



## CITY OF COFFS HARBOUR

### S7.11 CONTRIBUTIONS RATES BY LOCALITY

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## **CITY OF COFFS HARBOUR**

### **S7.11 CONTRIBUTIONS RATES BY LOCALITY**

#### **BACKGROUND**

This document provides the current s7.11 contribution rates for all locations within the City of Coffs Harbour (the City) 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>).

The City also the Woolgoolga Town Centre S7.12 Contributions Plan which is applicable to areas of the Northern Beach (north of Emerald Beach) where a S7.11 plan is not in force. Information regarding this plan can be found on the City's contributions webpage.

Information regarding the water and sewer contributions rates can also be found on the City's contributions webpage.

#### **CALCULATION OF CONTRIBUTIONS**

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 Section 7.11 of the *Environmental Planning and Assessment Act 1978* are levied on all residential development. Water and Wastewater contributions are levied on all development where the City determines that connection to these services is required.

Calculation of contributions includes the amount applicable under the City's LGA Wide plans detailed in either table 1 or table 2 (dependant on the location in accordance with map 1), plus the contributions applicable in the relevant release area are plans.

The tables (table 3 to 13) detail the individual release areas including all contributions applicable for that area. Catchment maps for the release areas are provided to assist with calculations.

Contributions are adjusted quarterly in accordance with movements with the relevant Indexation method. Each table provides the relevant indexation method.

**The contributions rates included are applicable as at**

**1 May 2025 for March 2025 Consumer Price Index**

**OR 2 May 2025 for March 2025 Roads and Bridges Producer Price Index**

Contributions 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 more information or to obtain a quote contact the City's Contributions Team on email: [contributions@chcc.nsw.gov.au](mailto:contributions@chcc.nsw.gov.au) or phone: 6648 4285

## **S7.11 CONTRIBUTIONS APPLICABLE TO ALL DEVELOPMENT**

### **Local Government Wide Contributions Plans (excluding S7.12 plan areas)**

Refer to Map 1 (page 4) for the relevant catchment

**Table 1**

<b>Catchment Area A</b>	<b>Map Reference</b>	<b>Basis</b>	<b>Amount</b>
Administration Levy	Map 1	Per ET	\$236.95
Surf Rescue Facilities	Map 1	Per ET	\$199.68
Coffs Harbour Open Space	Map 1	Per ET	\$5,219.94
Coffs Harbour Road Network A	Map 1	Per ET	\$1,097.51
<b>Total s7.11 Per ET</b>			<b>\$6,754.07</b>

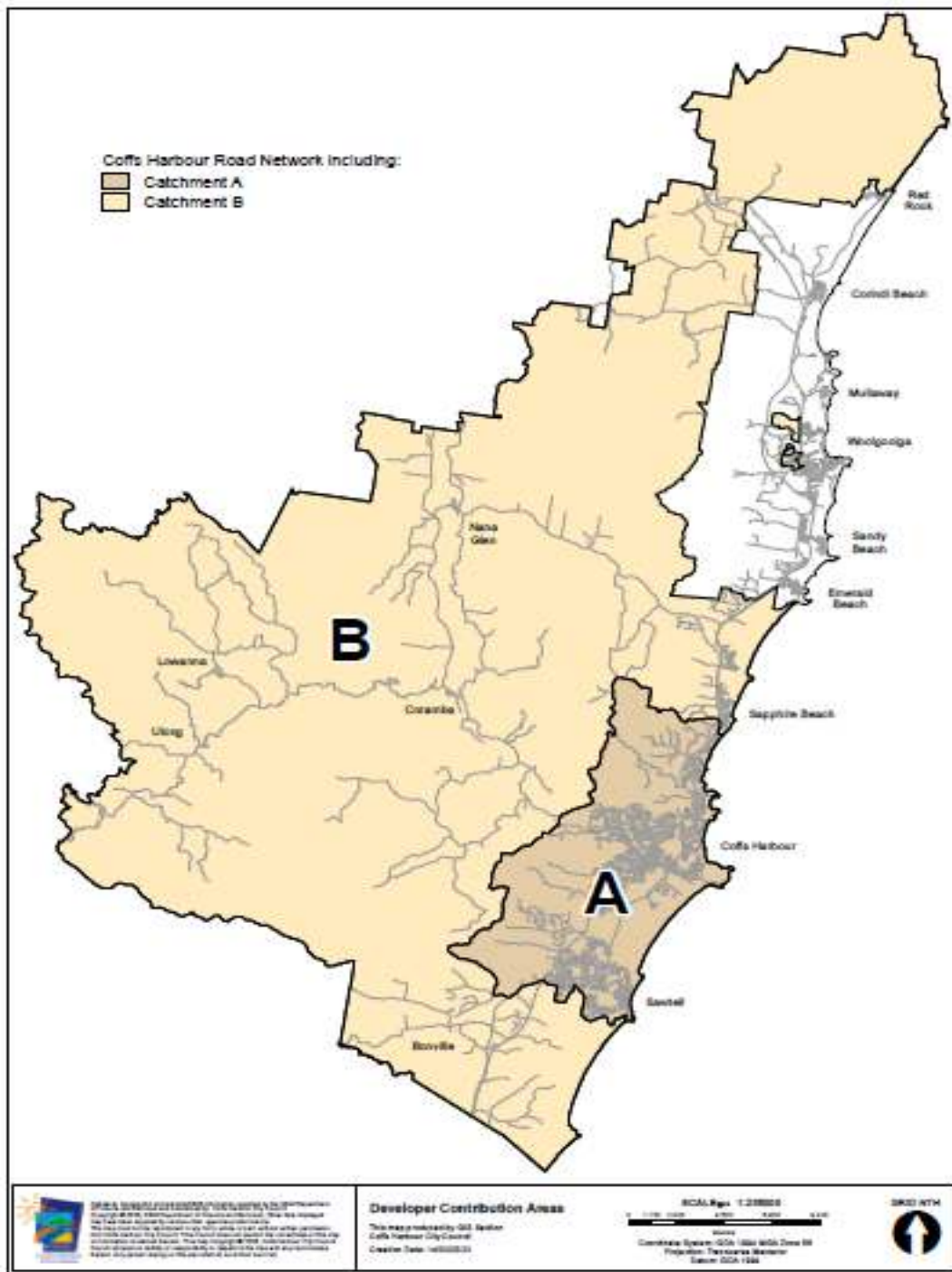
**Table 2**

<b>Catchment Area "B"</b>	<b>Map Reference</b>	<b>Basis</b>	<b>Amount</b>
Administration Levy	Map 1	Per ET	\$236.95
Surf Rescue Facilities	Map 1	Per ET	\$199.68
Coffs Harbour Open Space	Map 1	Per ET	\$5,219.94
Coffs Harbour Road Network B	Map 1	Per ET	\$700.93
<b>Total s7.11 Per ET</b>			<b>\$6,357.50</b>

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

**Indexation Method**

**2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index**



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

## Woolgoolga North West and Woolgoolga West Contributions Plan 2023

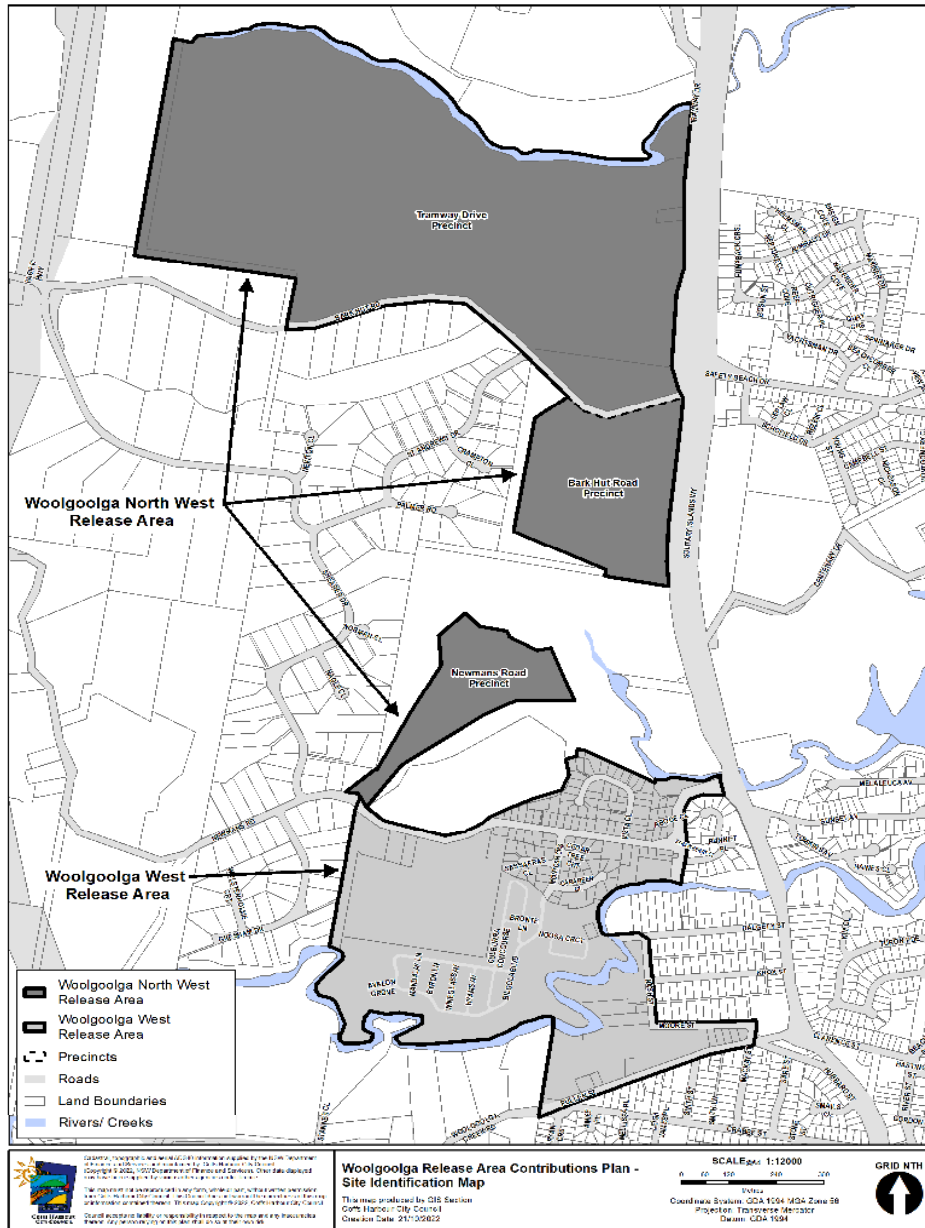
Refer to Map 2 (page 6) for the catchment area map

**Table 3**

Facility	Map Reference	Basis	Amount
Contributions per table 2 all precincts	Map 1	Per ET	\$6,357.50
<b>Woolgoolga West Precinct</b>			
Transport & Traffic	Map 2	Per ET	\$6,013.72
Cycleways incl recoupment	Map 2	Per ET	\$10,110.15
Development Studies	Map 2	Per ET	\$255.88
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,151.81
<b>Woolgoolga West S7.11 Total</b>			capped at \$20,000
<b>Newsmans Road Precinct</b>			
Transport & Traffic	Map 2	Per ET	\$15,096.86
Cycleways recoupment	Map 2	Per ET	\$2,413.94
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,102.52
<b>Newmans Road S7.11 Total</b>			capped at \$20,000
<b>Bark Hut Road Precinct</b>			
Transport & Traffic incl recoupment	Map 2	Per ET	\$14,966.93
Cycleways	Map 2	Per ET	\$1,533.78
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,102.52
<b>Bark Hut Road S7.11 Total</b>			capped at \$20,000
<b>Tramway Drive Precinct</b>			
Transport & Traffic incl recoupment	Map 2	Per ET	\$11,537.95
Cycleways	Map 2	Per ET	\$1,533.78
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,102.52
<b>Tramway Drive S7.11 Total</b>			\$20,531.75
<b>Total all contributions - Woolgoolga West</b>			\$20,000.00
<b>Total all contributions - Newsmans Road</b>			\$20,000.00
<b>Total all contributions - Bark Hut Road</b>			\$20,000.00
<b>Total all contributions - Tramway Drive</b>			\$20,000.00

Indexation Method

2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index



**MAP 2 - Woolgoolga North West and Woolgoolga West**

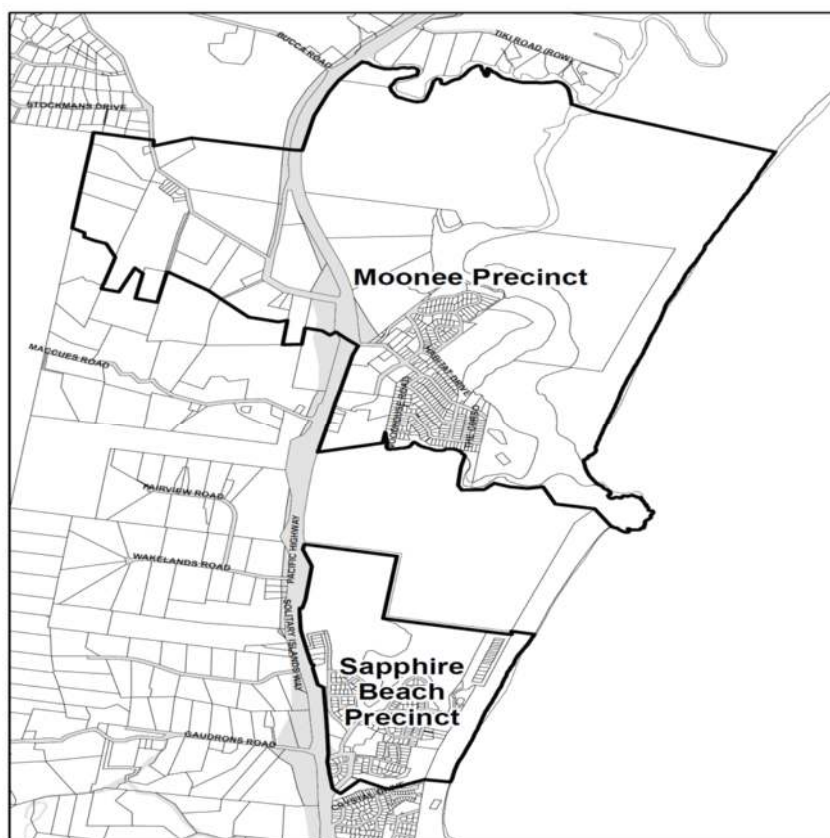
## Moonee - Sapphire Contributions Plan 2024 plan area

**Table 4**

Facility	Map Reference	Basis	Amount
<b>All Precincts</b>			
Contributions per table 2	Map 1	Per ET	\$6,357.50
Transport & Traffic	Map 3	Per ET	\$6,354.42
Urban Planning	Map 3	Per ET	\$7.39
Community Facilities	Map 3	Per ET	\$1,462.48
Neighbourhood Open Space	Map 3	Per ET	\$2,817.55
<b>Subtotal All Precincts (Sapphire + Moonee)</b>			\$16,999.33
<b>Moonee Precinct</b>			
Roads & Traffic Facilities	Map 3	Per ET	\$6,354.42
<b>Subtotal Moonee Precinct</b>			Capped at \$20,000
<b>Total all contributions Moonee Precinct</b>			\$20,000.00
<b>Total all contributions Sapphire Beach Precinct</b>			\$16,999.33

Indexation Method

2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index



**MAP 3 - Moonee / Sapphire Area**



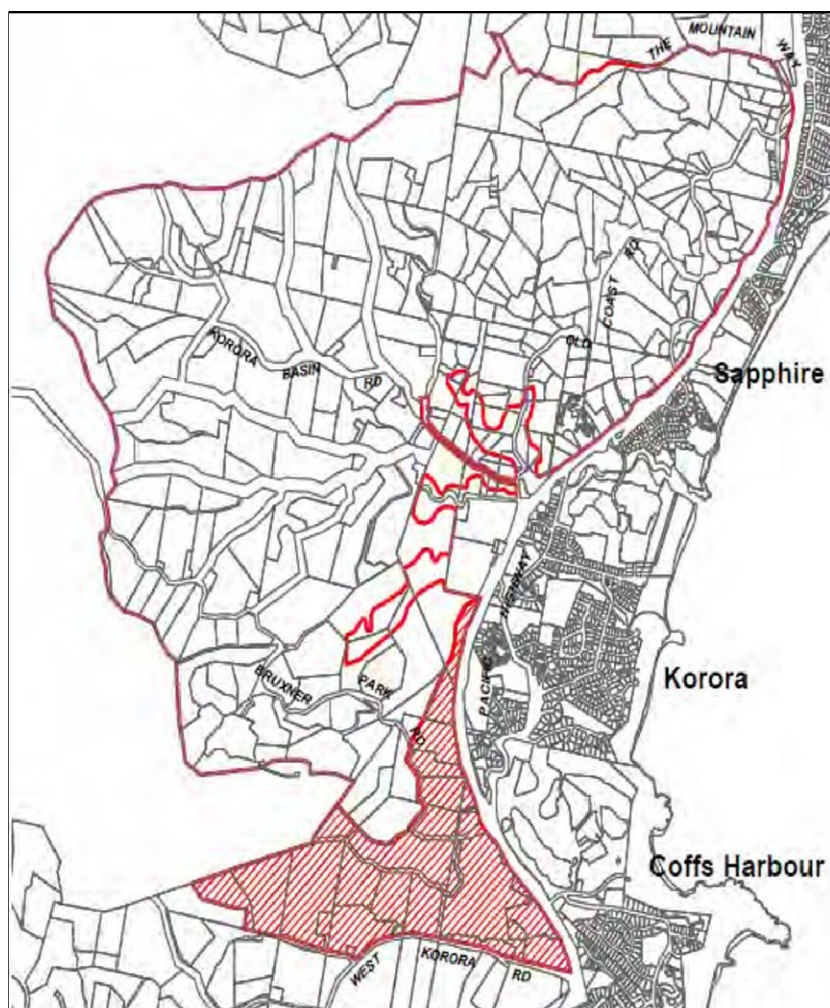
## Korora Rural Residential Release Area Contributions Plan 2019 plan area

Table 5

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,754.07
Transport & Traffic	Map 4	Per ET	\$24,397.20
Urban Planning	Map 4	Per ET	\$1,564.60
Fire Fighting	Map 4	Per ET	\$571.24
<b>Total Contributions</b>			<b>\$20,000.00</b>

Indexation Method

1 May 2025 for March 2025 Consumer  
Price Index



MAP 4 - Korora Rural Residential Area



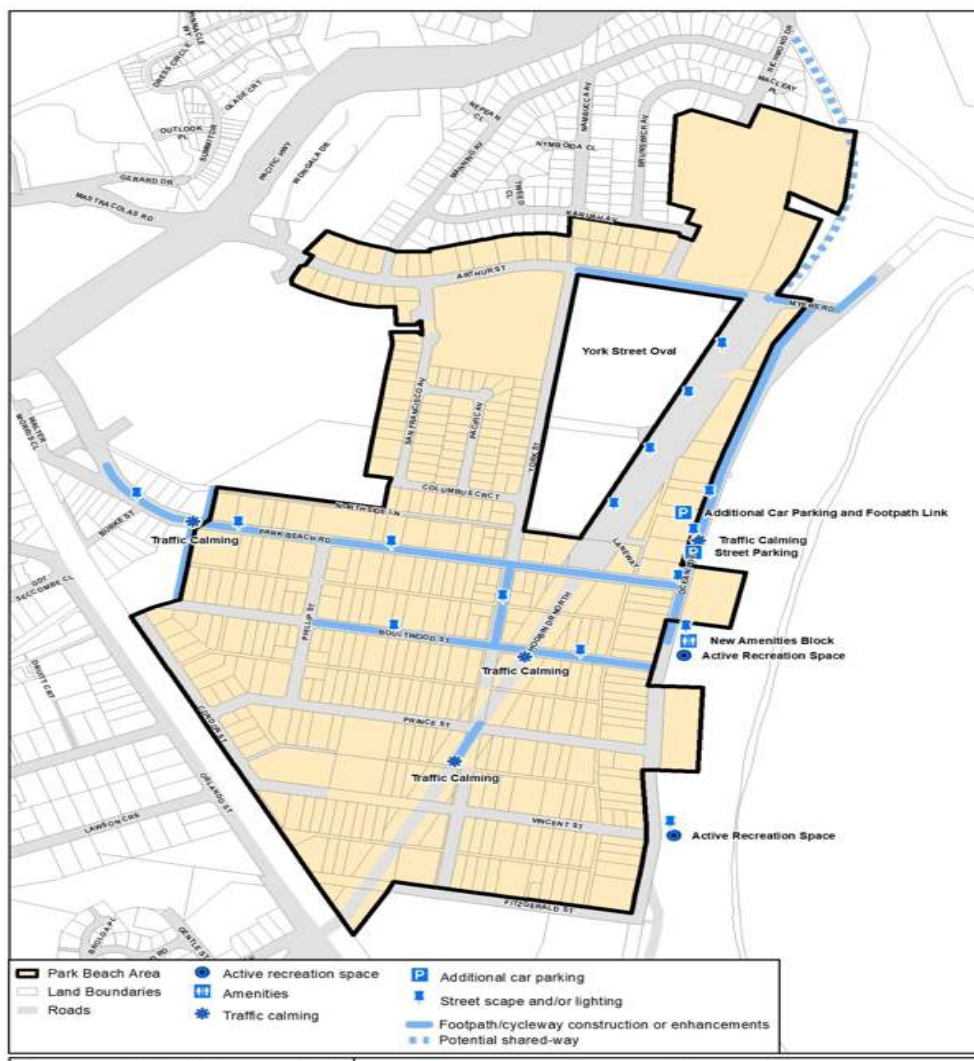
## Park Beach Area Contributions Plan 2021

Table 7

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,754.07
Traffic Facilities	Map 6	Per ET	\$219.55
Open Space	Map 6	Per ET	\$3,678.39
<b>Total s7.11</b>			<b>\$10,652.01</b>

Indexation Method

1 May 2025 for March 2025 Consumer  
Price Index



MAP 6 - Park Beach Area

## West Coffs Contributions Plan 2023

Refer to Map 7 (page 12) for the catchment area map

**Table 8**

Facility	Map Reference	Basis	Amount
<b>Catchment 1</b>			
Contributions per table 1	Map 1	Per ET	\$6,754.07
Flood Mitigation & Drainage Works	Map 7	Per ET	\$2,077.44
Development Studies	Map 7	Per ET	\$191.84
Local Collector Roads	Map 7	Per ET	\$5,242.13
Cycleways	Map 7	Per ET	\$5,660.51
Donn Patterson Drive	Map 7	Per ET	\$1,012.64
Precinct Open Space	Map 7	Per ET	\$135.40
<b>Sub total Catchment 1</b>			<b>\$20,000.00</b>
<b>Catchment 2</b>			
Contributions per table 1	Map 1	Per ET	\$6,754.07
Cycleways	Map 7	Per ET	\$5,660.51
Donn Patterson Drive	Map 7	Per ET	\$1,012.64
Local Collector Roads	Map 7	Per ET	\$5,242.13
Development Studies	Map 7	Per ET	\$191.84
Precinct Open Space	Map 7	Per ET	\$135.40
<b>Subtotal Catchment2</b>			<b>\$18,996.60</b>

**Indexation Method**

**2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index**



## North Boambee Valley East Contributions Plan 2019 plan area

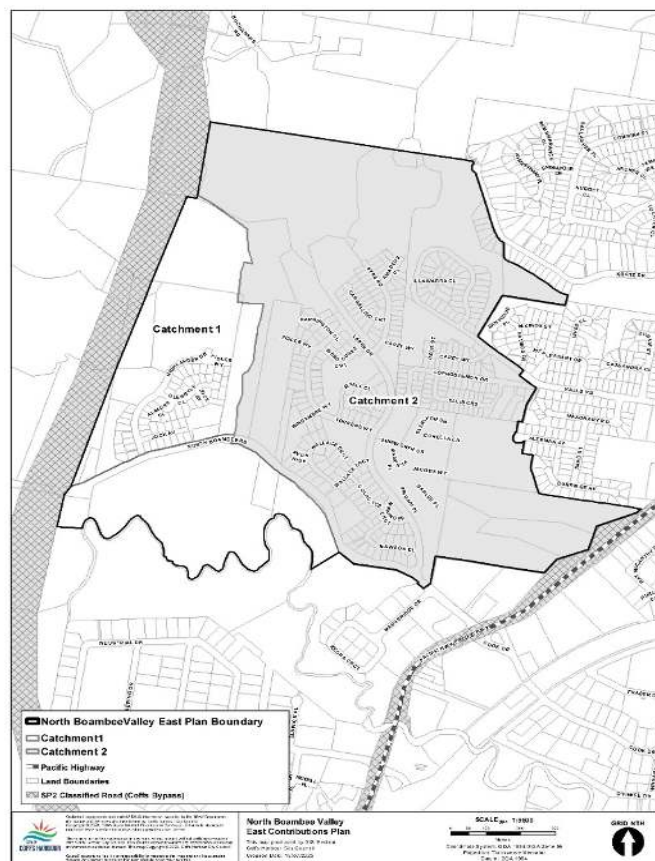
Table 9

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,754.07
Neighbourhood Open Space	Map 8	Per ET	\$602.87
Community Facilities	Map 8	Per ET	\$1,796.07
Koala Management	Map 8	Per ET	\$3,893.83
Roads & Traffic Management	Map 8	Per ET	\$2,433.06
Urban Planning	Map 8	Per ET	\$98.94
Stormwater Catchment 1	Map 8	Per ET	\$2,209.61
Stormwater Catchment 2	Map 8	Per ET	\$3,367.90
<b>Total s7.11 Catchment 1</b>			<b>\$17,788.45</b>
<b>Total s7.11 Catchment 2</b>			<b>\$18,946.75</b>

### Indexation Method



1 May 2025 for March 2025 Consumer  
Price Index



MAP 8 - North Boambee Valley East Release Area

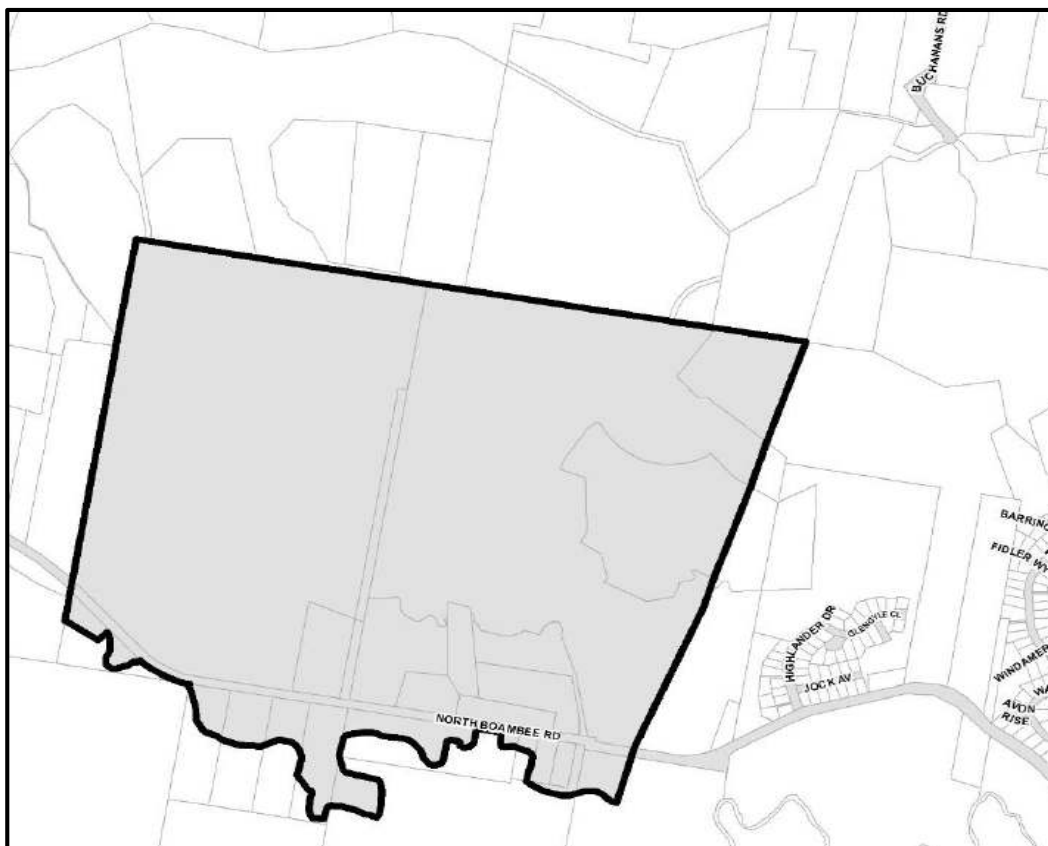
## North Boambee Valley West Contributions Plan 2025

**Table 10**

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,754.07
Transport & Traffic	Map 9	Per ET	\$3,621.26
Transport & Traffic Recoupment	Map 9	Per ET	\$4,359.08
Local and N'hood Open Space	Map 9	Per ET	\$3,118.93
Urban Planning	Map 9	Per ET	\$235.77
Flood Mitigation and Drainage	Map 9	Per ET	\$2,956.51
<b>Total s7.11</b>			<b>\$20,000.00</b>

**Indexation Method**

**1 May 2025 for March 2025 Consumer  
Price Index**



**MAP 9 - North Boambee Valley West Release Area**



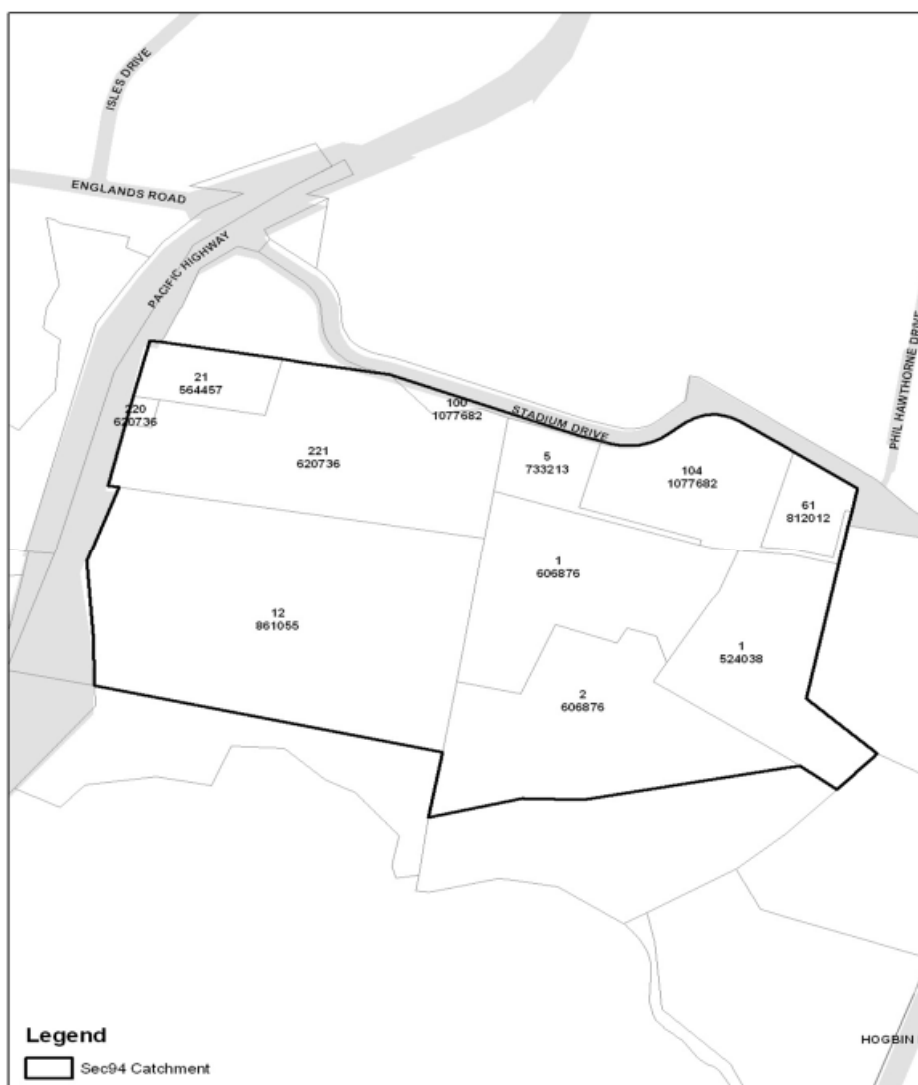
## South Coffs Contributions Plan 2024

**Table 11**

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,754.07
Transport & Traffic	Map 10	Per ET	\$6,169.10
Neighbourhood Open Space	Map 10	Per ET	\$258.27
<b>Total s7.11 Per ET</b>			<b>\$13,181.44</b>

**Indexation Method**

**2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index**



**MAP 10 - South Coffs Release Area**

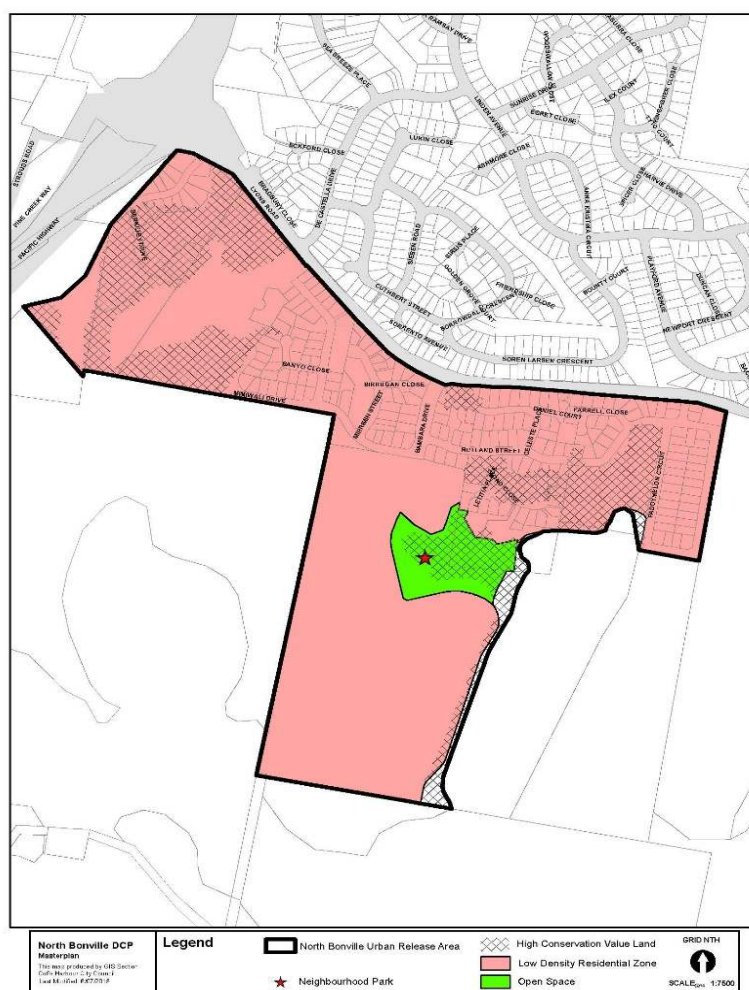
## North Bonville Contributions Plan 2023

**Table 12**

Facility	Map Reference	Basis	Amount
Contributions per table 2	Map 1	Per ET	\$6,754.07
Transport & Traffic	Map 11	Per ET	\$5,088.57
Neighbourhood Open Space	Map 11	Per ET	\$2,022.31
Stormwater Management	Map 11	Per ET	\$3,548.95
Urban Planning	Map 11	Per ET	\$48.41
<b>Total s7.11 Per ET</b>			<b>\$17,462.32</b>

**Indexation Method**

**2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index**



**MAP 11 - North Bonville**



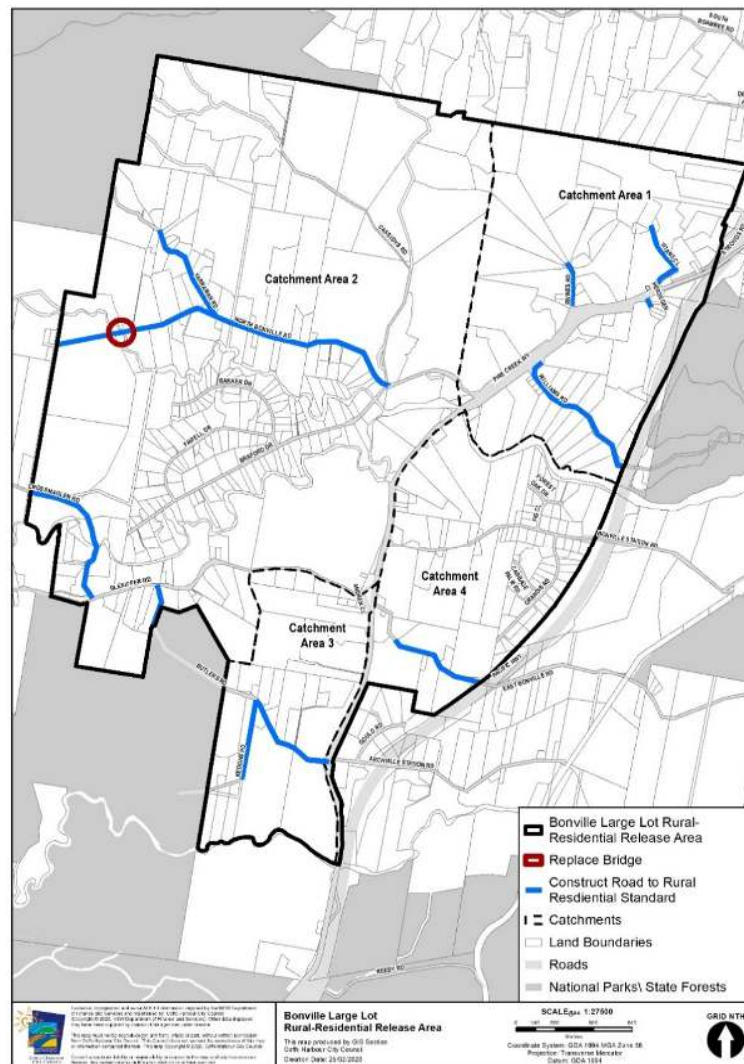
# Bonville Large Lot Residential Contributions Plan 2024

Table 13

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,357.50
Transport Catchment 1	Map 12	Per ET	\$12,405.28
Transport Catchment 2	Map 12	Per ET	\$19,805.82
Transport Catchment 3	Map 12	Per ET	\$39,182.58
Transport Catchment 4	Map 12	Per ET	\$24,823.43
Urban Planning - all catchments	Map 12	Per ET	\$719.29
<b>Total s7.11 Catchment 1</b>			<b>\$19,482.07</b>
<b>Total s7.11 Catchment 2</b>			<b>\$20,000.00</b>
<b>Total s7.11 Catchment 3</b>			<b>\$20,000.00</b>
<b>Total s7.11 Catchment 4</b>			<b>\$20,000.00</b>

Indexation Method

2 May 2025 for March 2025 Roads and  
Bridges Producer Price Index



MAP 12 - Bonville Large Lot Residential

## ANNEXURE A

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

CLASSIFICATION	Unit Rate per ET Part 7.11 Contribution Plans
<b>RESIDENTIAL</b>	
<b>FOOD AND DRINK PREMISES</b>	
Café / Coffee Shop	N/A
Convenience Store	N/A
Fast Food/Snack Bar No amenities	N/A
Fast Food/Snack Bar with amenities	N/A
Restaurant	N/A
Hotel Public Bar	N/A
Lounge/beer garden	N/A
Registered Club - Licenced	N/A
Registered Club - Unlicensed	N/A
<b>COMMUNITY FACILITIES</b>	
Child care without Laundry - per child	N/A
Child care with Laundry - per child	N/A
Marina per berth -	N/A
Place of worship	N/A
Cultural Establishment	N/A
Correctional Centre	N/A
<b>Educational Establishment</b>	
- Primary/Secondary School	N/A
- Tertiary	N/A
- Boarding School	0.35 per resident student
Eco Tourism facility	
Passenger Transport Terminal	N/A
<b>HEALTH SERVICE FACILITIES</b>	
Hospital	N/A
Medical Centre	N/A
Dental Surgery	N/A
Veterinary Clinic	N/A
<b>ENTERTAINMENT</b>	
Bowling Alley	N/A
Brothel	N/A
Swimming Pool - Commercial	N/A
Recreational centre - indoor	N/A
Function/Conference Centre	N/A

***\*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***