



# **COFFS HARBOUR CITY COUNCIL**

## **DEVELOPER CONTRIBUTION RATES BY LOCALITY**



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# **COFFS HARBOUR CITY COUNCIL**

## **DEVELOPER CONTRIBUTION RATES BY LOCALITY**

### **BACKGROUND**

This document provides the current developer contribution rates for various locations within the local government area.

Contributions are levied on the basis of a standard unit of measure known as an equivalent tenement (ET). This measure generally accords with the standard rate applicable to a residential lot or a standard residential dwelling (with a floor area equal to or greater than 100m<sup>2</sup>).

### **CALCULATION OF CONTRIBUTIONS**

Developer contributions for various types of development are calculated on the basis of the applicable ET rate as listed in the table at annexure "A" for the relevant type of development.

Contributions levied under Part 7.11 of the Environmental Planning and Assessment Act are levied on all residential development. Water and Wastewater contributions are levied on all development where Council determines that connection to these services is required.

Calculation of contributions includes the amount applicable in either table 1 or table 2 (dependant on the location in accordance with map 1) plus the contributions applicable in the relevant local area. Local area rates and catchment maps are included to assist with calculations.

The tables (table 3 to 13) for Individual release areas include all contributions applicable for that area.

Contributions are adjusted quarterly in accordance with movements in the Consumer Price Index for all groups - Sydney.

**The contribution rates included are applicable as at 1 May 2022 for March 2022 CPI**

Contribution rates will be applied as follows:

- the first lot in a residential subdivision is exempt from contributions
- the first dwelling on a residential lot is exempt from contributions
- the contribution rate for a medium density development is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.

This document provides a guide to the current contribution rates applicable. For further information enquiries should be directed to Council.

## CONTRIBUTIONS APPLICABLE TO ALL DEVELOPMENT

Refer to Map 1 for the relevant catchment

**Table 1**

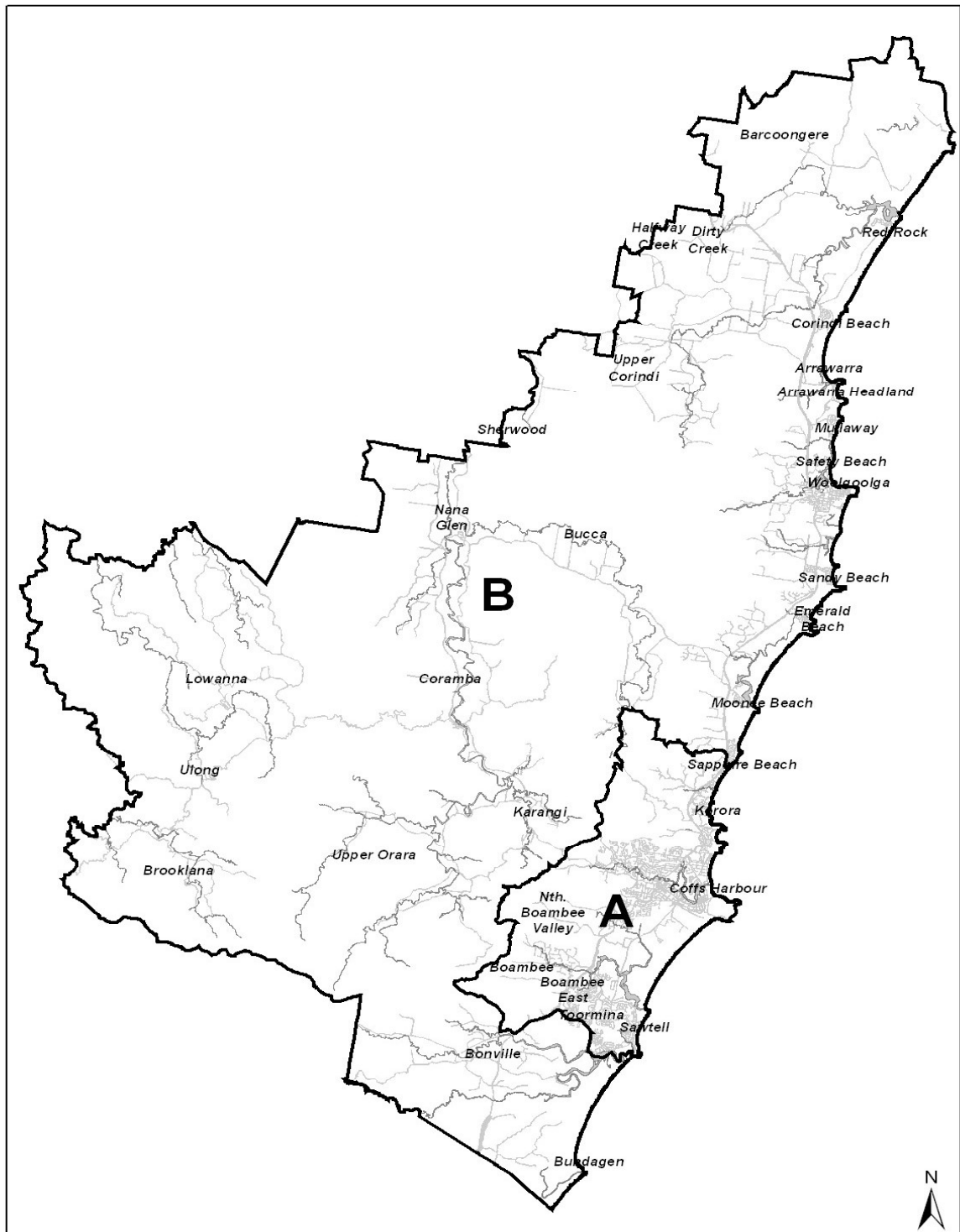
Catchment Area "A"	Map Reference	Basis	Amount
Coffs Harbour Open Space	Map 1	Per ET	\$4,272.78
Administration Levy	Map 1	Per ET	\$262.04
Surf Rescue Facilities	Map 1	Per ET	\$151.99
Coffs Harbour Road Network	Map 1	Per ET	\$936.44
<b>Total Part 7.11 Per ET</b>			<b>\$5,623.25</b>
Water*		Per ET	\$11,476.00
Waste Water*		Per ET	\$10,974.31
<b>Total all contributions catchment A</b>			<b>\$28,073.55</b>

**Table 2**

Catchment Area "B"	Map Reference	Basis	Amount
Coffs Harbour Open Space	Map 1	Per ET	\$4,272.78
Administration Levy	Map 1	Per ET	\$262.04
Surf Rescue Facilities	Map 1	Per ET	\$151.99
Coffs Harbour Road Network	Map 1	Per ET	\$602.11
<b>Total Part 7.11 Per ET</b>			<b>\$5,288.92</b>
Water*		Per ET	\$11,476.00
Waste Water*		Per ET	\$10,974.31
<b>Total all contributions catchment B</b>			<b>\$27,739.22</b>

\*Water and Wastewater contributions are levied on all development where Council determines that connection to these services is required

**Note: Refer to tables 3 to 13 for contributions that apply to the various catchments**

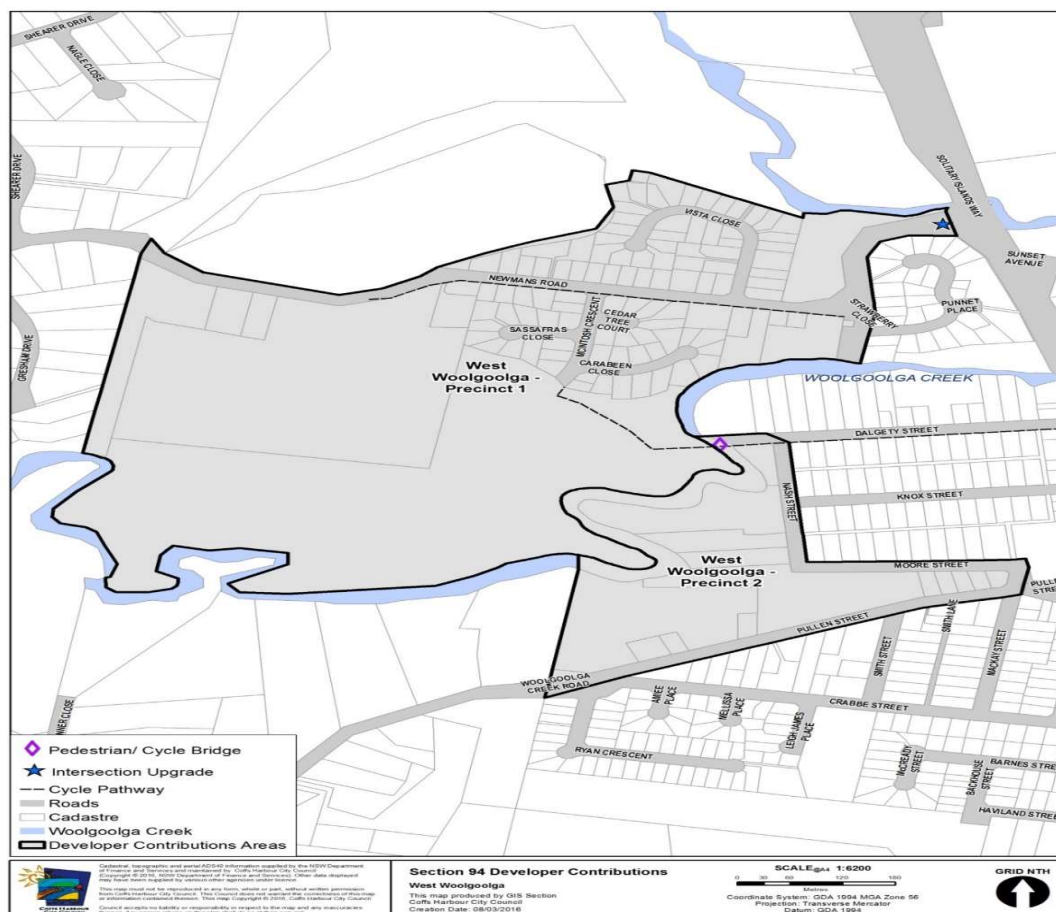


**MAP 1 - Local Government Area - Catchments "A" and "B"**

## West Woolgoolga Release Area

Table 3

Facility	Map Reference	Basis	Amount
Contributions per table 2	Map 1	Per ET	\$5,288.92
Neighbourhood Open Space	Map 3	Per ET	\$1,063.11
Transport & Traffic	Map 2	Per ET	\$1,005.54
Neighbourhood Open Space	Map 2	Per ET	\$221.63
Development Studies	Map 2	Per ET	\$471.65
Fire Fighting Equipment	Map 2	Per ET	\$2,416.14
Traffic Facilities (Precinct 1)	Map 2	Per ET	\$7,824.87
<b>Total Part 7.11 Per ET (Precinct 1)</b>			<b>\$18,291.86</b>
<b>Total Part 7.11 Per ET (Precinct 2)</b>			<b>\$10,466.99</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions (Precinct 1)</b>			<b>\$40,742.17</b>
<b>Total all contributions (Precinct 2)</b>			<b>\$32,917.29</b>

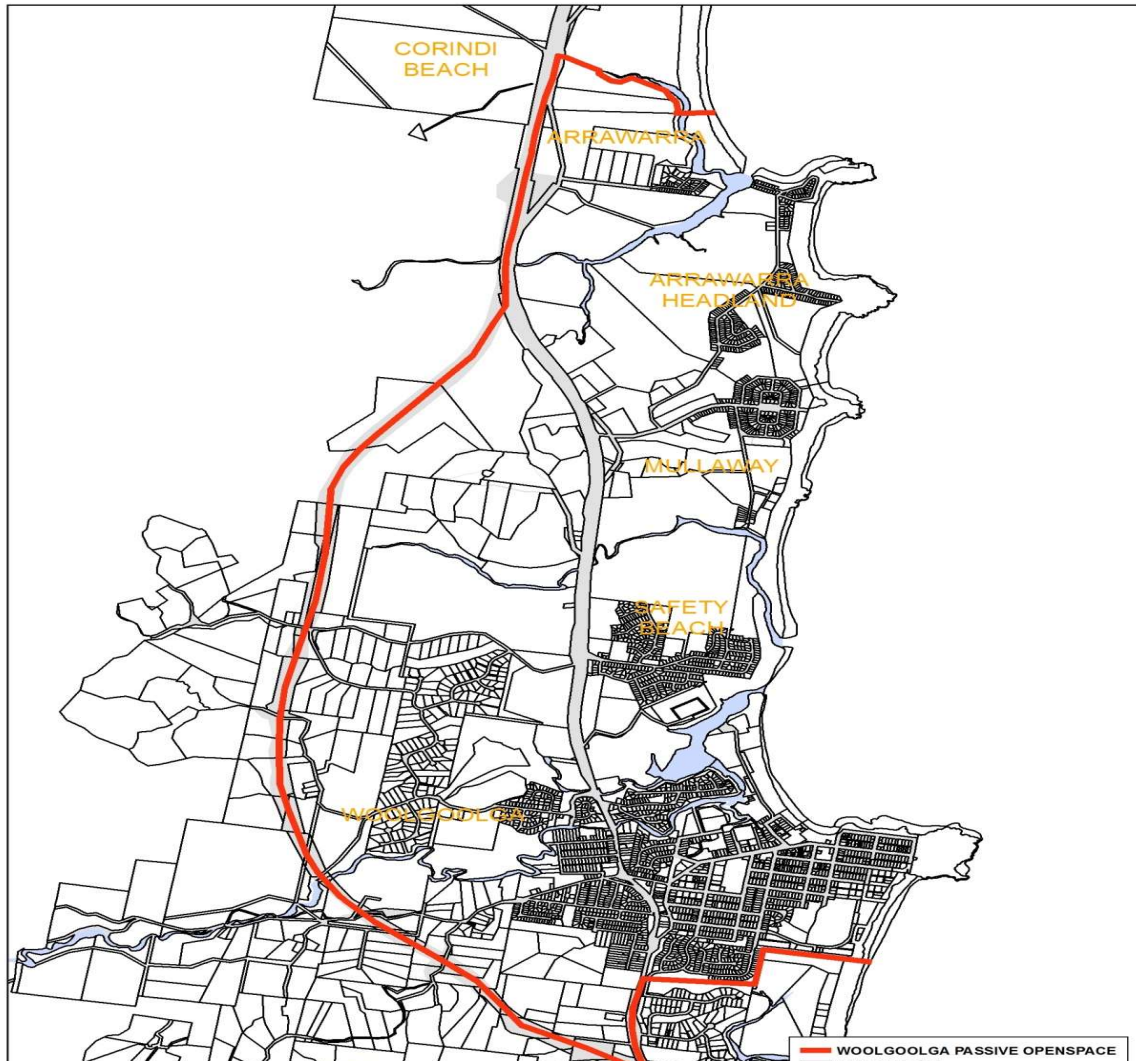


## MAP 2 - West Woolgoolga Area

## Ararawarra to Woolgoolga

Table 4

Facility	Map Reference	Basis	Amount
Contributions per table 2	Map 1	Per ET	\$5,288.92
Neighbourhood Open Space	Map 3	Per ET	\$1,063.11
<b>Total Part 7.11 Per ET</b>			<b>\$6,352.03</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions</b>			<b>\$28,802.33</b>



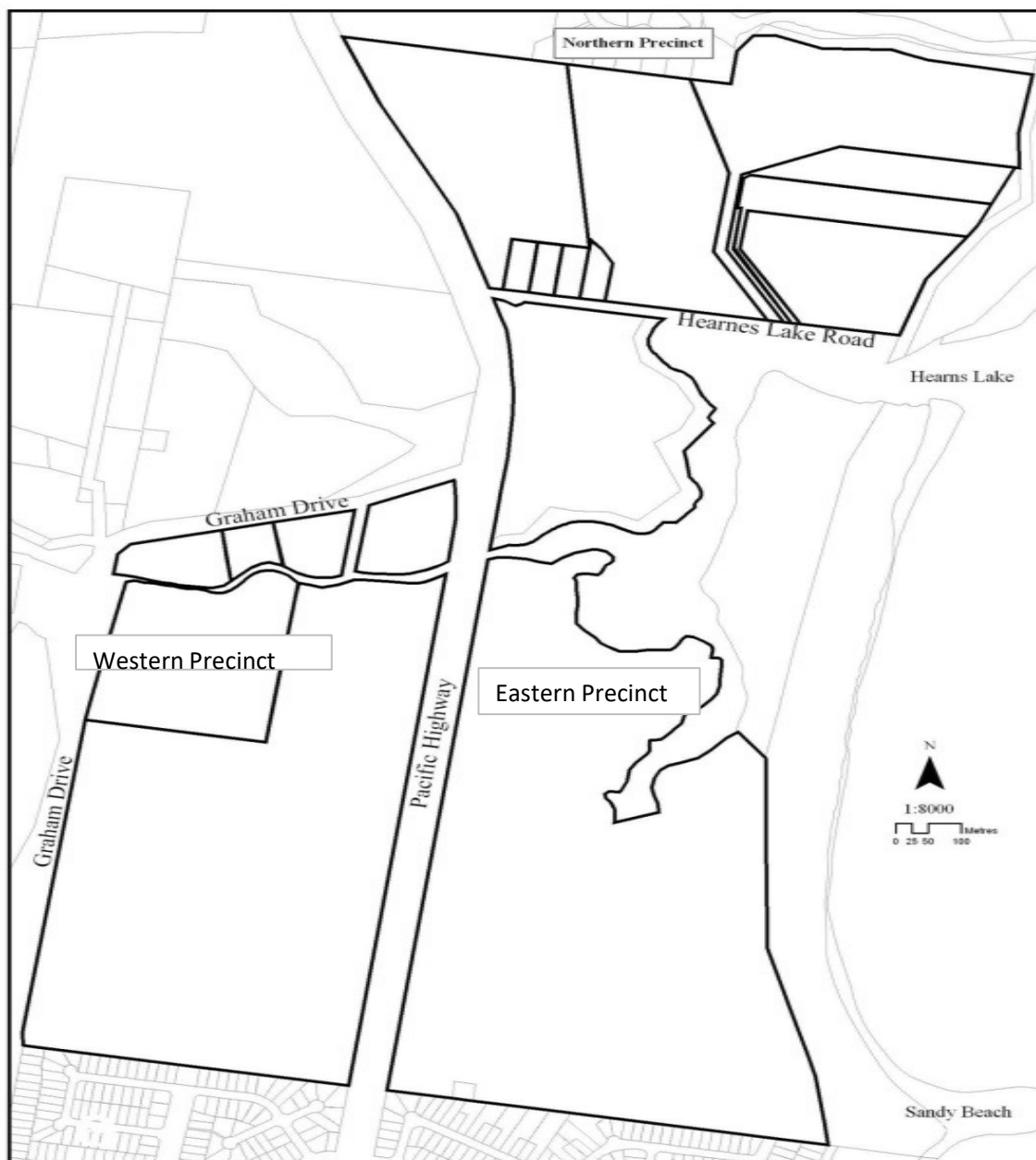
## MAP 3 - Woolgoolga Precinct Open Space

## Hearnes Lake / Sandy Beach Release Area

**Table 5**

Facility	Map Reference	Basis	Amount
<b>All Precincts</b>			
Contributions per table 2	Map 1	Per ET	\$5,288.92
<b>Subtotal All Precincts</b>			\$5,288.92
<b>Northern Precinct</b>	Map 4	Per ET	
Roads Network	Map 4	Per ET	\$6,685.72
Neighbourhood Open Space	Map 4	Per ET	\$1,924.21
Sub-district Open Space	Map 4	Per ET	\$2,360.12
Transport Network	Map 4	Per ET	\$2,296.03
<b>Subtotal Northern Precinct only</b>			\$13,266.07
<b>Western Precinct</b>	Map 4	Per ET	
Roads Network	Map 4	Per ET	\$1,514.36
Neighbourhood Open Space	Map 4	Per ET	\$1,573.27
Sub-district Open Space	Map 4	Per ET	\$2,360.12
Transport Network	Map 4	Per ET	\$2,296.03
<b>Subtotal Western Precinct only</b>			\$7,743.77
<b>Eastern Precinct</b>			
Roads Network	Map 4	Per ET	\$1,514.36
<b>Subtotal Eastern Precinct only</b>			\$1,514.36
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions Northern Precinct</b>			\$41,005.29
<b>Total all contributions Western Precinct</b>			\$35,482.99
<b>Total all contributions Eastern Precinct</b>			\$29,253.58



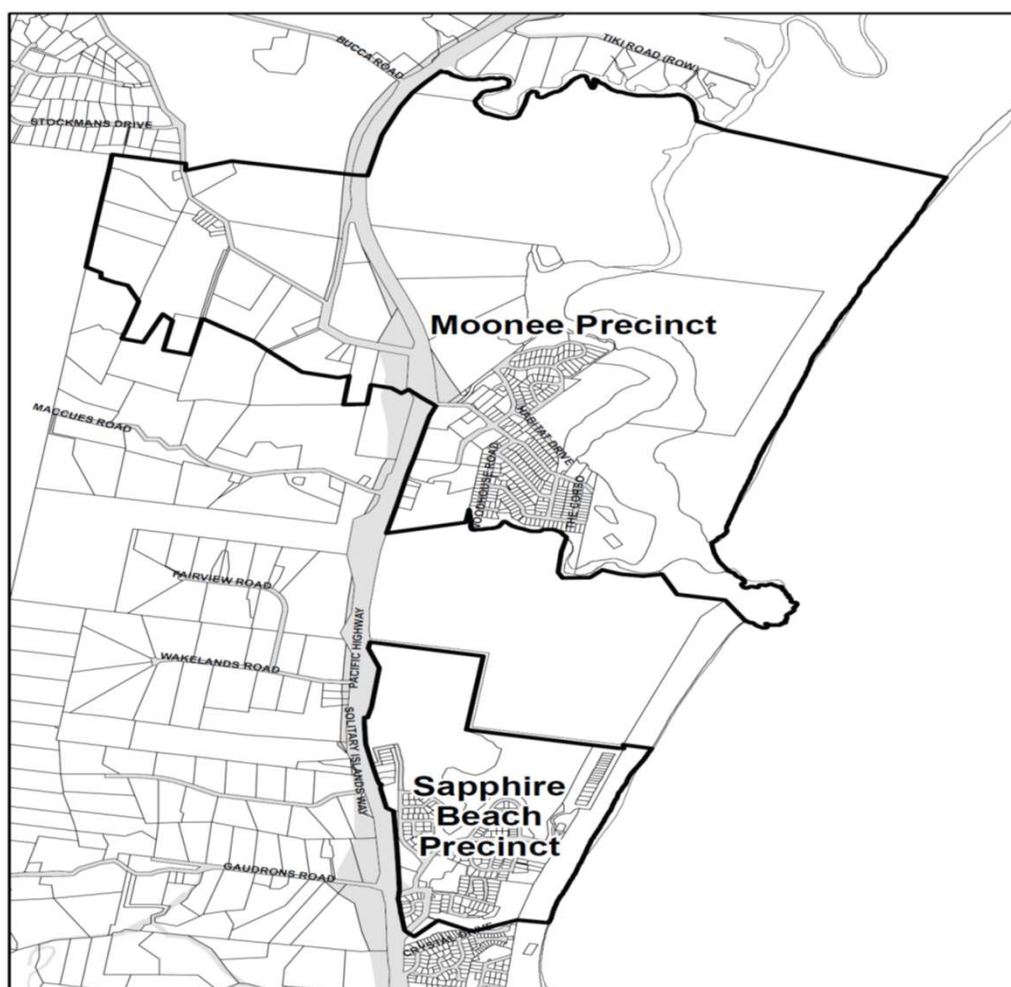


**MAP 4 - Hearn's Lake / Sandy Beach Area**

## Moonee - North Sapphire Release Area

Table 6

Facility	Map Reference	Basis	Amount
<b>All Precincts</b>			
Contributions per table 2	Map 1	Per ET	\$5,288.92
Transport & Traffic	Map 5	Per ET	\$2,110.30
Urban Planning	Map 5	Per ET	\$14.80
Community Facilities	Map 5	Per ET	\$1,168.63
Neighbourhood Open Space	Map 5	Per ET	\$2,427.66
<b>Subtotal All Precincts</b>			\$11,010.31
<b>Moonee Precinct</b>			
Roads & Traffic Facilities	Map 5	Per ET	\$7,441.73
<b>Subtotal Moonee Precinct only</b>			\$7,441.73
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions Moonee Precinct</b>			\$40,902.34
<b>Total all contributions Sapphire Beach Precinct</b>			\$33,460.61

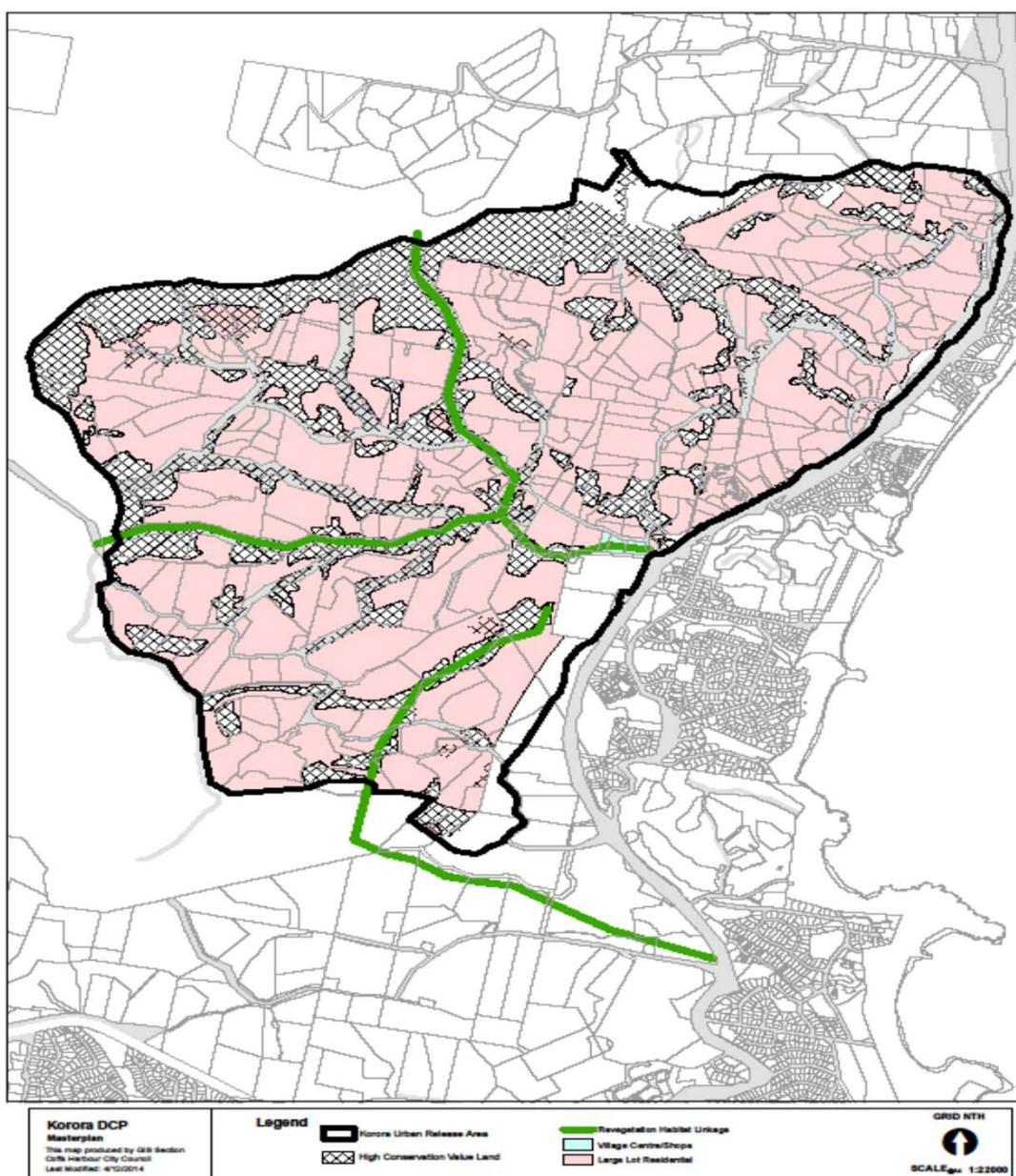


MAP 5 - Moonee / North Sapphire Area

## Korora Rural Residential Release Area

Table 7

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,623.25
Transport & Traffic	Map 6	Per ET	\$21,418.98
Urban Planning	Map 6	Per ET	\$1,373.60
Fire Fighting	Map 6	Per ET	\$501.51
<b>Total Contributions</b>			<b>\$28,917.33</b>

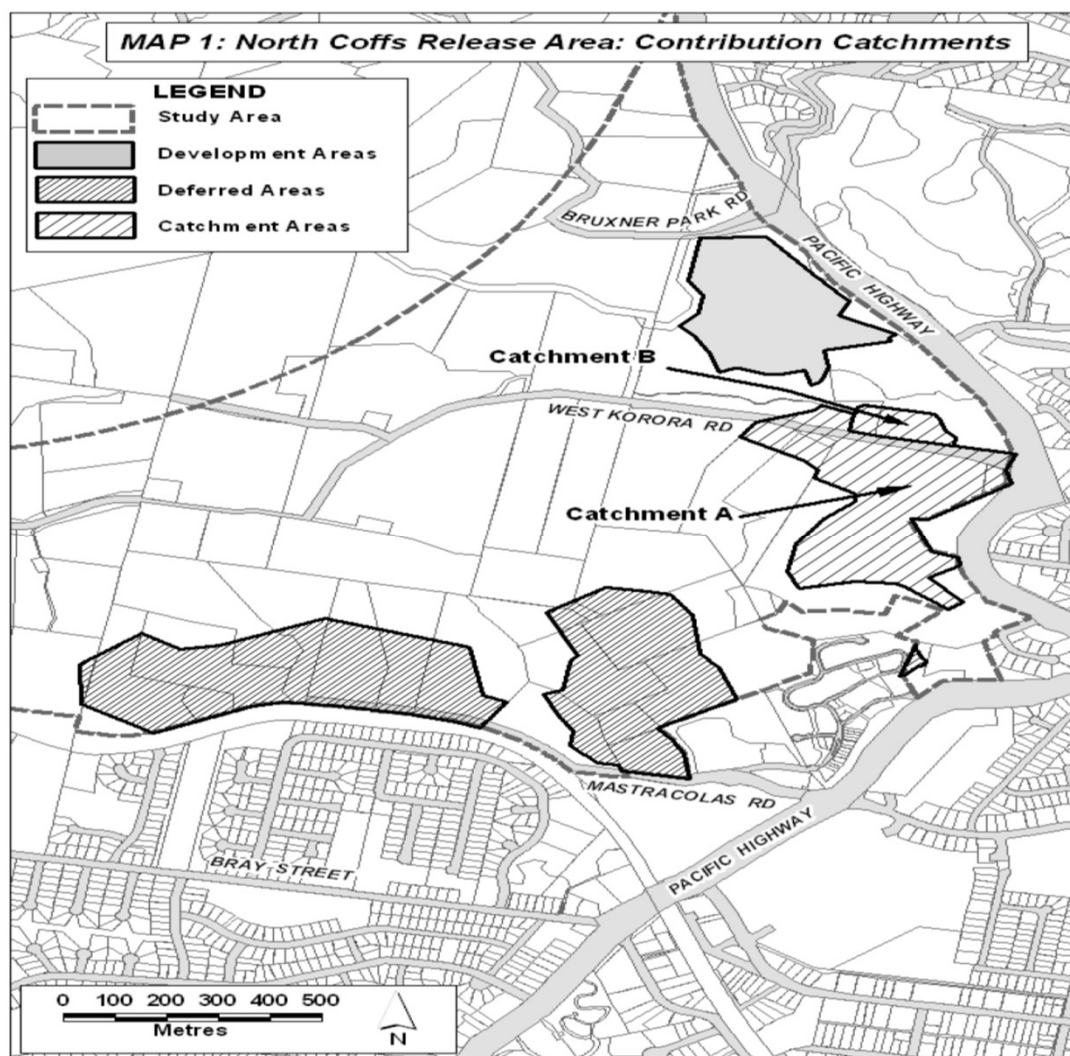


MAP 6 - Korora Rural Residential Area

## North Coffs Release Area

Table 8

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,623.25
Transport & Traffic	Map 7	Per ET	\$10,713.44
Planning Studies Catchment "A"	Map 7	Per ET	\$391.32
<b>Total Part 7.11 Catchment "A"</b>			\$16,728.00
Contributions per table 1	Map 1	Per ET	\$5,623.25
Transport & Traffic	Map 7	Per ET	\$10,713.44
Planning Studies Catchment "B"	Map 7	Per ET	\$24.90
<b>Total Part 7.11 Catchment "B"</b>			\$16,361.58
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions Catchment "A"</b>			<b>\$39,178.30</b>
<b>Total all contributions Catchment "B"</b>			<b>\$38,811.88</b>



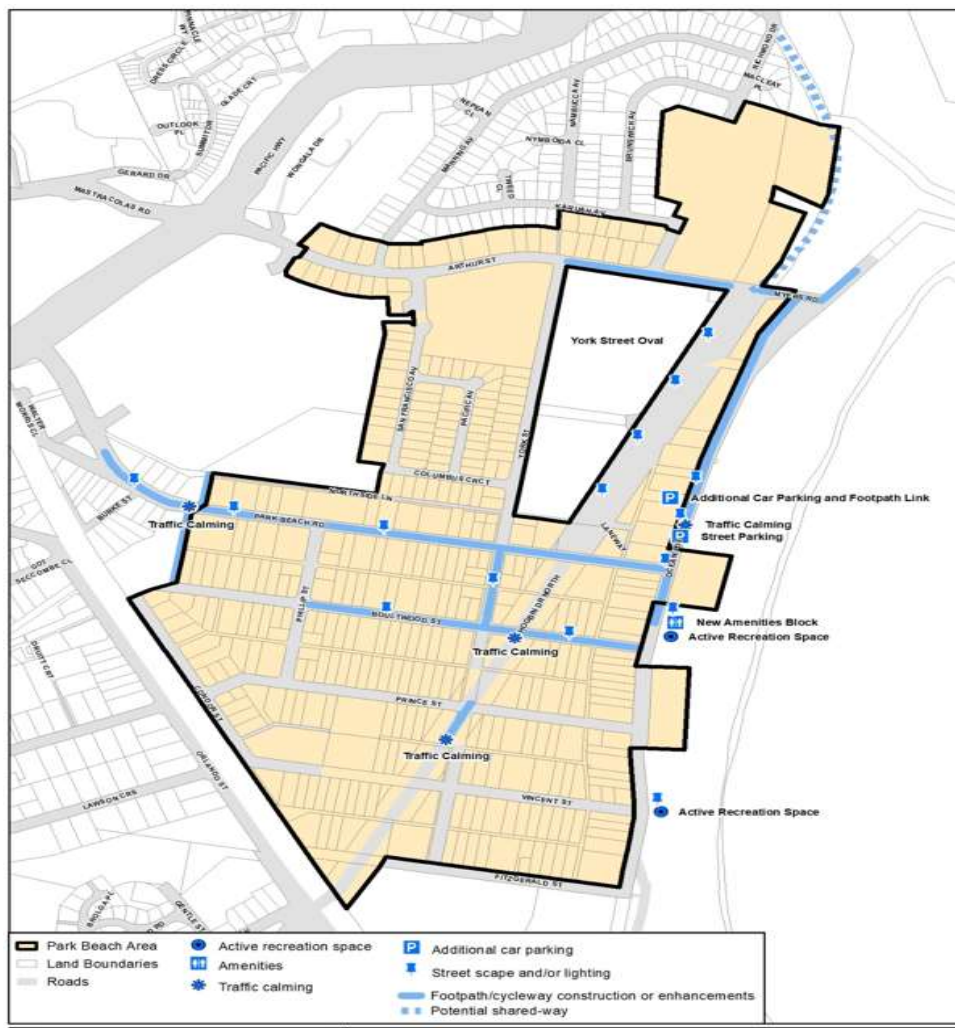
MAP 7 - North Coffs Area



## Park Beach Area

Table 9

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,623.25
Traffic Facilities	Map 8	Per ET	\$192.75
Open Space	Map 8	Per ET	\$3,229.36
<b>Total Part 7.11</b>			<b>\$9,045.35</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions</b>			<b>\$31,495.66</b>

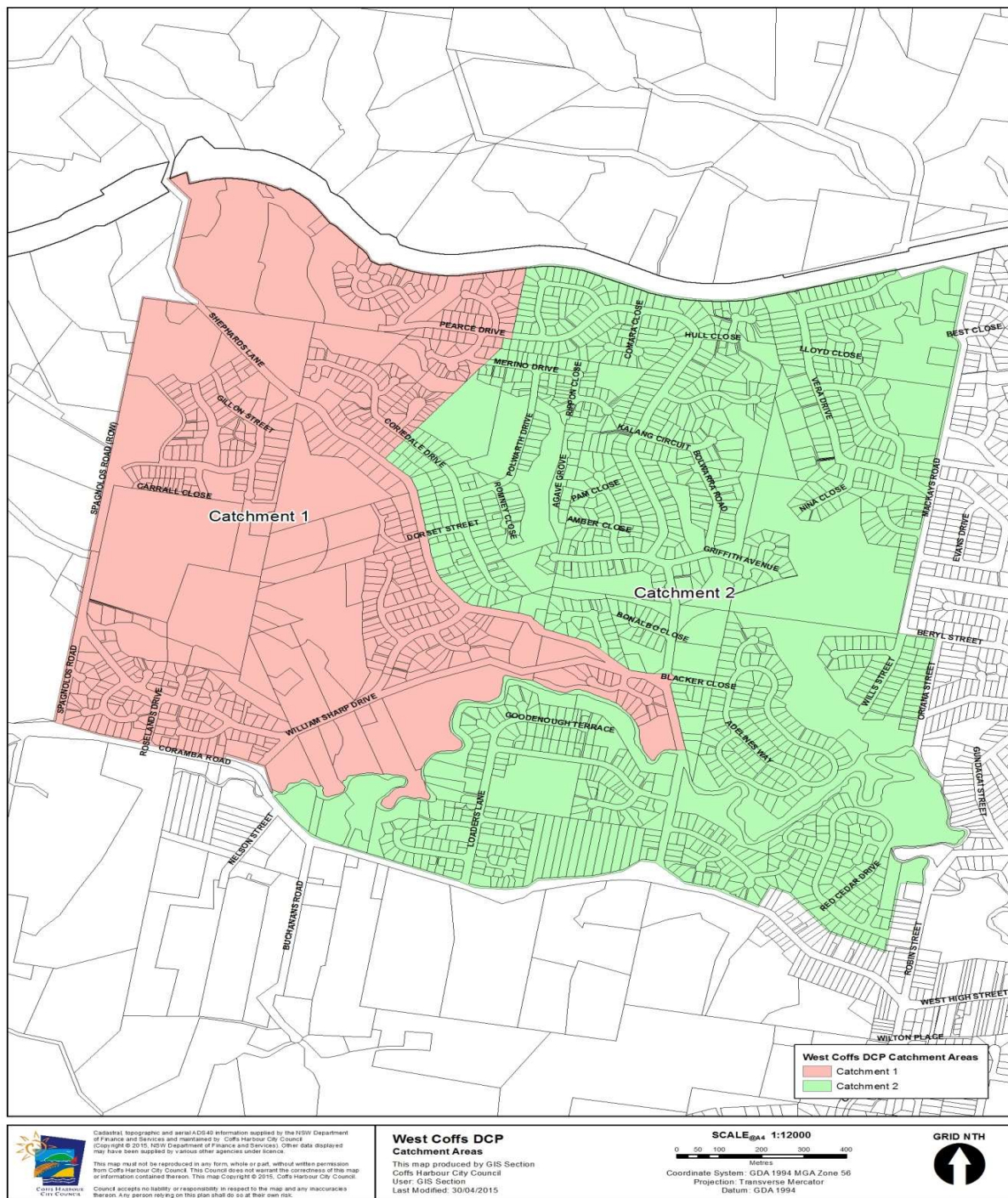


MAP 8 - Park Beach Area

## West Coffs Release Area

Table 10

Facility	Map Reference	Basis	Amount
<b>Catchment 1</b>			
Contributions per table 1	Map 1	Per ET	\$5,623.25
Flood Mitigation & Drainage Works	Map 9	Per ET	\$2,083.02
Development Studies	Map 9	Per ET	\$175.96
Local Collector Roads	Map 9	Per ET	\$3,990.26
Cycleways	Map 9	Per ET	\$3,097.36
Coffs Creek Drainage Works	Map 9	Per ET	\$308.75
Donn Paterson Drive	Map 9	Per ET	\$1,126.17
Neighbourhood Open Space	Map 9	Per ET	\$1,060.01
Precinct Open Space	Map 9	Per ET	\$1,631.96
<b>Sub total Catchment 1</b>			\$19,096.75
<b>Catchment 2</b>			
Contributions per table 1	Map 1	Per ET	\$5,623.25
Cycleways	Map 9	Per ET	\$3,097.36
Coffs Creek Drainage Works	Map 9	Per ET	\$308.75
Donn Paterson Drive	Map 9	Per ET	\$1,126.17
Neighbourhood Open Space	Map 9	Per ET	\$1,060.01
Precinct Open Space	Map 9	Per ET	\$1,631.96
<b>Subtotal Catchment2</b>			\$12,847.50
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions Catchment 1</b>			\$41,547.05
<b>Total all contributions Catchment 2</b>			\$35,297.80



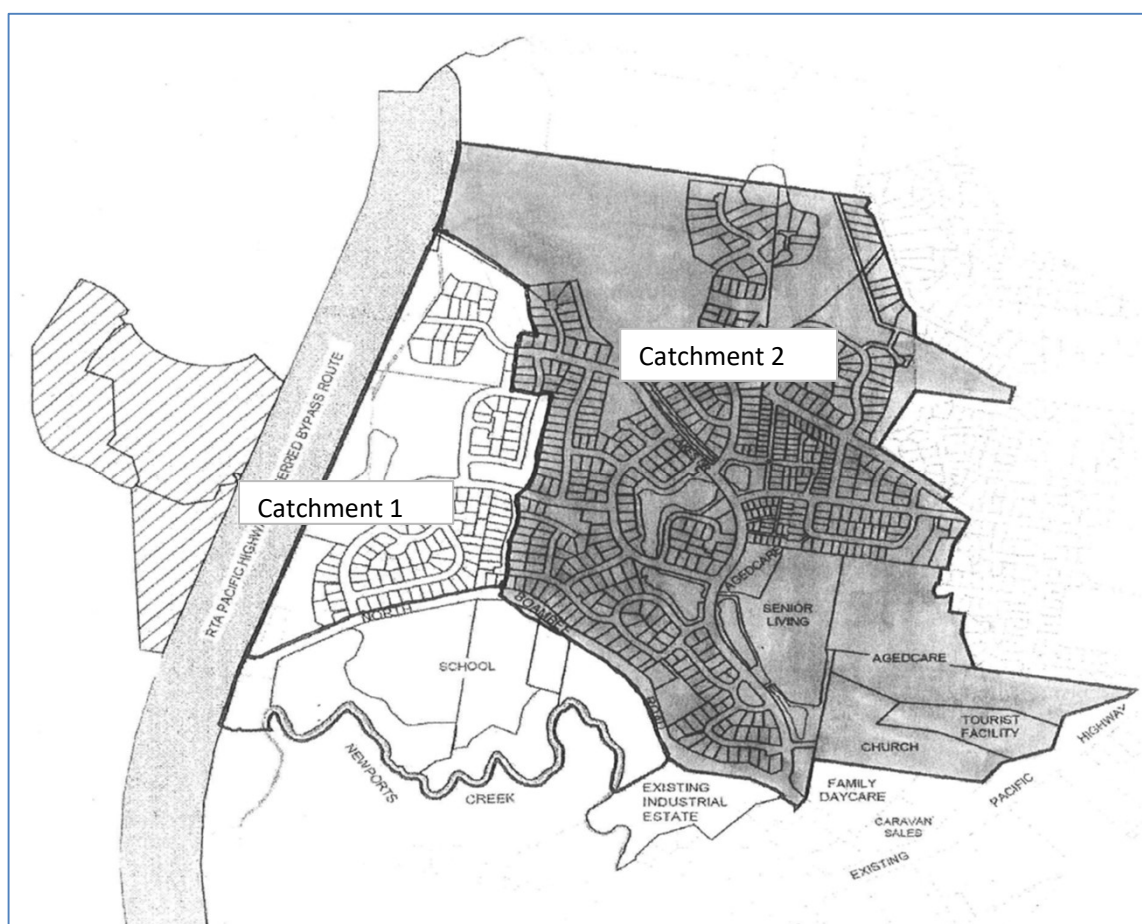
**MAP 9 - West Coffs Release Area**



## North Boambee Valley (East) Release Area

**Table 11**

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,623.25
Neighbourhood Open Space	Map 10	Per ET	\$529.27
Community Facilities	Map 10	Per ET	\$1,576.82
Koala Management	Map 10	Per ET	\$3,418.50
Roads & Traffic Management	Map 10	Per ET	\$2,136.05
Urban Planning	Map 10	Per ET	\$86.86
Stormwater Catchment 1	Map 10	Per ET	\$1,939.87
Stormwater Catchment 2	Map 10	Per ET	\$2,956.78
<b>Total Part 7.11 Catchment 1</b>			<b>\$15,310.63</b>
<b>Total Part 7.11 Catchment 2</b>			<b>\$16,327.53</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions Catchment 1</b>			<b>\$37,760.93</b>
<b>Total all contributions Catchment 2</b>			<b>\$38,777.83</b>



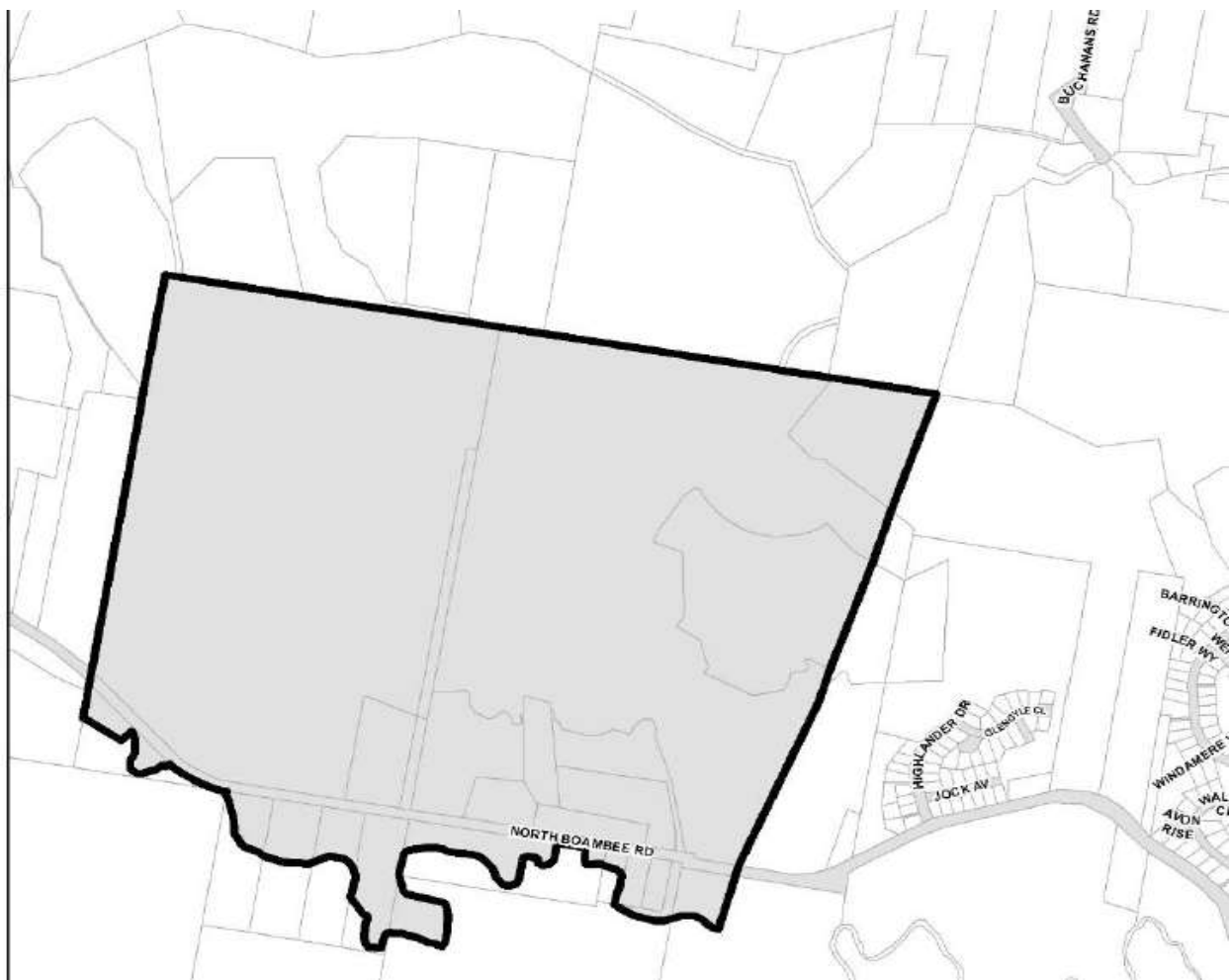
**MAP 10 - North Boambee Valley (East) Release Area**



## North Boambee Valley (West) Release Area

Table 12

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,623.25
Transport & Traffic	Map 11	Per ET	\$7,317.76
Transport & Traffic Recoupment	Map 11	Per ET	\$256.81
Local and N'hood Open Space	Map 11	Per ET	\$2,833.99
Urban Planning	Map 11	Per ET	\$95.71
Flood Mitigation and Drainage	Map 11	Per ET	\$2,691.50
<b>Total Part 7.11 Catchment 1</b>			<b>\$18,819.00</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions Catchment 1</b>			<b>\$41,269.30</b>

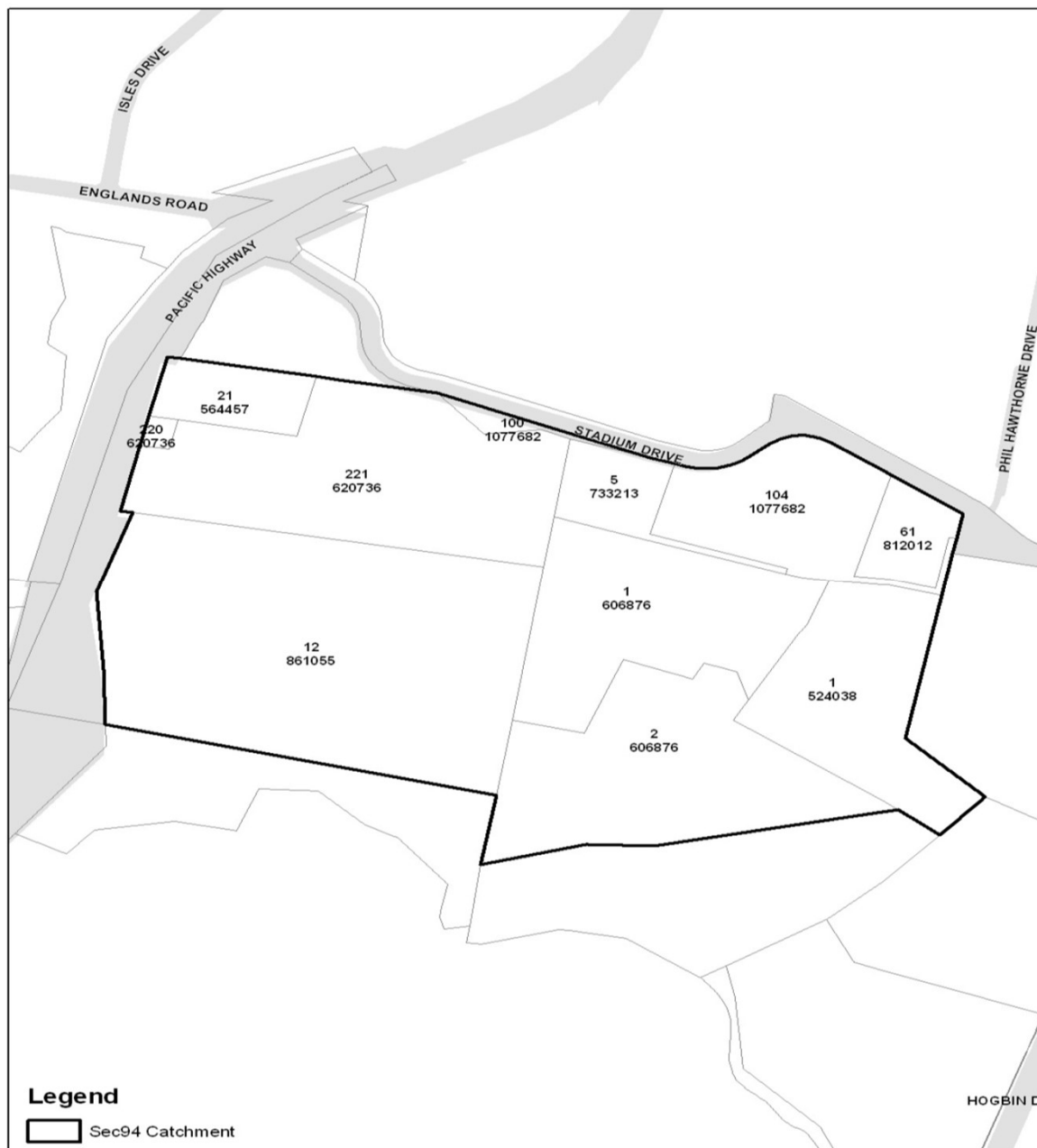


MAP 11 - North Boambee Valley (West) Release Area

## South Coffs

**Table 13**

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,623.25
Transport & Traffic	Map 12	Per ET	\$5,903.13
Neighbourhood Open Space	Map 12	Per ET	\$457.81
<b>Total Part 7.11 Per ET</b>			<b>\$11,984.18</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions</b>			<b>\$34,434.49</b>

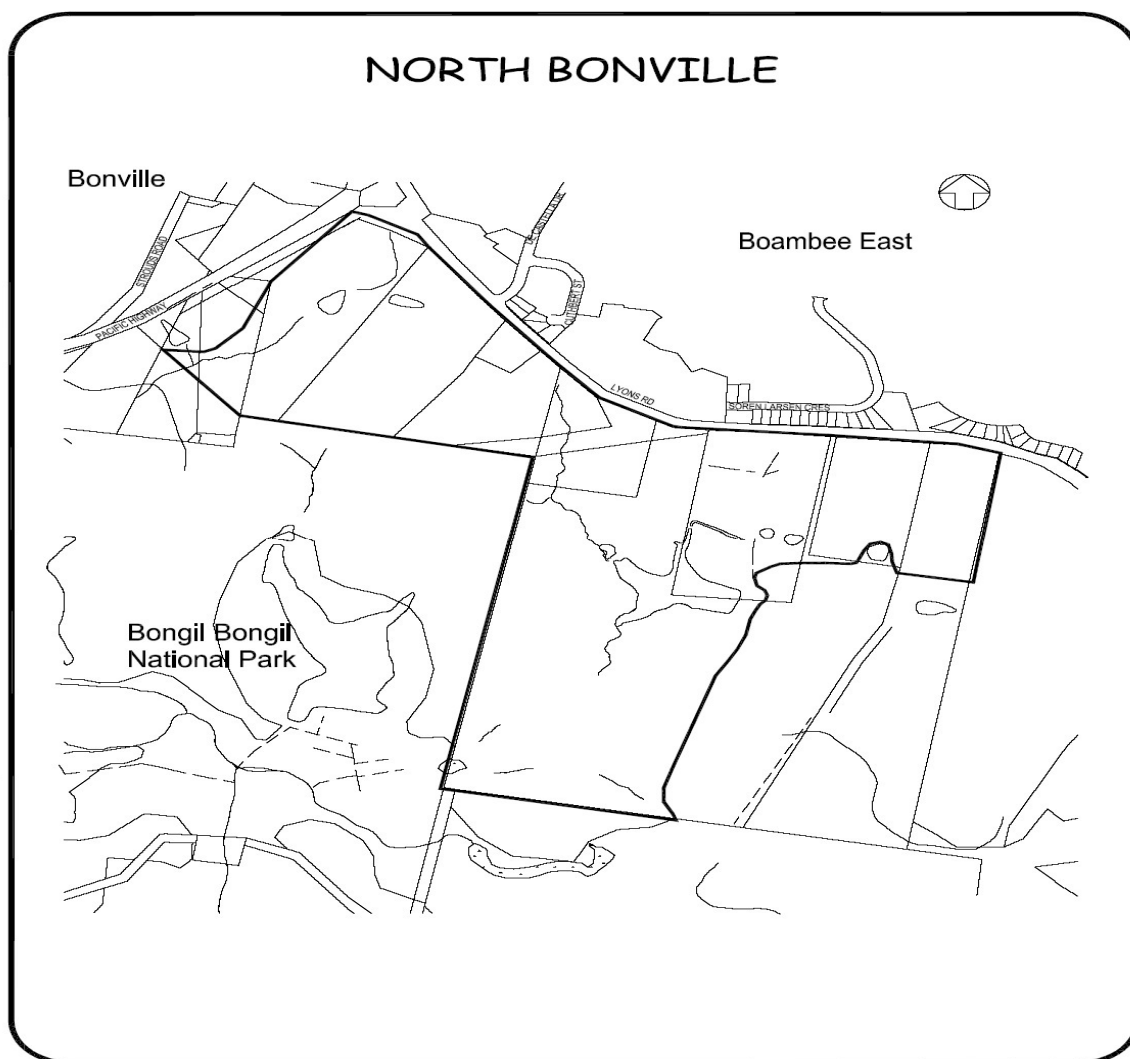


**MAP 12 - South Coffs Release Area**

## North Bonville

**Table 14**

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,288.92
Transport & Traffic	Map 13	Per ET	\$6,508.84
Neighbourhood Open Space	Map 13	Per ET	\$604.12
Stormwater Management	Map 13	Per ET	\$1,595.13
Urban Planning	Map 13	Per ET	\$72.83
<b>Total Part 7.11 Per ET</b>			<b>\$14,069.84</b>
Water		Per ET	\$11,476.00
Waste Water		Per ET	\$10,974.31
<b>Total all contributions</b>			<b>\$36,520.14</b>



**MAP 13 - North Bonville**

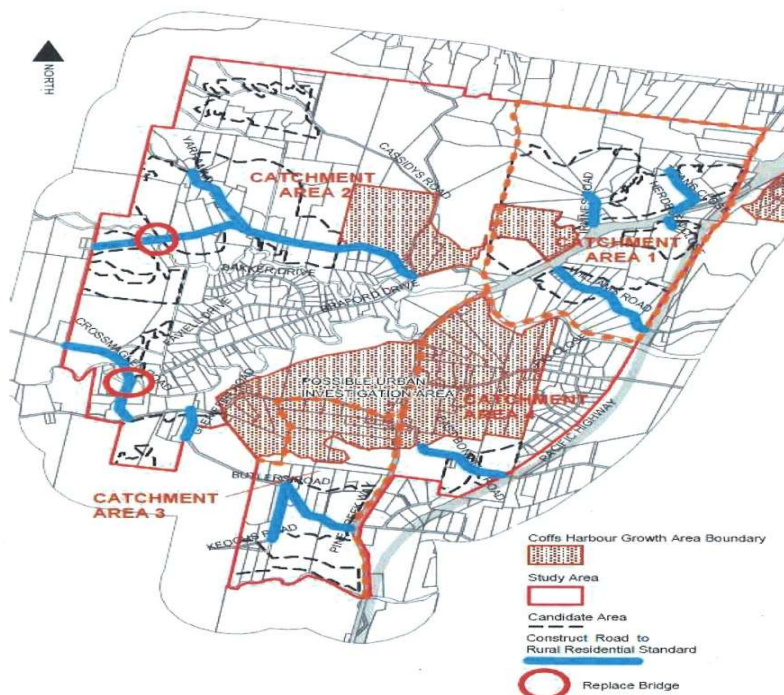
## Bonville Large Lot Residential

Table 15

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$5,288.92
Stormwater Catchment 1	Map 14	Per ET	\$10,367.11
Stormwater Catchment 2	Map 14	Per ET	\$21,897.54
Stormwater Catchment 3	Map 14	Per ET	\$29,280.27
Stormwater Catchment 4	Map 14	Per ET	\$25,289.83
Urban Planning	Map 14	Per ET	\$885.64
<b>Total Part 7.11 Catchment 1</b>			<b>\$16,541.66</b>
<b>Total Part 7.11 Catchment 2</b>			<b>\$28,072.09</b>
<b>Total Part 7.11 Catchment 3</b>			<b>\$35,454.83</b>
<b>Total Part 7.11 Catchment 4</b>			<b>\$31,464.39</b>

MAP 1:

### BONVILLE LARGE LOT RESIDENTIAL AREA – CONTRIBUTION ITEMS



## MAP 14 - Bonville Large Lot Residential

## ANNEXURE A

	Unit Rate per ET Part 7.11 Contribution	Unit Rate per ET	Unit Rate per ET
CLASSIFICATION	Plans	Water DSP	Waste Water DSP
<b>RESIDENTIAL</b>			
Subdivision lot	1	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling	0.55 per dwelling
Nursing Home	0.35 per bed	0.35 per bed	0.35 per bed
Self Care retirement unit	0.55 per unit	0.55 per unit	0.55 per unit
Granny Flats (Affordable Rental Housing SEPP) Note Local Government area wide contribution plans only apply	0.4 per dwelling	0.4 per dwelling	0.4 per dwelling
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
<b>TOURIST AND VISITOR ACCOMMODATION</b>			
Motel / hotel / resort room	0.35 per room	0.35 per room	0.35 per room
Serviced apartments	0.35 per room	0.35 per room	0.35 per room
Backpackers accommodation per room	0.2 per room	0.2 per room	0.2 per room
Bed & Breakfast Accommodation	0.35 per room	0.35 per room	0.35 per room
Guest House/Hostel	0.35 per room	0.35 per room	0.35 per room
Caravan/Camp/cabin site - Permanent	0.6 per site	0.6 per site	0.6 per site
Caravan/ Cabin site temporary	0.35 per site	0.35 per site	0.35 per site
Camp/Tent Site temporary	0.25 per site	0.25 per site	0.25 per site
<b>BUSINESS PREMISES</b>			
Shop	N/A	0.3 per 100m2	0.3 per 100m2
General Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Convenience Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Supermarket	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Bulky Goods Premises	N/A	0.2 per 100m2	0.2 per 100m2
Hairdressing/beauty salon	N/A	0.5 per 100m2	0.5 per 100m2
Laundromat	N/A	0.5 per machine	0.5 per machine
Office Premises	N/A	0.65 per 100m2 GFA	0.65 per 100m2 GFA
Warehouse/distribution centre	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Industrial Premise***	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Self Storage Premises	N/A	0.1 per 100m2 GFA (admin area )	0.1 per 100m2 GFA (admin area )
Car Wash	N/A	Determined on Application	Determined on Application
Plant nursery	N/A	Determined on Application	Determined on Application
Service Station	N/A	0.6 per lane	0.6 per lane
Car Sales Showroom ( indoor)	N/A	Determined on Application	Determined on Application
Car Sales Showroom ( outdoor)	N/A	Determined on Application	Determined on Application

	Unit Rate per ET Part 7.11 Contribution Plans	Unit Rate per ET Water DSP	Unit Rate per ET Waste Water DSP
<b>CLASSIFICATION</b>			
<b>RESIDENTIAL</b>			
<b>FOOD AND DRINK PREMISES</b>			
Café / Coffee Shop	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Convenience Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Fast Food/Snack Bar No amenities	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Fast Food/Snack Bar with amenities	N/A	1.5 per 100m2 GFA	1.5 per 100m2 GFA
Restaurant	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Hotel Public Bar	N/A	1.4 per 100m2 GFA	1.4 per 100m2 GFA
Lounge/beer garden	N/A	1.3 per 100m2 GFA	1.3 per 100m2 GFA
Registered Club - Licenced	N/A	0.6 per 100m2 GFA	0.6 per 100m2 GFA
Registered Club - Unlicensed	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
<b>COMMUNITY FACILITIES</b>			
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
<b>Educational Establishment</b>			
- Primary/Secondary School	N/A	.04 per student	.04 per student
- Tertiary	N/A	.04 per student	.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student	0.35 per resident student
Eco Tourism facility			
Passenger Transport Terminal	N/A	0.15 per 100m2 GFA	0.15 per 100m2 GFA
<b>HEALTH SERVICE FACILITIES</b>			
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
<b>ENTERTAINMENT</b>			
Bowling Alley	N/A	0.2 per alley	0.2 per alley
Brothel	N/A	0.4 per room	0.4 per room
Swimming Pool - Commercial	N/A	7 per ML	7 per ML
Recreational centre - indoor	N/A	0.3 per 100m2	0.3 per 100m2
Function/Conference Centre	N/A	0.3 per 100m2	0.3 per 100m2

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

***\*\*The lot rate/large dwelling rate applies to all types of dwelling with a floor area equal to or exceeding 100 square metres of floor area (excluding garages and balcony areas).***

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