
COFFS HARBOUR OPEN SPACE

Contributions Plan 2019



Document Control Table

Amendment	Authoriser	Approval ref	Date
Inclusion of Coffs Harbour City Centre Development Incentive Policy under Exemptions	Council	2019/80	23 May 2019

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Executive Summary

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

Council'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 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.

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.

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.

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, on 2 September 2015, on 31 August 2016, on 16 August 2017 and subsequently 23 May 2019.

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	\$1,713,200	Local Government Area
Lighting Projects	\$1,276,000	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) excluding secondary dwelling as defined under the Affordable Rental Housing SEPP to which contributions are applicable at the rate identified in appendix “B”.

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”.

Name of the Plan

This contributions plan has been prepared in accordance with the provisions of Part 7.11 of the Environmental Planning and Assessment Act 1979 (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 2016.

Purpose of the Plan

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

Other purposes of the plan are to:

- (i) ensure that 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 Part 7.11 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 throughout the Coffs Harbour local government area (LGA).

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.

Relationship to other Plans and Policies

This contributions plan supersedes the previous Coffs Harbour Open Space Contributions Plan which came into effect on 2 September 2015

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

This plan should be referred to in conjunction with 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 Part 7.11 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 subdivision certificate;
- development consents involving building work – prior to the release of the building approval;
- development consents where no building approval is required – at the time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

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

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

Deferred or Periodic Payment

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

Works in Kind

Council may accept an applicant's offer to make a contribution by way of a works in kind contribution (for an item included on the works schedule) or a material public benefit (for an item not included on the works schedule) as referred to in Part 7.11 (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 are at least equal to the value of the contribution assessed in accordance with this plan.

Exemptions

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

Development consents involving construction of a secondary dwelling as defined under the Affordable Rental Housing State Environmental Planning Policy are exempt from Woolgoolga Precinct Open Space contributions applicable under this contributions plan. Other Contributions included in this plan are still applicable to secondary dwellings at the rate included in appendix "B".

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

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 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 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.

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 and 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
Lot/Large Dwelling	2.6
Small Dwelling	1.8
Seniors Living SEPP Developments (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) excluding secondary dwellings as defined in the Affordable Rental Housing State Environmental Planning Policy.**

- The lot rate/large dwelling rate applies to all types of dwelling with a floor area equal to or exceeding 100 square metres of floor area (excluding garages and balcony areas).
- 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 **funded within the regional hub grant project*

- 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.

** Due to conditions stipulated under the Regional Sports Hub grant offering, \$2,500,000 will be required from developer contribution funds from 2018/19, for the development of the Coffs Coast Sport & Leisure Park Facility. Developer Contributions will initially fund \$1,000,000 with any excess contribution to be forward funded by the Infrastructure Reserve. These funds will be recouped and repaid from developer contribution income, with the anticipation of repayment before 2028/29.

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. 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 \$1,276,000. 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 \$1,713,200.

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 O = \$ 2,270,424
sources

Funds levied or F = \$6,117,135
Collected

Total future lots L = 4,020

$$\begin{aligned}\text{Contribution per lot} &= \frac{(C - O - F)}{L} \\ &= \frac{\$23,189,680 - \$2,270,424 - 6,117,135}{4,020*} \\ &= \$3,682.12 \text{ per lot}\end{aligned}$$

*Adjusted for lots with contributions levied but not yet paid

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 O = \$ 375,000
sources

Future Lots L = 324

Funds levied or F = \$ 51,612
collected

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		
<i>Eastern Precinct</i>		
- 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
<i>South Western Precinct</i>		
- Lighting	300,000	-
• Car Parking	510,000	-
<i>North Western Precinct</i>		
- Drainage	324,480	Funded in
- Amenities	1,039,200	conjunction of
• Car Parking	324,000	regional hub
- Lighting	492,000	grant/project
• Field Construction & Landscaping	329,280	

Proposed Work	Estimated cost of future works	Funds from other sources
2. West Woolgoolga Sports Ground		
• 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 Service	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	216,000	-
• Criterion Track	288,600	-
• Amenities - BMX	120,000	-
• Net Ball Courts	644,160	-
5. Lighting Projects		
• Polwarth Drive	144,000	-
• Woolgoolga Sportsground	228,000	-
• Forsyth Park - Maclean Street	12,000	-
• York Street Ovals	360,000	-
• Richardson Park	357,000	-
• Fitzroy Oval	12,000	-
• Ayrshire Park	192,000	-
6. Drainage Projects		
• Woolgoolga Sportsground	192,000	-
• High Street Woolgoolga	266,000	-
• Geoff King Motors Park	408,000	-
• Sawtell Toormina Sports & Recreation	393,600	-
• Richardson Park	60,600	-
• Fitzroy Oval	198,000	-
7. Other Projects		
• Nana Glen Equestrian Centre Earthworks	348,360	-
• Nana Glen Sports Amenities	411,600	-
• Korora Oval Landscaping	105,600	-
• Combine street Earthworks	156,000	-
• Coramba Showground		
- Drainage	211,200	-
- Car Parking	90,000	-

Table 5 - Estimated Works Staging

STAGE	\$ PER PROJECT
Year 1 – 2014/15	1,530,952
Year 2 – Stage 1.1 – 2015/16	
York Street Oval (lighting) - completed	360,000
Fitzroy Oval (field drainage) - completed	198,000
Year 3 – Stage 1.2 – 2016/17 (numerous projects carried forward)	
Nana Glen Eq Centre field construction stage 1 (pipes) - completed	60,360
Year 4 – Stage 1.3 – 2017/18 (numerous projects carried forward)	
Woolgoolga Sports ground field (drainage) - completed	192,000
Year 5 – Stage 2.1 – 2018/19	
High St Woolgoolga (drainage & irrigation)	266,000
Woolgoolga Sports ground (lighting)	130,000
Richardson Park (lighting)	357,000
Richardson Park (irrigation)	60,600
Ayrshire Park field (drainage)	192,000
Geoff King Motors Park (stage 1- field drainage)	204,000
Sawtell Toormina Sports & Recreation Complex (stage 1- field drainage)	196,800
Coffs Coast Sport and Leisure Park – Stage 1	28,812
Year 6 – Stage 2.2 – 2019/20	
Forsyth Park (McLean St Oval) / Fitzroy Oval - digital switching for lights	24,000
Toormina Oval (lighting and digital switching)	216,000
Criterion Track (upgrade)	288,600
Geoff King Motors Park (stage 2 - field drainage)	204,000
Korora Oval (fencing)	105,600
Polwarth Drive sportsground (lighting)	184,000
Combine Street Oval (earthworks)	156,000
Coffs Coast Sport and Leisure Park – Stage 2	610,283
Coffs Coast Sport and Leisure Park – Stage 3	309,149
Netball training facility at Toormina Sports Complex (investigations) (the construction date for this project is uncertain at this stage – see 2021/22)	19,325
Year 7 – Stage 2.3 – 2020/21	
Coffs Coast Sport and Leisure Park – Stage 4	1,453,873*
Coffs Coast Sport and Leisure Park – Stage 5	97,883
Sawtell Toormina Sports & Recreation Complex (stage 2)	196,800
BMX track Toormina underground services	120,000
Coramba Recreation Reserve (car parking)	90,000
Coramba Recreation Reserve (field drainage)	211,200
Nana Glen Oval Sports (amenities)	411,600
Nana Glen Oval (stage 2 - Equestrian construction earthworks)	288,000
* initially funded by the Infrastructure Reserve and to be repay by section 7.11 contributions	

STAGE	\$ PER PROJECT
Year 8 – Stage 3.1 – 2021/22	
Netball training facility at Toormina Sports Complex (the date for this project is uncertain at this stage – see investigations 2019/20)	624,835
Toormina Sports Complex (no. 3 soccer field construction) (see \$10k design 2019/20)	238,800
Toormina Sports Complex (field drainage)	96,000
Toormina Sports Complex (car parking & road)	472,920
Toormina Sports Complex (landscaping)	12,000
Year 9 – Stage 3.2 – 2022/23	0.00
Year 10 – Stage 3.3 – 2023/24	
West Woolgoolga Sports Complex (underground services)	492,000
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)	1,204,800
Year 12 – 2025/26	0.00
Year 13 – 2026/27	0.00
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
Year 15 – Stage 5.2 – 2028/29	0.00
Year 16 – Stage 5.3 – 2029/30	0.00
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 – 2031/32	0.00
Year 19 – Stage 6.3 – 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

STAGE	\$ PER PROJECT
Year 20 – 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

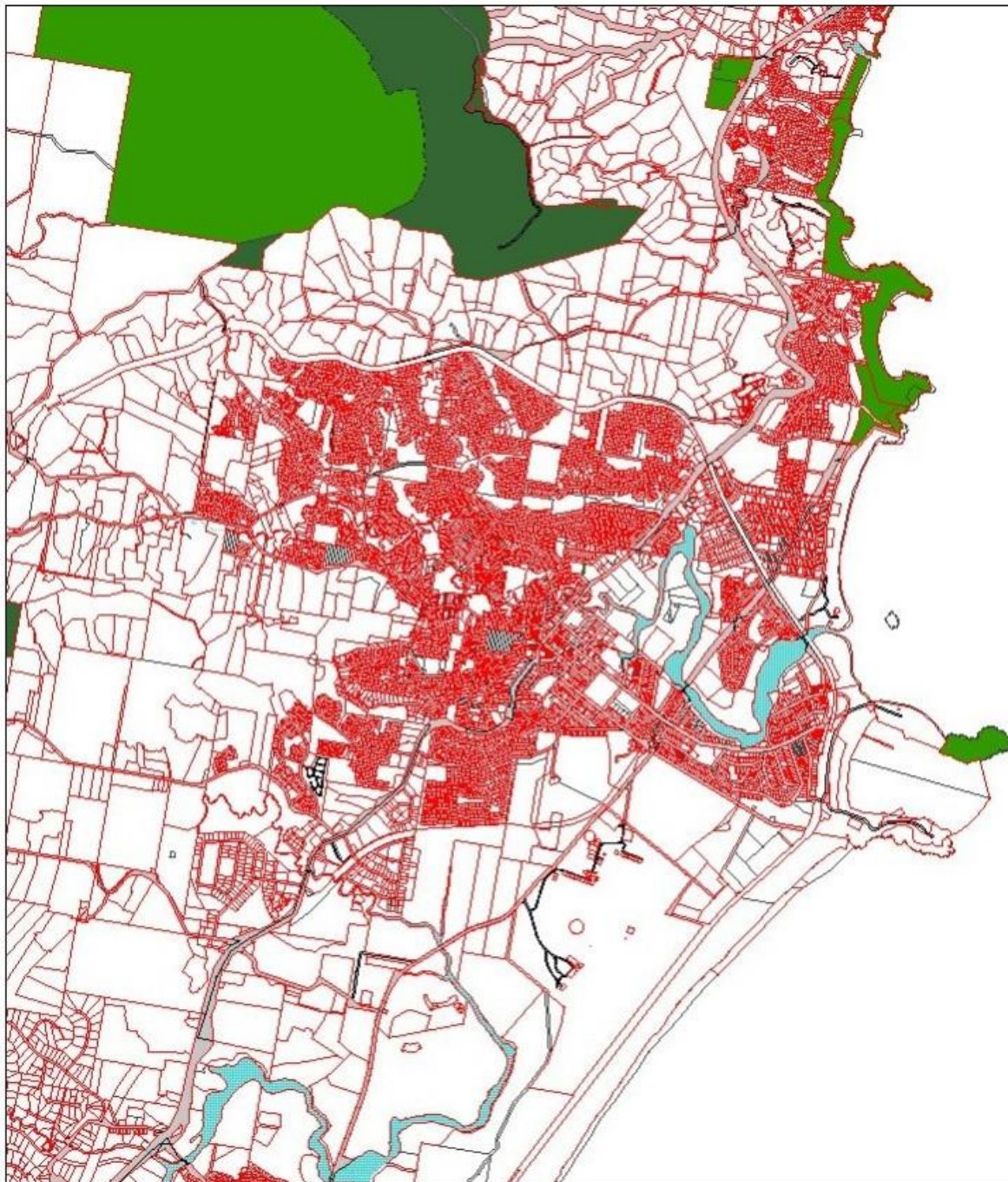


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Works Schedule Number	Site Name
2	West Woolgoolga Sports ground
6 & 12	Woolgoolga Sports ground
13	High Street Sports complex

MAP 1

Coffs Harbour

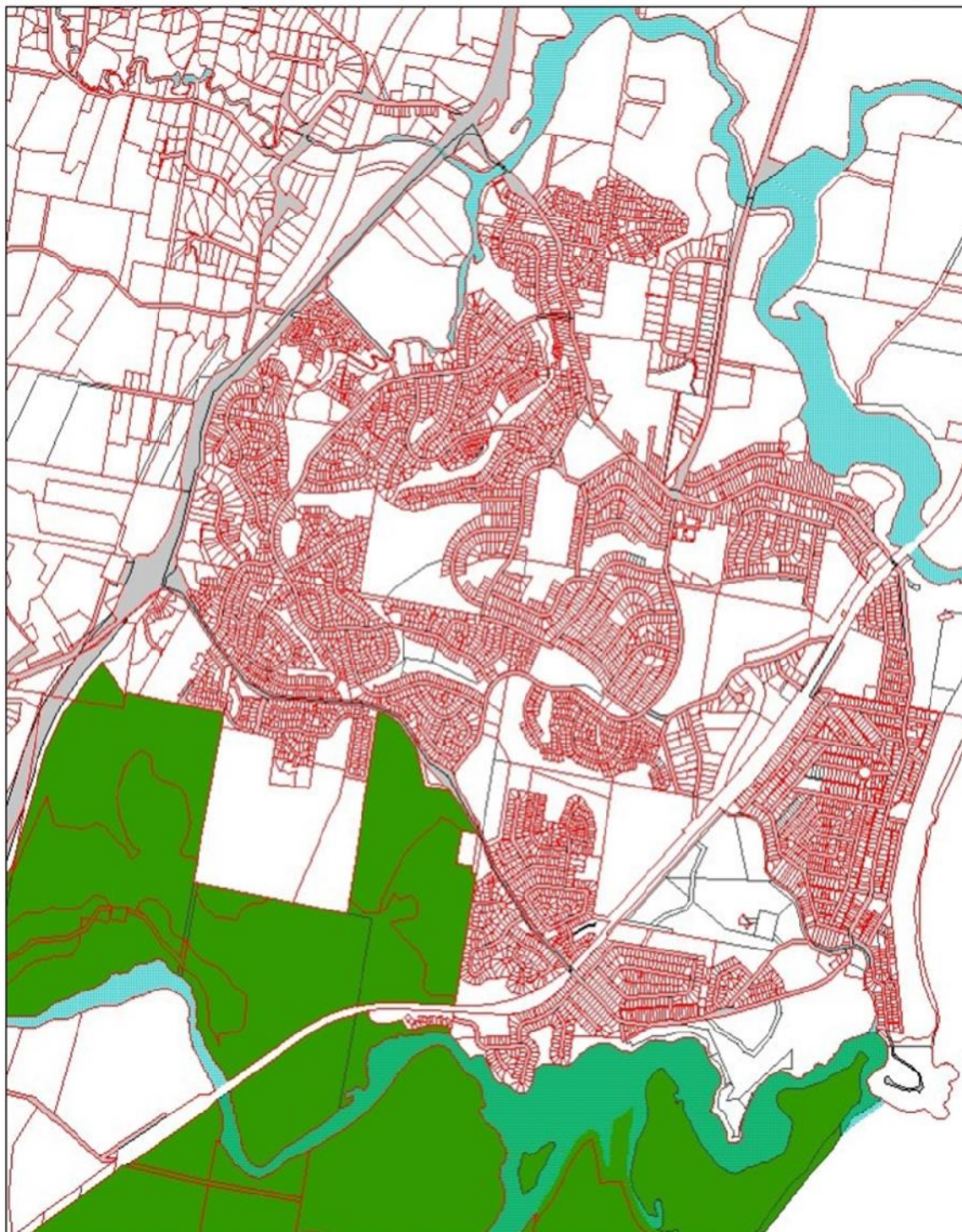


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Works Schedule	Site Name
1	Coffs Coast Sport & Leisure Park
5	Polwarth Drive
7	Forsyth Park – Maclean Street
8	York Street Oval
14	Geoff King Motors Park
10 & 17	Fitzroy Oval
20	Korora Oval
21	Combine Street

MAP 2

Southern Sites

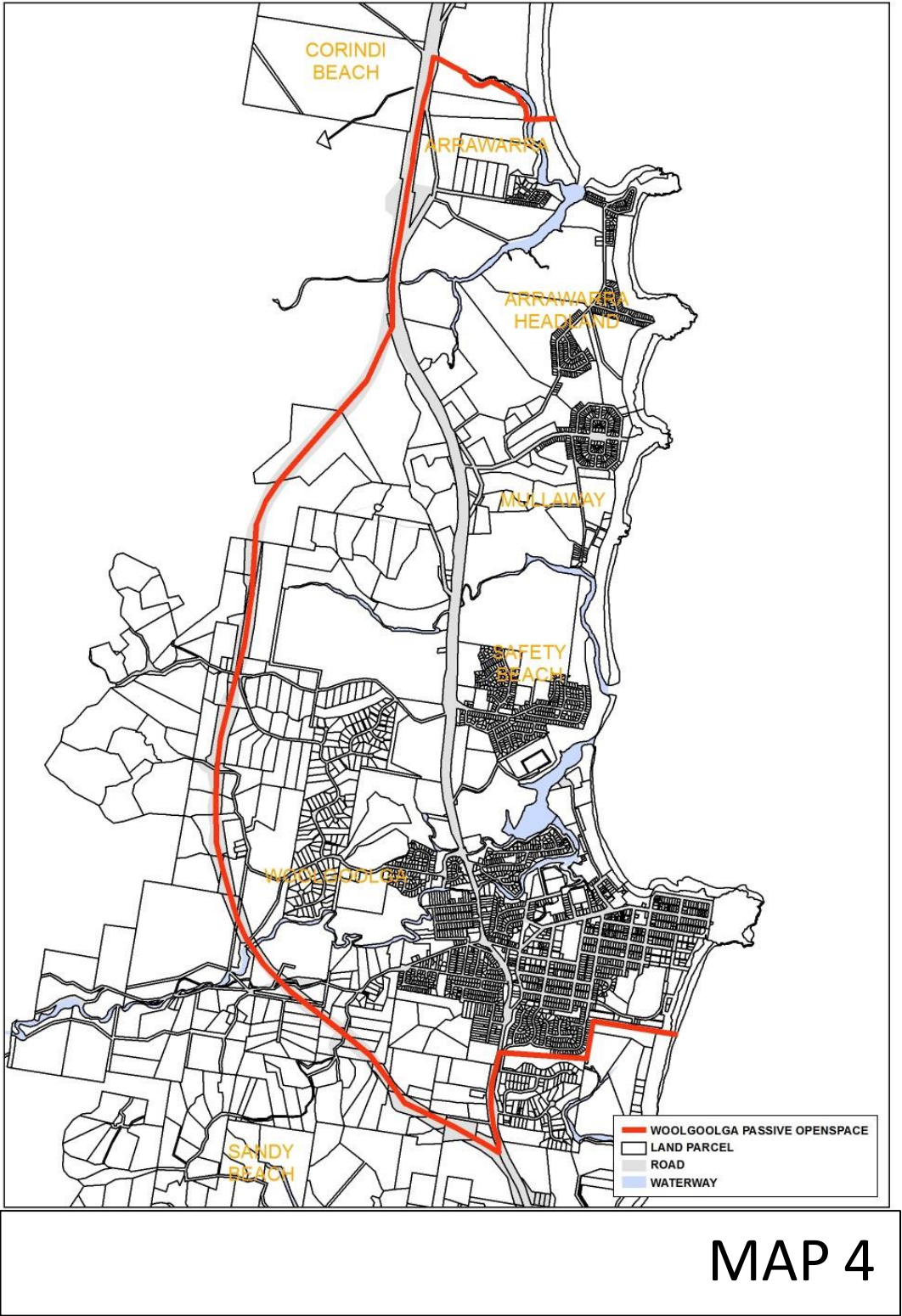


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Works Schedule Number	Site Name
4	Toormina Sports Complex
9/16	Richardson Park
15	Sawtell Toormina Sport & Recreation Complex
11	Ayrshire Park

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 Part 7.11 Contribution Plans	Unit Rate per ET Water DSP	Unit Rate per ET Waste Water DSP
RESIDENTIAL			
Subdivision lot	1	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling	0.55 per dwelling
Secondary Dwelling (Affordable Rental Housing SEPP: Note – not applicable to Woolgoolga Precinct Open Space	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	Part 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	Part 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).**

