
PARK BEACH AREA

*Contributions
Plan 2021*



Document Control Table

Amendment	Authoriser	Approval ref	Date
Inclusion of Business Incentive Policy under Exemptions section	Council	2019/192	14/11/2019
Full review of Contributions Plan, to include amendments to designated area, update to construction costs and projected lot yield	Council	2021/191	26/08/2021

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Executive Summary

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

The Coffs Harbour Development Control Plan 2015 makes provision for 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 management facilities
- Footpaths
- Car parking

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.
 - 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;
 - Adequately and publicly accounted for.

Date of Commencement of the Plan

This Contributions Plan originally came into operation on 28 August 2006.

This Plan was amended on 24 April 2008, on 8 May 2013, 18 December 2013, 2 September 2015, 31 August 2016, 16 August 2017, 14 November 2019 and further on the 30 November 2021.

What developments are charged Developer Contributions?

1. Developments exempt from developer contributions:
 - the first lot in a residential subdivision is exempt from contributions
 - 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 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 1: Summary of contribution rates

Service/Facility	Cost to Construct	Net Amount after apportionment	Cash Held	Net Cost to be Levied \$	Per Large Dwelling/Lot \$	Per Car Park \$
Traffic Facilities	230,000	202,400	57,704	144,696	182.93	
Open Space	2,889,100	2,542,408	118,078	2,424,330	3,064.89	
Car Parking	344,940	N/A	21,212	323,728		6,225.53

Table 2: Summary of works required and costs for public facilities

Works Required	Estimated Capital Cost \$	Estimated Staging
Traffic Facilities	230,000	As indicated in the works schedule for Traffic Facilities – table 3
Open Space	2,889,100	As indicated in the works schedule for Open Space Facilities – table 4
Car Parking	344,940	As indicated in the works schedule for Car Parking Facilities – table 5

Name and purpose 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 Park Beach Area Contributions Plan 2020.

The primary purpose of this plan is to satisfy the requirements of the provisions of Part 7.11 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000 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 791, which equates to approximately 1,131 small dwellings.

Other purposes of the plan are to:

- i. Ensure that an adequate level of community facilities and public infrastructure is provided within the Park Beach Area as development occurs.
- ii. Ensure that the existing community is not burdened by the provision of public facilities required as a result of future development.
- iii. Provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of developer contributions on an equitable basis throughout the Park Beach Area.
- iv. 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:

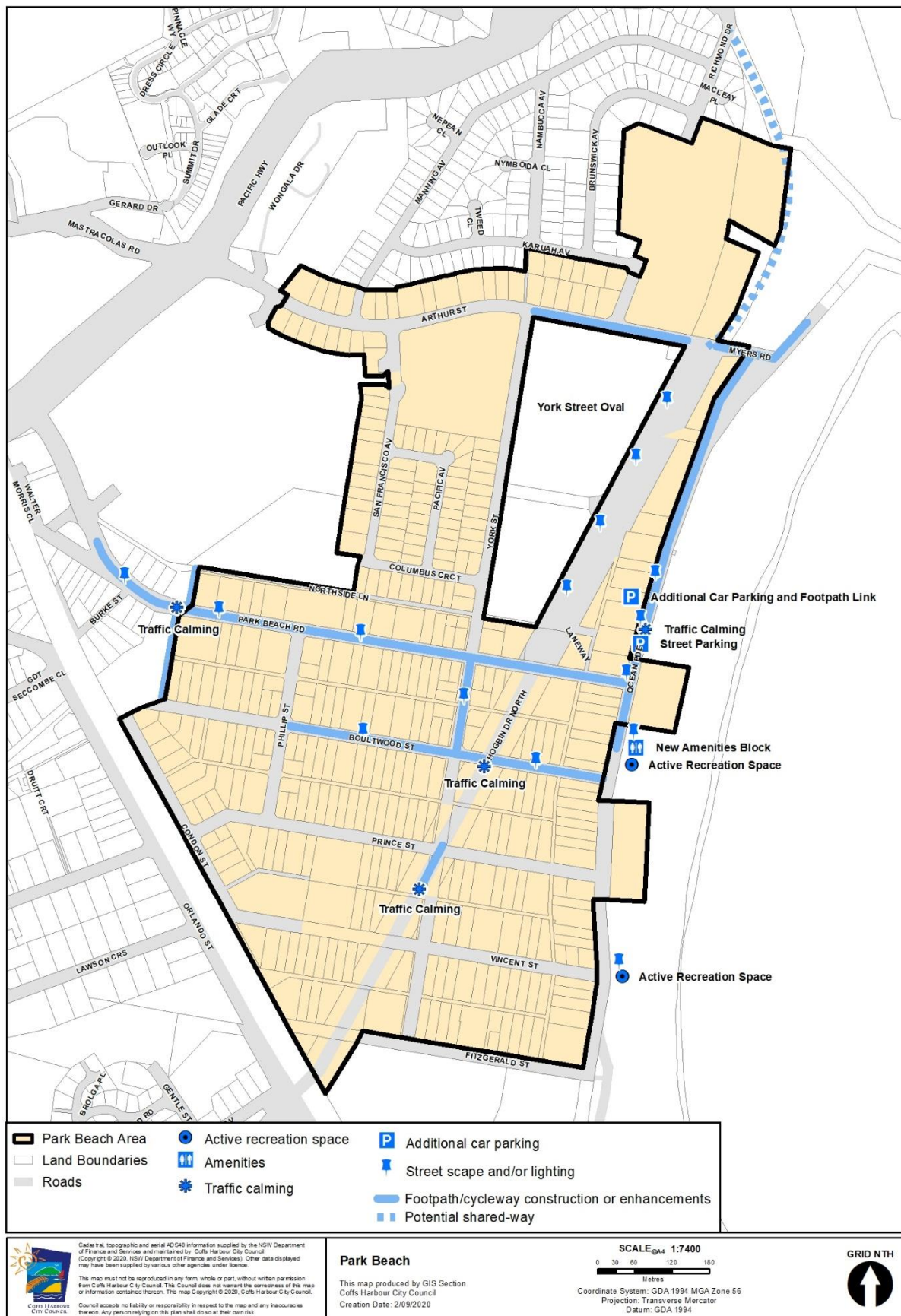
- [Works in Kind Policy](#)
- [Deferred Developer Contributions Policy](#)
- [Coffs Harbour City Centre Development Incentive Policy](#)
- [Business Incentive Policy](#)

Timing and delivery of Infrastructure

Delivery of community infrastructure items are detailed 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.

Area to Which the Plan Applies

The plan applies to all land within the Park Beach Area as shown in Map 1.



MAP 1 – Locality map for Park Beach Area

Works Schedule - Traffic Facilities

It is envisaged that increased usage of foreshore reserves, beach access areas and the surrounding developing areas, will create additional pedestrian movement. To ensure safety of pedestrian movements, various traffic calming and crossing facilities have been identified for construction or expansion.

Table 3: Costs and timing

Facility	Estimated Cost \$	Estimated Timing*
Traffic calming with use of street tree blisters on Ocean Parade	60,000	2022 - 2023
Traffic refuge / crossing improvements at Hogbin Drive and Boulwood Street intersection	60,000	2025 - 2026
Traffic refuge / crossing with use of street tree blisters at Creek reserve Park Beach Rd	50,000	2027 - 2028
Traffic refuge / crossing on Hogbin Drive just south of Prince Street intersection	60,000	2027 - 2028

*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.

Works Schedule - Open Space Facilities

As part of the Place & Movement Strategy, key streets have been identified for further footpath development. These works are essential to ensure adequate and safe pedestrian links are provided for this growing area. Street scape works will be undertaken in frequently used hubs, located on Ocean Parade and Park Beach Road. Footpath linkages to Macauleys Beach have already been constructed and completed under this Contributions Plan. As development proceeds over the long term, expansion and improvements are planned to the existing playground to create an all-encompassing active recreation space; which will sit in close proximity to the proposed amenities block on Ocean Parade. An exercise equipment station is also proposed further to the south along Ocean Parade, adjacent to Vincent Street.

The following extensions to pedestrian connectivity will occur within this catchment, in conjunction with provisions for adequate street scaping/lighting works along the identified routes.

- Ocean Parade - expand and improve existing footpath to create either a shared or cycleway, from the active recreation space toward Macauleys Beach
- Park Beach Road – construction of footpath on southern side of Park Beach Road from Phillip Street to Walter Morris Close. In conjunction with footpath connection along the creek reserve
- Arthur Street & Myers Road – construction of shared way on northern side of York St Oval
- Boulwood Street – construction of footpath from Ocean Parade to Phillip Street
- Hogbin Drive – footpath lighting adjacent to eastern side of York Street Oval
- Park Beach Road – Street scaping and lighting from Ocean Parade to Park Beach Plaza
- York Street – footpath construction
- Hogbin Drive – footpath construction from Prince Street to Bus Stops

Table 4: Costs and timing

Facility	Estimated Cost \$	Estimated Timing*
Ocean Parade to Foster Street - Street scaping & lighting	230,000	2022 - 2023
Ocean Parade - Footpath and/or cycleway construction/enhancements	380,000	2025 - 2026
Park Beach Rd (Phillip Street to Park Beach Plaza) - Footpath construction	169,000	2025 - 2026
Park Beach Rd (Phillip Street to Park Beach Plaza) - Street scaping & Lighting	56,000	2025 - 2026
Arthur Street (northern side of York St Oval) - Shared way construction	194,400	2025 - 2026
Myers Road (between Hogbin Drive and Ocean Parade) - Shared way construction	80,800	2025 - 2026
Boulwood St (Ocean Parade to Phillip St) - Footpath construction	199,800	2026 - 2027
Boulwood St (Ocean Parade to Phillip St) - Street Trees & Lighting	72,000	2026 - 2027
Hogbin Drive adjacent to eastern side of York Street Oval - Footpath lighting	108,000	2026 - 2027
Hogbin Drive from Prince Street to bus stops – Footpath construction	62,100	2026 - 2027
Ocean Parade - Active Recreation Space	350,000	2026 - 2027
York St (Park Beach Rd to Boulwood St) - Footpath construction	63,000	2027 - 2028
York St (Park Beach Rd to Boulwood St) - Street Trees & Lighting	12,000	2027 - 2028
Creek Reserve from Boulwood across Park Beach Road - Footpath construction	52,000	2027 - 2028
Ocean Parade adjacent to Vincent St - Exercise Equipment Station	100,000	2028 - 2029
Park Beach Rd (Ocean Parade Rd to Park Beach Plaza) - Street scaping and lighting	320,000	2029 - 2030
Amenities Block	440,000	2029 - 2030
Total costs	\$2,889,100	

*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.

The above construction costs include provisions for survey/design (15%) and contingency (15%). Consumer price indexation has been applied to current contribution rates and/or an adjustment to the estimated construction costs, since the last plan review/estimation.

Works Schedule - Car Parking

In terms of parking supply, the majority of existing parking for 'mixed use' type developments consist of on-street parking.

The Coffs Harbour Development Control Plan 2015 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 the commercial on-site, Council will accept a contribution for car parking. This contribution is put towards the parking sites shown in Map 1 and forms part of this Contributions Plan.

Table 5: Costs and timing

Location	No of Spaces	Estimated Cost \$	Estimated Timing*
Foster Street	20	132,670	2025 - 2026
Ocean Parade	32	212,270	2028 - 2029

*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.

The total cost of works for the Foster Street and Ocean Parade parking is the construction of the facilities which is estimated at \$344,940 (includes 15% design and 15% contingency). This will include the following works:

- excavation of subgrade;
- gravel pavement & bitumen surfacing;
- drainage works;
- line marking and signage
- landscaping

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:

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

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)

Calculation of Contribution Rate

Table 6: Contribution rates

Facility	(C) Net cost (after apportionment)	(E) Cash held	(L) Number of projected large dwellings/lots or car spaces	Per large dwelling/lot rate \$	Per Car Park \$
Traffic Facilities	202,400	57,704	791	182.93	
Open Space	2,542,408	118,078	791	3,064.89	
Car Parking	344,940	21,212	52		6,225.53

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 Part 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. 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 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 Table 3 or applicable at the time of issue of the consent.

Relationship Between Expected Development and Demand for Additional 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) adopted by Council in 2019, estimates that there will be both standard growth and infill development within the Park Beach Area to accommodate approximately 4,113 people to the year 2040. This Contributions Plan has been factored over the term of 10 years, in which time the anticipated lot yield is projected at 791, which equates to approximately 1,131 small dwellings.

The Local Growth Management Strategy looks to:

- Encourage higher density residential and tourism opportunities
- Reinforce Ocean Parade and Park Beach Road as active transport corridors
- Enhance connections between services, retail and entertainment to foreshore parklands and outdoor amenities.

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 Park Beach Area.

Additionally, Coffs Harbour Development Control Plan 2015 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.

Causal Nexus

The 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 traffic calming measures, footpaths and active recreation facilities that are required as a result of an anticipated increase in local residential and tourist activity. The proposed facilities are linked with connectivity provisions for the safe movement of pedestrians.

The addition of “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 2015. This plan estimates a demand of one space per 25m² 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 and Temporal Nexus

Map 1 identifies the location of proposed footpaths, cycle ways, open space facilities, traffic calming and car parking facilities within the Park Beach Area. This Contributions Plan seeks to levy the new population that has direct walking access to the community facilities. This plan has been formed to cater for the new residential population and tourist guests that will frequently utilise the facilities within this unique area. The location of proposed facilities has been determined having regard to the existing facilities provided and the future needs of the additional population.

Studies have indicated that capacity exists for the provision of additional parking of 20 spaces in Foster Street and 32 spaces on Ocean Parade. The locations for other forms of public infrastructure are positioned to achieve the most cost effective option and provide easy access.

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.

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.

This Contributions Plan considers the increase in population for the Park Beach Area, which is predominately focused on infill development, shown in table 7.

Table 7: Population calculations:

Park Beach	Expected increase in population to 2030	Number of projected large dwellings / lots* to 2030
Predominate infill	2,056	791

Current population information sourced and extrapolated from the Coffs Harbour Local Growth Management Strategy 2020 which was cross checked with data source the id.population experts.

Average occupancy rates in Coffs Harbour in 2019 were as follows:

Table 8: Occupancy Rates

DWELLING TYPE	OCCUPANCY RATE
Large Dwelling	2.6
Small Dwelling	1.8

Source: ABS census figures

Apportionment

The concept of apportionment relates to the process which seeks to isolate demands to ensure the contributing population only pays for its share of the total demand.

Apportionment has been considered and applied where reasonably necessary. This Contributions Plan has considered whether an existing facility or infrastructure item exists and whether persons from other areas will utilise the facilities. This Contributions Plan is developed in order to provide facilities to cater for the predominant use of new residents and tourist accommodation guests, within the specific area. The Contributions Plan also acknowledges other new community members within the wider LGA area may also utilise the facilities from time to time. This Contributions Plan has applied an apportionment rate of 88% based on estimations and assumptions of general expected usage. Council may consider incorporating the unapportioned amount of 12% within a LGA wide Contributions Plan.

APPENDIX A

INDEXING FACTORS FOR PROPOSED WORKS

Contribution Type	Indexation Basis	Index	Date Applied
Park Beach Contributions Area	Consumer Price Index – (All Groups) for Sydney	117.4	May 2020

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)	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).***

COFFS HARBOUR CITY COUNCIL
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