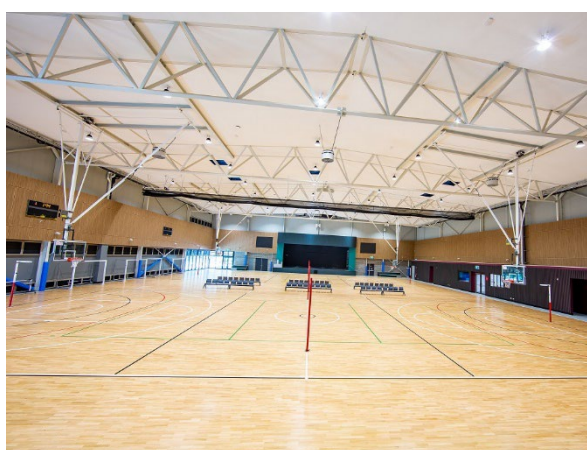


Coffs Harbour Open Space Contributions Plan 2024

Adopted: February 2024



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 |
| Removal of Coffs Harbour City Centre Development Incentive Policy Exemptions. Amended to repeal the Woolgoolga Town Centre S7.12 Contribution Plan Area and repeal the Woolgoolga Precinct Open Space contributions. Project staging updated. Project costings indexed and indexation method amended to Roads and Bridges Producer Price Index. | Council | GM24/08 | 22 February 2024 In force 26 February 2024 |

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PART 1 - SUMMARY SCHEDULES

Executive Summary

The Draft Coffs Harbour Open Space Contributions Plan 2024 (Plan) authorises the City of Coffs Harbour ('City') to collect contributions of money from developers to provide for local infrastructure needed by the relevant development under this plan.

This Plan describes where a contribution is required, what development it applies to, and how to calculate and pay the contribution. The appendices describe how the contribution rates have been determined and what infrastructure and services the City will provide using the contributions.

Date of Commencement of the Plan

This plan, formerly entitled the Coffs Harbour Regional, District and Neighbourhood Developer Contributions Plan first 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, on 23 May 2019 and subsequently on 23 February 2024.

Contribution Rates

The applicable contributions rates that apply under this plan are shown in Table 1 below:

Table 1: Contributions rates for development under this plan

| Per Person Contribution | Per Conventional lot, Dwelling | Per Small Dwelling |
|-------------------------|--------------------------------|--------------------|
| \$1,895.61 | \$4,928.58 | \$3,450.00 |

Summary of Works Schedule

A summary of the schedule of works are shown below in Table 2 categorised by project category or sporting precinct.

Table 2: Works schedule summary and costs

| Estimated Capital Cost | |
|----------------------------------|-------------|
| Coffs Coast Sport & Leisure Park | \$8,261,736 |
| Wiigulga Sports Complex | \$4,424,165 |
| Moonee Sports Complex | \$8,778,703 |
| Toormina Sports Complex | \$2,584,124 |
| Subsurface Drainage projects | \$1,625,523 |
| Lighting Projects | \$2,182,482 |
| Other Projects | \$1,685,092 |

Table 5 provides an itemised works schedule with project funding and Table 6 providing the estimated time of delivery of the infrastructure included in this plan.

Table 3: 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 | 29,541,825 | 2,892,341 | 7,792,748 | 18,856,736 |

* Includes developments approved up till 30 June 2014

Table 4: Summary of Contribution Rates

| Service / Facility | Net Cost to be Levied \$ | Per Person \$ | Per Lot / Large Dwelling \$ | Per Small Dwelling \$ |
|-------------------------|--------------------------------|------------------|-----------------------------------|-----------------------------|
| District Sports Network | 18,856,736 | 1,895.61 | 4,928.58 | 3,450.00 |

Notes:

- Contribution rates will be applied as follows:
 - the first lot in a residential subdivision is exempt from contributions
 - the first dwelling on a residential lot is exempt from contributions
 - the contribution rate for a dual occupancy, villa, townhouse or residential flat development is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.
- A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
- The lot rate/large dwelling rate applies to all types of dwelling with a floor area equal to or exceeding 100 square metres of floor area (excluding garages and balcony areas).

PART 2 - ACCOUNTING AND ADMINISTRATION

Name of the Plan

This 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 Contributions Plan 2024.

Area to which the plan applies

The plan applies to all land in the LGA with the exclusion of land in the Woolgoolga Town Centre S7.12 Contributions Plan Area as shown in Appendix Map 1.

Purpose of the Plan

The primary purpose of this plan is to satisfy the requirements of the EP & A Act and Regulation to enable the City 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 the City to recoup funds which it has spent in the provision of open space, and community facilities in anticipation of likely future development
- (iii) enable the City to levy Part 7.11 contributions for the provision of administration functions associated with the preparation and management of the City's Contributions Plan
- (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 LGA.

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

Relationship to other Plans and Policies

This contributions plan supersedes the previous Coffs Harbour Open Space Developer Contributions Plan which came into effect on 23 May 2019.

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

This contributions plan should be read in conjunction with the following contribution plans:

- Coffs Harbour Administration Levy Contributions Plan 2024

- Coffs Harbour Road Network Contributions Plan 2024
- Coffs Harbour Surf Facilities Contributions Plan 2024
- City's Development Servicing Plans (DSPs).

Transitional Arrangements

Under this Plan the following transitional arrangements apply:

- Applications for consent under section 4.12 of the Act and applications to modify a consent under section 4.55 of the Act made before this Plan's commencement date will be determined against the approved contributions plan at the time of determination. Similarly, all section 4.55 modifications that relate to development applications determined before the Plan's commencement will apply the approved contributions plan at the time of determination.
- Applications for consent under section 4.12 of the Act and applications to modify a consent under section 4.55 of the Act made on or after this Plan's commencement date will be determined under this Plan.

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:

- 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/dwellings.

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 the City.

This plan requires a certifying authority (the City 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 City 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 City 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

The City may accept an application for deferral of contributions under this Plan. The applicant must apply using the City's online application form. All applications made must comply with the City's Deferred Contributions Policy. The policy and online application form are available on the City's website.

Exemptions

This Plan DOES NOT apply to the following types of development:

- Development where a contribution has previously been paid for the same development at the subdivision stage under a predecessor plan.
- Alterations and additions to an existing dwelling, including extensions involving the provision of additional bedrooms.
- Demolition of an existing dwelling and construction of a replacement single dwelling.
- Affordable housing or social housing by a social housing provider. If the development is mixed use, only the affordable housing/social housing component will be excluded.
- Development excluded from section 7.11 contributions by a Ministerial direction under section 7.17 of the Environmental Planning and Assessment Act 1979.

For the City to consider claims for exemption from contributions under this Plan, the development application should include a comprehensive submission arguing the case for exemption, which includes the following details:

- For an affordable or social housing development – evidence that the applicant is a 'social housing provider' and that the development meets the relevant definitions provided in State Environmental Planning Policy (Housing) 2021, for the purposes of satisfying the Section 7.17 Direction.
- Any other information the City requests due to the particular circumstances of the case.

If the City is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution. In the case of complying development, the City must first verify any exclusions in writing.

Pooling of Funds

The City will allocate contributions under this Plan to local infrastructure in accordance with the works program in Table 5. The City will 'pool' contributions within each infrastructure category so it can deliver the works in an orderly and timely manner and help meet the infrastructure demand of the incoming development. The City has given each item a predicted delivery date, which indicates the priority in which expenditure of the contributions should be given.

The City will allocate contributions to each works item up to the cost apportioned to development as set out in the infrastructure schedule. The City will generally use contributions received under repealed plans for the same infrastructure purpose for which they were collected. The City may also pool contributions to fund 100

per cent apportioned works to ensure these works are delivered sooner. The works program is shown in Appendix B.

Indexing of contribution rates

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

$$\frac{\$CA \times \text{Current RBI}}{\text{Base RBI}}$$

Where:

\$CA is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the plan expressed in dollars.

Current RBI is the RBI for the quarter immediately before the time the contribution rate is reviewed.

Base RBI is the RBI at the date of adoption of this plan (September 2023 – RBI Index)

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this plan.

All works items have adopted the **RBI for September 2023 (140.4)** as the base rate for any further indexation of contributions.

PART 3 - STRATEGY PLANS

Relationship Between Expected Development and Demand for Additional Public Facilities

The following documents provide the basis for establishing the relationship (nexus) between the expected types of development in the area and the demand for additional public facilities to meet that development.

The City of Coffs Harbour Sports Facilities Plan 2016 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

The plan applies to all land in the LGA with the exclusion of land in the Woolgoolga Town Centre S7.12 Contributions Plan Area as shown in Map 1. Using material derived from ABS data .id (informed decisions) estimates that the Plan area to currently be 63,771 in 2023 growing to 76,718 by 2033 (81,258 and 94,861 for the whole LGA respectively).

The estimate population growth for the Plan area is 9,947 which equates to 3,826 lots / dwellings.

Occupancy Rates

| DWELLING TYPE | OCCUPANCY RATE |
|--------------------|----------------|
| Lot/Large Dwelling | 2.6 |
| Small Dwelling | 1.8 |

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 Appendix 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 City of Coffs Harbour Sports Facilities Plan 2016 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

- Field Construction
- Drainage
- Amenities
- Car parking

South Western Precinct

- Lighting
- Car Parking

*North Western Precinct **funded within the regional hub grant project - Completed*

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

Wiigulga - Completed

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

Moonee Sports Complex – Solitary Island Way

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

Combine Street Facility

Preliminary site preparations works will be undertaken to help inform future plans for this facility which will be confirmed in the future update of the Sports Facility Plan. These works will be approximately \$198,000.

Toormina Sports Complex

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

Lighting Projects - Completed

Installation of lighting at identified facilities have enhanced usage of those facilities. These works occurred at the following locations:

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

Drainage Projects - Completed

Usage of facilities is hampered by inclement weather on many occasions. Sub surface drainage has been delivered to improve the functionality and overall usage of facilities. These works occurred at the following locations:

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

Other Projects

- Nana Glen Equestrian centre earthworks – *Stage 1 completed*
- Nana Glen Sports field Amenities
- Korora Oval Landscaping - *Completed*
- Coramba showground irrigation and car parking – *Irrigation completed*

The location of the above projects is as depicted in the Appendix maps 2, 3 and 4.

In accordance with the standards provided for in the City'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.

Table 5: Works Schedule and project costs

| Proposed Work | Contributions funds allocated to project | Funds from other sources |
|--|--|--------------------------|
| 1. Coffs Coast Sport & Leisure Park | | |
| <i>Eastern Precinct</i> | | |
| - Drainage | 851,489 | |
| - Amenities | 1,128,185 | |
| • Car Parking & Pathways | 380,036 | |
| • Field construction | 718,492 | |
| • Hockey Field | 955,441 | |
| <i>South Western Precinct</i> | | |
| - Lighting | 382,176 | |
| • Car Parking | 649,700 | |
| <i>North Western Precinct (Completed)</i> | | |
| - Drainage | 413,362 | |
| - Amenities | 1,323,859 | |
| • Car Parking | 412,750 | 2,892,341 |
| - Lighting | 626,769 | |
| • Field Construction & Landscaping | 419,477 | |
| 2. Wiilgulga (Completed) | | |
| • Underground Services | 626,769 | |
| • Drainage | 415,808 | |
| • Field Construction | 382,176 | |
| • Amenities East | 1,534,820 | |
| • Roads & Car Parking | 627,625 | |
| • Lighting | 672,630 | |
| • Landscaping | 164,336 | |
| 3. Moonee Sports Complex | | |
| • Land Purchase (Complete) | 1,915,916 | |
| • Underground Service | 559,506 | |
| - Drainage | 782,697 | |
| • Field Construction | 3,157,541 | |
| - Amenities | 1,534,820 | |

| Proposed Work | Contributions funds allocated to project | Funds from other sources |
|---|---|--------------------------|
| <ul style="list-style-type: none"> Roads & Parking - Lighting Landscaping | 439,885 244,593 143,744 | |
| 4. Toormina Sports Complex | | |
| <ul style="list-style-type: none"> Field Construction Drainage Car Parking Landscaping Lighting Criterion Track Amenities – BMX Net Ball Courts | 304,212 122,296 602,463 15,287 275,167 296,314 147,775 820,609 | |
| Lighting Projects (Completed) | | |
| 5. Polwarth Drive 6. Woolgoolga Sportsground 7. Forsyth Park – Maclean Street 8. York Street Ovals 9. Richardson Park 10. Fitzroy Oval 11. Ayrshire Park | 152,871 290,454 15,287 452,242 454,790 15,287 244,593 | |
| Drainage Projects (Completed) | | |
| 12. Woolgoolga Sportsground High Street Woolgoolga High Street Woolgoolga 13. Geoff King Motors Park 14. Sawtell Toormina Sports & Recreation Complex 15. Richardson Park 16. Fitzroy Oval | 244,593 338,863 338,863 519,760 501,415 325,614 252,236 | |
| Other Projects | | |
| 17. Nana Glen Equestrian Centre Earthworks 18. Nana Glen Sports Amenities 19. Korora Oval Landscaping (Completed) 20. Combine street Earthworks 21. Coramba Showground - Irrigation (Completed) - Car Parking | 443,783 524,346 134,526 198,732 269,052 114,653 | |

Table 6: Estimated Works Staging

| STAGE | Project Status |
|---|----------------|
| Year 1 – 2014/15 | Completed |
| | |
| Year 2 – Stage 1.1 – 2015/16 | |
| York Street Oval (lighting) - completed | Completed |

| STAGE | Project Status |
|--|----------------|
| Fitzroy Oval (field drainage) - completed | Completed |
| | |
| Year 3 – Stage 1.2 – 2016/17 | |
| Nana Glen Eq Centre field construction stage 1 (pipes) | Completed |
| | |
| Year 4 – Stage 1.3 – 2017/1 | Completed |
| Woolgoolga Sports ground field (drainage) - | |
| | |
| Year 5 – Stage 2.1 – 2018/19 | |
| High St Woolgoolga (drainage & irrigation) | Completed |
| Woolgoolga Sports ground (lighting) | Completed |
| Richardson Park (lighting) | Completed |
| Richardson Park (irrigation) | Completed |
| Ayrshire Park field (drainage) | Completed |
| Geoff King Motors Park (stage 1- field drainage) | Completed |
| Sawtell Toormina Sports & Recreation Complex (stage 1- field drainage) | Completed |
| Coffs Coast Sport and Leisure Park – Stage 1 | Completed |
| | |
| Year 6 – Stage 2.2 – 2019/20 | |
| Forsyth Park (McLean St Oval) / Fitzroy Oval - digital switching for lights | Completed |
| Toormina Oval (lighting and digital switching) | Completed |
| Geoff King Motors Park (stage 2 - field drainage) | Completed |
| Korora Oval (fencing) | Completed |
| Polwarth Drive sportsground (lighting) | Completed |
| Coffs Coast Sport and Leisure Park – Stage 2 | Completed |
| Coffs Coast Sport and Leisure Park – Stage 3 | Completed |
| | |
| Year 7 – Stage 2.3 – 2020/21 | |
| Coffs Coast Sport and Leisure Park – Stage 4 | Completed |
| Coffs Coast Sport and Leisure Park – Stage 5 | Completed |
| Sawtell Toormina Sports & Recreation Complex (stage 2) | Completed |
| BMX track Toormina underground services | Completed |
| Coramba Recreation Reserve (irrigation) | Completed |
| * initially funded by the Infrastructure Reserve and to be repay by section 7.11 contributions | |
| | |
| Year 8 – Stage 3.1 – 2021/22 | |
| West Woolgoolga Sports Complex (underground services) | Completed |
| West Woolgoolga Sports Complex (stage 1 – field drainage) | Completed |
| West Woolgoolga Sports Complex (stage 1 - field construction) | Completed |
| West Woolgoolga Sports Complex (stage 1- road & car parking) | Completed |
| West Woolgoolga Sports Complex (stage 1- lighting) | Completed |
| West Woolgoolga Sports Complex (stage 1- fencing & landscaping) | Completed |
| West Woolgoolga Sports Complex (stage 1- amenities & block east) | Completed |
| | |
| Year 10 – Stage 3.3 – 2023/24 | |
| Toormina Sports Complex (no. 3 soccer field construction) | |
| Toormina Sports Complex (field drainage) | |
| Toormina Sports Complex (car parking & road) | |
| Toormina Sports Complex (landscaping) | |
| Nana Glen Oval Sports (amenities) | |

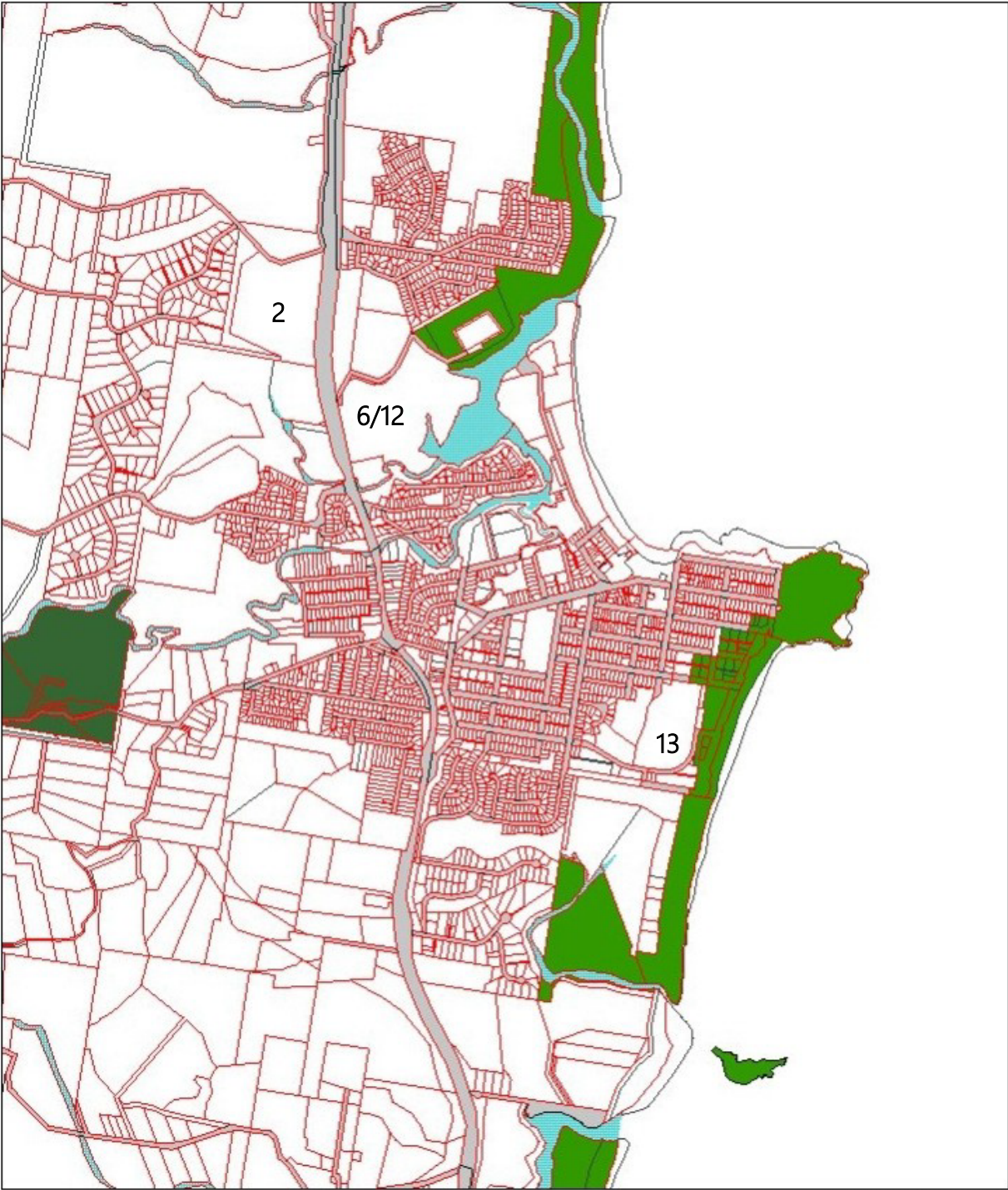
| STAGE | Project Status |
|--|----------------|
| Coramba Recreation Reserve (car parking) | |
| | |
| Year 11 – Stage 4.1 – 2024/25 | |
| Nana Glen Oval (stage 2 - Equestrian construction earthworks) | |
| | |
| Year 12 – 2025/26 | |
| | |
| Year 13 – 2026/27 | |
| Netball training facility at Toormina Sports Complex (the date for this project is uncertain at this stage) | |
| Combine Street Oval (earthworks) | |
| Criterion Track (upgrade) | |
| | |
| Year 14 – Stage 5 – 2027/28 | |
| Coffs Coast Sport and Leisure Park SW | |
| * lighting & car parking | |
| | |
| Year 17 – Stage 6.1 – 2030/31 | |
| Moonee Sports Complex | |
| * underground services, field construction and landscaping | |
| | |
| Year 19 – Stage 6.2 – 2032/33 | |
| Moonee Sports Complex | |
| * drainage, amenities, lighting, roads & parking | |
| | |
| Year 20 – Stage 6.3 – 2033/34 | |
| Coffs Coast Sport and Leisure Park East | |
| * drainage, amenities, field construction, car parking & pathways | |

APPENDIX - Plan Maps



Map 1 - Contribution Plan Area

Northern Area Works Locations

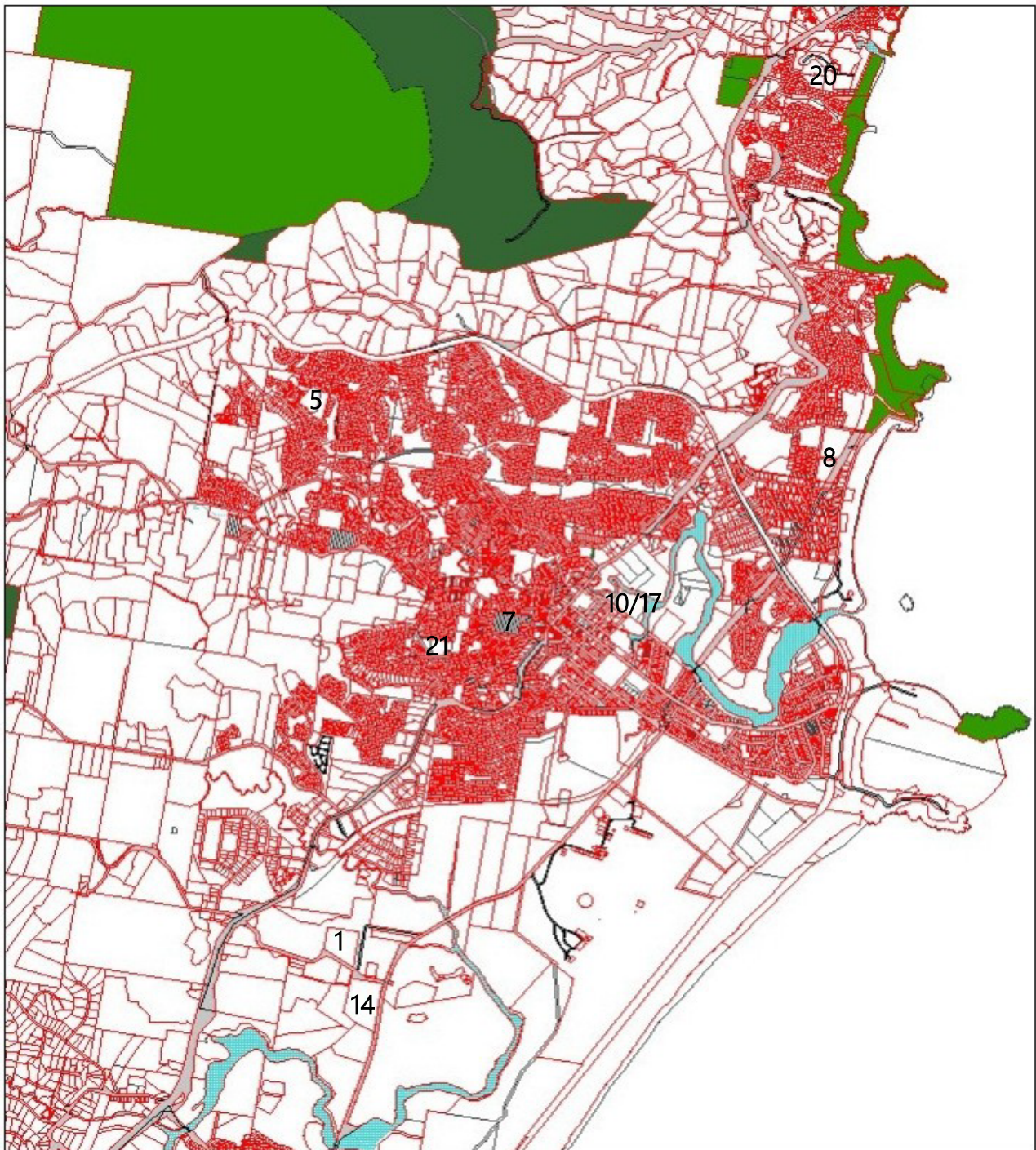


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| Works Schedule Number | Site Name |
|-----------------------|----------------------------|
| 2 | Wiigulga Sports Complex |
| 6 & 12 | Woolgoolga Sports ground |
| 13 | High Street Sports complex |

Map 2 – Northern Area Works Locations

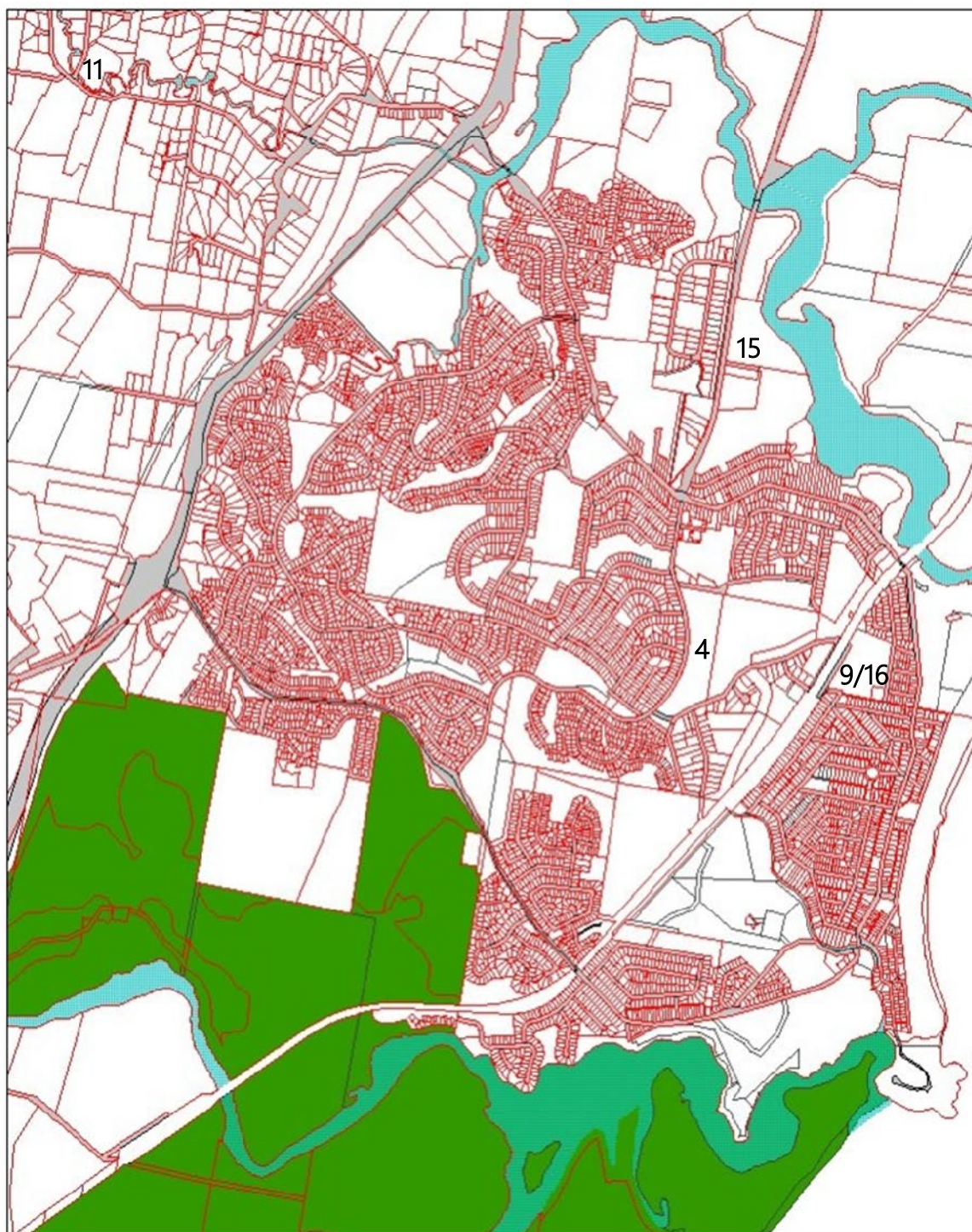
Coffs Harbour



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

Map 3 – Coffs Harbour Works Locations

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 4 – Southern Area Works Locations