
NORTH BOAMBEE VALLEY WEST

*Contributions
Plan 2022*



Document Control Table

Amendment	Authoriser	Approval ref	Date
Full review of Contributions Plan, to include amendments to detention basin location, update to construction costs and projected lot yield	Council	BS22/36	09/09/2022

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Executive Summary

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

The North Boambee Valley West Development Control Plan has identified provision for further residential expansion in the order of 866 additional lots accommodating approximately 2,169 people.

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

- open space and recreation facilities;
- transport and traffic management facilities; and
- flood mitigation works.

Principles of the Plan

- i. The Contributions Plan encourages a holistic approach towards the provision of infrastructure. Fragmented, site-specific infrastructure items are discouraged, in favour of infrastructure that is multi-purpose in nature and achieves broader, long term planning objectives.
- ii. The Contributions Plan is founded on a 'cradle to the grave' approach to the provision of community infrastructure, on the assumption that at some stage in his or her life, a person is likely to require access to this specific infrastructure, that Council is able to provide.
- iii. Specific stages to complete the overall project have been identified with indicative costing estimated to be used as a basis for contribution determination.

Objectives of the Plan

1. Coffs Harbour future needs for community infrastructure are adequately met as population increases. This should be achieved through:
 - the effective planning and provision of infrastructure that is required as a result of, or to facilitate new development;
 - a nexus between the new development and the need for infrastructure is established;
 - the community is provided information as to the nature and timing of this infrastructure provision; and
 - providing the provision of forward funding and the ability for the Council to recoup these funds under this Contributions Plan.

2. Developers are required to contribute towards the cost of providing community infrastructure and services in a manner that is:
 - fair and reasonable;
 - consistent and certain; and
 - adequately and publicly accounted for.

Date of commencement of the Plan

This Contributions Plan originally came into operation on 18 May 2019. The plan was amended on 14 June 2022.

What developments are charged contributions?

1. Developments exempt from contributions:
 - the first lot in a residential subdivision is exempt from contributions; and
 - the first dwelling on a residential lot is exempt from contributions.
2. 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 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”.

Summary of costs and contribution rates

Table 1: Schedule of works, commencement, staging and expenditures

Works Required	Estimated Capital Cost \$	Estimated Staging
Transport & Traffic - Shared way (cycleway), Road Construction North Boambee Rd upgrade, culvert, share way and kerb/gutter (to Lakes Drive) - Minor highway intersection works & crossings from Lakes Drive to Highway Shared way (Lakes Dr to Hway)	11,486,335 $187,437 @ 49.6\% = 92,969$ (to be recouped) $291,692 @ 49.6\% = 144,679$ (to be recouped)	2022/2023 Transport for NSW to determine commencement \$187,436 forward funded by CHCC As funds become available \$147,013 to be funded by CHCC
Neighbourhood Open Space - One (1) neighbourhood park with associated facilities	1,004,500	2025/2026
Local Open Space - Three (3) local parks with associated facilities	2,471,120	2026/2027 2028/2029 2030/2031
Flood Mitigation Works	$5,135,000 @ 22\% = 1,129,700$	2023/2024
Development Studies	183,600	Completed

Table 2: Summary costs by land use

Public facility	Total Cost of future works / recoupment costs \$	Anticipated future lot yield in catchment	Funds from other sources \$	Net cost To be levied \$
Transport & Traffic				
- Shared way (cycleway), Road Construction North Boambee Rd upgrade, culvert, share way and kerb/gutter (to Lakes Drive)	11,486,335	866	90,000	11,396,335
- Minor highway intersection works & crossings from Lakes Drive to Highway Shared way (Lakes Dr to Highway)	187,437		94,468	92,969
	291,692		147,013	144,679
Neighbourhood Open Space	1,004,500	866	-	1,004,500
Local Open Space	2,471,120	866	-	2,471,120
Flood Mitigation Works	5,135,000	866	4,005,300	1,129,700
Development Studies	183,600	866	100,000	83,600

Table3: Summary of contributions

Service / facility	Net cost to be levied \$	Per large dwelling/lot \$	Per small dwelling \$
Transport & Traffic			
- Shared way (cycleway), Road Construction North Boambee Rd upgrade, culvert, share way and kerb/gutter (to Lakes Drive)	11,396,335	13,159.74	9,211.82
- Minor highway intersection works & crossings from Lakes Drive to Highway Shared way (Lakes Dr to Highway)	237,648 (92,969+ 144,679)	274.42	192.09
Neighbourhood open space	1,004,500	1,159.93	811.95
Local open space	2,471,120	2853.49	2809.39
Flood mitigation works	1,129,700	1,304.50	913.15
Development studies	83,600	96.54	65.86

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 Plan, the Coffs Harbour Water Supply and Wastewater Developer Services Plans and other relevant contribution plans will also apply.
2. Additional contribution rates for various other types of development are included in this plan at Appendix "B"

Calculation of contribution rates

The formula to be used for the calculation of contributions under Section 7.11 of the EP&A Act is as set out below:

$$= \frac{(C - E)}{L}$$

Where:

- C = net cost of construction for infrastructure (after apportionment)
- E = cash held
- L = anticipated additional residential large dwellings/lots

Name and purpose of the plan

This Contributions Plan has been prepared in accordance with the provisions of Section 7.11 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 North Boambee Valley West Contributions Plan 2022.

The primary purpose of this plan is to satisfy the requirements of the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000 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. This Contributions Plan has been factored over the term of 10 years, in which time the anticipated projected lot yield is 866, which equates to approximately 763 large dwellings and 103 small dwellings.

Other purposes of the plan are to:

Ensure that an adequate level of community facilities and public infrastructure is provided within the North Boambee Valley West area as development occurs.

Ensure that the existing community is not burdened by the provision of public facilities required as a result of future development.

Provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of developer contributions on an equitable basis throughout the North Boambee Valley West Area.

Provide the provision of forward funding and the ability for the Council to recoup these funds under this Contributions Plan.

Integrated Planning & Reporting

The integrated Planning and Reporting (IP&R) Framework provides Councils in NSW the opportunity to work with their communities to develop a long term plan for their areas. The Framework is a legislative requirement that forms part of the *Local Government Act 1993*.

Integrated Planning considers the longer-term future of an area and encourages councils to draw their various plans together, to understand how they interact and to ensure the greatest benefits are achieved by comprehensively planning for the future.

Ultimately, the framework provides a greater accountability and transparency. Councils are required to outline a clear strategic direction for their community through their Community Strategic Plan,

which is supported by the Resourcing Strategy. This includes a 10-year Long Term Financial Plan, Asset Management Strategies and a Workforce Management Plan.

Relationship to other Plans and Policies

This Contributions Plan provides a means for implementing certain planning and community development strategies adopted by Council, they include:

- MyCoffs Community Strategic Plan
- Coffs Harbour City Council – Delivery Program and Operational Plan
- 10-year Long Term Financial Plan
- Coffs Harbour Development Control Plan (DCP) 2015
- Local Environmental Plan (LEP) 2013

This Contributions Plan should be referred to in conjunction with other LGA wide Contribution Plans as well as all new release area Contribution Plans adopted by Council, that apply to the Coffs Harbour LGA. These Contribution Plans are located on Council's website [Coffs Harbour City Council Contribution Plans](#).

This Contributions Plan should be referred to in conjunction with the following adopted policies:

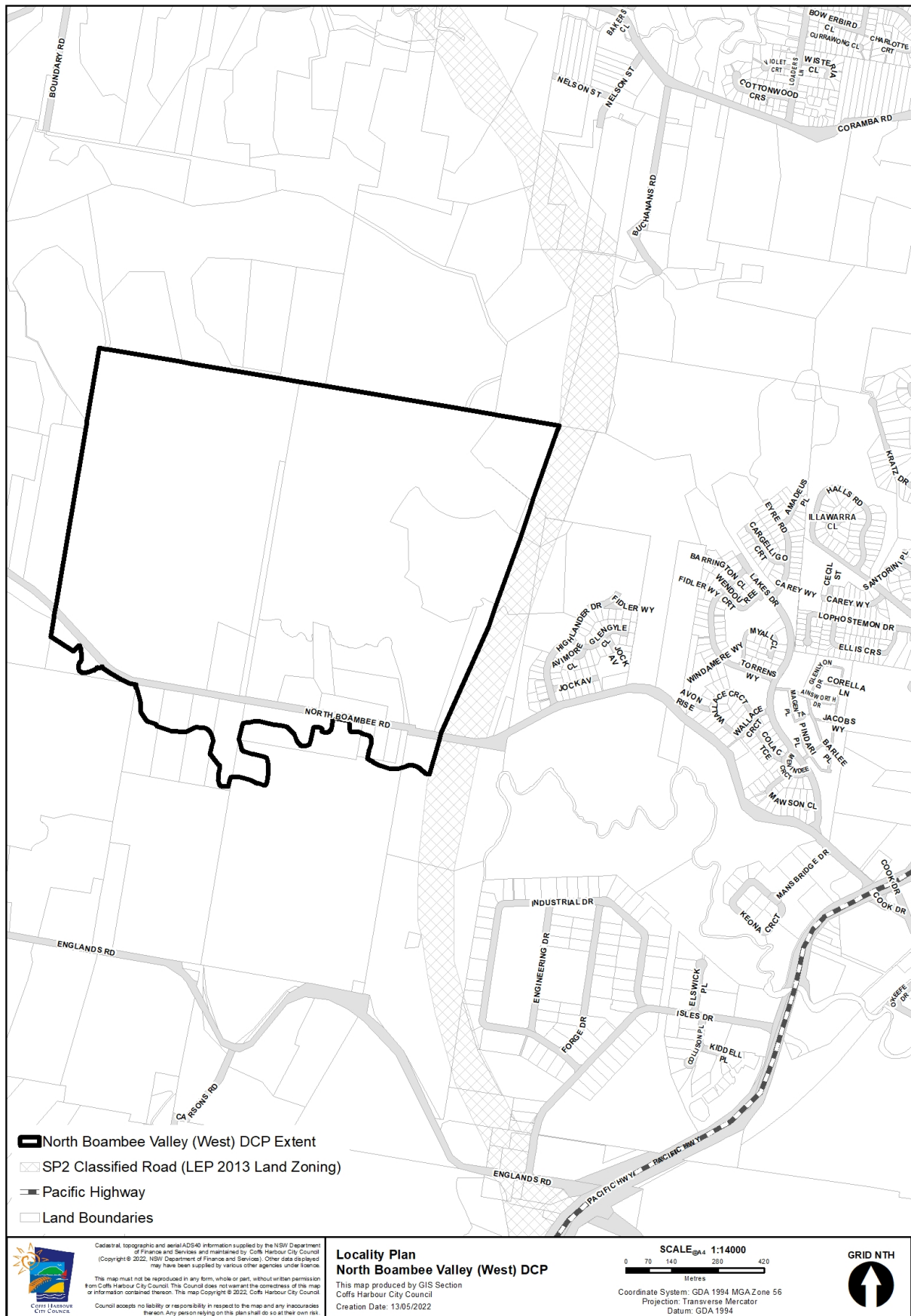
- [Works in Kind Policy](#)
- [Deferred Developer Contributions Policy](#)
- [Coffs Harbour City Centre Development Incentive Policy](#)
- [Business Incentive Policy](#)

Timing and delivery of infrastructure

Delivery of community infrastructure items are detailed in Table 1 of this plan. The delivery times of these infrastructure items have been estimated in line with projected population growth. The collection of contributions is dependent on development proceeding. There could be instances where the collection of contributions will not be sufficient to provide complete funding to construct the infrastructure within the specified time frame and the Council may need to forward fund the construction. In these instances, the forward funding would then be recouped to Council over future years under this Contributions Plan.

Area to which the plan applies

The plan applies to all land within the North Boambee Valley West area as shown in Map 1.



MAP 1 – Locality map for North Boambee Valley West

Works Schedule – Traffic and transport

The strategy for the movement of people within and through North Boambee Valley West recognises the dependence on the motor car, yet provides for a safe, efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for a bus service.

Access to the North Boambee Valley West area is obtained from North Boambee Road.

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

Road Network

In order to accommodate existing and potential development of land in the North Boambee Valley West area, North Boambee Road will require upgrading in accordance with the Development Control Plan. This will include construction of kerb and gutter to both sides of the road. There are some existing sections where kerb and gutter is in place. A contribution of \$90,000 to these works has been received and is included in the calculation of the costs.

A significant culvert upgrade at the eastern end of the release area is required. The road over the culvert will essentially be raised, temporary road closures and possible detours may be required. A new pedestrian bridge over this culvert will also be required to link the proposed shared way.

In addition, relevant traffic studies and projected traffic counts demonstrate the additional volume of traffic generated from North Boambee Valley West will affect the lead up entry point to the highway intersection. Transport for NSW require an additional lane and shared way provisions with 2 crossings, from Lakes Drive to the Highway with minor adjustments to the Highway intersection. These adjustments include line marking and re-configuration to traffic lights. With consideration to traffic coming to/from North Boambee Valley East and the industrial area, the apportionment for North Boambee Valley West is calculated at 49.6%.

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 Boambee Valley West 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 two bus stops consisting of shelters/seats and indented bus bays on local roads within the release area. These facilities are to be located as indicated in Map 2.

Pedestrian and Cycle Ways

The provision of pedestrian and cycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. Pedestrian and cycle routes are to be shared with vehicles on local roads within the release area and off-road footpaths/cycleways (shared ways) on North Boambee Road and adjoining the neighbourhood park. This plan makes a provision for funding of a shared way (cycleway) on North Boambee Road only, with a shared way pedestrian bridge at the existing culvert (see Map 2). The cycleway/shared way will cross to the south side of North Boambee Road at Lakes Drive with the use of two crossings. This includes the widening of the culvert adjacent to Mansbridge Drive. This infrastructure will be

apportioned to 49.6% for North Boambee Valley West. These facilities are to be located as indicated in Map 2. Footpaths/cycleways within subdivisions are to be funded by the developer.

Proposed facilities

The following summarises the traffic and transport facilities, which will be funded using Section 7.11 contributions.

Upgrade to North Boambee Road:

Pedestrian/cycleway (shared way)	\$ 720,000	
Retaining at certain points (shared way)	\$ 275,641	
Upgrade North Boambee Road (inc kerb & gutter)	\$ 7,657,182	
Bus stops (indented bays)	\$ 140,000	
Street Trees	\$ 42,820	
Design & Supervision	\$ 1,325,346	
Contingencies	\$ 1,325,346	
Sub Total		\$11,486,335

Calculation of contribution rate

$$= \frac{11,486,335 - 90,000}{866}$$

$$= \$13,159.74 \text{ per lot}$$

Upgrade to entry point Lakes Drive to Highway intersection:

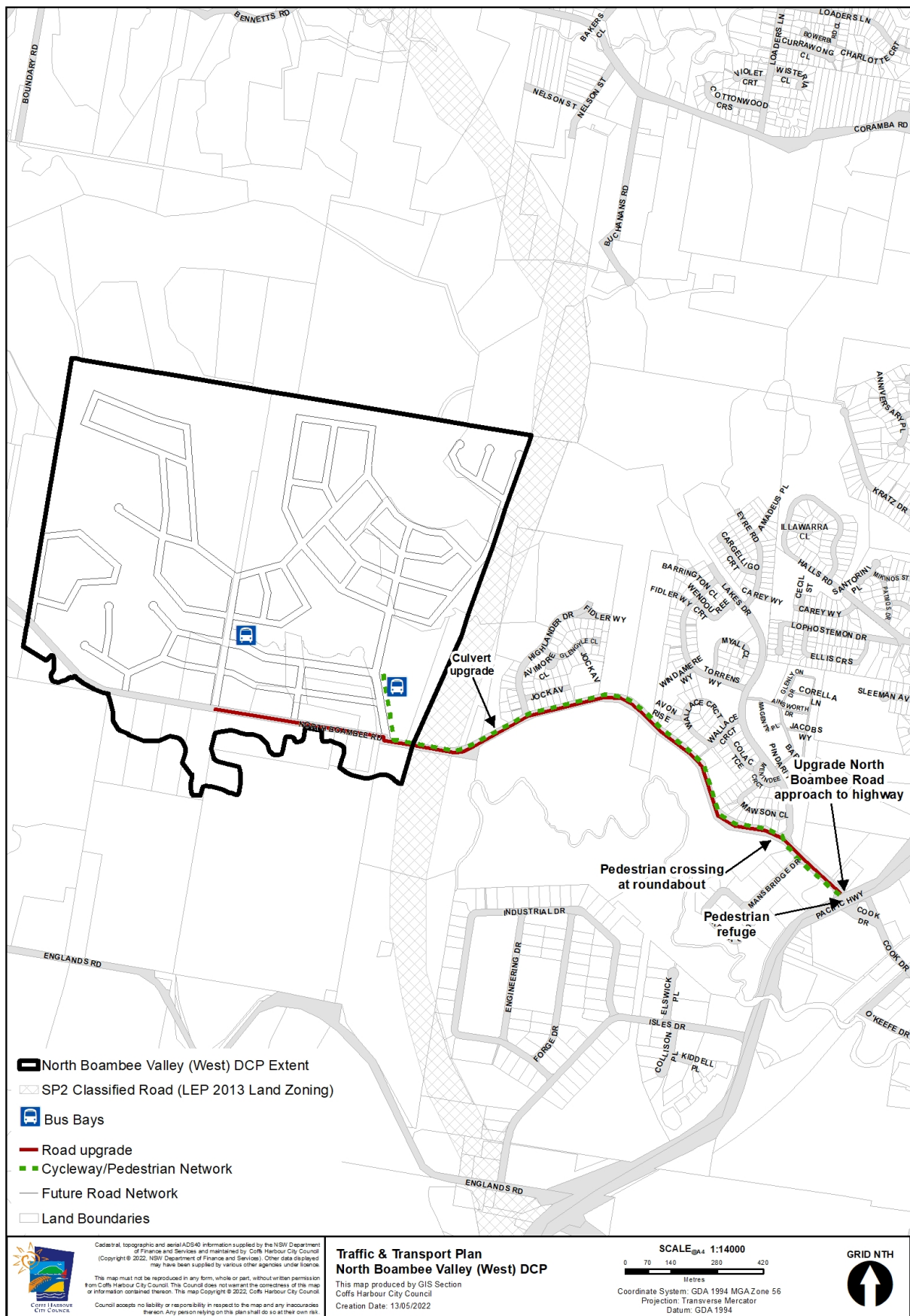
Widening of road by line marking / Guard Rail	\$ 59,369	
2 x crossings	\$ 53,008	
Pedestrian/cycleway (shared way 2.5m)	\$ 81,090	
Pedestrian/cycleway (extend existing to 2.5m)	\$ 16,100	
Highway intersection (minor adjustments)	\$ 31,805	
Widening (Mansbridge) culvert for pedestrian	\$ 127,219	
Design & Supervision	\$ 55,284	
Contingencies	\$ 55,284	
Sub Total	\$ 479,129	
	@ 49.6% (apport.)	\$237,648

Council to fund the difference \$241,480

Calculation of contribution rate

$$= \frac{237,648}{866}$$

$$= \$274.42 \text{ per lot}$$



MAP 2 – Traffic and transport strategy

Works Schedule – Flood mitigation works

The release area is located upstream of existing urban development. As part of the re-zoning process of the North Boambee Valley West release area flood studies were undertaken to determine what the impacts of proposed residential development would result. It was determined that some areas will require filling to allow development to proceed. Works to compensate for the floodplain filling were investigated and a development strategy prepared to minimise any potential impacts within the development area and downstream of the study area.

In the 2019 Contribution Plan construction of a stormwater detention basin was originally planned near the head of the main tributary. Council has decided to construct a larger detention basin to the south of the North Boambee Valley West release area.

The larger North Boambee Valley Detention Basin will benefit the future development of the North Boambee Valley West release area in addition to the Coffs Harbour Pacific Highway Bypass, the Coffs Harbour Health Campus, the Coffs Regional Sports Hub and other downstream properties. The North Boambee Valley West Flood Study (2013) found that 22% of the basin's capacity can be apportioned to the North Boambee Valley West release area.

Council has secured funding from other sources to supplement the additional funds required for the construction of the larger detention basin.

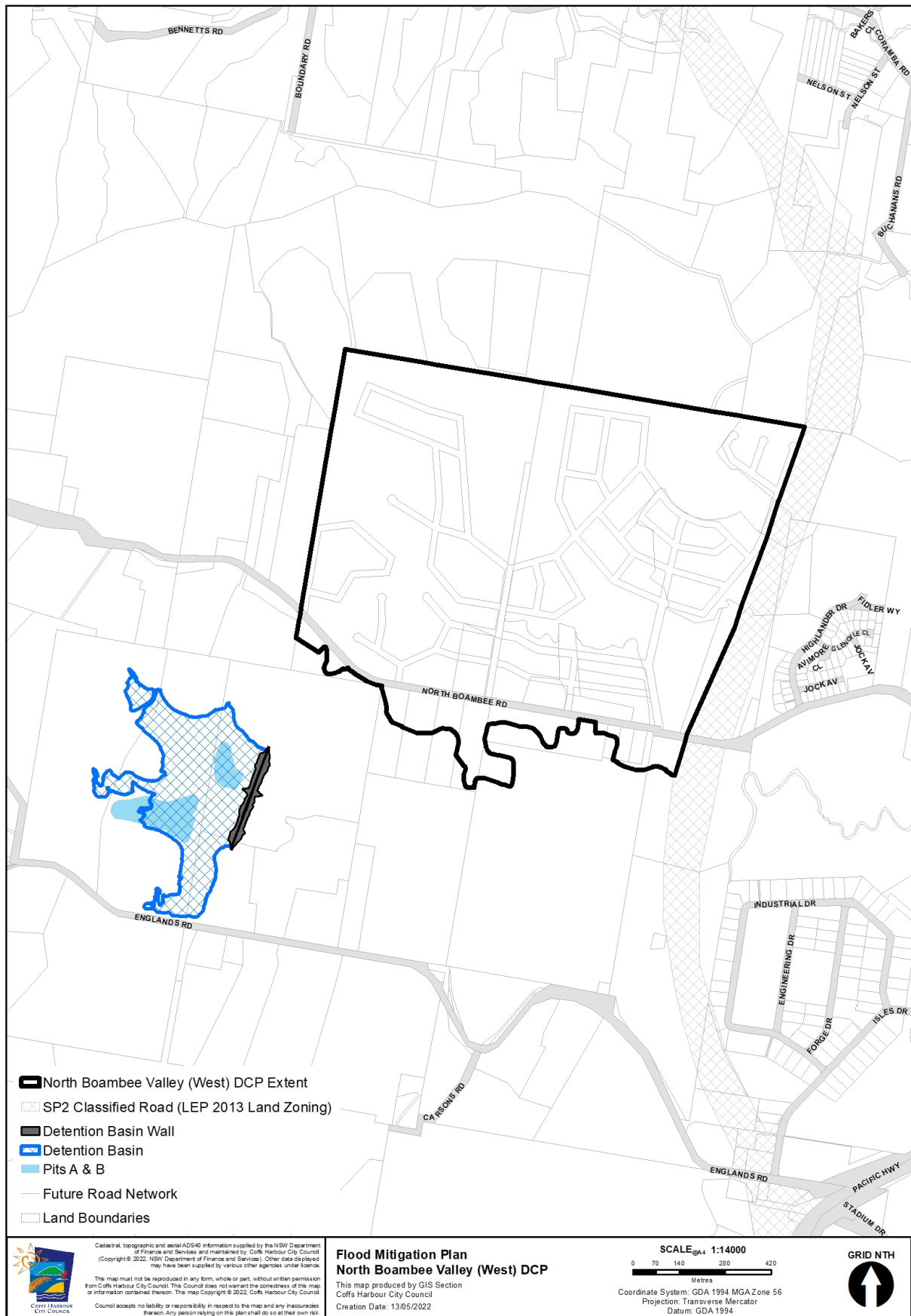
As the detention basin is needed early in the development process to enable development to proceed, it will be necessary for Council to forward fund this component of the project. The location of the detention basin is shown on Map 3.

The cost of the works, including land purchases and easements, design, construction of embankment and outlet structures is \$5,135,000.

Calculation of contribution rate

$$= \frac{\$5,135,000 - (4,005,300)}{866}$$

$$= \$1,304.50 \text{ per lot}$$



MAP 3 – Flood mitigation works

Works schedule – Open space and recreation

There are no existing formal open space and recreation facilities within the North Boambee Valley West area.

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

On the basis of the 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 North Boambee Valley West include the Coffs Coast Sport & Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.

District

Council's Sports Facilities Plan provides standards for the provision of sporting facilities throughout the local government area. The Coffs Harbour Open Space Contributions Plan includes contributions towards the active open space network.

Since the expected ultimate population of North Boambee Valley West is only 2,169 people, it is not necessary to provide district facilities within the release area. Residents of North Boambee Valley West can utilise a number of the facilities proposed and currently available in the open space network. These facilities are identified in Councils Sports Facilities Plan and Open Space Strategy.

Recreation areas located on coastal reserves are also available to the release areas population. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

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 500 metres which represents, on average, a seven-minute walk.

On this basis, one neighbourhood park and three local parks with associated playground and associated facilities would be required to meet the needs of the community. This plan allows for the provision of 4 playgrounds, and land acquisitions.

Creek buffers and drainage reserves provide a necessary role in providing stormwater drainage and flood mitigation requirements and environmental protection to Newports Creek.

Proposed Facilities

An indicative location of the neighbourhood park and local parks are shown on Map 4.

The minimum works required for neighbourhood parks are:

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

Neighbourhood Park

Playground, furniture, landscaping (inc 15% design/contingency), land acquisition

TOTAL **\$1,004,500**

Calculation of contribution rate

$$= \frac{\$1,004,500}{866}$$

$$= \$1,159.93 \text{ per lot}$$

Local Parks x 3

Playground, furniture, landscaping, design, contingency and land acquisition

TOTAL **\$2,471,120**

Calculation of contribution rate

$$= \frac{\$2,471,120}{866}$$

$$= \$2,853.49 \text{ per lot}$$

Urban Planning

Development studies

Section 7.11 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 \$183,600, of which \$100,000 was funded externally.

$$= \frac{\$183,600.00 - (\$100,000.00)}{866}$$

$$= \$96.54 \text{ per Lot}$$

Formula for determining contributions

The formula to be used for the calculation of contributions under Section 7.11 of the EP&A Act is as set out below:

$$= \frac{(C - E)}{L}$$

Where:

- C = Net cost of construction for infrastructure (after apportionment)
- E = cash held
- L = anticipated additional residential large dwellings/lots (or number of car parks)

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 time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

This plan requires a certifying authority (the Council or an accredited certifier) to issue a Complying Development Certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a contribution calculated in accordance with this plan.

The certifying authority must cause the applicant's receipt for payment of the contribution to be provided to the Council at the same time as the other documents required to be provided under clause 142(2) of the EP&A Regulation.

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 7.11 (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 payment

Where an applicant wishes to seek a deferral of contributions payable they should consult Council's current [Deferred Developer Contributions Policy](#)

Exemptions

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

Development consents involving construction of a secondary dwelling as defined under the Affordable Rental Housing State Environmental Planning Policy are exempt from contributions applicable under this contributions plan.

Council may consider exempting or providing a concession to commercial developments that meet certain criteria as stipulated in [Council's Business Incentive Policy](#).

Pooling of Funds

This plan expressly authorises monetary 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 general infrastructure and 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 Appendix A or applicable at the time of issue of the consent.

Relationship between expected development and demand for public facilities

The following section provides the basis for establishing the relationship (nexus) between the expected types of development in the area and the demand for additional community infrastructure to meet that development.

The Local Growth Management Strategy (LGMS) 2020 identifies North Boambee Valley West as a precinct area in Council's Expanding City growth scenario. This Contributions Plan has been factored over the term of 10 years, in which time the anticipated lot yield is projected at 866, which equates to approximately 763 large dwelling and 103 small dwellings.

Council has conducted specific studies focused on Place & Movement Strategies. Infrastructure items identified within this contributions plan have been derived from the recommendations and findings of these studies. These facilities will be provided to service the demands of the expected increase in general population, within the North Boambee Valley West area.

The Coffs Harbour Development Control Plan 2015 sets out detailed guidelines for development in the North Boambee Valley West area. It provides for a range of residential densities, although it is expected that the dominant form of development will be detached dwellings.

Causal Nexus

The anticipated increase in population will place greater demands on existing public facilities and require the provision of new public facilities that are not currently available in North Boambee Valley West. Table 1 in this plan lists the public facilities to be provided in the North Boambee Valley West area.

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

Physical and Temporal Nexus

The location of proposed 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.

Delivery of community infrastructure items are detailed within the works schedule section of this Contributions Plan. The delivery times of these infrastructure items have been estimated in line with projected population growth. The collection of contributions is dependent on development

proceeding. There could be instances where the collection of contributions will not be sufficient to provide complete funding to construct the infrastructure within the specified time frame and the Council may need to forward fund the construction. In these instances, the forward funding would then be recouped to Council over future years under this Contributions Plan

Future Population & Densities

In 2019 Council Harbour City Council adopted the Local Growth Management Strategy 2020. This updated strategy provides a plan for Coffs Harbour City Council's growing population and demographic changes over the next 20 years to 2040. Detailed investigations conducted by the company ARUP to inform the Coffs Harbour bypass project and to outline the changes that are likely to occur in the Coffs Harbour LGA based on dwelling development analysis. This data has been extrapolated using the current average household size for Coffs Harbour (Profile.ID) to give a population estimate of 109,770 by the year 2040.

North Boambee Valley West generally comprises large rural land parcels. Analysis indicates that development land will accommodate an additional 833 lots which will accommodate approximately 2,169 people.

Average occupancy rates in Coffs Harbour in 2019 were as outlined below in Table 4:

Table 4: Occupancy Rates

DWELLING TYPE	OCCUPANCY RATE
Large Dwelling	2.6
Small Dwelling	1.8

Source: ABS census figures

The total projected population of North Boambee Valley West based on these occupancy rates and projected dwelling yields is shown in Table 5.

As per the requirements of the North Boambee Valley West Development Control Plan, the density of development is to in be accordance with the target densities specified on map 5.

Table 5: Population projection

DWELLING TYPE	OCCUPANCY RATE	No. of dwellings	Population
Conventional Dwelling, Dual Occ, Integrated Housing	2.6	763	1984
Small Dwelling	1.6	103	185

APPENDIX A

INDEXING FACTORS FOR PROPOSED WORKS

Contribution Type	Indexation Basis	Index	Date Applied
North Boambee Valley West	Consumer Price Index – (All Groups) for Sydney	123.7	May 2022

APPENDIX B

STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET Section 7.11 Contribution Plans	Unit Rate per ET Water DSP	Unit Rate per ET Waste Water DSP
RESIDENTIAL			
Subdivision lot	1	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling	0.55 per dwelling
Secondary Dwelling (Affordable Rental Housing SEPP)	0.4 per dwelling	N/A	N/A
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	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

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
CLASSIFICATION	Section 7.11 Contribution Plans	Water DSP	Waste Water DSP
Industrial Premise	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Self-Storage Premises	N/A	0.1 per 100m2 GFA (admin area)	0.1 per 100m2 GFA (admin area)
Car Wash	N/A	Determined on Application	Determined on Application
Plant nursery	N/A	Determined on Application	Determined on Application
Service Station	N/A	0.6 per lane	0.6 per lane
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	0.04 per student	0.04 per student
- Tertiary	N/A	0.04 per student	0.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student	0.35 per resident student
Eco Tourism facility	Determined on Application	Determined on Application	Determined on Application
Passenger Transport Terminal	N/A	0.15 per 100m2 GFA	0.15 per 100m2 GFA
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

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
CLASSIFICATION	Section 7.11 Contribution Plans	Water DSP	Waste Water DSP
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) not including secondary dwelling as defined under the Affordable Rental Housing SEPP to which contributions are applicable at the rate identified in appendix "B" above.***

**** *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).***

