery	Determined on Application	Determined on Application
Service Station	0.6 per lane	0.6 per lane
Car Sales Showroom (indoor)	Determined on Application	Determined on Application
Car Sales Showroom (outdoor)	Determined on Application	Determined on Application
FOOD AND DRINK PREMISES		
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/beergarden	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
COMMUNITY FACILITIES		
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
Educational Establishment		
- Primary/Secondary School	.04 per student	.04 per student
- Tertiary	.04 per student	.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student
Eco Tourism facility		
Passenger Transport Terminal	0.15 per 100m2 GFA	0.15 per 100m2 GFA
HEALTH SERVICE FACILITIES		
Hospital	1 per bed	1 per bed
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).

**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

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) Wastewater
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
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



REPORT TO ORDINARY COUNCIL MEETING

FUTURE AIRPORT GOVERNANCE OPTIONS - PHASE 1 SCOPING STUDY

REPORTING OFFICER:	Director Business Services
DIRECTOR:	Director Business Services
COFFS HARBOUR 2030:	LC3.1: Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour
ATTACHMENTS:	Nil

Recommendation:

That Council authorises the General Manager to call tenders for a Scoping Study as a first phase to inform further consideration of future governance options for the Coffs Harbour Regional Airport (CHRA).

EXECUTIVE SUMMARY

Management options for CHRA have previously been reviewed, the last being in May 2013 with a comparative assessment of various models. Three models were compared being a Council Business Unit Model, a Management Contract Model and a Private Sector Concession Model (or Public Private Partnership). Although the report did not clearly recommend an option, the Private Sector Concession Model scored highest in the evaluation.

Council has to date pursued a mixed model with a Management Contract for the Airport Manager and the operations undertaken through a Council business unit.

Over recent months Council has received a number of briefings exploring a possible long term lease of the airport assets. To further this concept the first phase is to undertake a Scoping Study. The Scoping Study will provide the detailed information on CHRA's assets, operations, financial projections and valuations. This information will not only provide the basis for assessing a long term lease option, but also provide the basis to assess other governance options.

Issues that require addressing in relation to the airport include:

- Capital investment and growth;
- Long term management;
- Economic growth; and
- Level of ongoing risk.

Exploring the long term governance options, including leasing, provides an evidence-based approach to assessing the best option moving forward. This can progress through a Phase 1 Scoping Study undertaken by a consultant selected through a competitive tender process.



REPORT TO ORDINARY COUNCIL MEETING

This approach is recommended as it provides Council with the opportunity to explore the opportunities that may exist in the market to deliver Council a superior economic return from the airport business, removing capital investment requirements and reducing ongoing risk.

Also this option allows Council to stop the process at any time. The next step for Council will be to examine the response to Council's call for tenders for the Scoping Study.

REPORT

Description of Item:

The Coffs Harbour Regional Airport (CHRA) has grown during its history from a local airport to the second largest regional airport in New South Wales. Evidence of this growth is apparent in the increase in passenger numbers (PAX) over the last ten years from 271,800 in 2004/05 to 376,700 in 2013/14. Over the same period total revenue has increased from \$2.47M to \$5.52M in 2013/14, with further growth this year. Significant infrastructure investment has also occurred, in the order of \$12.1M in 2013/14, in asset renewal and car parking to support ongoing services and future growth.

Management options have previously been reviewed, the last being in May 2013 with a comparative assessment of various models. Three models were compared being a Council Business Unit Model, a Management Contract Model and a Private Sector Concession Model (or Public Private Partnership). Although the report did not clearly recommend an option, the Private Sector Concession Model scored highest in the evaluation.

Council has to date pursued a mixed model with a Management Contract for the Airport Manager and the operations undertaken through a Council business unit.

Over recent months Council has received a number of briefings exploring a possible long term lease of the airport assets. To further this concept the first phase is to undertake a Scoping Study. The Scoping Study will provide the detailed information on CHRA's assets, operations, financial projections and valuations. This information will not only provide the basis for assessing a long term lease option, but also provide the basis to assess other governance options.

Issues:

Capital Investment and Growth

It is expected that continuing growth will require future capital investment. Also, as a strategy to reduce dependence on PAX revenue, CHRA has embarked on a process to ensure its land holdings are developed to produce additional revenue sources and appropriate returns. To this end, a development application has been lodged with Council in relation to land development as outlined in the Airport Masterplan. Financial modelling shows a significant capital investment will be required to advance this development, should it be approved.

CHRA borrowings as at 30 June 2014 were \$13.7M with a Debt Service Ratio of 33.6%. For comparison the 'Fit for the Future' benchmark for this ratio has an upper limit of 20%. Therefore, the capacity for CHRA to continue to comfortably fund its capital investment requirements is becoming increasingly constrained.

These constraints may over time limit the rate of growth at the airport and its ongoing ability to support tourism and the broader economy.

Long Term Management

The current Management Contract will expire in approximately four years. It is not certain that this will remain a long term viable option and therefore it would be proactive for Council to further explore other options.

Economic Returns

The T2S Organisation Diagnostic identified the opportunity that existed in maximizing the returns from Council's Commercial Business Units. The rate of return to Council in 2013/14 was 1.0%, down from 2.7% in 2012/13. This level of return shows significant further scope for improvement to yield reasonable market returns. Alternative governance models may well assist in achieving this outcome.

Further, long term leasing arrangements also provide an opportunity for upfront returns which provides a cash flow that Council may choose to use to fund other initiatives. These arrangements leverage existing assets to generate cash flow for investment in new assets.

Specialist consultants The Airport Group (TAG) has advised that in the current investment market there is strong demand from institutional investors to lease Australian infrastructure assets. Typically this class of investor seeks to invest for the longer term and they are well capitalised to facilitate development and growth of leased assets such as airports and sea ports.

The practice of granting long-term leases over airports has numerous precedents as evidenced by the Commonwealth Government entering into lease partnerships with private investors for 22 major and eight regional airports around Australia since 1997.

TAG advises that the performance of these airport lease agreements has proven successful in achieving the Commonwealth's objectives of maintaining a level of control, effective and stable operations, and meeting stipulated planning and development objectives.

TAG also advises that the 2012 Productivity Commission inquiry into the economic regulation of airport services endorsed the Commonwealth's course of action in leasing out its airports around Australia. The Commission expressed the view that the Commonwealth was achieving its objectives of competitive pricing, continued infrastructure investment, and management with an understanding of the public interest.

TAG identifies five core elements Council should be mindful of when engaging with the private sector over long term tenure options for CHRA:

1. Retention of some form of control and oversight of airport operations and management;
2. Selection of an investment partner / lessee who understands the responsibility of managing public infrastructure such as a regional airport;
3. The economic return to Council for granting a long-term lease in the form of an upfront premium payment to secure a lease and / or annual lease payments;
4. The capital expenditure program Council may require a lessee to undertake; and
5. Transfer from Council to the lessee, the responsibility for future development of CHRA and operational costs; i.e. transition the CHRA into a fully commercial management environment.

Options:

Council staff are in agreement with TAG that granting a long term lease over CHRA is far more preferable than a sale of the asset. The option of selling CHRA would result in Council losing control immediately in return for a one off payment. This would not be in the public interest in terms of maintaining air services and assisting in the growth of the regional economy.

Key terms can be written into a long term lease setting performance criteria that a lessee must commit to. Such terms may include, but not be limited to:

- A capital expenditure program for the first ten years of the lease;
- Expenditure reviews every five years;
- Annual independent audited report on expenditures; and
- Annual independent audited report on the operational performance of the airport.

Additional controls can include cancellation of the lease if:

- The lessee fails to promote and use the airport as an airport by denying access to air transport; i.e. seeks to collude with other airports for anti-competitive reasons; or
- The lessee fails to comply with CASA regulations and directives and loses operating licences.

There are numerous precedents with Commonwealth airport leases to enable a lease document to be drafted that strikes a balance to protect Council's interest and provide opportunities for investors.

An added attraction or incentive for investors seeking to lease the CHRA is the land development opportunity. This portion of land comprising an area of approximately 55 hectares is currently subject to a development application. This land could be included in a lease agreement or joint venture agreement with the CHRA, whereby the lessee provides capital for the development of the land and both parties share in the development profits on a pre-agreed formula.

Should Council resolve to further investigate the opportunities presented it is recommended that it undertakes a two phase process generally outlined as follows:

1. Through a competitive tendering process, select a consultant to advise Council on the various long term governance options available and indicative financial returns. Once Council resolves to pursue a particular course of action the consultant would then "package up" a proposal or opportunity that could be put to the open market.
2. Should Council decide to proceed to phase 2, through a competitive tendering process, call for expressions of interest from parties seeking to secure a long-term lease over CHRA. The consultant selected to advise Council in step one outlined above, would run this process on behalf of Council and assist in negotiations to ensure Council achieves the best result possible. This would be somewhat similar to engaging a specialist real estate agent to run a tender to lease or sell a specialised property on behalf of Council.

Council may alternatively decide from phase 1 to pursue a different governance option. Depending on the option selected, the process will vary.

In relation to this report Council has the following options.

1. **Adopt the recommendation provided to Council.** Council can resolve to explore the opportunities and financial returns that may be available in offering a long term lease to the investment market and also consider through the process alternative governance options. This can progress through a Phase 1 Scoping Study undertaken by a consultant selected through a competitive tender process.

This option is recommended as it provides Council with the opportunity to explore the opportunities that may exist in the market to deliver Council a superior economic return from the airport business, removing capital investment requirements and reducing ongoing risk.

Also this option allows Council to stop the process at any time. The next step for Council will be to examine the response to Council's call for tenders for the Scoping Study.

2. **Reject the recommendation provided to Council.** Council can resolve to note the contents of this report and proceed no further with this proposal. This option is not recommended as it does not strategically address the issues identified through an evidence-based approach. Specifically, this will leave the long term management issue unresolved.

Sustainability Assessment:

- **Environment**

There are no environmental impacts as a result of the recommendation in this report to proceed to the Scoping Study phase.

- **Social**

There are no social impacts as a result of the recommendation in this report to proceed to the Scoping Study phase.

- **Civic Leadership**

The evaluation of alternative governance options for CHRA on an evidence-based approach through a Scoping Study demonstrates a strategic approach to addressing existing issues and long term requirements to ensure the continued growth and prosperity of the airport. This approach is consistent with the *Coffs Harbour 2030* Community Strategic Plan strategy *LC3.1: Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour.*

- **Economic**

Broader Economic Implications

The ongoing growth of the CHRA will continue to place demands on Council's financial and staff resources. Addressing the long term governance options for CHRA will ensure that soundly based arrangements are properly evaluated to ensure that the airport can continue its contribution to Council, servicing the community and to the economic growth of the region.

Delivery Program/Operational Plan Implications

One option available to Council put forward by consultants TAG is the concept of granting a long term lease over the CHRA and its landholdings. This would pass on the responsibility of funding capital projects to a lessee and provide an economic return to Council in the form of an upfront premium (payment) or annual lease payment or a combination of both.

The payment by a lessee of a premium upfront to secure a long term lease may assist Council in paying down the debt currently relating to CHRA, provide cash flow for funding other Council initiatives, or investment in a 'futures fund' for the Coffs Harbour community.

Other options will yield different financial impacts and will be explored through the process.

The cost of a fulsome Scoping Study is estimated to cost in the order of \$100,000 and will be funded through the Business Development Reserve.

Risk Analysis:

The current governance and management arrangements have Council as the owner and operator carrying the full risk associated with CHRA. An advantage of other governance models, particularly those involving a partner, provide a mechanism to share risk and returns. This is an important long term consideration. Also, some such arrangements, such as long term leasing, provide the opportunity to receive returns in advance and therefore reduce financial risk.

Consultation:

To assist in exploring long term governance options for CHRA, Council has consulted with TAG who have had extensive experience with regional and capital city airports throughout Australia and New Zealand. They have provided three briefings to Council since last year exploring this alternative governance option in the current market environment, which appears positive. Also, two other airports, Ballina and Port Hedland are also working through similar processes.

TAG is currently assisting Council staff on a consultancy basis with the land development at the airport.

Related Policy, Precedents and / or Statutory Requirements:

CHRA's land holdings are freehold property classified as operational land and as such Council has the authority to lease the holdings should it resolve to do so. The land holdings are subject to a Deed of Agreement with the Commonwealth.

Implementation Date / Priority:

Upon Council's resolution a tender process can be commenced. It is expected that once consultants are selected the Scoping Study will take in the order of 4-6 months to complete.

Conclusion:

Exploring the long term governance options, including leasing, provides an evidence-based approach to assessing the best option moving forward. This can progress through a Phase 1 Scoping Study undertaken by a consultant selected through a competitive tender process.

This approach is recommended as it provides Council with the opportunity to explore the opportunities that may exist in the market to deliver Council a superior economic return from the airport business, removing capital investment requirements and reducing ongoing risk.

Also this option allows Council to stop the process at any time. The next step for Council will be to examine the response to Council's call for tenders for the Scoping Study.

Therefore, it is recommended that Council authorises the General Manager to call tenders for a Scoping Study as a first phase to inform further consideration of future governance options for the Coffs Harbour Regional Airport (CHRA).



REPORT TO ORDINARY COUNCIL MEETING

NATIONAL STRONGER REGIONS FUND ROUND 2

REPORTING OFFICER:	Section Leader, Local Planning
DIRECTOR:	Director, Sustainable Communities
COFFS HARBOUR 2030:	LC1 Coffs Harbour is a strong, safe and adaptable community LC2 We lead healthy lives LC 4 We have many opportunities to enjoy life together PL2 Our public spaces are enjoyed by all our people MA1 We have an integrated, accessible and environmentally-friendly mixed mode transport system servicing the region
ATTACHMENTS:	ATT1 Concept Plan - Jetty4Shores ATT2 Concept Plan - CCSLP Infrastructure

Recommendation:

1. That Council submit two proposals to the National Stronger Regions Fund Round 2, being:
 - 1.1 Proposal 1 for a Recreation and Market Hub, being Stages 2, 3 and 4 of the Jetty4Shores project, at a total project cost of \$5,350,000 (2013 estimate).
 - 1.2 Proposal 2 for a Coffs Coast Sport and Leisure Park Major Events and Public Transport Infrastructure Project at a total project cost of \$500,000 (2014 estimate).
 2. That Council seek to update estimated project costs via an independent Quantity Surveyor prior to lodgement of the applications, to ensure that estimates are current.
 3. That Council note that, if successful, the grant funds for each proposal would need to be matched in cash on a dollar for dollar basis, to be allocated from internal reserves.
-

EXECUTIVE SUMMARY

The objective of this report is to seek Council's endorsement of two projects to be submitted to the National Stronger Regions Fund (NSRF) Round 2 process, consisting of a large scale project (greater than \$1 million) and a small scale project (less than \$1 million). If successful, Council will need to commit to matching grant funds in cash on a dollar for dollar basis, for each project.

The NSRF is a program to promote economic development in Australia's regions. The Federal Government is providing \$1 billion over five years, commencing in 2015-16, to fund priority infrastructure in local communities. Round 2 allows applicants to lodge two grant applications, for grants of between \$20,000 and \$10 million. For Round 2, \$25 million will be quarantined for small scale projects seeking funding of \$1 million or less.

Applications for the NSRF Round 2 opened on 15 May 2015 and close on 31 July 2015. Announcement of successful Round 2 projects is expected in December 2015.

REPORT

Description of Item:

The NSRF is a program to promote economic development in Australia's regions. The Federal Government is providing \$1 billion over five years, commencing in 2015-16, to fund priority infrastructure in local communities. Round 2 is currently open until 31 July 2015. Applicants are able to lodge two applications for two separate projects under Round 2. In Round 2, \$25 million will be quarantined for small scale projects seeking funding of \$1 million or less.

Applications for grant funding will be appraised against the eligibility and assessment criteria of the NSRF program. Decisions on projects to be funded will be taken by a Ministerial Panel in consultation with the Government's National Infrastructure Committee of Cabinet. The NSRF program guidelines identify the following assessment criteria and conditions:

Assessment Criteria

1. The extent to which the project contributes to economic growth in a region;
2. The extent to which the project supports or addresses disadvantage in a region;
3. The extent to which the project increases investment and builds partnerships in the region;
4. The extent to which the project and applicant are viable and sustainable.

Conditions

1. Applicants must be an eligible applicant.
2. The application must be for an eligible project.
3. Applicants must seek a grant of at least \$20,000 and up to a maximum of \$10 million.
4. Applicants must match the NSRF grant in cash on at least a dollar for dollar basis.
5. The NSRF funded component of the project must be completed on or before 31 December 2019.
6. The project must deliver an economic benefit to the region beyond the period of construction.

Round 1 of the NSRF was announced in 2014. On 13 November 2014, Council resolved:

1. *Council submit a proposal to the National Stronger Regions Fund Round 1 for Stages 2, 3 and 4 of the Jetty4Shores project for a total project cost of \$5,350,000.*
2. *Council reconfirm priority projects to guide staff if future funding opportunities arise, subject to grant conditions and eligibility, as follows:*
 - 2.1 *Jetty Foreshores.*
 - 2.2 *International Stadium Upgrade.*
 - 2.3 *Bruxner Park Eco Tourism Project.*
 - 2.4 *Solitary Islands Coastal Walk.*
3. *Council note that, if successful, the grant funds would need to be matched with \$2,675,000, proposed to be allocated from internal reserves.*

Council applied to the NSRF Round 1 for the Jetty4Shores Project Stages 2-4. Feedback received identified that the round was very competitive. Council's project was not successful in Round 1.

Council staff have reviewed potential projects against NSRF Round 2 criteria and in light of Council's resolution (2) of 13 November 2014. These are discussed in the following.

Issues:

Given that NSRF Round 2 allows applicants to lodge two applications for two separate projects, and further that \$25 million is being quarantined for projects seeking funding of \$1 million or less, it is considered that Coffs Harbour City Council should lodge two applications, one meeting the large scale criteria and the other meeting the small scale criteria.

A. Large Scale Project

Jetty4Shores Recreation and Market Hub

Given the strong emphasis on sustainable economic growth and partnerships on returns from the NSRF program, it seems that the Jetty4Shore project is the most likely project to meet NSRF criteria and result in a successful submission (refer Attachment 1).

It is proposed to update the supporting information and to lodge the application under Round 2, branding it as a Recreation and Market Hub (consisting of Stages 2, 3 and 4 of the overall project).

The five key elements of the adopted Jetty4Shore Plan are (2013 cost estimates):

Stage 1 – Jetty Walkway	\$1.44m
Stage 2 – Kiosk Area (includes steps and paving area)	\$1.29m
Stage 3 – Market / Picnic Area	\$3.32m
Stage 4 – Boardwalk (north of Jetty pier)	\$0.74m
Stage 5 – Jetty Pier Precinct	\$5.00m
Stage 6 – Boardwalk (south of Jetty pier)	\$0.84m

Council commenced work on Stage 1 Jetty Walkway during 2014, and works are expected to be completed in September 2015.

Detailed design work for Stages 2, 3 and 4 has progressed with testing of proposed beach protection works being modeled in 2014 associated with the Coffs Harbour Boat Ramp project. Some preliminary environmental investigations and stakeholder engagements have already been undertaken and Council will seek to complete a comprehensive Review of Environmental Factors within the next six months, at which time the final detailed designs will be provided for formal adoption by Council.

Stages 5 and 6 represent the interface between the approved concept plans and the remainder of the Jetty4Shore project. Progression of Stages 5 and 6 will rely on additional work on partnerships and concept planning for the areas to the south. As such, Stages 5 and 6 are not considered ready for inclusion in the NSRF Round 2 submission.

Council's priority project list of 13 November 2014 was also considered in compilation of this report, being:

- **International Stadium Upgrade** - On 10 March 2011 Council resolved to endorse the concept plans for these upgrades. The total value of the project is estimated at \$24 million; however, it is designed to be built in a number of stages as funding becomes available. Total Stage 1 cost estimates have been previously reported as \$4,756,545.
- **Bruxner Park Eco Tourism Project** - Forests NSW have completed construction of the Bruxner Park viewing platform. Architectural plans and specifications for a café and interpretation centre have been completed. Grant funds could be sought for this stage of the program, in respect to building works, road access and safety works, provision of additional parking, provision of water, power, on site sewer, and forest trails. Costs have previously been estimated at \$2,165,000.
- **Solitary Islands Coastal Walk** - Solitary Islands Coastal Walk remains a long-term project for Council and the Regional Park Trust.

NSRF eligibility and assessment criteria, require that funding will not be provided for projects that have been budgeted for and would proceed without NSRF funding; projects must be investment ready, that is, able to commence within 12 months of signing the funding agreement; and all appropriate planning, construction, zoning, environmental and/or native title approvals are required to be in place within six months of execution of the funding agreement, to ensure the project can be completed on time and according to the agreed scope.

In light of the eligibility and assessment criteria, the Jetty4Shores project is considered as the most likely large scale project to satisfy the criteria and to have the best chance of success.

B Small Scale Project

Coffs Coast Sport and Leisure Park Major Events and Public Transport Infrastructure Project

A small project has been identified at Coffs Coast Sport and Leisure Park which would be deemed suitable for the NSRF Round 2 grant. The project involves work on the south and east perimeters of C.ex Coffs International Stadium and involves two key components (refer Attachment 2).

The first part is for the construction of an asphalt surface (x 2) on the east side of C.ex Coffs International Stadium along part of Phil Hawthorne Drive. It will create an additional 1600m² of hard stand area and upgrade the surface on a section of hardstand area soon to be built by the Coates Hire Rally Australia. It is hoped this extra provision will assist in encouraging the event to stay in Coffs Harbour into the future. It will also assist events held at the Stadium and Coffs Coast Sport and Leisure Park. While the area could be regularly used as a carpark for smaller events held at the Stadium and the east precinct of Coffs Coast Sport and Leisure Park, it could also be used for the location of large and small temporary events infrastructure required for major events such as team tents, ice bath recovery tents or toilet trucks.

The second part of the proposed works involves the construction of a bus and taxi stop on Stadium Drive adjacent to the car park at the south end of the Stadium. These facilities do not currently exist at the Stadium, requiring temporary arrangements to be put in place for the traffic for major events. This permanent infrastructure will provide fully accessible and compliant ramps and footpaths linking back to the Stadium. Having these facilities will further enhance the ability of the Coffs Coast Sport and Leisure Park to attract major events and provide important infrastructure to our community for access to events of all sizes.

The works would cost approximately \$500,000, with a \$250,000 grant sought from the funding body.

Options:

The following options are available to Council:

1. **Adopt the recommendation provided to Council.** This will enable staff to lodge both recommended projects with NSRF Round 2 application process.
2. **Amend the recommendation provided to Council, by choosing to only proceed with one of the recommended projects or by selecting a different project for inclusion.** Depending on the amendment, this may impact Council's ability to finalise and lodge the application.
3. **Reject the recommendation provided to Council.** This option will result in no grant application being lodged to NSRF Round 2.

Sustainability Assessment:

• **Environment**

Any of the projects nominated will need to include a detailed assessment and review of environmental impacts prior to construction.

• **Social**

Projects nominated for the funding program will need to meet project objectives in stimulating growth and economic activity and supporting productivity and community well-being. These will be addressed in the Assessment Criteria responses to the grant.

• **Civic Leadership**

The projects listed for consideration will address matters outlined clearly in the Looking After Our Communities Theme, the Moving Around Theme and the Places for Living Theme of the Coffs Harbour 2030 Community Plan.

• **Economic**

Broader Economic Implications

These projects would have positive economic implications during the construction period and also in the long term.

Delivery Program/Operational Plan Implications

NSRF guidelines state that;

The applicant must match the NSRF grant in cash on at least a dollar for dollar basis;

Council staff will seek to update estimated project costs via an independent Quantity Surveyor prior to lodgment of the applications, to ensure that estimates are current. If successful, the grant funds for each proposal would need to be matched in cash on a dollar for dollar basis, to be allocated from internal reserves.

Previous priority infrastructure reports have identified Council's Business Development and Private Works reserves as possible sources of funds to match grant funding for infrastructure projects. There are sufficient funds in Council's internal reserves to allocate matching funds to the recommended projects, should the applications be successful.

Risk Analysis:

The NSRF is a competitive program with decisions on projects to be funded based on, amongst other things, information provided in the application and supporting documents. The quality and level of development of plans and estimates for the applications therefore need to be very high. Council needs to consider this along with the project assessment criteria in deciding on projects with sound prospects of winning funding from the program.

Financial risk needs to be managed through ensuring that cost estimates for a project submission are backed through appropriate levels of design and quantity assessment.

Consultation:

An internal working group comprising members across various Directorates within Council has reviewed the various options for consideration for this grant.

The Jetty4Shore project also has been through a comprehensive community engagement process.

Related Policy, Precedents and / or Statutory Requirements:

There are no specific statutory requirements which underpin the projects or the grant applications. Project selection has taken into account Council's existing resolution regarding priority projects.

Implementation Date / Priority:

Once endorsed by Council, the two applications will be prepared and lodged by the submission date of 31 July 2015. Announcement of successful Round 2 projects is expected in December 2015. The NSRF projects must be able to commence within 12 months of signing the funding agreement. The NSRF funded component of the projects must be completed on or before 31 December 2019.

Conclusion:

This report identifies two of Council's projects which seem most likely to meet NSRF eligibility and assessment criteria and which are most likely to result in a successful submission. Council endorsement of these projects will allow applications to be lodged to the NSRF Round 2 prior to 31 July 2015.

Jetty4Shores Adopted Concept Plan

Attachment 1



NOTES:
Proposed for a Round 2
Application for the National
Stronger Regions Fund



LEGEND:

1. New asphalt hard stand area. Approx 1600m².
2. Upgrade asphalt hard stand area Approx. 1500m².
3. New bus and taxi stop.

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WARNING - DO NOT CONSTRUCT FROM THIS PLAN UNLESS SIGNED AS APPROVED

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Datum: A.H.D			
Grid : GDA94(MGA)			
Origin : SSM			
Reference Plans:			
Rev.	Amendments	Chkd.	Date

N.T.S.

SCALES

Survey			
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Checked			
Status			
Works No:			
Design Manager			Date



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SURVEY AND DESIGN
BRANCH

INFRASTRUCTURE PROJECT

COFFS COAST SPORT & LEISURE PARK MAJOR EVENTS
& PUBLIC TRANSPORT INFRASTRUCTURE PROJECT
MARSHALLS STADIUM, COFFS HARBOUR.

Council Plan No.	2150604
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REPORT TO ORDINARY COUNCIL MEETING

PLANNING PROPOSAL PP_2015_COFFS_001_00 FOR ISLES INDUSTRIAL ESTATE, COFFS HARBOUR

REPORTING OFFICER:	Sustainable Planning Officer
DIRECTOR:	Director, Sustainable Communities
COFFS HARBOUR 2030:	LP2.1 Maximise opportunities for workforce participation
ATTACHMENTS:	ATT1 Isles Industrial Estate – Maps ATT2 Isles Industrial Estate – Gateway Determination ATT3 CONFIDENTIAL Isles Industrial Estate – Submissions ATT4 Isles Industrial Estate – Submission Responses

Recommendation:

1. That Council endorses Planning Proposal PP_2015_Coffs_001_00 - Review of B5 Zoning Isles Industrial Estate (Attachment 1 - maps).
 2. That Council delegates to the General Manager the authority issued by the NSW Department of Planning and Environment to exercise the functions of the Minister under Section 59 of the Environmental Planning and Assessment Act 1979 for the purposes of finalising this Planning Proposal.
 3. That Council continues to consult with the NSW Department of Planning and Environment on the terms of the amendment to Coffs Harbour Local Environmental Plan 2013, to ensure its consistency with the objectives, outcomes and provisions of the Planning Proposal.
 4. That the landowners and where relevant, their consultant/s, be informed of Council's decision.
-

EXECUTIVE SUMMARY

The objective of this report is to provide Council with a review of submissions received during the exhibition period for Planning Proposal (PP) PP_2015_Coffs_001_00, being a planning proposal to rezone lands within the Isles Industrial Estate from B5 Business Development to IN1 General Industrial. This report recommends progressing the PP in accordance with the delegation of plan making powers under the Environmental Planning and Assessment (EP&A) Act 1979.

The report recommends that Council endorse the final PP (refer to maps, Attachment 1) to rezone part of the subject land from a B5 Business Development zone to an IN1 General Industrial Zone under Coffs Harbour Local Environmental Plan (LEP) 2013.

Council and the community will benefit from the PP as it will:

- provide land for development that is in keeping with the environmental and servicing capacity of the land; and
 - reduce the potential for land use conflict between properties within the Isles Industrial Estate.
-

REPORT

Description of Item:

- **Gateway Determination**

The PP was reported to Council on 18 December 2014, with Council resolving as follows:

1. *Council endorse the Review of B5 Zoning Isles Industrial Estate as contained in Attachment 2 to this report.*
2. *Council endorse and forward Planning Proposal PP_2014_COFFS_005_00 to NSW Planning and Environment seeking a "Gateway Determination" for the rezoning of lands within the Isles Industrial Estate, North Boambee Valley as shown in Attachment 1 of this report.*
3. *Subject to the "Gateway Determination" from NSW Planning and Environment, Council place the Planning Proposal on public exhibition.*
4. *A further report be considered by Council following the outcome of the public exhibition.*
5. *The affected landowners be informed of Council's decision.*

The PP was progressed to NSW Planning and Environment (P&E) on 19 December 2014. P&E issued a Gateway Determination (Attachment 2) on 16 January 2015 allowing for the public exhibition of the PP.

The PP was placed on public exhibition from 28 January 2015 to 25 February 2015 for a period of 28 days. Four submissions (three objections and one in support of the LEP amendment – see Attachment 3) were received as part of the public exhibition process. No modifications have been made to the PP as a result of the exhibition or consultation. The PP is now recommended for endorsement by Council, and Council must decide whether to support the final PP by adopting the draft maps shown in Attachment 1.

- **PP and Draft LEP Map Amendments**

The PP is identified in the following two maps, which shows the existing and proposed land use zones under Coffs Harbour LEP 2013. Full details of the map amendments are outlined in Attachment 1.

- **Existing Zones (Coffs Harbour LEP 2013)**

The subject lands, showing the current zone and the zoning of adjacent lands, are shown in the map below:



- **Proposed Zones (Coffs Harbour LEP 2013)**

The subject lands, showing the zoning described and as exhibited as the PP, are shown on the following map:



The proposed zone of IN1 General Industrial reflects the adjoining zones to the west of the subject lands.

The PP also removes the Floor Space Ratio control which is consistent with the adjoining industrial development and is considered to be appropriate.

Issues:

The documents and maps were placed on public exhibition from 28 January 2015 to 25 February 2015. Four submissions were received with a range of issues being raised. Three of these submissions oppose the proposed rezoning. The issues raised within the submissions are discussed in detail in Attachment 4 of this report.

The Industrial Lands Strategy (ILS) 2009 recommended zoning the Isles Industrial Estate to its current zoning configuration. This was undertaken as part of Coffs Harbour LEP 2013.

The ILS attempted to establish a hierarchy of industrial areas, which amongst other matters sought to limit bulky goods retailing to specific areas. It also sought to separate incompatible land uses.

The ILS states (for the Isles Industrial Estate): *“the dominant industry is service or light industry, predominantly bulky goods, and automotive uses. There are also a number of light manufacturing uses that exist within the estate. The estate also contains a church, and a service centre containing a petrol station and several fast food takeaway facilities. The estate is relatively new, and is continuing to expand at a consistent rate. The major focus for the area appears to be the continuation of light/ service industry with a particular focus on bulky goods”.*

The SGS Employment Lands Study (ELS) 2008, which provided background data for the ILS took a cautious approach to bulky goods retailing, stating that *the presence of out-of-centre retailing, particularly in the form of Big Box Retail and Bulky Goods Retail could potentially impact the viability of businesses and industry in town centres. In addition, the spatial distribution of different retailing formats could contribute to unsustainable travel patterns and negative land-use conflicts. This not only impacts on the local community, but it also impacts on the competitiveness of local business and industry...*

The ELS noted the importance of the Isles Estate, stating: *“The precinct is strategically positioned with respect to the highway, is able to offer large lots and occupies a premium position in the local industrial land market... The precinct should be preserved as a strategic industrial area. Care should be taken to recognise the role and function of the Isles precinct in the local industrial land market place and zoned accordingly.”*

The ILS took a more permissible approach to bulky goods development. It identified that there was increasing bulky goods retail development in the Isles Industrial Estate in response to local demand. Accordingly, the ILS recommended that the Isles Industrial Estate should be zoned partly IN1 and part B5 under Coffs Harbour LEP 2013 on the basis of existing demand, broad demand trends, supply analysis and land suitability.

At the time of the preparation of the ILS, much of the land within the estate was vacant (15.18ha). However, since the ILS was undertaken there has been a considerable amount of development in the Isles Industrial Estate, including the development of a new section to the west of Engineering Drive. Many of the lots marked as vacant in the ILS report are now occupied.

A number of changes have occurred since the ILS was produced:

- The growth of household retail consumption has reduced due to the global financial crisis and the consequent propensity of households to increase savings and reduce debt;
- A more cautious approach has been taken by financial institutions to lend money for developments, including retail and bulky goods developments whose viability is often dependent on securing future tenants, and

- The impact of the internet on retailing, while still relatively low, is increasing. Households are ordering goods direct via the internet, and using the internet for price comparison. This is having an impact on the nature of retailing, increasing competition and reducing retail margins. It is not yet clear what the eventual impact on retailing patterns will be, however it is likely to place downward pressure on the demand for retail floorspace per capita.

These changes have had the effect of reducing the per capita demand for retail floorspace.

Also of particular interest is Section 10.3.4. of the ILS that outlines suggested industry targets for Coffs Harbour to progress its economic development. These include:

- encouraging distributions operations that serve the area between Sydney and Brisbane, and
- providing suitable land for light and high technology or advanced manufacturing.

The location of the Isles Industrial Estate has advantages for both of the above, namely:

- at the southern extremity of the Coffs Harbour urban area allowing heavy transport movements 24 hours a day without disturbing the amenity of nearby residences,
- adjacent to the connection to the proposed highway bypass which will increase the value of the above, and
- adjacent to the Coffs Harbour Health Campus, which could act as a trigger with the development of health related industrial and service enterprises.

Options:

Council has the following options available to progress this matter:

1. Proceed with the preparation of the PP as recommended.
2. Proceed with the preparation of the PP with amendments or alternatives to the contents of the report.
3. Not proceed with the preparation of the PP.

Sustainability Assessment:

Any amendment to Coffs Harbour LEP 2013 needs to address environmental, social, civic leadership and economic sustainability criteria as follows:

- **Environment**

The Isles Industrial Estate B5 zoned precinct is subject to the following environmental constraints:

- parts of the precinct is classified as a "low risk" for Acid Sulfate Soils;
- land within the northern parts of the precinct contains primary koala habitat (surrounding Newports Creek);
- the estate is located in the Coastal Zone under the Coastal Protection Act and is subject to the provisions of State Environmental Planning Policy 71 – Coastal Protection;
- some land within the precinct is bushfire prone; and
- some land within the precinct has the potential to flood.

Consultation with appropriate government agencies and other sections of Council confirm that these environmental matters can be addressed as part of a development application subsequent to any rezoning process. Appropriate mitigation measures can be implemented at this time to ensure that no adverse environmental impacts are associated with any subsequent development of the subject lands.

The PP aims to ensure the City's development is carried out in an environmentally sustainable manner.

- **Social**

The PP seeks to provide an alternate range of services and facilities for the local community to those offered at the present time. It will also provide additional opportunities for employment on lands that are considered to be more suitable to general industrial type uses.

- **Civic Leadership**

The PP process will be undertaken in accordance with the provisions of the EP&A Act 1979, as well as the EP&A Regulation 2000.

The PP also seeks to implement appropriate and relevant strategies of the Coffs Harbour 2030 Plan to achieve the following objective:

- **Objective:** *LP 2 We have a strong and diverse economy*

Strategy: *LP 2.1 Maximise opportunities for workforce participation*

Comment:

The PP will enable employment activities that will assist in achieving this strategy. The eventual construction of buildings will provide employment and post construction employment through opportunities such as trade apprenticeships. In addition, the PP will increase the opportunity for industrial development which has a more competitive market in the Coffs Harbour Local Government Area (LGA) than bulky goods.

- **Economic**

The continued economic growth and development of the City is supported by the PP.

Broader Economic Implications

The proposal applies to lands that are suitable for general industrial uses to service the wider Coffs Harbour area.

Delivery Program/Operational Plan Implications

There are no immediate financial implications or operational impacts on Council by proceeding with the PP.

Risk Analysis:

The PP has assessed and documented the constraints that affect the land. The PP has demonstrated that the constraints affecting the land can be managed effectively, therefore minimising associated risks.

Consultation:

The Gateway Determination issued by P&E stipulated that the PP be publicly exhibited for a minimum of 28 days. P&E determined that no consultation was required with any public authorities under section 56(2)(d) of the EP & A Act.

The documents and maps were placed on public exhibition from 28 January 2015 to 25 February 2015. Four submissions were received in response to the exhibition (Attachment 3).

A full copy of all of the submissions is a confidential attachment to this report as the submissions may contain personal or private information or other considerations against disclosure as prescribed under the *Government Information (Public Access) Act 2009*.

The contents of the submissions are discussed in detail in Attachment 4 of this report.

Related Policy, Precedents and / or Statutory Requirements:

Council is undertaking this process in accordance with the NSW P&E's guidelines associated with PPs.

The statutory process under the EP&A Act 1979 and Regulations must be followed in the preparation of the PP and its exhibition, including compliance with the following documents:

- Standard Instrument (Local Environmental Plan Order 2006);
- Mid North Coast Regional Strategy and Growth Area Maps 2009;
- State Environmental Planning Policies;
- Directions issued by the Minister for Planning under Section 117(2) of the EP&A Act 1979; and
- EP&A Act 1979 and Regulations 2000.

The following Council planning strategy documents are relevant to this report, and have been addressed by the PP:

- Coffs Harbour LEP 2013;
- Coffs Harbour 2030 Plan;
- Local Growth Management Strategy (LGMS) (Our Living City Settlement Strategy 2009);
- LGMS (Industrial Lands Strategy 2009);
- LGMS (Business Centres Hierarchy Review 2011); and
- LGMS (Employment Lands Strategy 2008).

Implementation Date / Priority:

The timeframe for a PP is outlined in the Gateway Determination from P&E; i.e. '*the timeframe for completing the LEP is to be nine months from the week following the date of the Gateway Determination*'. Thus the LEP is to be completed by 23 October 2015.

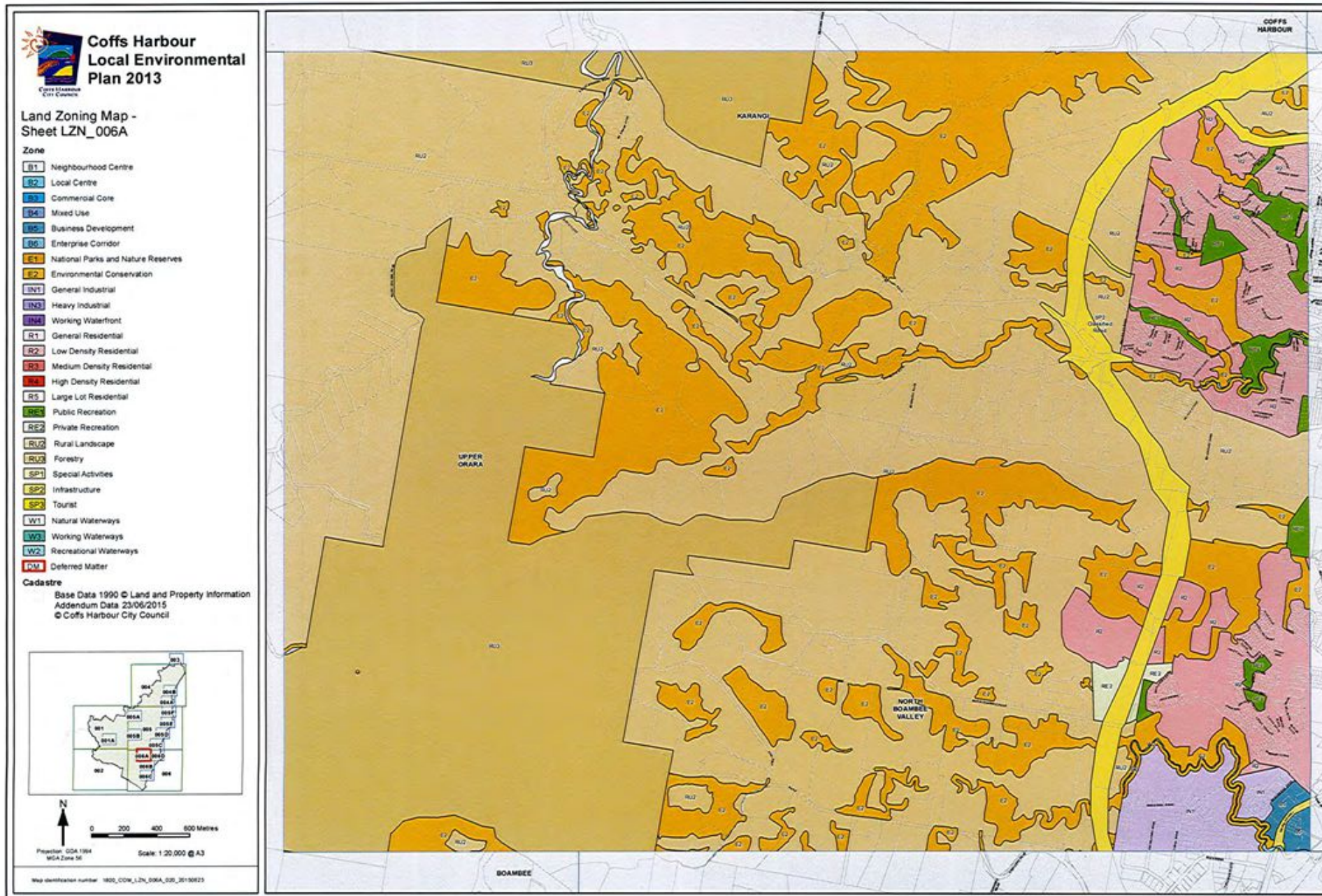
Conclusion:

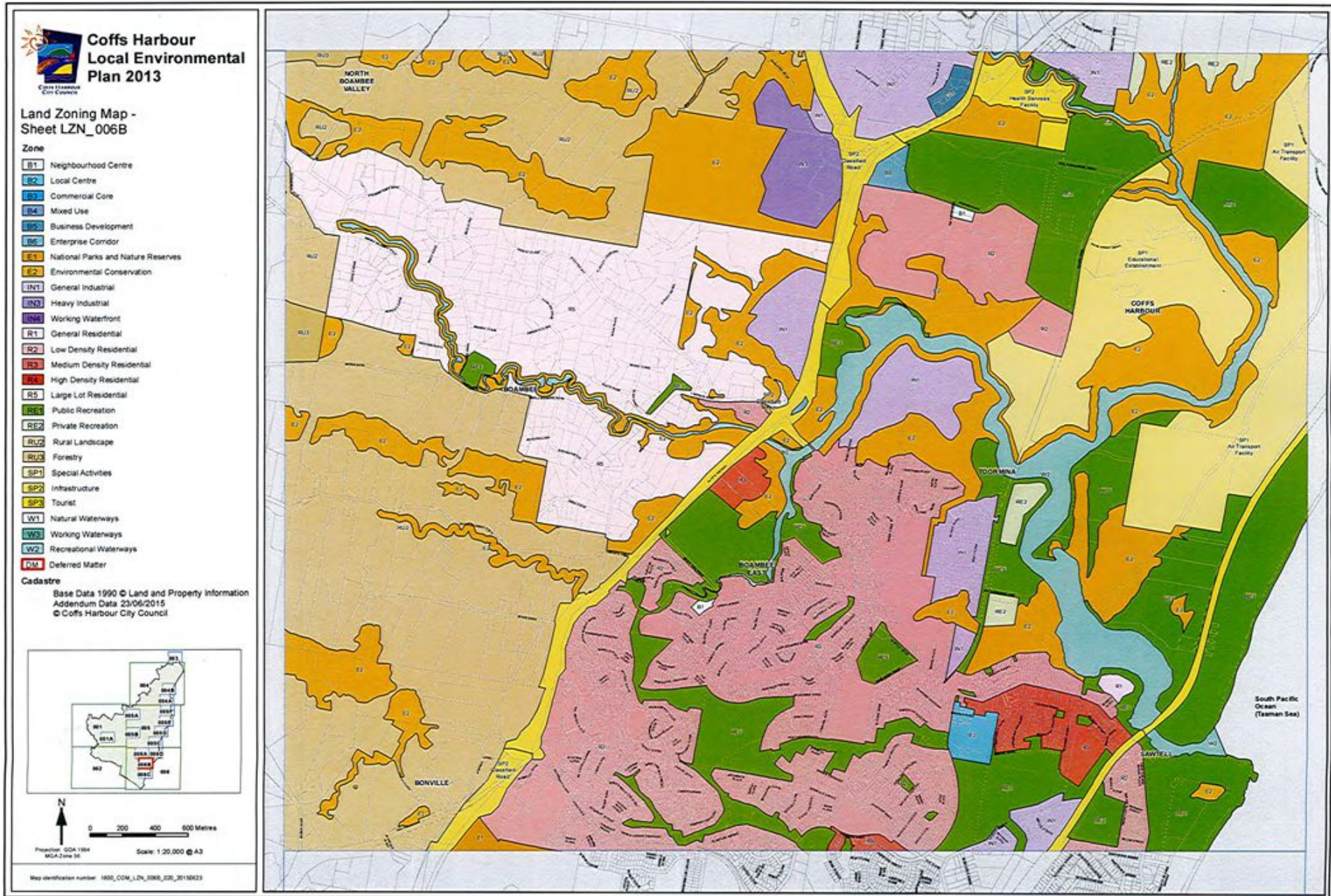
This report has provided Council with:

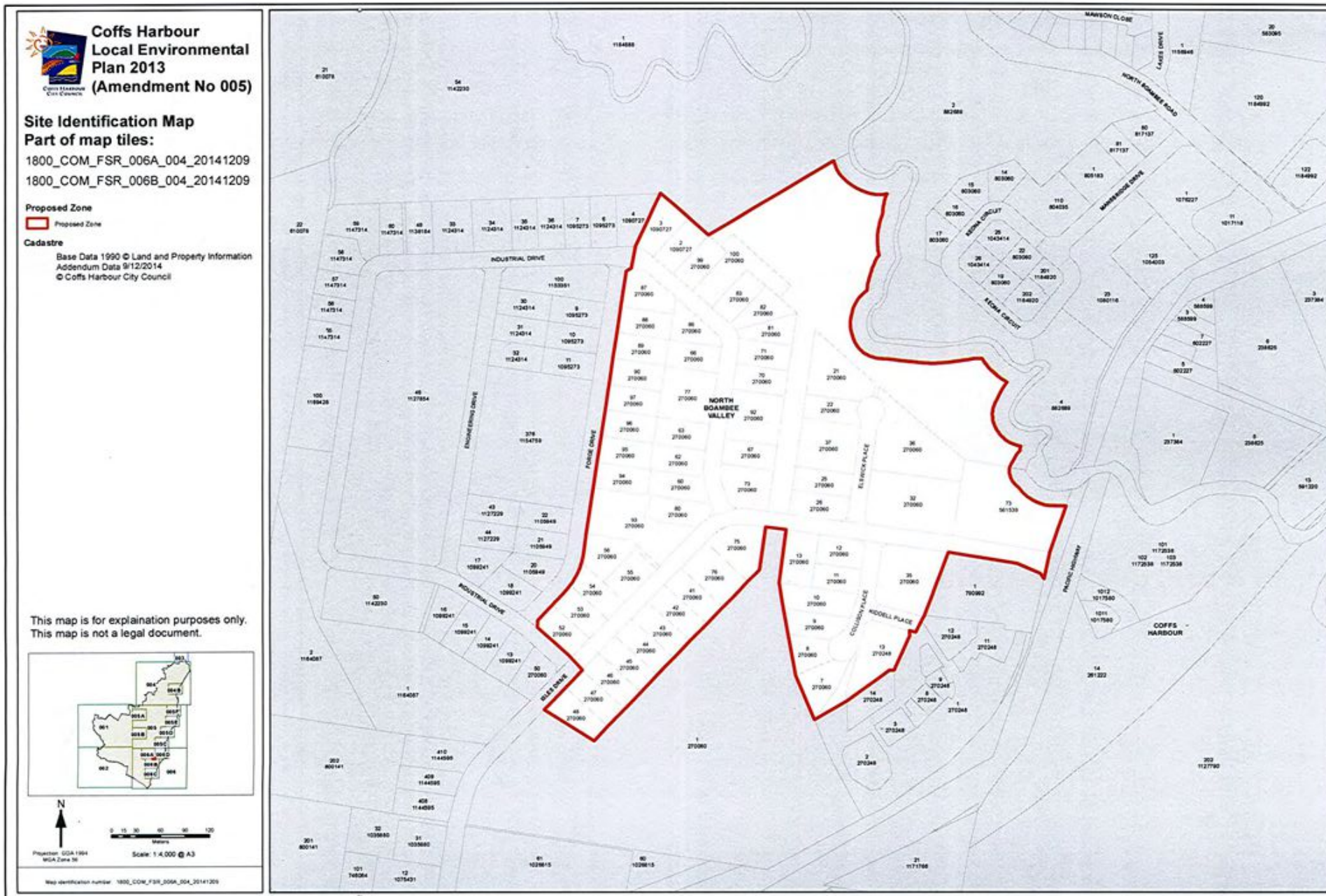
- a review of the submissions received during the exhibition period of this PP; and
- a recommendation to progress a final version of the PP in accordance with the delegation of plan making powers under section 23 of the EP&A Act 1979 (that is, to make the Plan).

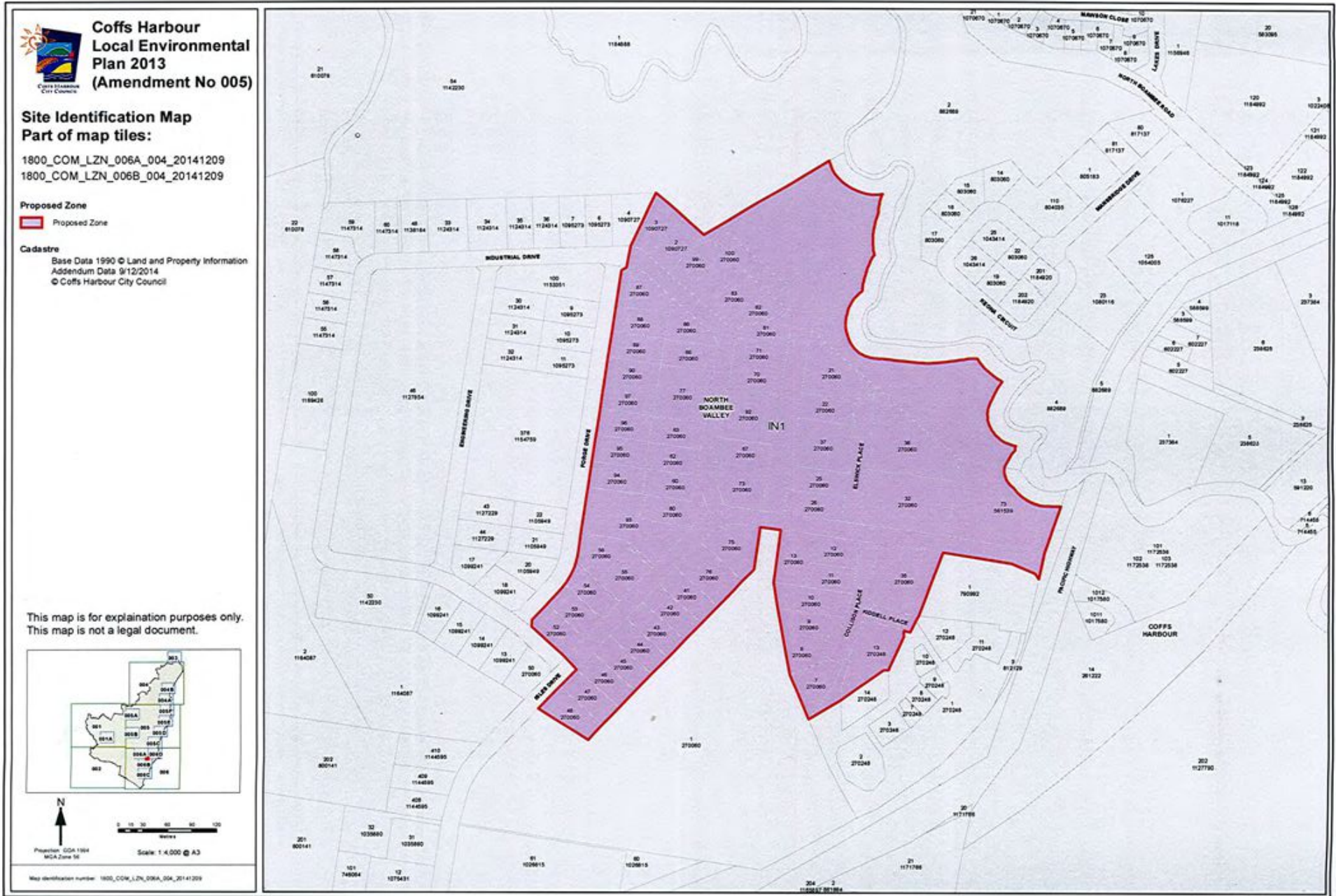
The final PP includes a rezoning of part of the subject land from a B5 Business Development zone to an IN1 General Industrial zone under Coffs Harbour LEP 2013. Council and the community will benefit from the PP as it will:

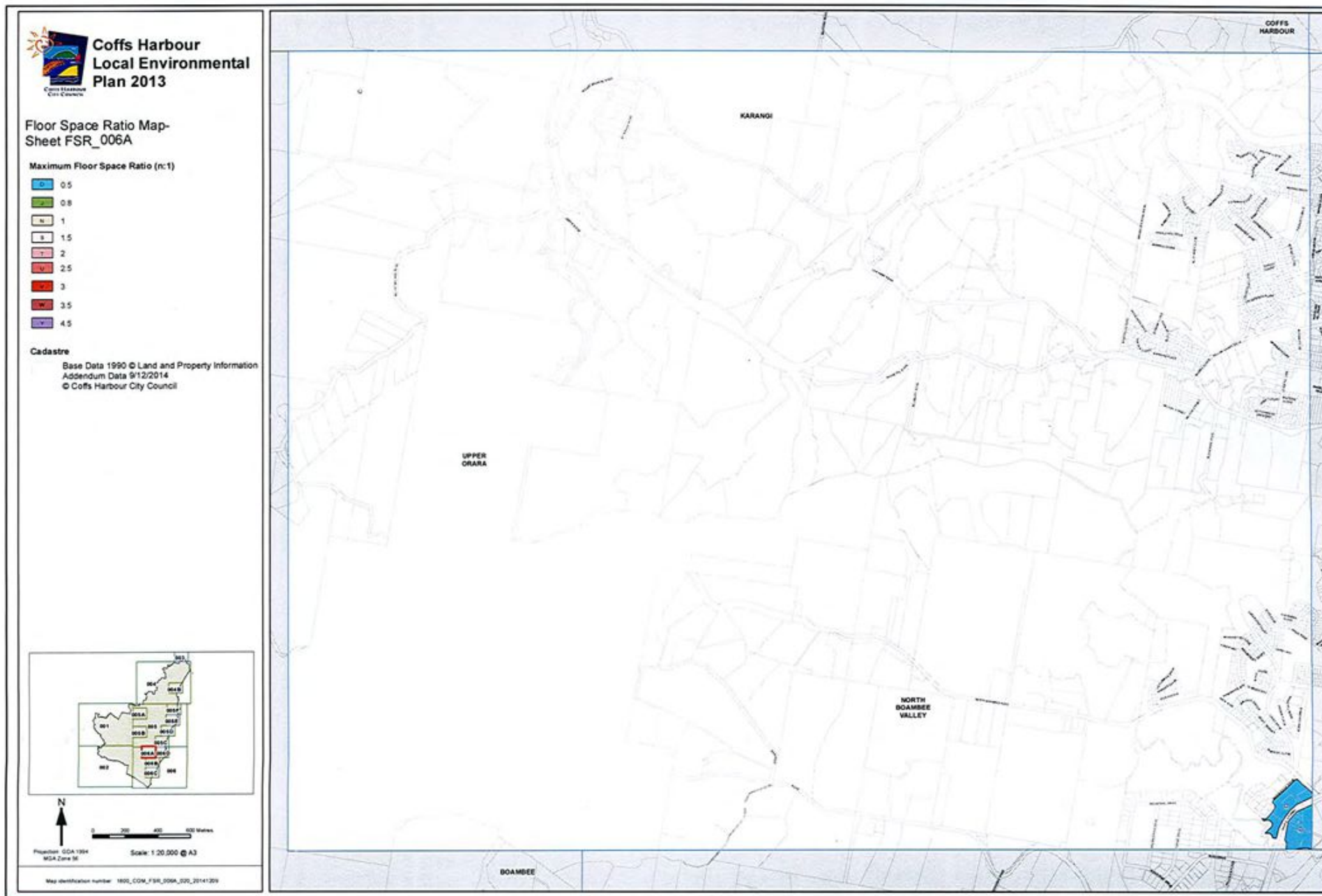
- provide additional industrial lands in a central location, and
- reduce the potential for land use conflict within the industrial estate (i.e. through heavy vehicle movements etc.), and
- provide an opportunity for transport and logistics/distribution related industries and those industries reliant on flexible transport options to establish and grow while minimising their impact on other urban areas.

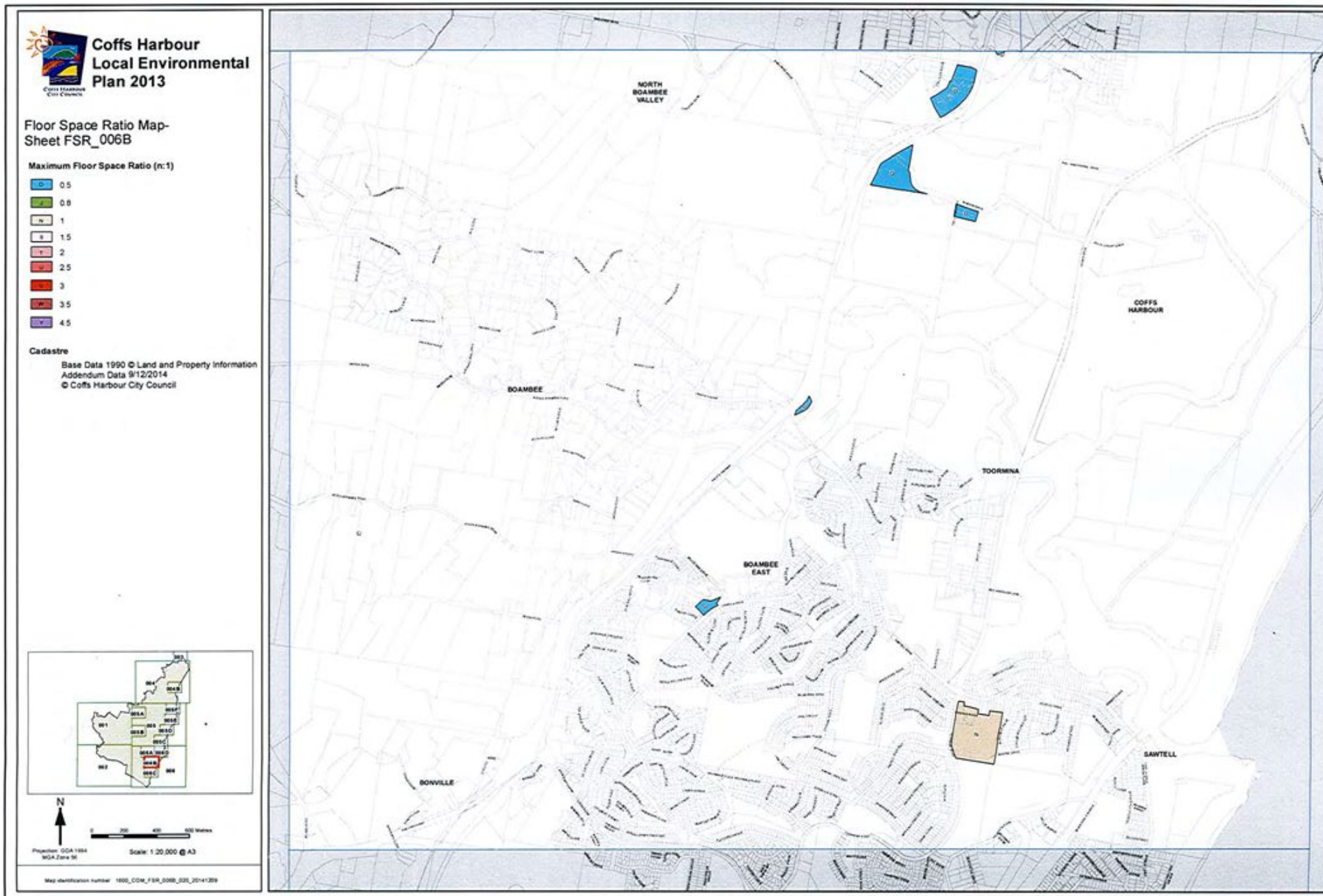














Mr Steve McGrath
 General Manager
 Coffs Harbour City Council
 Locked Bag 155
 COFFS HARBOUR NSW 2450

Our ref: 15/01035

Dear Mr McGrath

Planning proposal to amend Coffs Harbour Local Environmental Plan 2013

I am writing in response to your Council's letter dated 19 December 2014 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") in respect of the planning proposal to rezone lands within the Isles Industrial Estate from B5 Business Development to IN1 General Industrial.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones is of minor significance. In relation to this Direction, I have agreed to the reduction of B5 Business Development land on the basis that employment opportunities in the area would not be affected and the rezoning would allow for more permissible uses on the land which would further opportunities for development. No further approval is required in relation to this Direction.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to

Attachment 2

meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Matthew Todd-Jones of the Department's Northern Region office to assist you. Mr Todd-Jones can be contacted on (02) 6641 6603.

Yours sincerely



Jim Clark
Acting General Manager, Northern Region
Planning Services

16 January 2015

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template



Gateway Determination

Planning proposal (Department Ref: PP_2015_COFFS_001_00): to rezone lands within the Isles Industrial Estate from B5 Business Development to IN1 General Industrial.

I, the Acting General Manager, Northern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Coffs Harbour Local Environmental Plan (LEP) 2013 to rezone lands within the Isles Industrial Estate from a B5 Business Development zone to an IN1 General Industrial zone should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 16th day of January 2015.

Jim Clark
Acting General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Coffs Harbour City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_COFFS_001_00	Planning proposal to rezone lands within the Isles Industrial Estate from B5 Business Development to IN1 General Industrial.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated *16 January* 2015


Jim Clark
 Acting General Manager, Northern Region
 Planning Services
 Department of Planning and Environment



Attachment 5 – Delegated plan making reporting template

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA’s request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2015_COFFS_001_00
Date Sent to DP&E under s56	19/12/2014
Date considered at LEP Review Panel	N/A
Gateway determination date	16/01/2015

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information:

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
1.	<ul style="list-style-type: none"> No independent evidence has been provided to support the demand or otherwise for bulky goods and/or industrial development in the B5 Business Development zone. No evidence has been provided to clearly show that (industrial) uses not having established in the B5 zone were due to their being prohibited. 	<ul style="list-style-type: none"> The content of the initial submissions received by Council in early / mid 2014 (which led to the zoning review) indicated substantial concern amongst landowners that their property/business prospects were impeded or devalued as a result of the change of zoning from Industrial 4A (under LEP 2000) to B5 Business Development (under LEP 2013). The landowner submissions suggested that relative demand for industrial land uses is greater than for bulky goods retail in this area. <p>While no specific independent analysis of the relative demand for industrial and bulky goods retail land has been undertaken, a local real estate agency made a submission in early 2014 which prompted the Planning Proposal (PP) being undertaken, to the effect that the establishment or development of certain businesses has been impeded by the extent of B5 zoned land. That submission also asserted that certain buildings, proposed developments and leases had not proceeded due to the B5 zoning that has been applied to the land. Specific examples were provided in their submission, such as a proposal to establish a truck depot and sales yard on B5 zoned land directly west of the Pacific Highway BP Service Centre (South Coffs) which was abandoned due to the land use (depot / transport depot) being prohibited in the B5 zone under LEP 2013.</p> <p>That earlier submission also stated that the reduced ability to utilise or lease sites had reduced rental and capital values of properties, reducing the equity of their owners and their ability to borrow funds for business purposes. The other initial landowner submissions are consistent with the real estate agents submission in relation to demand, as well as capital and rental valuation issues. These original submissions were reported to the Ordinary Meeting of Council on 18 December 2014.</p> <p>The Industrial Lands Strategy (ILS) (2009) created a hierarchy of industrial land uses to ensure that each industrial zone provides for land uses that are consistent with the role and function of identified industrial areas or precincts while also limiting commercial and retail uses such as bulky goods to specific areas ie. the B5 zone. While the ILS also identified a shortage of industrial land, the relative slowing of bulky goods type developments (demonstrated by approval statistics) since the adoption of the ILS suggests that Coffs Harbour is well supplied with existing B5 zoned lands.</p> <p>The B5 zone was applied strategically north and south of the Coffs Harbour City Centre, as supported by the then Department of Planning. However, anecdotally, the take up of land for bulky goods purposes has not been as great as initially thought. This may potentially have been due to a number of factors including:</p> <ol style="list-style-type: none"> The growth of household retail consumption may have reduced due to the global financial crisis and the consequent propensity of households to increase savings and reduce debt; A more cautious approach seems to have been taken by financial institutions to lend money for developments, including retail and bulky goods developments whose viability is often dependent on securing future tenants; and The impact of the internet on retailing. While this impact is still relatively low, it is increasing. Households

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
		<p>are ordering goods direct via the internet, and using the internet for price comparison. This is anecdotally having an impact on the nature of retailing, increasing competition and reducing retail margins. It is not yet clear what the eventual impact on retailing patterns will be, however it is likely to place downward pressure on the demand for retail floor-space per capita.</p>
	<ul style="list-style-type: none"> No information identified in the Strategy Hunter or Council report provides support to the assertion that land use conflict between bulky goods retailing and light industries (through heavy vehicle movements) is a reason to rezone presently zoned B5 lands to IN1. Both bulky goods and industrial land uses have been approved throughout the estate from 2000-2013 under LEP 2000 with no apparent concern for land use conflict. 	<ul style="list-style-type: none"> One reason that the Standard Instrument LEP process sought to separate bulky goods land uses from industrial zones was to lessen the potential for land use conflict. Another reason was that the existence of both can restrict the viability of legitimate industrial uses. For example, under LEP 2000, both bulky goods salesrooms and offensive industries, or hazardous storage establishments were permissible uses with development consent in the Industrial 4A zone. LEP 2013 sought to separate these differing land uses from each other for reasons including the potential for land use conflict. An example of this is 11 Elswick Place within the Isles Industrial estate, which is occupied by a concrete batching plant (approved in 2004 under LEP 2000), while the adjoining land is vacant, potentially accommodating a bulky goods type of land use which would potentially be in conflict with a concrete batching plant. <p>The majority of the land within the estate is either occupied by industrial type land uses, land uses that could be seen as complementary land uses (such as hardware and building supplies), or by vacant land. Given the existing landowners submissions (received at the outset of the project), there appears to be more interest in developing much of the vacant land for industrial type uses.</p>
	<ul style="list-style-type: none"> The land use survey of the development occupying the land within the Isles Industrial Estate may be inaccurate, and that the following uses are not likely to be permissible in a future IN1 zone: <ul style="list-style-type: none"> J Blackwood & Sons; Andersons Carpets; Gasweld Tool Centre; Baby Bella; Coffs Catering Equipment; Roads and Maritime Services; and Willaid. 	<ul style="list-style-type: none"> Many of the uses mentioned above would not necessarily be considered to be “bulky goods” type of land uses. A more accurate land use definition and permissibility (within the IN1 zone) is as follows: <ul style="list-style-type: none"> J Blackwood & Sons – Approved as a light industry and warehouse in 2003, would be permissible with consent in the proposed IN1 zone. Andersons Carpets – Bulky Goods / Hardware and building supplies. Existing use rights would apply to the bulky goods component of the operation and the hardware component would be permissible with consent in the IN1 zone. Gasweld tool centre – Hardware and building supplies. Permissible with consent in the IN1 zone. Baby Bella – Approved as a bulky goods showroom in 2007. Existing use rights would apply. Coffs Catering Equipment - Approved as an industrial building (light industrial bays) in 2002. Permissible with consent. Roads and Maritime Services (Unit 2/16 Isles Drive). Note: a submission was received advising no objection to the rezoning in IN1. Willaid – Approved for warehousing in 2007, would be permissible with consent in the IN1 zone.
	<ul style="list-style-type: none"> It is incorrect to suggest that existing lots 	<ul style="list-style-type: none"> Existing B5 zoned allotments located at Mansbridge Drive, Cook Drive and Homebase at Mastracolas Road are

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
	<p>within the estate are too small for bulky goods uses (large floor plate and associated car parking) when considering the various bulky goods uses that exist already. The option recommended in the Council report of 18 December 2014 appears to completely ignore the fact that the area it seeks to retain as a B5 zone (fronting the highway south of Isles Drive) is almost fully developed.</p> <ul style="list-style-type: none"> The Service Centre is subject to community title, complicating future development. A better option would be to pursue option 4 within the Strategy Hunter report which provides for an expansion of permissible land uses in the B5 zone. 	<p>on average substantially larger than the majority of B5 zoned allotments within the Isles Drive Industrial Estate that are proposed for rezoning under this PP. The LEP 2013 land use definition for “bulky goods premises” also acknowledges the larger size requirements of these types of development, as shown below: <i>Bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:</i> <i>a) a large area for handling, display or storage, and</i> <i>b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,</i></p> <p>It is considered appropriate that the zone reflect the smaller sized lots.</p> <ul style="list-style-type: none"> Redevelopment of sites located in the remaining B5 zoned lands South of Isles Drive (including the replacement of tenants within existing buildings) remains a viable option for the area retained as a B5 zone under the PP. While community title ownership complicates future development, it does not prohibit future development. It is difficult to support an expansion of the permissible land uses within the B5 zone. This is because the B5 zone affects several localities within Coffs Harbour (Homebase, Mansbridge Drive, Cook Drive, Isles Industrial Estate). An expansion to the land use table that may be considered to be appropriate for Isles Drive may not be appropriate for other locations, such as Home Base. <p>In addition to this, a comparison of other NSW Council’s LEPs (see Appendix 1) reveals that many of the B5 zones in other Councils allow “cleaner” (in terms of amenity) light industrial type activities such as transport and truck depots, however the “dirtier” industrial activities such as general industries, hazardous / offensive storage establishments and liquid fuel depots are not allowed in their B5 zones. These are the industries, along with some of the “cleaner” industries that have the potential to create land use conflict, which have been nominated as desirable in the landowner submissions that prompted the zoning review in 2014.</p> <p>Recommendation</p> <p>No amendment is proposed to the exhibited PP in relation to the issues raised in this submission.</p>
2.	<ul style="list-style-type: none"> The amended zone is considered an unreasonable imposition on people who have established businesses to restrict the future operation of those businesses. This submission acknowledges existing use rights will allow existing businesses to continue to operate. 	<ul style="list-style-type: none"> The change of zone proposed by this PP will not restrict the future operation of those businesses. Development that is not permissible in a specific land use zone but which was approved under the provisions of another zone that previously applied to the land can continue to operate under “existing use rights”. For example, bulky goods retailers that were approved under the previous 4A zone, but which would be located in the IN1 zone (if the PP proceeds as proposed), can continue under existing use rights even though bulky goods retailing is not permissible in the IN1 zone.

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
	<ul style="list-style-type: none"> The proposed rezoning from B5 to IN1 will devalue property. Since 2000, two zoning changes over 15 years (4A under LEP 2000 & B5 under LEP 2013) have recognised the land as being suitable for bulky goods. No justification has been supplied as to why the land is now considered unsuitable for bulky goods. 	<p>The submission does not provide any valuation information to justify the statement in the submission that future operations will be restricted.</p> <ul style="list-style-type: none"> The change of zone proposed by this PP will not restrict the future operation of existing businesses, and therefore from this point of view it is questionable as to whether this would have an effect on the value of the land. As noted earlier, one reason that the Standard Instrument LEP process sought to separate bulky goods land uses from industrial zones was to lessen the potential for land use conflict. For example, under LEP 2000, both bulky goods salesrooms and offensive industries, or hazardous storage establishments were permissible uses with development consent in the Industrial 4A zone. LEP 2013 sought to separate these differing land uses from each other for this reason and to lessen the possibility of a restriction of the viability of legitimate industrial uses. <p>An example of this, as referred to earlier in this submissions report is 11 Elswick Place within the Isles Industrial estate (4A zone under LEP 2000 / B5 zone under LEP 2013), which is occupied by a concrete batching plant (approved in 2004 under LEP 2000), while the adjoining land is vacant, potentially accommodating a bulky goods type of land use which would potentially be in conflict with a concrete batching plant.</p> <p>The majority of the land within the estate is either occupied by industrial type land uses, land uses that could be seen as complementary land uses (such as hardware and building supplies) or by vacant land. Given the existing landowners submissions, there is more interest in developing much of the vacant land for industrial type uses.</p>
	<ul style="list-style-type: none"> Blending of industrial and bulky goods has occurred in an acceptable manner under the 4A zone since (well before) 2000. LEP 2013 has introduced discrimination. 	<ul style="list-style-type: none"> Examples exist (see reference to 11 Elsewick Place) that suggest that the blending of industrial and bulky goods is not acceptable from a land use conflict point of view. The Standard Instrument LEP process, including the separation of bulky goods land uses from industrial land uses was initiated by the State Government and all NSW Councils were required to take part in the process.
	<ul style="list-style-type: none"> The B5 zone was introduced following considerable notification undertaken during the preparation of LEP 2013. However, the landowner submissions that triggered this PP have been received well after the adoption of LEP 2013. The landowners that are affected by this PP are objecting at the appropriate time during the public notification period of this PP. 	<ul style="list-style-type: none"> There is nothing in the Act or Regulations that prevent consideration of submissions about an issue after the closing date for submissions.

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
	<ul style="list-style-type: none"> There are numerous land uses that would not be permissible in the IN1 zone, which differs from the claims in the Strategy Hunter report that “almost all” developments would be permissible within the IN1 zone. 	<ul style="list-style-type: none"> This refers to information taken from a land use survey undertaken in the Isles Industrial Estate by Council staff in 2014. The survey identified the nature of each development and assessed whether the occupying land use was permissible under a B5 and/or IN1 zone. Almost all developments were found to be permissible within the IN1 zone, with very few permissible only within the B5 zone (such as bulky goods retailers). Many developments are not permissible in a B5 zone, such as freight transport facilities, depots, and vehicle repair stations. Several premises that might superficially appear to be bulky goods retailers, which are permissible in the B5 zone, more precisely conform to the definition of hardware and building supplies, which is permissible within the B5 and IN1 zone.
	<ul style="list-style-type: none"> Objects to use of “anecdotal” evidence when claiming a higher demand for general industrial land, which suggests that the evidence is not credible. 	<ul style="list-style-type: none"> The submissions received from multiple landowners and property industry representatives provide the basis for the anecdotal evidence mentioned in the consultant’s report. The number and content of, as well as the spread (throughout the Isles Industrial Estate) of the submissions demonstrate relative demand for general industrial land uses in this particular location.
	<ul style="list-style-type: none"> The Strategy Hunter report admits that although demand for bulky goods may have changed there will be a continuing demand for bulky goods floor-space (although probably not the growth level experienced in the past). 	<ul style="list-style-type: none"> As mentioned earlier in this report, the relative slowing of bulky goods type developments since the adoption of the ILS suggests that Coffs Harbour is well supplied with existing B5 zoned lands.
	<ul style="list-style-type: none"> The pursuit of Option 2 in the Strategy Hunter report would be acceptable if existing bulky goods and other non-conforming uses were recognised in the schedule to clause 2.5 of LEP 2013 (Schedule 1 – Additional permitted uses). 	<ul style="list-style-type: none"> As the change of zone proposed by this PP will not restrict the future operation of those businesses, this course of action is not considered to be necessary. Development that is not permissible in a specific land use zone but which was approved under the provisions of another zone that previously applied to the land can continue to operate under “existing use rights”.
	<ul style="list-style-type: none"> Reducing the area of B5 zoned land to increase industrial land is a short term and short sighted action. A better approach is to identify new areas for industrial land elsewhere in the City while recognising that there will always be changing demands for retail and industrial uses. 	<ul style="list-style-type: none"> The Industrial Lands Survey 2009 identified additional areas for industrial zoned land (Woolgoolga, South Coffs, South Bonville etc.), however some of this land will require extension of services and infrastructure to support the needs of such an area. The Isles industrial estate is an existing, mostly developed area, capable of accommodating further industrial development.
	<ul style="list-style-type: none"> Limiting bulky goods sites to the City Centre 	<ul style="list-style-type: none"> This may be a correct assumption, depending on the particular proposal and their space requirements, however

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
	<p>area would involve the acquisition of numerous properties to meet the floor area demands.</p>	<p>this is also the case at the Isles Industrial Estate. Bulky goods premises will remain permissible in three areas of Coffs Harbour city if the PP is progressed.</p> <p>Recommendation</p> <p>No amendment is required to the exhibited PP in relation to the issues raised in this submission.</p>
<p>3.</p>	<ul style="list-style-type: none"> • The B5 Business Development zone makes the current business operation a non-conforming use, limiting future ability to expand and grow the business operations. <p>Note: This submission was received from a business owner that owns land that is currently zoned B5, however it is located on the eastern side of the Pacific Highway adjacent to Bunnings on Cook Drive. Although a rezoning to the IN1 zone was requested by the land owner, the land is not proposed to be rezoned to IN1 under this PP.</p> <ul style="list-style-type: none"> • Council did not advise that the site was to be rezoned from an Industrial 4A zone (under LEP 2000) to a B5 Business Development zone (under LEP 2013). • Either return the zoning to General Industrial (IN1) or alternatively amend the LEP and note that the site can continue to operate as a General Industrial site (by way of an addition to Schedule 1 – Additional permitted uses). • As a long term business operator of a metal recycling facility in the Coffs Harbour local government area the rezoning will limit the amount of scrap metal that would otherwise become landfill. 	<ul style="list-style-type: none"> • The change of zone introduced under LEP 2013 does not restrict the future operation of the business. Development that is not permissible in a specific land use zone but which was approved under the provisions of another zone that previously applied to the land can continue to operate under “existing use rights”. As noted earlier in this report, the Environmental Planning and Assessment Regulation makes provision for the continuing operation and change of development under existing use rights. • The change in zoning mentioned in this issue was part of the overall Standard Instrument LEP zoning review that led to the adoption of LEP 2013. Public notification was undertaken in accordance with the requirements of the Act. • As noted in (1) above, the use of the land for the purpose it was lawfully undertaking at the time of the change in zone from a 4A zone to a B5 zone is protected by existing use rights. • As noted previously, the use of the land for the purpose it was lawfully undertaking at the time of the change in zone from a 4A zone to a B5 zone is protected by existing use rights.

No.	Issues Raised in Submission	Comments / Recommendations in relation to the Issues Raised
	<ul style="list-style-type: none"> This site was specifically purchased because it was zoned as General Industrial which was appropriate for use as a metal recycling facility. The change in zoning from industrial to bulky goods has rendered the land inappropriate for the business operations, and with no demand for Bulky Goods in the market, the land will reduce in value to a point where we will not be able to sell the site causing significant financial loss and distress. The rezoning of the site to B5 (under LEP 2013) will cause land use conflicts with any potential new neighbours who purchase/lease sites expecting that their neighbours will conduct bulky goods type operations. 	<ul style="list-style-type: none"> Prior to LEP 2013, the subject land and immediately adjoining lands were zoned Industrial 4A under LEP 2000. At the time this zone allowed for both industrial activities and bulky goods establishments. This fact was public knowledge at the time through the operation of LEP 2000. The site, the subject of this submission, was subsequently zoned B5 in LEP 2013. The purpose of the existing use provisions are to protect the viability of those activities, established lawfully and rendered as “non-conforming” by a change in zone. The submission does not provide any valuation information to support the statement regarding a reduction in land value, if the land is retained as a B5 zone. As mentioned earlier in this report, the change of zone proposed by this PP will not restrict the future operation of those businesses, and therefore from this point of view it is questionable as to whether this would have an effect on the value of the land. This is not a new situation caused by the change in zone from industrial to B5. As mentioned above, prior to LEP 2013, the subject land and immediately adjoining lands were zoned Industrial 4A under LEP 2000. At the time this zone allowed for both industrial activities as well as bulky goods establishments. <p>Recommendation No amendment is proposed to the exhibited PP in relation to the issues raised in this submission.</p>
4.	<ul style="list-style-type: none"> The owner of this unit raises no objection to the proposal to rezone the land from B5 Business Development to IN1 General Industrial and to the removal of the floor space ratio control. 	<ul style="list-style-type: none"> Advice noted. <p>Recommendation No amendment is proposed to the exhibited PP in relation to the issues raised in this submission.</p>

Appendix 1: Additional industrial type uses allowed with consent in the B5 zone

	Boat building and repair facility	Depot	Freight transport facility	General Industry	Hazardous / offensive storage establishment	Liquid fuel depot	Rural industry	Transport depot	Truck depot	Vehicle body repair workshop	Vehicle repair station
Albury	✓		✓					✓	✓		✓
Ballina											
Bathurst	✓	✓								✓	✓
Botany Bay											
Clarence Valley		✓		✓		✓		✓	✓		✓
Coffs Harbour											
Dubbo		✓	✓					✓	✓	✓	✓
Gosford									✓		
Great Lakes		✓						✓	✓		
Greater Taree					✓					✓	✓
Maitland	✓	✓		✓				✓	✓	✓	✓
Newcastle											
Parramatta											✓
Penrith											
Port Macquarie		✓									✓
Port Stephens	✓		✓	✓				✓	✓	✓	✓
Shellharbour											
Sydney	✓	✓	✓	✓				✓	✓	✓	✓
Tweed	✓	✓						✓	✓	✓	✓
Wagga Wagga		✓	✓			✓		✓	✓	✓	✓
Tamworth						✓		✓	✓		
Warringah								✓	✓	✓	✓
Wingecarribee	✓								✓	✓	✓
Wyong								✓	✓		✓



REPORT TO ORDINARY COUNCIL MEETING

COMPLIANCE RESPONSE FRAMEWORK

REPORTING OFFICER:	Section Leader Compliance and Regulatory Enforcement
DIRECTOR:	Director Sustainable Communities
COFFS HARBOUR 2030:	LE 3.1 Manage land use to conserve the region's unique environmental and biodiversity values LE 3.2 Enhance protection of our catchments, waterways and marine areas LE 4.2 Implement programs which aim to make the Coffs Harbour Local Government Area pollution free MA 1.2 Improve the effectiveness of the existing transport system MA 2.2 Facilitate safe traffic, bicycle and pedestrian movement
ATTACHMENTS:	ATT Compliance Response Framework

Recommendation:

That Council adopt the attached Compliance Response Framework as an appendix to Council's Enforcement Policy.

EXECUTIVE SUMMARY

At its meeting of 23 April 2015, Council considered a report in respect to the proposed implementation of a Compliance Response Framework (CRF) and resolved as follows:

- 1. That Council endorses release of the Draft Compliance Response Framework for public exhibition and invite submissions for a period of 28 days;*
- 2. That a report be brought back to Council on the Draft Compliance Response Framework following public exhibition.*

The CRF was placed on public exhibition for the period from 6 May 2015 through to 3 June 2015 in accordance with the above resolution. Submissions to the framework were open and accepted up to the 17 June 2015. No submissions were received.

The CRF seeks to provide the community with clear information as to how Council will respond toward a range of customer request matters and the response times that will be applied accordingly. The CRF will apply a risk based assessment and response approach to customer requests with the primary focus being applied to the matters that will benefit the broader public interest.

This report seeks Council's adoption of CRF with the CRF to be appended to Council's existing Enforcement Policy.

REPORT

Description of Item:

The CRF details a proposed level of regulatory involvement and response times to be utilised by Council staff in assessing and responding to the receipt of customer requests associated with a wide variety of issues. The CRF identifies and describes the most common requests for assistance associated with private and public land use issues.

The framework differentiates between Customer Request (CR) matters relating to self-interest versus public interest by providing a focus of Council's limited compliance and enforcement resources toward action that will benefit the broader public interest. This approach takes into account recognition that matters impacting the self-interest of individuals can often be resolved through discussion between the affected parties or alternative measures such as private legal action, mediation via a Community Justice Centre, or Police involvement.

The CRF will continue to direct some resource toward the matters that primarily impact the self-interest of private individuals however this will generally be limited to the provision of advice and direction associated with alternative avenues for seeking resolution or assistance. The CRF in conjunction with its proposed alignment with Council's existing Enforcement Policy will assist in the provision of clarity on Council's management approach toward compliance and enforcement action.

The CRF, whilst providing a relatively comprehensive list of the most common requests, does not capture the more obscure issues that arise from time to time. Actionable matters will initially be assigned an action and response time however, the framework will not prevent matters from being escalated to a higher order response as the case may warrant. The action in some cases may be as simple as advising the customer that Council is unable to assist in the matter.

The CRF has been prepared in recognition of current resourcing levels and workload demands within the various branches of Council.

The CRF has been structured in such a manner that takes account of the level of risk posed by the relevant nature of the CR via proposed response action and response times. CRs have been rated in terms of their potential level of risk to the public interest, public health or environmental impact and will be assigned a response time as follows:

- Extreme risk – respond within 4 hours;
- High risk - respond within 2 days;
- Medium risk – respond within 7 days.

CRs assessed as being of a minor nature will be categorised into one of two streams as follows:

- Minor – No Action – complainant to be advised of Council's position and provided with information of alternative options available where applicable. Council will not be involved in matters of which Council has no statutory responsibility; ie CRs associated with covenant restrictions, right of way disputes and the like;
- Minor – Information Only – complainant to be provided with pamphlet, information sheet, correspondence, direction to appropriate web information and the like – may also involve letter to source of impact advising of regulation provisions.

Minor matters are generally considered to be matters that do not pose a risk to public health or cause environmental harm, or matters considered to be a neighbour dispute that have alternative avenues for redress such as recourse to private legal action, mediation via a Community Justice Centre, or Police involvement. As a general principle, Council will not engage in recourse to legal action unless considered that such action will benefit the public interest.

Issues:

No submissions were received following the public exhibition of the CRF.

A further review of the Compliance Matrix has required a number of minor changes to better clarify Council's application of the matrix. The changes relate to the use of clearer language within the Descriptions that better describe Council's focus toward the protection of public health and safety and align with relevant legal considerations. A minor change has also been made to the Response Time applicable to the Keeping of Non Stock Animals elevating involvement from Minor - No Action to Minor – Information Only. The changes to the Descriptions are detailed as follows:

'Description' changes

- *Overgrown Land*

Draft

Overgrown Land which exceeds the following criteria:

- a) The average height of grass on the land exceeds 500mm or one metre in any area, or
- b) The site has an accumulation of vegetation, rubbish or materials which may harbor vermin

Final

Overgrown Land which exceeds the following criteria:

- a) The average height of grass on the land exceeds 500mm or one metre in any area; and
- b) The site has an accumulation of vegetation, rubbish or materials which provides a harborage for vermin

- *Pollution*

Draft

Land Pollution - Significant accumulation of waste, dumped or deposited waste on private land

Final

Land Pollution - Accumulation of waste, dumped or deposited waste on private land impacting on the public interest and or public health

Draft

Noise pollution - Commercial and industrial impacting on residential areas of significant public interest

Final

Noise pollution - Commercial and industrial impacting on residential areas affecting the community and/or public interest

- *Public Health*

Draft

Unhealthy condition of premises – breeding of mosquito's, vermin and pests, significant accumulation of waste, failing OSSM

Final

Unhealthy condition of premises – breeding of mosquito's, vermin and pests, failing OSSM. accumulation of waste impacting on the public interest and or public health

- **Statutory Obligations**

The Local Government Act contains a Charter or set of guiding principles designed to direct Council in the carrying out of its functions. These guiding principles include a range of matters with the following considered to be of relevance to the CRF:

- To properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development;
- To ensure that, in the exercise of its regulatory functions, it acts consistently and without bias, particularly where an activity of the Council is affected.

The Local Government Act provides Council with the power to give an order (or notice or direction) requiring or prohibiting the doing of a wide range of things to or on premises. However, Council has no statutory obligation to do so.

Whilst the Local Government Act does not mandate the matters that Council must regulate there are a number of other Acts that confer responsibility upon Council to take appropriate measures to ensure compliance with the requirements of the Act, for example:

- The Public Health Act requires Council to regulate matters such as public swimming pools and spa pools, regulated systems and premises on which skin penetration procedures are carried out (as referred to in Part 3);
- The Swimming Pools Act requires Council to investigate complaints about breaches of the Act in accordance with section 29A.

- **Public Interest vs Private Interest**

There is a current trend of increasing community demand seeking Council involvement in a variety of CRs associated with public interest and private interest matters.

CRs can generally be classified into two main groups:

- Requests that impact the public interest - such as dogs that are left unrestrained in a public place; oil or other contaminants illegally disposed into waterways; illegal camping in public areas;
- Requests that impact a private individual(s) interest – such as noise emitted from an air conditioning unit or pool pump; smoke emitted from a BBQ; storm water nuisances, exempt building works; a crowing rooster.

Whilst Council has various powers to intervene and regulate a wide variety of issues it does not have access to unlimited resources or the legal expenses budget to enable involvement and resolution of every matter in terms of the statutory powers provided under the various Acts and Regulations. Council needs to ensure it utilises its limited resources to achieve outcomes that in the main will be of most benefit to the public interest.

In the publication titled *Practice Note No. 9, Complaints Management In Council's* prepared jointly by the NSW Ombudsman and the Department of Local Government, the Ombudsman has found:

'many complaints occur, or are exacerbated, simply because of poor communication or because of inadequate publicity about the services and policies and procedures of agencies. The community should have clear information about what they have a right to expect from a council and about the service levels it can provide. With this information complainants can be more focused and specific about what they are asking the council to do.

Complaints can often be kept to a minimum if:

a council has appropriate and comprehensive policies which can be explained to members of the community'

The CRF seeks to establish clear information about the matters Council will action, and the service levels that will be provided.

Under the proposed CRF, CRs that are primarily considered to only impact the interests of private individuals and do not pose a risk to public health or cause environmental harm will generally not elicit any formal compliance action by Council. These matters have generally been categorised as 'minor' due to the availability of alternative avenues for an individual to obtain redress such as recourse to private legal action, mediation via a Community Justice Centre, or Police involvement or in some instances the matter being outside Council's statutory ability to effect an outcome. Customers will be advised about alternative remedies, especially where Council is unable to resolve the matter.

- **Performance Management**

Customer request handling dissatisfaction rises sharply the longer it takes to respond to a matter. Conversely the quicker a grievance is resolved the greater the customer satisfaction. The establishment of realistic timeframes for enquiries and responses is an important component of complaint management.

The CRF has been prepared having regard to current resourcing levels and ability to provide the level of service identified in the 4 hour, 2 day and 7 day initial response time categories in the service chart. This is based on current workload demands. Any increase to the proposed level of service as outlined in the CRF will likely require an input of additional resource.

Options:

It is considered that the following options are available for Council's consideration:

1. Adopt the recommendation provided to Council;
2. Modify the CRF to incorporate shorter/longer service response times and/or more or less resource allocation toward management of customer requests noting that changes to response times and/or resource allocation will impact the level of service provision;
3. Reject the framework and retain the current status quo noting that such a decision is not in the best interests of achieving the efficient utilisation of staff resources. Such a decision may be to the detriment to service provision within other areas, for example the Environmental Health Officers may not complete Council's regulatory inspection program of food shops, public pools, skin penetration etc.

Sustainability Assessment:

- **Environment**

The CRF will have no impact in regard to Council's undertaking of its relevant statutory responsibilities associated with compliance and enforcement related environmental impacts that affect the public interest.

- **Social**

The provision of clear information about Council's level of service and response times associated with the management of CRs will assist community understanding about Council's compliance and enforcement activities. Adoption of the CRF will cause no detrimental social impacts.

- **Civic Leadership**

Council has a duty under the Local Government Act Charter of guiding principles to ensure that it acts consistently and without bias in the exercise of its regulatory functions. The development and implementation of the CRF is designed to assist Council in undertaking regulatory functions in a consistent and unbiased manner.

The CRF provides a risk based approach toward Council's regulatory compliance and enforcement activities that will enable Council's limited regulatory compliance resources to be focused on the matters of highest importance associated with protecting the public interest.

- **Economic**

Broader Economic Implications

The adoption of the CRF will have no discernible impacts in respect to broader economic implications.

Delivery Program/Operational Plan Implications

The CRF has been prepared in recognition of current resourcing levels within the various branches of Council and current work load demands. Accordingly, it is considered there will be no direct impacts on the Delivery Plan or Operational Plan if adopted in its proposed form.

Risk Analysis:

The provision of clear information setting out Council's adopted level of service in respect to the management of CRs and expected response times together with the consistent application of same will assist in the management of the following risks:

- **Reputational Risk** – the provision of clear information setting out Council's adopted level of service and expected response time assists in managing customer expectations and how Council is perceived in terms of fulfilling its responsibilities. The CRF has been prepared having regard to current resourcing levels and ability to provide the level of service identified in the 4 hour, 2 day and 7 day initial response time categories in the service chart. This is based on current work load demands. It is important that any change to the level of service be considered in terms of matching resources.

- Business Activities – Council is required from time to time to respond to CRs that get elevated to State and Federal representatives, Office of Local Government, Ombudsman’s Office and other state and federal jurisdictions. The inclusion of the CRF as an addendum to the Enforcement Policy will provide Council with a clear position that can be conveyed when required to respond to its management of CRs thereby minimising opportunity for criticism.
- Legal, Compliance, Governance, Contractual – The various Acts and Regulations provide Council with a wide range of powers. However, Council has a discretion in many cases as to what (if any) investigative and enforcement action it wishes to take. The CRF will effectively clarify Council’s allocation of staff and financial resources with a clear focus being applied to the matters of most relevance in protecting the public interest.
- Environmental and Public Health – The CRF seeks to distinguish between CRs that are primarily related to the self-interests of private individuals compared to those that impact the public interest. Council’s focus will be directed toward undertaking compliance and enforcement responsibilities associated with environmental and public health and safety matters that impact the public interest. Those matters that primarily impact the self-interests of an individual will be risk based assessed and only acted upon where such matters potentially impact the public interest. Council’s involvement with the remaining matters will be limited to the provision of advice or direction to alternative sources of remedy with such matters considered to be of very low risk in general terms.

Consultation:

The draft CRF was publicly exhibited for a period of 28 days, from 6 May 2015 to 3 June 2015 (inclusive) with submissions open and accepted up to the 17 June 2015.

No submissions were received following the public exhibition of the draft CRF.

Related Policy, Precedents and / or Statutory Requirements:

Council currently has a range of policy’s that deal with complaint and compliance management functions, the main ones being:

- Enforcement Policy
- Enforcement of Parking Restrictions Policy
- Complaints and Other Feedback Policy

There are a number of Acts that provide Council with a range of statutory compliance and enforcement powers including:

- Local Government Act 1993
- Environmental Planning and Assessment Act
- Food Act 2003
- Protection of the Environment Operations Act 1997
- Public Health Act 2010
- Roads Act 1993
- Swimming Pools Act 1992

Implementation Date / Priority:

The CRF will be implemented immediately upon adoption by Council.

Conclusion:

The CRF will provide clear information about what can be expected from Council in terms of its compliance involvement and service response levels in responding to a range of CRs.

The CRF has been developed having regard to current resourcing levels and to ensure that resources are effectively and efficiently utilised in the delivery of regulatory compliance functions to the benefit of the public interest.

Agenda - Ordinary Meeting 9 July 2015 - SUSTAINABLE COMMUNITIES DIRECTORATE REPORTS

DESCRIPTION	REPOSE TIME				
	EXTREME	HIGH	MEDIUM	MINOR	MINOR
	4 hours	Within 2 Working Days	Within 7 Working Days	No Action	Information Only **
BUILDING AND DEVELOPMENT					
Dangerous structure adjoining public land, eg dilapidated awnings		✓			
Swimming pool fencing complaint on private land		✓			
Non compliance with development consent or construction works governing environmental protection (operational machinery)		✓			
Development not in accordance with consent			✓		
Development carried out without consent / construction certificate			✓		
Right of way and covenant complaints, other than conditions of consent					
Building works carried out without approval now made lawful by Exempt and Complying Development SEPP				✓	
Boundary fence and retaining wall issues where the Dividing Fences Act applies - Community Justice Centre and the Local Court					✓
COMPANION ANIMALS					
Dog attacks Major - (eg imminent risk to public, where a person has been bitten or serious injury to other animals, or assistance to Police)	✓				
Dog attacks minor (after an event - minor or no injury to persons or animals or risk to public safety)		✓			
Dog - Dangerous, Menacing or Restricted Breed as per Companions Animal Act, no imminent risk to public safety, eg dog contained		✓			
Pick up of seized Dogs contained (Pound operating hours only)	✓				
Domestic roaming dogs - general complaint after the event.			✓		
Dog barking (complaints from 2 or more premises)			✓		
Barking Dogs Anon or one resident complainant only. (Dog owner to be given advice only)					✓
Impounding of Cats - Council provides pound facility but no collection service				✓	
Breach of Companion Animals Act - identification, registration		✓			
FOOTPATH OBSTRUCTIONS					
Footpath obstruction (immediate safety hazard - 8am - 5pm, 7 days per week - after hours Police matter)	✓				
Footpath obstruction, eg builder's material obstructing pedestrian access		✓			
Footpath obstructions, minor or nuisance			✓		
LANDFORM					
Landform modification involving potential flooding impacts or potential property damage		✓			
Landform modification without consent			✓		
NOXIOUS WEEDS					
Noxious weeds			✓		
OTHER ANIMAL COMPLAINTS					
Wild dogs and foxes on Council owned land			✓		
Stock on Main Arterial Roads	✓				
Stock on non arterial sealed roads		✓			
Stock on dirt rural roads			✓		
Stock Complaints General trespassing - Horses, Cattle, Sheep, Donkeys			✓		
Keeping of non stock animals e.g. rabbits, birds, geese, ferrets, chickens, roosters - including enclosures, noise and odours					✓
OVERGROWN LAND					
Overgrown land which exceeds the following criteria: a) The average height of grass on the land exceeds 500mm or one metre in any area; and b) The site has an accumulation of vegetation, rubbish or materials which provides a harborage for vermin.			✓		
Overgrown land which does not meet the above criteria				✓	
PARKING AND VEHICLE OFFENCES					
Parking traffic hazard (8am - 5pm, 7 days per week - after hours Police matter)	✓				
Parking - general complaints			✓		
Abandoned motor vehicles (posing immediate safety hazard, 8am - 5pm, 7 days per week - after hours Police matter)	✓				
Abandoned motor vehicles and articles (public place)			✓		
Road Offences illegal works general			✓		
POLLUTION					
Air Pollution - source occurring from commercial or industrial premises			✓		
Air Pollution - burning of prohibited items eg tyres, coated wire, paint and solvent containers	✓				
Air Pollution - Prohibited Lighting of Fires: Schedule 2 areas under POEO			✓		
Nuisance from domestic smoke - BBQ's, domestic wood heaters, residential burning off					✓
Rural and Agricultural nuisances including but not limited to burning of vegetation, noise, soil and erosion control issues (not entering waterways)				✓	
Land Pollution - Accumulation of waste, dumped or deposited waste on private land impacting on the public interest and or public health			✓		
Land Pollution public lands - rubbish dumping, littering		✓			
Odours - Residential and commercial garbage complaints: location of garbage bins, dog faeces, domestic odours				✓	
Noise Pollution - commercial and industrial impacting on residential areas affecting the community and or public interest			✓		

Agenda - Ordinary Meeting 9 July 2015 - SUSTAINABLE COMMUNITIES DIRECTORATE REPORTS

DESCRIPTION	REPOSE TIME				
	EXTREME	HIGH	MEDIUM	MINOR	MINOR
	4 hours	Within 2 Working Days	Within 7 Working Days	No Action	Information Only **
Neighbour to neighbour impact associated with domestic noise pollution complaints - e.g. air conditioners, heat pumps, amplified sound equipment, musical instruments, power tools, lawn mowers, leaf blowers, swimming pool pumps and motor vehicles/trail bikes					✓
Water Pollution Incidents having an effect on waterways - Environmental degrading substances into waterways e.g. oil, paint - Failing Onsite Sewerage Management System into waterways		✓			
PUBLIC HEALTH					
Urgent Response requests from other Agencies (i.e. NSW Police, HAZMAT, EPA, Ministry of Health, NSW Food Authority), relating to Food Poisoning Outbreak, Major Pollution Incidents, Notifiable Disease Outbreaks and Clandestine Drug Laboratories.	✓				
Complaints relating to regulated premises (food premises, skin penetration/hairdressers, beauty salons, cooling towers/ warm water systems, public swimming and spa pools, caravan parks, water carters)			✓		
Public swimming pool water quality			✓		
Unhealthy condition of premises – breeding of mosquito’s, vermin and pests, failing OSSM, accumulation of waste impacting on the public interest and or public health			✓		
Domestic green/unclean pools - no evidence of mosquito larvae				✓	
Unsanitary motels including bed bugs				✓	
Unightly premises - condition of property not deemed a public health risk				✓	
Mould in private residences					✓
SEDIMENT AND EROSION CONTROL					
Inadequate Sediment and Erosion Control, direct flow into waterway			✓		
Inadequate Sediment and Erosion Control not in accordance with consent		✓			
Inadequate Sediment and Erosion Control not direct flow into waterway but nuisance to public place		✓			
Inadequate Sediment and Erosion Control causing nuisance between adjoining neighbours (works not requiring consent)				✓	
SEWER / WATER / STORMWATER					
Urgent Response requests - sewer overflows - private line	✓				
Urgent Response requests - sewer overflows, Council reticulated service	✓				
Overland stormwater flow nuisances (private property)					✓
Overland stormwater flow nuisances (Council owned property)			✓		
Overland stormwater flow nuisances associated with development consent			✓		
Stormwater nuisance (diversion / downpipes / guttering)			✓		
Water Restriction Breaches		✓			
Trade Waste Agreements - Compliance with conditions of approval			✓		
Water Backflow Agreements - Compliance with conditions of approval			✓		
Private Sewer Pump Station Agreements - Compliance with conditions		✓			
Building in Vicinity of Sewers - Compliance with Council Policy for matters not requiring consent			✓		
Connection to Council's Water, Sewer or Stormwater infrastructure		✓			
Water Carters Agreements - Compliance with conditions			✓		
Reclaimed Water Agreements - Compliance with conditions and management plan			✓		
Effluent Pumpout Agreements (Nana Glen and Coramba)			✓		
Raw Water Agreements - Compliance with conditions			✓		
UNAUTHORISED USE OF PUBLIC LANDS					
Illegal Camping public lands		✓			
Trading without approval public lands (Section 68 Local Government Act)		✓			
Public reserve breaches			✓		
Public land licence breaches (fitness, outdoor dining, surf school)			✓		
Illegal signage public place			✓		
USE OF PREMISES					
Unauthorised use of premises (requiring consent)			✓		
Holiday Letting without consent or where prohibited				✓	
Strata property disputes				✓	
VEGETATION REMOVAL					
Unauthorised clearing of high conservation prescribed native vegetation as determined by corporate mapping (operational machinery)	✓				
Unauthorised clearing of prescribed native vegetation (operational machinery)		✓			
Unauthorised clearing of high conservation prescribed native vegetation as determined by corporate mapping (ceased or historic works)			✓		

Agenda - Ordinary Meeting 9 July 2015 - SUSTAINABLE COMMUNITIES DIRECTORATE REPORTS

DESCRIPTION	REPOSE TIME				
	EXTREME	HIGH	MEDIUM	MINOR	MINOR
	4 hours	Within 2 Working Days	Within 7 Working Days	No Action	Information Only **
Enquires regarding native vegetation not prescribed under the Preservation of Vegetation Controls				✓	
Non compliance with development consent governing biodiversity protection (operation machinery)	✓				
Non compliance with development consent governing biodiversity protection (works ceased)			✓		
Tree Disputes Between Neighbours (not prescribed vegetation under Preservation of vegetation controls)				✓	
Tree removal - public lands (removal in progress)	✓				
Tree removal - public lands (removal completed)			✓		
ROAD APPLICATION COMPLIANCE					
Road Opening Permits - works without a permit or non compliance with permit		✓			
Driveway Applications - works without a permit or non compliance with permit			✓		
Damage to local roads/kerb/footpath during construction			✓		

** Note: Information Only consists of:

- Referral to Council / Government / Industry website
- Posting a pamphlet / information sheet
- Letter providing information



REPORT TO ORDINARY COUNCIL MEETING

CITY CENTRE MASTERPLAN COMMITTEE ANNUAL REPORT 2013/14

REPORTING OFFICER:	Group Leader Strategic Asset Management
DIRECTOR:	Director Sustainable Infrastructure
COFFS HARBOUR 2030:	LP 3.2 Develop the city centre as a social and cultural focus for Coffs Harbour
ATTACHMENTS:	ATT City Centre Masterplan Update June 2014

Recommendation:

That:

1. Council note the submission of the City Centre Masterplan Committee's annual report for 2013/14.
2. Copies of the annual report be distributed to property owners contributing the the City Centre Special Rate Variation.
3. The City Centre Masterplan Committee be congratulated for its achievements in 2013 - 2014 and thanked for its voluntary contributions to the City.

EXECUTIVE SUMMARY

The City Centre Masterplan Committee is a Section 355 committee and was established with key responsibilities of implementing the objectives and strategies of the Coffs Harbour City Centre Masterplan, recommending annual works programs and budget priorities for expenditure of funds raised through the City Centre Special Rate Variation (SRV) and liaising with key stakeholders including Council, community, property owners and business in the City Centre.

Attachment - *City Centre Masterplan Update June 2014* is submitted to Council, outlining the Committee's expenditure and activities for 2013/14, its Terms of Reference prior to June 22, and planned activities for 2014/15.

City Centre Masterplan Committee Annual Reports are generally intended to be placed before Council for review in the first half of each new Financial Year. In this particular case the presentation of the annual report has been delayed primarily due to the recently completed process to develop and adopt a new Terms of Reference for the Committee. It should be noted that the Committee is not responsible the delay.

REPORT

Description of Item:

The Attachment, *City Centre Masterplan Update June 2014*, represents the City Centre Masterplan Committee's annual report and proposed activities for 2014/15.

Issues:

Significant milestones have been achieved by the City Centre Masterplan Committee since its inception, both in the development of the City Centre Masterplan and in the implementation of the plan.

The Committee is commended for its achievement of extensive works that include planning, design works, marketing, event management, branding, and consultation and engagement with community, retailers, businesses and property owners.

It is estimated that in the 2013/14 financial year, the volunteer members of the Committee contributed more than 2,300 hours of their time and in-kind support through attendance at meetings and in project working groups.

Council is required, under the NSW Government's conditions for the Special Rate Variation, to report annually on the expenditure of funds raised through the Special Rate and any variations, and to report on outcomes achieved as a result of the Special Rate Variation. The Terms of Reference for the Masterplan Committee require that the Committee report annually on the progress of works.

Council's Annual Report for 2013/14 achieves the reporting requirements imposed in the SRV's conditions. From this perspective Council has satisfied the reporting requirements for the 2013/14 FY. The Committee's annual report provides more detail for Council and the community on the works and associated activities of the Committee for the same period.

Options:

The process to publish an Annual Report on the Committee's activities is an administrative requirement imposed upon the Committee. Therefore, this report is for Council's information and noting.

Sustainability Assessment:

- **Environment**

Environmental factors have been considered in the development of the City Centre Masterplan, and continue to be addressed during the implementation of each project.

- **Social**

The development of a viable and vibrant Coffs Harbour CBD will assist in the creation of a stronger social fabric. Membership and activities of the Masterplan Committee facilitate enhanced collaboration between business, investors, community and Council.

- **Civic Leadership**

The City Centre Masterplan maps the future for our City Centre. The Plan contains a number of strategies and projects that support key priorities previously identified through the Masterplan community consultation process. These key priorities include a focus on revitalising the City Centre to stimulate economic activity.

- **Economic**

Broader Economic Implications

In June 2013, Coffs Harbour City Council secured Ministerial approval - via the Independent Pricing and Regulatory Tribunal (IPART) – to increase its general income for 2013/2014 by 5.43% to allow for the continuation of the CBD special rate for a further 10 year period. This additional rate revenue (above rate pegging increases) funds the 10 year City Centre works program which has been developed through the City Centre Masterplan Committee.

Delivery Program/Operational Plan Implications

The 2014 - 2018 delivery program details the funding and implementation program for the Business City Centre Special Rate Extension.

Risk Analysis:

Risk mitigation strategies will continue to be developed through the implementation and design process with particular emphasis on economic risk through detail design and cost estimates and direct liaison with effected businesses and property owners on mitigation of construction impacts.

Consultation:

The City Centre Masterplan was developed in consultation with property owners, business and community and the Masterplan Committee represents key stakeholders in the City Centre for the implementation of the Masterplan.

Related Policy, Precedents and / or Statutory Requirements:

The adopted City Centre Masterplan and the Terms of Reference establish the strategic objectives of the Committee and the responsibilities and delegations of the Committee. The Terms of Reference require the Masterplan Committee to report annually to Coffs Harbour City Council and the City Centre ratepayers on the progress of works.

The NSW Independent Pricing and Regulatory Tribunal (IPART) requires Council to report in its annual report for each rating year of the SRV from 2013/14 to 2022/23 on:

- a) The program of expenditure that was actually funded by the special variation and the reasons for any significant differences from the program listed, and;
- b) The outcomes achieved as a result of the special variation.

Implementation Date / Priority:

The City Centre Masterplan Update 2014 documents activities completed in 2013/14 and proposed to be started in the 2014/15 financial year. It is proposed that once the report is noted by Council, that copies be distributed to those property owners contributing to the City Centre SRV.

Conclusion:

The City Centre Masterplan Committee has made significant progress to develop and begin implementation of the City Centre Masterplan and the volunteer members of the Committee are commended for their achievements and contributions to date.



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Contents:

Masterplan Committee Background

Implementation of the Masterplan City Centre Marketing Initiatives

City Centre Branding

Communication initiatives with landowners and retailers

Castle Street Car Park awning and lifts

Duke Street by-pass

Brelsford Park Skate Park

City Centre Square design process initiated

Planning for the next twelve months

Christmas Activation

Saturday Markets

Decorative Lighting

Finalise City Square Design

Design construct the Park Avenue Transport Hub

Park Avenue Car Park upgrade, painting, signage

Install Shade Sails

Moonee Street Entry Statement



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***Masterplan Committee Background:***

In 2012 Council proposed to establish the CBD Masterplan Committee under Section 355 of the Local Government Act 1993 and in line with the Terms of Reference. The Terms of Reference provides for the CBD Masterplan Committee to oversee the implementation of the Masterplan and related expenditure. Council was initially required to adopt the Masterplan to be able to set the schedule of works to be carried out over the coming years.

The CBD Masterplan Committee is required to report annually to Council, the Special Ratepayers and IPART on all of its income and expenditure and the progress being made in relation to the implementation of the Masterplan. Reporting is also required on what is planned for the coming twelve months. As the Masterplan will set out a program of works the Committee will be overseeing this, this will be integrated into the Councils Long Term Financial Plan, Delivery Program and Operational Plan.

“The delegation of the ability to manage the implementation of a Masterplan to the CBD Masterplan Committee empowers the local property owners in the delivery of projects that are directly funded by special rates collected directly from them.

This will ensure a far greater level of ownership and engagement with the property owners, and will assist in the development of a partnership between the property owners and Council in the delivery of much needed infrastructure works in the CBD.”

CHCC Meeting CBD Masterplan Business Paper 2012

Terms of Reference for the CBD Master Plan Committee**1. Role**

- 1.1 To direct the development of a Master Plan for the CBD.
- 1.2 To recommend work priorities to Council for the implementation of the CBD Master Plan.
- 1.3 To recommend an annual works program and budget.
- 1.4 To account for and approve all expenditure of funds raised through the Special Rate Variation and externally to Council.
- 1.5 To act as a communication conduit between Council and the CBD stakeholders in respect to the CBD Master Plan.
- 1.6 To advocate the CBD Master Plan to the community.
- 1.7 Report annually to Coffs Harbour City Council, the CBD ratepayers and IPART on the progress of works.
- 1.8 Consult with the Chamber of Commerce, Tourism Association and other relevant bodies as needed.

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1.9 Liaise with Council in relation to Council's Asset Management Plans and annual operational works program for the CBD.

2. Delegated Authorities

2.1 To expend funds allocated to the CBD Master Plan's Committee by Council within the approved budget.

2.2 To establish sub-committees as deemed appropriate.

2.3 To promote the advantages of the CBD inside and outside the area, including making press releases and promoting the CBD Master Plan Project.

2.4 To raise funds other than rates and loans to fund the objectives of the Committee.

2.5 To expend funds raised outside of Council as the Committee deems appropriate, e.g. promotions, entertainment etc.

3. Sub-committee membership

3.1 Committee members will comprise of:

- The General Manager or delegate,
- Council's Manager of Investigation and Design (City Services),
- Council's Manager of Special Projects (LUHD),
- One community member (no-retailer or landowner),
- Four CBD landowners (three landowners of property valued at greater than \$1,000,000, one property owner of land values less than \$1,000,000,
- One CBD retailer (not property owner).

3.2 The committee will appoint the position of chairperson annually.

3.3 The role of the chairperson shall be:

- Chairperson of meetings of the CBD Master Plan Committee,
- Representative on sub-committees as appropriate,
- Oversight of activities of a co-ordinator (if applicable),
- Attend Council/Sub-committee meetings as appropriate.

4. Meetings

4.1 Meetings will be held at least quarterly depending on demand.

4.2 Topics for the agenda should be forwarded to the chairperson no later than 14 days prior to the meeting.

4.3 Agenda and minutes from the previous meeting will be circulated to members at least seven days prior to the meeting.

4.4 Members must declare in writing any interest in any report tabled at the meeting.

4.5 Council to supply a minute secretary.

5. Quorum

5.1 A quorum will consist of at least five members of the Committee.

6. Voting and Recommendations

6.1 Voting on recommendations are made by consensus and all decisions regarding the allocation of funding for works must be stated precisely for the inclusion of the minutes.

6.2 Where a consensus cannot be reached at two consecutive meetings, then a majority of 60%

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of those present excluding the 3 Council Representatives can adopt a recommendation. The alternate views are to be minuted.

7. Communication

7.1 Members of the Sub-committee are not permitted to speak to the media as representatives of the Sub-committee unless approved the chairperson.

7.2 Where approval has been given by the chairperson, views and opinions expressed are those of the CBD Master Plan Committee and not of Coffs Harbour City Council.

7.3 When endorsement is required from Coffs Harbour City Council, approval must be sought through the formal processes.

8. Parent Committee

8.1 Ordinary Council Meeting.

9. Code of Conduct

9.1 All members of the Committee are to abide by Council's Code of Conduct.

The Masterplan Committee comprises:

Rod McKelvey – Community Member

Kim Towner – Retailer

John Buckland – Landowner under \$1 million

David Doyle – Landowner over \$1 million

Lance Cousins – Landowner over \$1 million

Garth Grundy – Landowner over \$1 million

Steve McGrath – CHCC General Manager

George Stulle – CHCC Manager of Design City Services

Sharon Smith – CHCC Manager of Special Projects

In addition to the funds provided by CBD landowners, the City Centre Masterplan Committee to date has provided over **2,320 hours** of time and significant in-kind support to the program through attendance of meetings and in project working groups.



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The first milestone of the Masterplan working group was the preparation of the City Centre Masterplan itself.

The Masterplan Committee, Council with their sub-consultant Straight Talk, won the IAP2* Core Values NSW State Award for Project of the Year, for the CBD Masterplan consultation process.

An award for its extensive community consultation process, which was the basis on which IPART granted approval.

Various experts were engaged including urban designers, traffic and parking consultants, landscape architect, transport consultants, engineers, brand consultants, economic benefit experts and transport experts.

The Masterplan sets out the guiding principles in which to revitalise Coffs City Centre and **the priority strategies and projects to improve it.**

**International Association for Public Participation, Australasia.*

Key Projects to date include:

1. City Centre marketing initiatives
2. Coffs City Centre branding
3. Communication initiatives with landowners and retailers
4. Castle Street car park awning, painting and signage
5. Castle Street lifts
6. Replacement of Riding Lane toilet facilities
7. Duke Street bypass development application lodged
8. Brelsford skate park
9. Transport Terminal
10. City Centre Square design process initiated
11. Planning for the next twelve months



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1. City Centre Marketing Initiatives:

- Appointment of a project coordinator who liaises with prospective activation coordinators, retailers and to City Centre patrons acting as a concierge
- January 2014 month of festivals
- Targeted weekend activation through markets, entertainment and activities
- Various events and cultural activities



2. Coffs City Centre branding:



“To create a place where economic, social and cultural pursuits fuse to enrich and enliven all who live, work and visit the City Centre.

At our core will be a strong heart from which the ripples of vibrancy and prosperity will flow throughout the City Centre and to the region as a whole.

Let’s reignite a glow in the City Centre that we locals are proud of and for which visitors become attached to.

The City Centre will be a destination featuring world class design of the physical fabric that creates a unique and creative streetscape that inspires all who visit.”

Coffs City Centre Masterplan June 2012



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3. Communication initiatives with landowners and retailers

The Committee uses several forms of Communication to inform the Special Ratepayers, retailers and the General Public about progress with infrastructure projects and activation activities within the CBD.

A City Buzz newspaper column is well supported by the Coffs Coast Advocate, a monthly City Buzz eNewsletter is being accessed by a growing number of subscribers and information both is a feature of the Saturday Activation that enables the coordinator to inform interested parties of progress and specific details of the CBD MasterPlan.



PART OF THE CITY Buzz stories for the kids has returned to the Coffs Harbour City Square

Plenty to see and do in the centre of town



CITY BUZZ
ROD MCKELVEY
CBD Masterplan Committee



JANUARY'S buzzing in Coffs City Centre with terrific activities for adventurers, artists, music-lovers, and would-be Top Guns. Tonight at 8pm, another fantastic CBTM Music Festival will rock City Square with great live music - local bands 'Smash Mystery', 'Julian Chmedbury' and 'The Hearties'. Mondays and Fridays, Coffs Harbour Library's Storytime, returns to City Square, 10am-12noon January 6, 13, 20 and 27. Bring a sunhat, sunscreen and water, and share the love of books with kids. Thursdays, from 8am-3pm, you'll find fresh local produce at the Greeners Market, while Saturdays, from 8am-2pm, the Makers Market features local artisans with handmade works. While you're in City Square, check out the giant chess set. Then stroll through the CBD's streets and avenues, shop for antiques and gifts, and enjoy a cuppa or meal at one of the many cafes, bistros and restaurants.

For art lovers (and buyers!), there's a new pop-up Art Gallery until the end of January. By day, it's Nick Jackson's Design and Engineering Office at 42 Moore St, but on Friday and Saturday evenings, 5-8pm, it's transformed into an Art Gallery. Ever imagined being an ace helicopter pilot? Test your skills in the Westpac Lifesaver Rescue Helicopter simulator, in the City Square January 14-20. Then it's motorbikes! Around noon on January 20, the Headpace Rock a Role motorcycle adventure rumbles into the City Square. It's a break for riders between the Gold Coast Big Day Out and Melbourne's Big Day Out, raising awareness of youth mental health.

There'll be motorcycle simulator rides, talented musicians and give-aways, plus you can get your photo taken and get items signed by the avid Harley Davidson enthusiasts. Then on Friday evening, January 23, in the City Square, we're a special outdoor screening of a brand new documentary Coffs Harbour's own adventures, philanthropists, Russ Holland and Steve Forke, share their challenges as they climbed some of the world's highest mountains, raising money for the Make a Wish Foundation. Russ, Steve and Shane Polyster from Peak Potential Adventurers will be special guests on the night, and there'll be finger food. Entry is a gold coin donation with all profits going to the local Make a Wish branch. Building landscape architects! Don't forget the City Square Design Competition running until February 18. Great prizes for community and professional competition winners - details on our Facebook page 'Coffs City Centre'.

Love my City Centre



Social Media Platform



Facebook Coffs City Centre

Share Forward to Friend In Share Tweet



Follow all the latest news in the City Centre on Facebook by clicking this icon

Welcome to the City Buzz

This eNewsletter has been created by the CCB Masterplan Committee and aims to bring you up to date with the progression of Masterplan initiatives/ infrastructure: Activations and Events that are held in the Coffs City Centre.

We welcome the opportunity for you to forward this eNewsletter to other email recipients on your database / contacts lists to increase awareness of up and coming events in the heart of our city of Coffs Harbour.

If your Coffs City Centre business, organisation or community group that is hosting an activation in the Coffs City Centre would like to inform your community or other retailers about upcoming events in the Coffs City Centre please email the City Centre Activation Pilots/Coordinators

Email Database & eNewsletter

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4. & 5. Castle Street car park awning and Lifts:

The upper level of the Castle St car park contains some 160 car spaces which have never been utilised well (less than 10%) due to lack of weather protection and inconvenience. Providing an awning and lifts in conjunction with relocating full time parking to the upper level will create more convenient CBD parking, leading to improved CBD patronage.



6. Replacement of Riding Lane toilet facilities

A partnership between the CBD Masterplan Committee and Coffs Harbour City Council will see new toilet facilities built in Castle Street replace the old inconvenient Riding Lane toilets.

The design will feature plenty of ‘open space’ which provides an added sensory experience rather than just purely a functional one. The architecture is contemporary with a large open timber canopy sailing above the precast concrete wall panels below. Designed to please with louvers to allow natural light, air and blue sky to filter into the toilets.

An external co-share wash basin adds interest. Incorporating safer-by-design philosophies, meeting the Masterplan principles promoting, safe, accessible and liveable places.

Construction for all three projects is due for completion in September.



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7. Duke Street bypass:

One of the key objectives of the Masterplan is to achieve a connected City Centre with an environment where there is a balance between the pedestrian, cyclist, public transport and private vehicle.

By providing a number of routes and a hierarchy of thoroughfares, traffic can self-regulate and the function of the City Centre will improve.

Various traffic studies indicated that connecting Duke Street to Harbour Drive would greatly ease traffic congestion in the City Centre.

Preliminary design of the by-pass road has commenced that will provide and formalise the Duke St extension as a permanent component of the inner ring road.

Construction is expected to commence in the fourth quarter of the year and completion expected by early 2015, weather permitting.



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8. Brelsford Skate Park:

Due to open at the end of July, Coffs Harbour’s Skate Park will be the envy of many regional centres. Specialist designers worked with the Council team and local skaters and BMX riders to create a high quality, multifunctional community space to be enjoyed not only by skaters and bike and scooter riders, but also by performers and people using the exercise station and other facilities.



A large bowl, two street runs and big ramps will bring out the best of both intermediate and experienced skaters and BMX riders. A volcano will test skills for changing direction and doing tricks, as will the grind rail, hubbas, ledges and a set of steps.

Younger users have a space, too, where they can practice and build up their skills, using smaller ramps and a low grinding bar and small ledge, while families, friends and onlookers can watch activities in comfort In the shelter and take advantage of the free Wi-Fi.

An inviting, colourful landscape will see the area evolve into a popular youth precinct with clean facilities and places to hold outdoor music and other performances. Several lawn areas with trees provide spots for time out, plus there’s a free electric BBQ and a giant basket swing which can hold several people at a time. A great achievement!



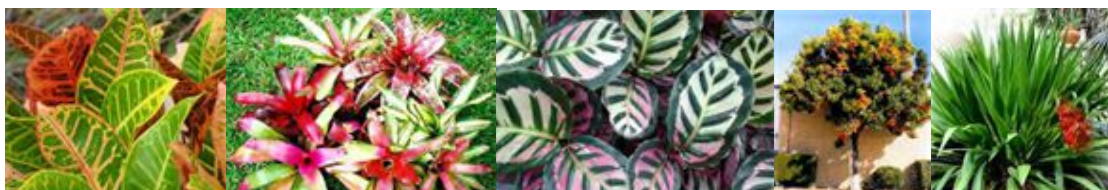
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9. Transport Interchange Project:

The Transport Interchange Project improves the existing bus and taxi areas in Park Avenue and Vernon Street. Upgrades include wider footpaths, extensive landscaping, new seating, shelters, lighting and bike racks. In addition, the south-west corner of the Park Avenue car park is remodelled into an undercover waiting area for passengers.

The Park Avenue Transport Interchange is a key project in the Coffs Harbour CBD Masterplan and funding Transport for NSW, has enabled the project to be brought forward.



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9. City Centre Square design process initiated:

The Coffs Harbour City Centre Masterplan Committee and Coffs Harbour City Council are committed to the revitalisation of the City Square to create a strong heart where economic, social and cultural pursuits fuse to enrich and enliven all who live, work and visit the City Centre Square.

The process got underway with a Design Competition to generate ideas and concepts, now we move onto the selection of an appropriate professional team to respond to a refined brief, and work with the Masterplan Committee and CHCC in the design and documentation that will establish the City Centre Square as a destination.

The City Centre Square is to be the core entertainment precinct of Coffs Harbour which regionally attracts festivities and events for the social and economic benefit of the community, and as a new attraction for tourists.

Complementing the entertainment precinct will be numerous cultural initiatives that showcase and encourage the talent of our many artists, musicians, chefs and local providers.



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10. Planning for implementation during the next twelve months:

Various discussions and planning is in progress on other Masterplan projects for the forthcoming year, including:

- Christmas activation
- Saturday Markets
- Decorative Lighting
- Finalise City Centre Square Design
- Park Avenue Artist Lane
- Park Avenue Car Park upgrade, painting, signage
- Install Shade Sails:
 - Vernon Street
 - West High Street
 - Harbour Drive
 - Moonee Street
 - Park Avenue



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Budget prepared by CHCC Business Services Strategic Projects Department:

Program 115 - CBD Masterplan Works						
Line Item	Job number	Description	Budget Year 1 2013/2014	Actuals Year 1 2013/2014	Revote Year 1 2013/2014	Budget Year 2 (includes Revotes from 13/14) 2014/2015
115070	47020	Marketing	40,000	618	-	40,000
115075	47025	Saturday Markets	50,000	-	-	50,000
115080	47030	Sunday Activation	25,000	1,154	-	25,000
	47031	Christmas Activation	20,000	5,008	-	20,000
115200		Maintenance Costs (Revenue Funded) (New Assets)	-	-	-	-
115499		Depreciation (New Assets)	-	-	-	184,500
		TOTAL OPERATING EXPENDITURE	135,000	7,780	-	319,500
115506	47500	Repaving City Square	200,000	34,206	165,794	165,794
	47501	City Square Upgrade - awning, lighting & landscaping	1,000,000	29,714	970,286	970,286
	47502	City Square Amphitheatre	250,000	-	250,000	250,000
115507	47510	Duke Street Road Extension	300,000	-	300,000	300,000
115508	47515	City Centre Signage	175,000	-	175,000	175,000
115509	47520	Light show, decorative lighting, CCTV	300,000	2,445	297,555	297,555
115511	47525	Street Furniture	100,000	-	100,000	100,000
115513	47530	Landscaping	100,000	-	100,000	100,000
115514	47531	Lighting	50,000	-	50,000	100,000
115515	47535	Park Avenue Artist Lane	-	-	-	100,000
115516	47540	Riding Lane Toilet upgrade (50/50 with council)	150,000	13,352	136,648	286,648
115517	47541	Castle Street Car Park - upgrade, painting, signage	-	-	-	150,000
	47542	Park Avenue Car Park - upgrade, painting, signage	-	-	-	75,000
	47560	Relocate City Square shadesail to Park Avenue	150,000	-	150,000	150,000
115518	47561	Install shade sails to Vernon Street	-	-	-	150,000
	47562	West High Street Sail	-	-	-	150,000
	47563	Harbour Drive Sail	-	-	-	150,000
	47564	Moonee Street Sail	-	-	-	150,000
115519	47570	Moonee Street Entry Statement	-	-	-	30,000
115521	47572	Sunday Activation (capital component)	50,000	-	50,000	50,000
	47573	Christmas Activation (capital component)	100,000	-	100,000	100,000
115522	47575	Park Avenue upgrade and landscaping	-	-	-	-
115529	11829	Masterplan Works (previous SRV) Harbour Dr/ Gordon St	414,248	46	414,202	414,202
115990	47580	Contingency (capital)	200,000	34,844	165,156	100,000
		TOTAL CAPITAL EXPENDITURE	3,539,248	114,607	3,424,641	4,514,485
		TOTAL EXPENDITURE	3,674,248	122,387	3,424,641	4,833,985
115710	47905	CBD Special Rate Variation	(691,640)	(691,640)	-	(707,548)
115794	47935	Interest on Investments	(32,000)	(40,242)	-	(200,000)
115805	47910	Contribution - Riding Lane Toilet Upgrade	(150,000)	(150,000)	-	-
		TOTAL INCOME	(873,640)	(881,882)	-	(907,548)
		FUNDING DEFICIT / (SURPLUS)	2,800,608	(759,495)	3,424,641	3,926,437
11598I	47981	Tfr to CBD Masterplan Reserve	1,433,640	1,173,743	-	18,063
11599I	47991	Tfr from CBD Masterplan Reserve	-	-	-	-
11598K	4798K	Tfr to ELE Reserve	180,000	-	-	240,000
11599K	4799K	Tfr from ELE Reserve	(4,000,000)	-	-	(4,000,000)
11599N	4799N	Tfr from Revenue Revotes (previous SRV)	(414,248)	(414,248)	-	-
11599F		Tfr from Depreciation Reserve (Contra)	-	-	-	(184,500)
		RESERVE TRANSFERS	(2,800,608)	759,495	-	(3,926,437)
		BUDGET DEFICIT / (SURPLUS)	0	0	0	0
CBD MASTERPLAN RESERVE TRANSACTIONS / BALANCES					2013/2014	2014/2015
Projected Reserve Balance at 1 July					-	1,173,743
Tfr to/(from Reserve)					1,173,743	18,063
Projected Reserve Balance at 30 June					1,173,743	1,191,806

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