



HEARNES LAKE / SANDY BEACH RELEASE AREA

**Developer
Contributions
Plan 2015**

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PART A – PLAN SUMMARY

1. NAME AND LEGAL BASIS OF THE PLAN

- 1.1 This Contributions Plan is to be referred to as the Hearnese Lake / Sandy Beach Release Area Developer Contributions Plan 2014 and the Plan was adopted by Council on xx/xx/2015.
- 1.2 The Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act (as amended) 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000.
- 1.3 This Developer Contributions Plan came into effect on xx/xx/2015 and replaces the previous Hearnese Lake / Sandy Beach Developer Contribution Plans which were amended on 24 April 2008, 8 May 2013, 18 December 2013 and 29 October 2014.
- 1.4 This Plan therefore repeals any other Plan made before this Plan and this Plan prevails to the extent to any inconsistency with previous Plans.

2. THE AREA TO WHICH THE PLAN APPLIES

- 2.1 The Plan applies to all land within the Hearnese Lake / Sandy Beach Release Area as shown in the Locality Plan – Hearnese Lake / Sandy Beach Release Area and, for purposes of assessing contributions, has been divided up into three precincts.

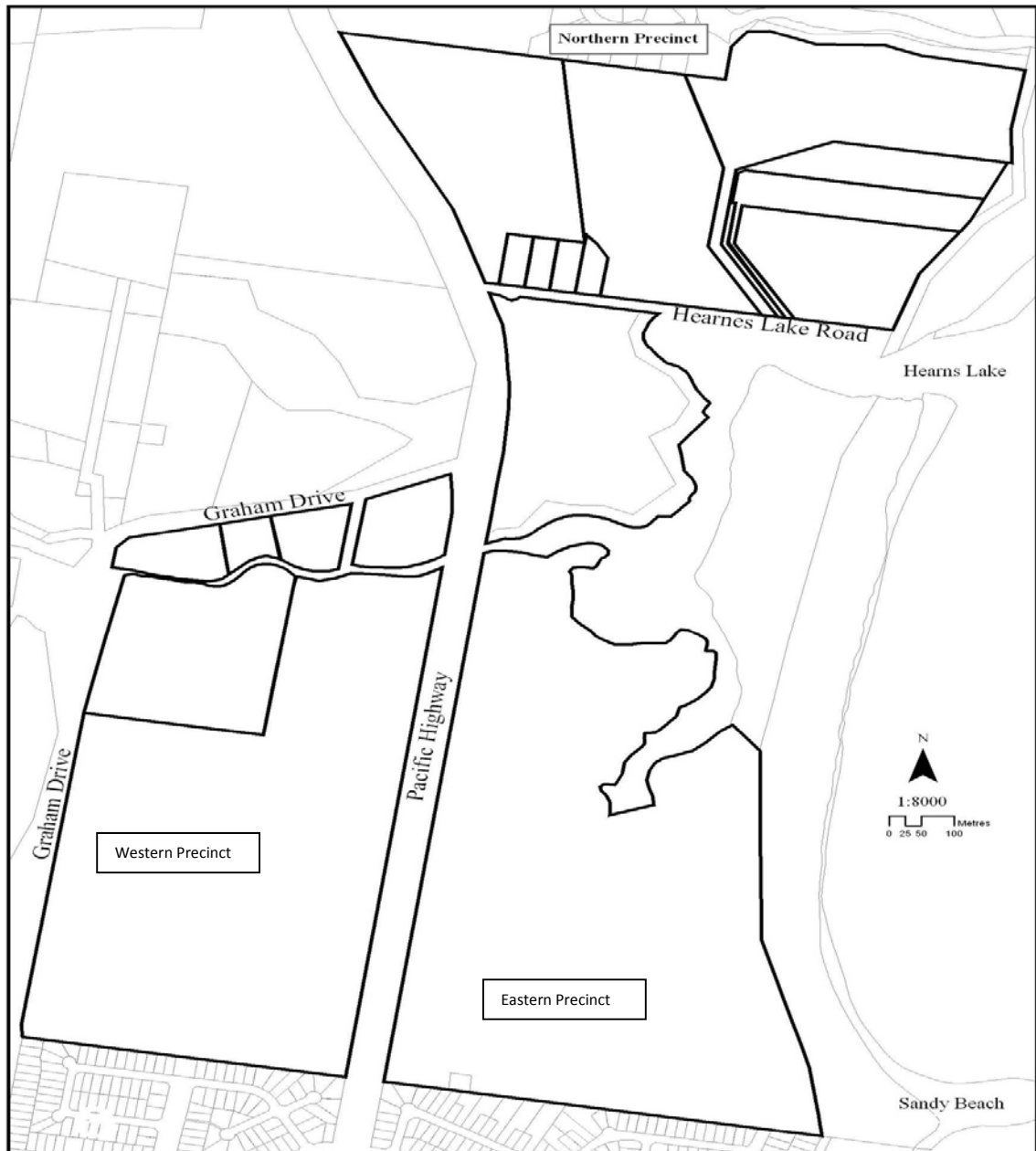
3. PURPOSES OF THE PLAN

- 3.1 The primary purpose of this Plan is to enable Council to require contributions, by imposing conditions on development consents, towards the provision, extension or augmentation of public services and facilities that:
 - a) Will be, or are likely to, be required as a consequence of development and population growth, in the area; or
 - b) Have been provided in anticipation of that development or growth and has incurred expenditure for Council which it can legitimately recoup because the demand for those facilities and services is generated by development / growth in the locality.
- 3.2 The purposes of the Plan are also to:
 - a) Ensure that an adequate level of public services and facilities are provided throughout the subject locality as development occurs;
 - b) Ensure that there is equity in terms of the existing community not being liable to contribute to the cost of the provision of public facilities and services required by demand generated by future development and growth in the subject locality. Provide a comprehensive strategy and administrative framework for Council to assess liabilities for contributions, apply conditions requiring payment of contributions, outlay expenditure for relevant services and facilities, and

undertake accounting in a transparent manner for the equitable allocation of contributions throughout the Hearn's Lake / Sandy Beach Release Area; and

- c) Enable Council to be publicly and financially accountable and transparent in its implementation and administration of the Development Contributions Plan.

Map: Locality Plan – Hearn's Lakes / Sandy Beach Release Area



PART B – THE PLANNING AND POLICY CONTEXT

4. STRATEGIC PLANNING AND POLICY FRAMEWORK

- 4.1 The Hearnese Lake / Sandy Beach Release Area, was a deferred item within the adopted Coffs Harbour Local Environmental Plan 2013. In 2013 - 2014 an Environmental Study, Planning Proposal, Development Control Plan and this Development Contributions Plan were prepared for all of the deferred areas in the Hearnese Lake / Sandy Beach, Emerald Beach, Moonee and Sapphire Beach sectors of Coffs Harbour city with the resulting Amendment XX to the Coffs Harbour LEP 2013. The Planning Proposal, and the estimates of development potential and lot yields which it contains, forms the basis of this Plan. It also enables the forecasting of future development / growth which will demand public facilities and services for which Development Contributions should be required.
- 4.2 The preceding strategic planning framework for the aforementioned Planning Proposal, projected types of development in the area, related yield of lots, dwellings and related population growth was as follows:
- a) The Mid North Coast Regional Strategy (MNCRS) – this Strategy prepared by the State Government Department of Planning and Environment includes planned growth in this sector of Coffs Harbour;
 - b) The Coffs Harbour “Our Living City” Settlement Strategy – This Strategy implements the MNCRS, identifies the preferred locations and expected types of development for future urban expansion within the city and the associated demands and requirements for public facilities and services;
 - c) The Coffs Harbour Sewerage Strategy 2000 – This Strategy identifies areas to be serviced by reticulated sewerage up to the Year 2021;
 - d) The Coffs Harbour City Council Social and Community Strategic Plan 2006 – 2010 – This Strategy provides information on the existing and needed provision of community facilities in the city of Coffs Harbour; and
 - e) The Coffs Harbour City Council Open Space Strategy 2010 – This strategy identifies the passive and active open space facilities required by future population in the city.
- 4.3 This Developer Contributions Plan therefore supplements the Coffs Harbour Local Environmental Plan 2013, the Amendment Number XX of the Coffs Harbour Local Environmental Plan 2013 for the previously deferred area of Hearnese Lake / Sandy Beach Release Area and the Hearnese Lake / Sandy Beach Development Control Plan 2014.
- 4.4 This Developer Contributions Plan should be read in conjunction with the Coffs Harbour Regional District and Neighbourhood Facilities Contributions Plan and the Coffs Harbour Water Supply and Waste Water Developer Services Plan and other Development Contributions Plans that apply to the Hearnese Lake / Sandy Beach Release Area from time to time.

5. **FORECAST DEVELOPMENT AND POPULATION GROWTH AND NEXUS WITH THE NEED FOR PUBLIC FACILITIES AND SERVICES**

5.1 The forecast yield of subdivided residential lots and the related population growth is presented below for the three precincts identified in the Locality Plan and are based upon:

- a) The 2004 population estimates contained in the OLC Strategy and the relevant DCP's;
- b) Observations and Council records for completed developments;
- c) Analysis of the Consents issued under Part 3A and by CHCC;
- d) Best estimates of yield from remaining land zoned R2 but which is undeveloped and/or not subject to any development consents (applying the constraints analyses); and
- e) An assumption that the applicable occupancy rate is 2.6 persons per dwelling.

Table 1: Forecast Development Yield

CATCHMENT	NUMBER OF LOTS
Northern Precinct	256
Western Precinct	214
Eastern Precinct	200
TOTAL	670 lots

5.2 The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. For purposes of estimating the population increase from the projected lot yield, an average occupancy rate of 2.6 persons per household has been applied for planning purposes to cater for different household types.

Table 2: Occupancy Rate

HOUSING TYPE	OCCUPANCY RATES
Conventional, Dual Occupancy, Integrated Housing	2.6 persons / dwelling
Medium Density	1.8 persons / dwelling
Seniors Living SEPP Developments (Self-Care)	1.5 persons / dwelling

5.3 The population profile of Hearn's Lake / Sandy Beach is initially anticipated to reflect an "ageing" population model.

This ageing population is expected to have the following age characteristics. The Coffs Harbour Regional, District and Neighbourhood Facilities Contributions Plan identifies the contribution rate for regional community facilities.

Table 3: Demographic Structure

AGE	PERCENTAGE
0 – 9	13.5
10 – 19	15.3
20 – 29	9.3
30 – 39	12.5
40 – 49	15.6
50 – 59	12.5
60+	21.3

The population is expected to have a high proportion of elderly people with persons of pensioner age (60+ years), young to middle age adults (30 – 49 years) and school age (5 – 19 years).

Causal Nexus

- 5.4 The anticipated increase in population in Hearn Lake will place greater demands on existing public facilities and require the provision of new public facilities that are not currently available in the Hearn Lake / Sandy Beach area.
- 5.5 Appendix A in this plan lists the public facilities to be provided in the Hearn Lake / Sandy Beach catchment.
- 5.6 The Coffs Harbour Regional, District and Neighbourhood Facilities Plan lists public facilities provided for the benefit of future population in Hearn Lake together with future population in other catchments.
- 5.7 The Coffs Harbour Water Supply Development Services Plan 2013 and Wastewater Treatment and Carrier System Development Services Plan 2013, lists the water and sewerage requirements for new development in the Hearn Lake / Sandy Beach Area.

Physical Nexus

- 5.8 The location of facilities has been determined having regard to the area of increased demand, accessibility to the identified public facilities and the manner in which such needs may be satisfied.

Temporal Nexus

- 5.9 The public facilities will be provided in a timely manner to benefit those who contributed towards them.

PART C – ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN

6. DEVELOPMENT TO WHICH THE PLAN APPLIES

6.1 The Hearn's Lake / Sandy Beach Developer Contributions Plan applies to the following development types:

- a) Dwellings – including:
 - Dwelling houses – conventional single dwellings
 - Attached dwellings
 - Semi-detached dwellings
 - Dual occupancy housing
 - Multi-dwelling housing
 - Residential flat buildings
 - Shop top housing
 - Secondary dwellings
 - Mixed use development that includes dwellings
 - Caravan parks and moveable dwellings
- b) Senior housing developments; and
- c) Subdivision of land.

7. ASSESSMENT OF CONTRIBUTIONS

7.1 The amounts of the contributions will be based upon relevant factors, such as:

- a) Net additional lots in the case of subdivision;
- b) Additional dwellings in the case of residential development minus the provision for one contribution for a dwelling if a contribution for the relevant residential lot has already been paid;
- c) Additional residential units in the case of moveable dwellings and caravans;
- d) Additional traffic generated in the case of road works contributions; and
- e) The demand for upgrading of infrastructure, such as roads and services which result from development.

7.2 Hence, contributions for the above services and facilities have been levied on consents issued up to the date of the adoption of this Contributions Plan. It is acknowledged that the applicants for the relevant Development Consents are potentially entitled to apply under Section 96 of the Environmental Planning and Assessment Act, as amended 1979, to modify the Development Consent and thereby seek refunds from Council for

the contributions previously made towards the above services and facilities.

8. FORMULA FOR DETERMINING CONTRIBUTIONS

- 8.1 The forecast yield of subdivided residential lots and the related population growth is presented in Table 1 for the three precincts identified in the Locality Plan.

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:

$$\text{Contribution per lot} = \frac{C}{L}$$

Where:

C = Total cost of works to provide the desired facility or service including land acquisition, survey and design and construction costs, but less any grant or other funds received.

L = The projected number of net additional lots forecast to be created in the catchment after the adoption of this Plan.

9. TIMING OF PAYMENT OF CONTRIBUTIONS

- 9.1 Payment of financial contributions should be finalised at the following stages:

- a) Development Consents involving subdivisions – prior to release of the linen plan;
- b) Development Consents involving building work – prior to the release of the construction certificate; and
- c) Development Consents where no construction certificate is required – at the time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

10. DEFERRED OR PERIODIC PAYMENTS

- 10.1 Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement.

In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- a) There are valid reasons for deferred or periodic payment;
- b) No prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;

- c) No prejudice will be caused to the operation of this plan; and
- d) The provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- a) The deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- b) The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest; and
- c) Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued as a Bank Guarantee or as a secure Guarantee issued by another appropriate institution to the satisfaction of Council.

10.2 Deferments will not be granted based on progressive land sales.

10.3 For the purposes of this provision, “appropriate rate of interest” means the six month Bank Bill Swap Rate applicable from time to time, and “appropriate institution” means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

11. EXEMPTIONS

11.1 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 and Environment.

12. WORKS IN KIND

12.1 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 Section 94 (2C) of the Environmental Planning and Assessment Act.

Applicants should consult Councils current Works in Kind Policy prior to making an application for the undertaking of Works in Kind.

Council may accept the offer of a works in kind contribution if the applicant or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

- a) Payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case;

- b) The in kind contribution will not prejudice the timing or the manner of the provision of the public service or facility for which the contribution was required; and
- 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.

13. POOLING OF FUNDS

- 13.1 This Plan expressly authorises monetary S94 Contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

14. INDEXATION OF CONTRIBUTION RATES

- 14.1 Monetary contributions paid under Section 94 are exempt from the Federal Government Goods and Services Tax (GST).

- 14.2 In accordance with Clause 32(3)(B) of the EP&A Regulation, the approach below to indexation is authorised:

- Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the public facility.
- The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups (A) Sydney, as published by the Australian Bureau of Statistics in accordance with the following formula:

$$RC = \frac{C \times \text{Current Index}}{\text{Previous Index}}$$

Where:

RC = Revised contribution rate per ET applicable at the time of payment

C = Previous contribution rate

Current index is the Consumer Price Index at the date of review of the contribution.

Previous index is the Consumer Price index as listed in Appendix "A" or applicable at the time of issue of the consent.

- The Council may also review the works schedule, the estimate of costs of the various public facilities and services, population projections, land acquisition costs or other aspects relating to the contribution plan.

- 14.3 Indexing factors for future works are detailed in Appendix A.

PART D – PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE

15. COMMUNITY FACILITIES

- 15.1 There are no community facilities proposed for Hearn's Lake / Sandy Beach as the expected population for the area is not sufficient to warrant any new such facilities. In addition, people in the Hearn's Lake area will have access to the Woolgoolga Neighbourhood Centre, Senior Citizens Centre and Woolgoolga Health Community Centre and other regional facilities in Woolgoolga.
- 15.2 The population will contribute proportionally to the demands for certain regional and / or district facilities that could not be sustained by the Hearn's Lake / Sandy Beach Area in its own right.

16. OPEN SPACE AND RECREATION

- 16.1 Existing formal open space and recreation facilities are limited within Hearn's Lake / Sandy Beach. Informal recreation opportunities are provided with the nearby beaches, and various bushland areas and reserve corridors.
- 16.2 On the basis of the lot yield and population forecasts and demographic structure, it is anticipated that a preference for structured facilities, passive recreation and neighbourhood parks / playgrounds will exist. Open space facilities (active and passive) can be considered at a regional, district and local level.
- 16.3 Regional open space caters for users prepared to travel significant distances from within and outside the Coffs Harbour local government area. These lands generally form part of an extensive network of open space facilities and provide a regional resource for passive and active recreational pursuits, and nature conservation. Regional open space areas in the vicinity of Hearn's Lake / Sandy Beach include the Coffs Coast Sport and Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.

NOTE: *Contributions for Regional Open Space are calculated and established under a separate plan – the Coffs Harbour Regional, District and Neighbourhood Facilities Plan.*

- 16.4 District open space is land used primarily for district sporting events and generally comprises playing fields and district sporting facilities. The primary use of these lands will be for organised recreation by residents of Hearn's Lake / Sandy Beach. Council's Open Space Strategy provides standards for the provision of district sporting facilities. It is considered that the potential additional population of the release area and the provision of a centralised complex with all these facilities is not justified. The costs of these facilities will be levied on a district basis under a separate Contributions Plan – the Coffs Harbour Regional, District and Neighbourhood Facilities Plan.

16.5 Residents of Hearn's Lake / Sandy Beach can utilise a number of the facilities available in the northern district such as Centennial Reserve, Woolgoolga Sports Ground, Woolgoolga Beach Reserve, Woolgoolga Lake Reserve and Woolgoolga Creek Foreshores.

16.6 Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coastline and beach.

NOTE: *Contributions for District Open Space are calculated and established under a separate plan – the Coffs Harbour Regional, District and Neighbourhood Facilities Plan.*

16.7 Local open space is land used primarily for localised recreational purposes. These lands comprise neighbourhood parks, children's playground areas, passive reserves and drainage reserves. Given that local open space primarily serves young children, this space should be provided within a reasonable and safe walking distance. A reasonable walking distance to a neighbourhood park or playground is considered to be 500 metres which represents, on average, a seven minute walk. It is to be noted that this radius does not take into account topography and other physical constraints. On this basis, one neighbourhood park with playgrounds and associated facilities will be required in the northern precinct and two neighbourhood parks in the western precinct to meet the needs of the community.

16.8 Additional facilities are planned for the Hearn's Lake foreshore area within the northern precinct. These facilities include car parking, picnic facilities, playground, toilets, a canoe launching facility, and other associated facilities. It is envisaged that these facilities will be used by all residents of the release area. Accordingly the cost of the facilities will be funded through contributions from all precincts in the release area.

16.9 The location of the proposed neighbourhood parks are shown on the Open Space Plan. The minimum works required for neighbourhood parks are:

- Playground equipment;
- Park seats; and
- Landscaping.

16.10 The proposed open space and recreation facilities are included in Table 4 below

**Table 4: Summary of Proposed Facilities, Infrastructure and Services.
Open Space / Playgrounds:**

District Facility – Foreshore improvements To be levied on Western & Northern Precincts:

Toilets	\$175,000
Beach Access	\$ 20,000
Playground	\$150,000
Picnic facilities	\$ 40,000
Canoe launching facility	\$ 35,000
Car Park	<u>\$ 50,000</u>
Total	\$470,000
Amounts levied & Cash Held	<u>\$152,018</u>
Net Cost to Levy	\$317,982

Number of lots 284**
Levy per lot \$1,119.65

*** Some lots have already been levied in the contributions plan area but have not necessarily been constructed.*

Northern Precinct

Playground	\$170,000
Amounts levied & Cash Held	<u>\$ 30,298</u>
Net Cost to Levy	\$ 139,713

Number of lots 167**
Levy per lot \$836.60

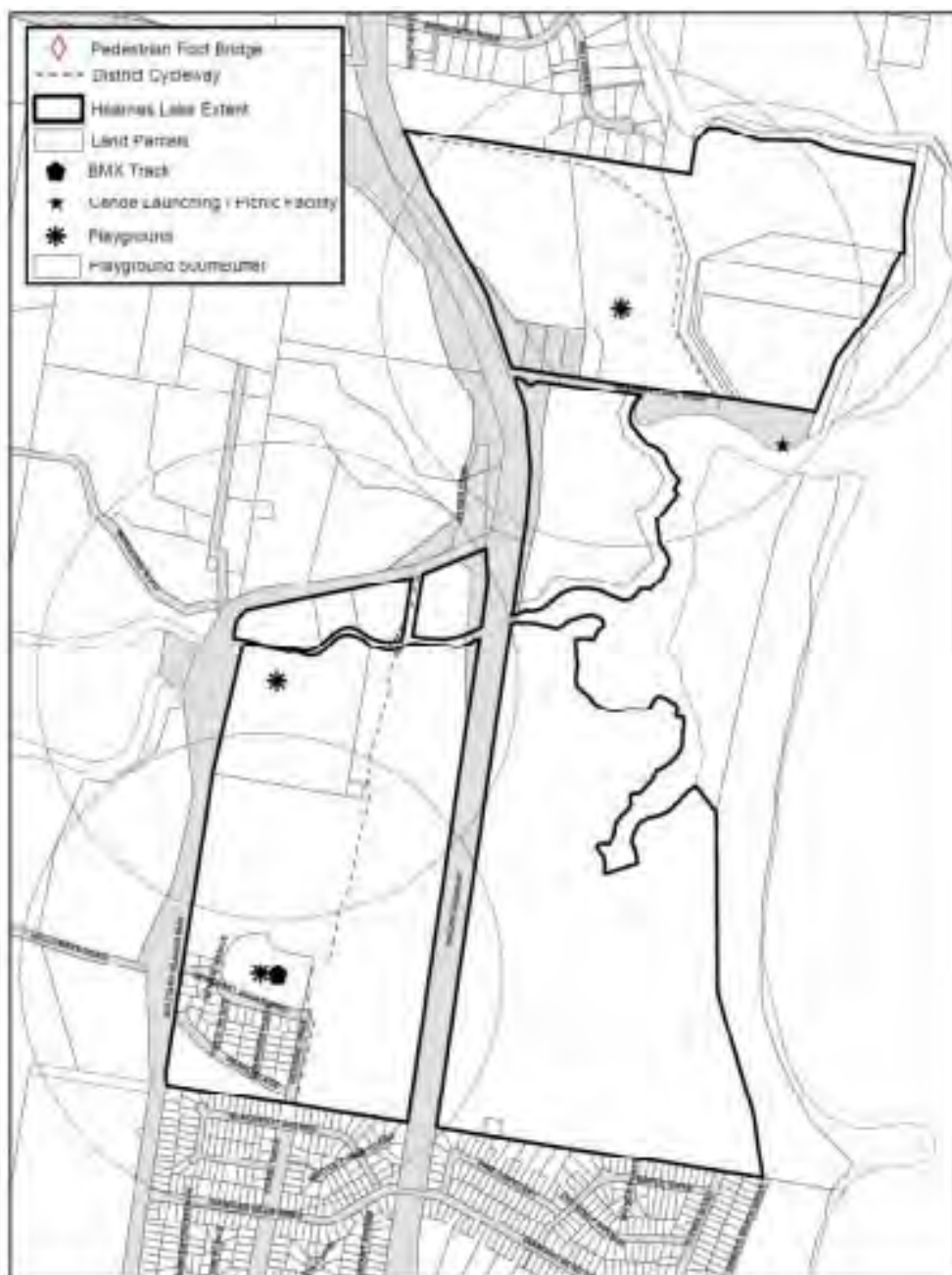
*** Some lots have already been levied in the contributions plan area but have not necessarily been constructed.*

Western Precinct

Northern Playground	\$170,000
Southern Playground enhancements	\$ 50,000
BMX Track	<u>\$ 20,000</u>
Total Cost of facilities	\$240,000
Amounts levied & Cash Held	<u>\$ 81,274</u>
Net Cost to Levy	\$ 158,726

Number of lots 117**
Levy per lot \$1,356.63

*** Some lots have already been levied in the contributions plan area but have not necessarily been constructed.*

Map 2: Open Space and Recreation

17. TRANSPORT AND TRAFFIC MANAGEMENT

- 17.1 The strategy for the movement of people within and through the Hearnas Lake / Sandy Beach area recognises the dependence on the motor vehicle, yet provides for an efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for an efficient bus service.
- 17.2 The Hearnas Lake / Sandy Beach Release Area is bisected by the Pacific Highway. Access to the east is provided by Hearnas Lake Road/Old Pacific Highway and to the west by Graham Drive. Roads and Maritime Services (RMS) have indicated that in the

longer term access to the Highway should be restricted to grade separated intersections.

- 17.3 The transport demands within the release area can be categorised in terms of the road network, public transport and pedestrian / bicycle network.
- 17.4 The Development Control Plan includes the commitment by the Roads and Maritime Services (RMS) to fund and construct a grade separated interchange on the Pacific Highway at Graham Drive as part of the Pacific Highway Upgrade program. That collector road has now been constructed. The road connects the eastern and western precincts to the northern precinct and through to South Woolgoolga via the grade separation.
- 17.5 The Traffic Impact Assessment for the Sandy Shores development concluded that 55% of generated traffic for all trips will travel south and 45% will travel north. Hence, costs and contributions have been apportioned as follows:
- a) 55% total traffic costs and contributions allocated to the Western Precinct; and
 - b) 45% total traffic costs and contributions allocated to the Eastern Precinct.
- 17.6 The total cost and contribution for traffic includes:
- **Western Precinct:**
 - Upgrade of Morgan Road intersection;
 - Austroad Type B intersection;
 - Austroad Type C intersection; and
 - Bus stop.
 - **Eastern Precinct:**
 - Upgrade of Graham Drive.
 - **Northern Precinct:**
 - Bus facilities.
- 17.7 In terms of district level infrastructure, there are two sections of the collector road in the western precinct. The full cost of construction of those sections of the collector road will be funded from contributions from all three precincts. The Transport and Traffic Plan identifies those sections of the collector road and associated infrastructure to be fully funded by contributions.
- 17.8 The Contribution Plan provides for the construction of major intersections required for development. The Graham Drive intersection is deemed to be a District Facility as it is required for safe and efficient access between the development areas, sporting and recreation facilities, the foreshore area and local road access. There is also provision for the reconstruction of sections of Graham Drive that require upgrade due to the impact of development.
- 17.9 In terms of local level infrastructure development of a collector road will be required to fund a fully constructed carriageway in part of the northern precinct. The Transport and Traffic Plan identifies this section of the collector road.

17.10 Development North of Hearn's Lake Road will also be required to pay a local contribution towards the construction of a bus turn around area at the eastern end of Hearn's Lake Road (as noted in 17.4).

17.11 Additional transport and traffic management facilities required for development of the Eastern Precinct will be determined at the time of subdivision.

Public Transport

The provision of a good public transport system will reduce car dependency, provide for energy efficiency and enable residents without a private vehicle to maintain reasonable mobility, particularly the elderly and those under 17 years of age. Opportunities for public transport within the release area are currently limited to the provision of a bus service. To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters, seats and bus bays.

17.12 Bus stops are to be included in the cost estimates for road works, where required. It is proposed to provide bus shelters / seats at key bus stop locations. A total of four stops will be provided.

Pedestrian and Bicycle Ways

17.13 The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. The proposed routes are identified in the Traffic and Transport Plan and have been designed to relate to the need for access to Sandy Beach School, recreation facilities and shops. These facilities will also provide a link for the Coastal Walk and northern beaches cycle way.

17.14 Pedestrian and cycle routes are to be shared with vehicles on low order local roads and off-road footpaths / cycle ways on the collector roads. A pedestrian / cycle way bridge linking the Northern Precinct to the Western Precinct, school and playing fields is required to separate vehicle traffic from school children and bicycle traffic. This bridge is to be funded through this Contribution Plan.

Table 5: Transport and Traffic Infrastructure**Northern and Western Precincts**

District Cycleway	\$ 518,750
Bridge over Double Crossing Creek	\$ 200,000
Sub Total	\$ 718,750
Design and Contingencies @ 20%	\$ 143,750
Total	\$ 862,500

Amount levied and cash held	\$ 300,798
Net Cost to Levy	\$ 561,702

No Lots	284
Levy per Lot	\$1,977.82

Western and Eastern Precincts

Austrroads Type "B" intersection on Graham Drive	\$ 550,000
Austrroads Type "C" intersection on Graham Drive	\$ 250,000
Upgrade Morgans Road Intersection	\$ 200,000
Sub total	\$1,000,000
Design & Supervision	\$ 150,000
Contingencies	\$ 172,500
Total	\$1,322,500

Amount Levied not Paid & Cash held (All from Western Precinct)	\$ 399,442
Net Cost to Levy	\$ 923,058

Costs attributable to Western Precinct	\$ 539,533
Number of lots Western Precinct	117
Levy per lot	\$4,611.39

Cost attributable to Eastern Precinct	\$383,525
Number of lots East	200
Levy per lot	\$ 1,917.62

Northern Precinct

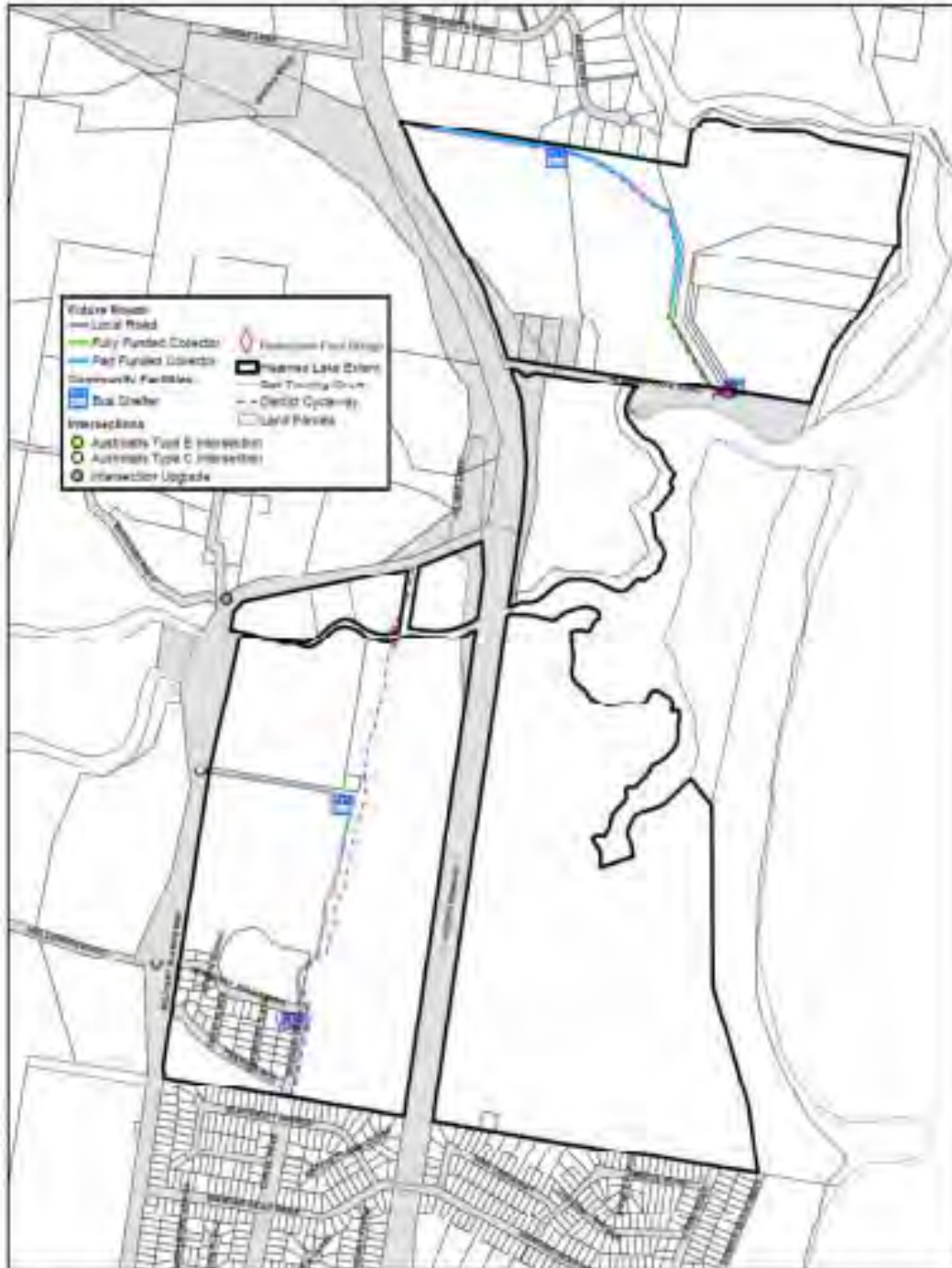
Collector road full width construction including land under roads	\$ 474,000
Collector road Part Construction	\$ 203,083
Bus Turning area	\$ 75,000
Closure of Hearn's Lake Road	\$ 60,000
Bus stops x 2	\$ 40,000
Sub total	\$ 852,083
Design & Supervision	\$ 127,813
Contingencies	\$ 146,984
Total	\$1,126,880

Amount levied but not paid D/A 80/12	\$ 484,265
Net cost to levy	\$ 642,615

No Lots
Levy per lot

167
\$3,847.99

Map 3: Traffic and Transport Strategy



18. **PLANNING ANALYSIS TO PREPARE THIS PLAN**

- 18.1 The NSW Environmental Planning and Assessment Act (1979 as amended) and associated Regulation enable Councils to levy development contributions for the recoupment of costs incurred to prepare Development Contributions Plans.
- 18.2 The estimated costs incurred to prepare this Plan are \$14,520 – being \$30.00 per lot equivalent.

Table 6: Planning Studies directly supporting this Plan.

Cost of Studies	\$14,520
Number of Lots	484
Levy per lot	\$30

APPENDIX A: Indexing Factors for Future Works

CONTRIBUTION TYPE	INDEXATION BASIS	INDEX	DATE APPLIED
Traffic Facilities	Consumer Price Index, All Groups (A) Sydney		
Community Facilities	Consumer Price Index, All Groups (A) Sydney		
Open Space	Consumer Price Index, All Groups (A) Sydney		
Development Studies	Consumer Price Index, All Groups (A) Sydney		
Land Acquisition	Consumer Price Index, All Groups (A) Sydney		

APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	UNIT RATE PER ET SECTION 94 CONTRIBUTION PLANS
Residential	
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)	0.4 per dwelling
Hostel	0.35 per bed
Group Home	0.35 per bed
Tourist and Visitor Accommodation	
Motel / Hotel / Resort Room	0.35 per room
Serviced Apartments	0.35 per room
Backpackers Accommodation per Bed	0.1 per bed
Bed and 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
Business Premises	
Shop	Not Applicable
General Store	Not Applicable
Convenience Store	Not Applicable
Supermarket	Not Applicable
Bulky Goods Premises	Not Applicable
Hairdressing / Beauty Salon	Not Applicable
Laundromat	Not Applicable
Office Premises	Not Applicable
Warehouse / Distribution Centre	Not Applicable
Industrial Premises ***	Not Applicable
Self-Storage Premises ***	Not Applicable
Car Wash	Not Applicable
Plant Nursery	Not Applicable
Service Station	Not Applicable
Car Sales Showroom (Indoor)	Not Applicable
Car Sales Showroom (Outdoor)	Not Applicable

*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

Coffs Harbour City Council
Cnr Coff and Castle
Streets (Locked Bag 155)
COFFS HARBOUR NSW 2450

Telephone: (02) 6648 4000
Website: www.coffsharbour.nsw.gov.au



MOONEE RELEASE AREA

**Developer
Contributions
Plan 2015**

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PART A – PLAN SUMMARY

1. NAME AND LEGAL BASIS OF THE PLAN

- 1.1 This Contributions Plan is to be referred to as the Moonee Release Area Developer Contributions Plan 2015 and the Plan was adopted by Council on xx/xx/2015.
- 1.2 The Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act (as amended) 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000.
- 1.3 This Developer Contributions Plan came into effect on xx/xx/2015 and replaces the previous Moonee Developer Contribution Plans which were amended on 24 April 2008, 8 May 2013, 18 December 2013, and 23 October 2014.
- 1.4 This Plan therefore repeals any other Plan made before this Plan and this Plan prevails to the extent to any inconsistency with previous Plans.

2. THE AREA TO WHICH THE PLAN APPLIES

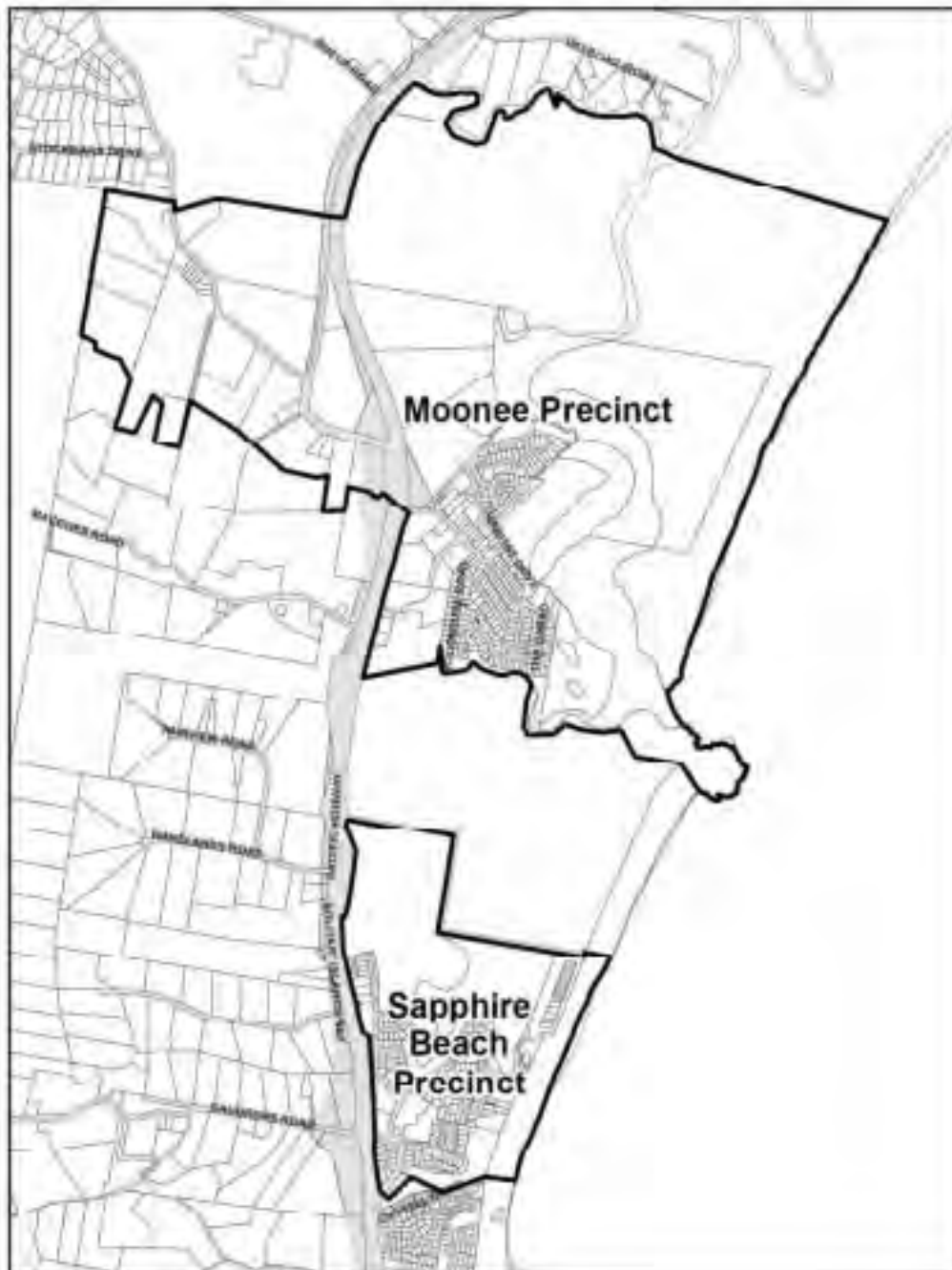
- 2.1 The Plan applies to all land within the Moonee Release Area as shown in the Locality Plan – Moonee Release Area.

3. PURPOSES OF THE PLAN

- 3.1 The primary purpose of this Plan is to enable Council to require contributions, by imposing conditions on development consents, towards the provision, extension or augmentation of public services and facilities that:-
 - a) Will be, or are likely to, be required as a consequence of development and population growth, in the area; or
 - b) Have been provided in anticipation of that development or growth and has incurred expenditure for Council which it can legitimately recoup because the demand for those facilities and services is generated by development / growth in the locality.
- 3.2 The purposes of the Plan are also to:-
 - a) Ensure that an adequate level of public services and facilities are provided throughout the subject locality as development occurs;
 - b) Ensure that there is equity in terms of the existing community and development proponents who have previously contributed not being liable to contribute to the cost of the provision of public facilities and services required by demand generated by future development and growth in the subject locality.

- c) Provide a comprehensive strategy and administrative framework for Council to assess liabilities for contributions, apply conditions requiring payment of contributions, outlay expenditure for relevant services and facilities, and undertake accounting in a transparent manner for the equitable allocation of contributions throughout the Moonee Release Area; and
- d) Enable Council to be publicly and financially accountable and transparent in its implementation and administration of the Developer Contributions Plan.

Map 1: Locality Plan – Moonee Release Area



PART B – THE PLANNING AND POLICY CONTEXT

4. STRATEGIC PLANNING AND POLICY FRAMEWORK

- 4.1 The Moonee Release Area, was a deferred item within the adopted Coffs Harbour Local Environmental Plan 2013. In 2013 - 2014 an Environmental Study, Planning Proposal, Development Control Plan and this Development Contributions Plan were prepared for all of the deferred areas in the Hearnese Lake / Sandy Beach, Emerald Beach, Moonee and Sapphire Beach sectors of Coffs Harbour City with the resulting Amendment **XX** to the Coffs Harbour LEP 2013. The Planning Proposal, and the estimates of development potential and lot yields which it contains, forms the basis of this Plan. It also enables the forecasting of future development / growth which will demand public facilities and services for which Developer Contributions should be required.
- 4.2 The preceding strategic planning framework for the aforementioned Planning Proposal, projected types of development in the area, related yield of lots, dwellings and related population growth was as follows:-
- a) The Mid North Coast Regional Strategy – this Strategy prepared by the State Government Department of Environment and Planning includes planned growth in this sector of Coffs Harbour;
 - b) The Coffs Harbour “Our Living City” Settlement Strategy – This Strategy implements the MNCRS, identifies the preferred locations and expected types of development for future urban expansion within the city and the associated demands and requirements for public facilities and services;
 - c) The Coffs Harbour Sewerage Strategy 2000 – This Strategy identifies areas to be serviced by reticulated sewerage up to the Year 2021;
 - d) The Coffs Harbour City Council Social and Community Strategic Plan 2006 – 2010 – This Strategy provides information on the existing and needed provision of community facilities in the city of Coffs Harbour; and
 - e) The Coffs Harbour City Council Open Space Strategy 2010 – This strategy identifies the passive and active open space facilities required by future population in the city.
- 4.3 This Developer Contributions Plan therefore supplements the Coffs Harbour Local Environmental Plan 2013, the Amendment Number **XX** of the Coffs Harbour Local Environmental Plan 2013 for the previously deferred area of Hearnese Lake / Sandy Beach Release Area and the Hearnese Lake / Sandy Beach Development Control Plan 2014.

4.4 This Developer Contributions Plan is therefore based upon that LEP Amendment and the Development Control Plans covering the East Moonee and West Moonee areas, which in combination set out guidelines for development in the Release Area and enables the forecasted future development / growth which will demand public facilities and services for which Development Contributions should be required.

4.5 This Developer Contributions Plan should be read in conjunction with the Coffs Harbour Regional District and Neighbourhood Facilities Contributions Plan and any other Development Contributions Plan that apply to the Moonee Release Area from time to time.

5. FORECAST DEVELOPMENT AND POPULATION GROWTH AND NEXUS WITH THE NEED FOR PUBLIC FACILITIES AND SERVICES

5.1 The forecast yield of subdivided residential lots and the related population growth is for the Moonee Release Area as identified in the Locality Plan and are based upon:

- The 2004 population estimates contained in the OLC Strategy and the relevant DCP's;
- Observations and Council records for completed developments;
- Analysis of the Consents issued under Part 3A and by CHCC;
- Best estimates of yield from remaining land zoned R2 but which is undeveloped and/or not subject to any development consents (applying the constraints analyses); and
- An assumption that the applicable occupancy rate is 2.6 persons per dwelling. (which is based on 2011 census data).

5.2 The consequent ultimate future lot yield is forecast to be 1,153 lots.

Causal Nexus

5.3 The anticipated increase in population in Moonee will place greater demands on existing public facilities and require the provision of new public facilities that are not currently available in the Moonee area.

5.4 The Coffs Harbour Regional, District and Neighbourhood Facilities Plan lists public facilities provided for the benefit of future population in Moonee together with future population in other catchments.

Physical Nexus

5.5 The location of facilities has been determined having regard to the area of increased demand, accessibility to the identified public facilities and the manner in which such needs may be satisfied.

Temporal Nexus

5.6 The public facilities will be provided in a timely manner to benefit those who contributed towards them.

5.7 The projected overall population will be a consequence of the lot and dwelling yield and

varying occupancy rates. The forecast occupancy rates are shown in Table 1 below.

Table 1: Occupancy Rate

HOUSING TYPE	OCCUPANCY RATES
Conventional, Dual Occupancy, Integrated Housing	2.6 persons / dwelling
Medium Density	1.8 persons / dwelling
Seniors Living SEPP Developments (Self-Care)	1.5 persons / dwelling

PART C – ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN

6. **DEVELOPMENT TO WHICH THE PLAN APPLIES**

6.1 The Moonee Developer Contributions Plan applies to the following development types:

- a) Dwellings – including:
 - Dwelling houses – conventional single dwellings
 - Attached dwellings
 - Semi-detached dwellings
 - Dual occupancy housing
 - Multi-dwelling housing
 - Residential flat buildings
 - Shop top housing
 - Secondary dwellings
 - Mixed use development that includes dwellings
 - Caravan parks and moveable dwellings
- b) Senior housing developments; and
- c) Subdivision of land.

7. **ASSESSMENT OF CONTRIBUTIONS**

7.1 The amounts of the contributions will be based upon relevant factors, such as:

- a) Net additional lots in the case of subdivision;
- b) Additional dwellings in the case of residential development minus the provision for one contribution for a dwelling if a contribution for the relevant residential lot has already been paid;
- c) Additional residential units in the case of moveable dwellings and caravans;
- d) Additional traffic generated in the case of road works contributions; and
- e) The demand for upgrading of infrastructure, such as roads and services which result from development.

7.2 Mainly as a result of the upgrade of the Pacific Highway, significant changes have occurred in the provision of roads and infrastructure required within the release area. This Plan incorporates those changes and includes only infrastructure, works, services and facilities that will be provided by, or on behalf of, Council to meet the needs of the future population. Contributions have been calculated on the basis of applying rates to all future development within the release area. It is proposed that contributions

received under previous Plans for infrastructure no longer required to be funded by development contributions will be reallocated to other projects of similar types which are of significant public benefit and in relation to which nexus can be demonstrated between increased population and provision of infrastructure.

8. FORMULA FOR DETERMINING CONTRIBUTIONS

- 8.1 The forecast yield of subdivided residential lots and the related population growth is presented below for the precincts identified in the Locality Plan and are based upon:-

The formula to be used for the calculation of contributions under Section 94 of the Environmental Planning and Assessment Act is as set out below:

$$\text{Contribution per lot} = \frac{C \text{ or } C}{L \quad D}$$

Where:-

C = Total cost of works to provide the desired facility or service including land acquisition, survey and design and construction costs, but less any grant or other funds received.

L = The projected number of net additional lots forecast to be created in the catchment after the adoption of this Plan.

D = The projected / actual number of net additional dwellings created in the catchment after the adoption of this Plan.

9. TIMING OF PAYMENT OF CONTRIBUTIONS

- 9.1 Payment of financial contributions should be finalised at the following stages:

- a) Development Consents involving subdivisions – prior to release of the linen plan;
- b) Development Consents involving building work – prior to the release of the construction certificate; and
- c) Development Consents where no construction certificate is required – at the time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

10. DEFERRED OR PERIODIC PAYMENTS

- 10.1 Where the applicant can demonstrate that the settlement of the contribution, in terms of the above, is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement.

In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:

- a) There are valid reasons for deferred or periodic payment;
- b) No prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- c) No prejudice will be caused to the operation of this plan; and
- d) The provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

Applications for deferment of payments will be subject to the following conditions:

- a) The deferment will be for a fixed period not exceeding six months from the date the contribution becomes due;
- b) The applicant must agree to pay the Council interest on contributions or on so much thereof as shall remain outstanding from time to time computed from the date that the contribution becomes due at the appropriate rate of interest; and
- c) Payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued as a Bank Guarantee or as a secure Guarantee issued by another appropriate institution to the satisfaction of Council.

10.2 Deferments will not be granted based on progressive land sales.

10.3 For the purposes of this provision, “appropriate rate of interest” means the six month bank bill swap rate applicable from time to time, and “appropriate institution” means a licensed bank or other institution where securities comprise authorised investments under the Trustee Act 1925.

11. EXEMPTIONS

11.1 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 and Environment.

12. WORKS IN KIND

12.1 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 Section 94 (2C) of the Environmental Planning and Assessment Act.

Applicants should consult Councils current Works in Kind Policy prior to making an application for the undertaking of Works in Kind.

Council may accept the offer of a works in kind contribution if the applicant or any other person entitled to act upon the relevant consent, satisfies the consent authority that:-

- a) Payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case;
- b) The in kind contribution will not prejudice the timing or the manner of the provision of the public service or facility for which the contribution was required; and
- 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.

13. POOLING OF FUNDS

- 13.1 This Plan expressly authorises monetary S94 Contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

14. INDEXATION OF CONTRIBUTION RATES

- 14.1 Monetary contributions paid under Section 94 are exempt from the Federal Government Goods and Services Tax (GST).

- 14.2 In accordance with Clause 32(3)(B) of the EP&A Regulation, the approach below to indexation is authorised:

- Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the public facility.
- The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups (A) Sydney, as published by the Australian Bureau of Statistics in accordance with the following formula:

$$RC = \frac{C \times \text{Current Index}}{\text{Previous Index}}$$

Where:-

RC = Revised contribution rate per ET applicable at the time of payment

C = Previous contribution rate

Current index is the Consumer Price Index at the date of review of the contribution.

Previous index is the Consumer Price index as listed in Appendix "A" or applicable at the time of issue of the consent.

- The Council may also review the works schedule, the estimate of costs of the various public facilities and services, population projections, land acquisition costs or other aspects relating to the contribution plan.

PART D – PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE

15. COMMUNITY FACILITIES AND SERVICES

- 15.1 The provision of community facilities under this Plan is to be based on need and takes into account the provision of services and facilities by other levels of government, the private sector and other non-government providers. This Plan only deals with those community facilities provided by local government. Residential development in Moonee will generate a demand for a multi-purpose complex and associated infrastructure. There is an existing community hall within the Moonee Beach Recreation Reserve. However, this facility is unlikely to meet the future needs of the community.
- 15.2 The community service needs identified are based on the population profile and standards derived from the Coffs Harbour Social Plan. This represents the nexus between service demand and provision. This community service needs relate to the community wellbeing, development and information and are to be provided to meet the changing demands of the community as the population profile changes. Accordingly, the plan seeks to provide facilities that are flexible in order to meet changing demands in both spatial and functional terms.
- 15.3 To meet the needs outlined above, it is proposed to establish a centrally located neighbourhood community centre, which can operate as a multi-purpose centre. These facilities will include a building providing for community meetings / functions, including outdoor facilities, car parking and landscaping.

Calculation of Contribution Rate:

• Cost of Community Centre	=	\$1,500,000.00
• Funds held	=	\$ 338,880.00
Net Total	=	\$ 1,161,120.00

Hence, Contribution Rate is:-

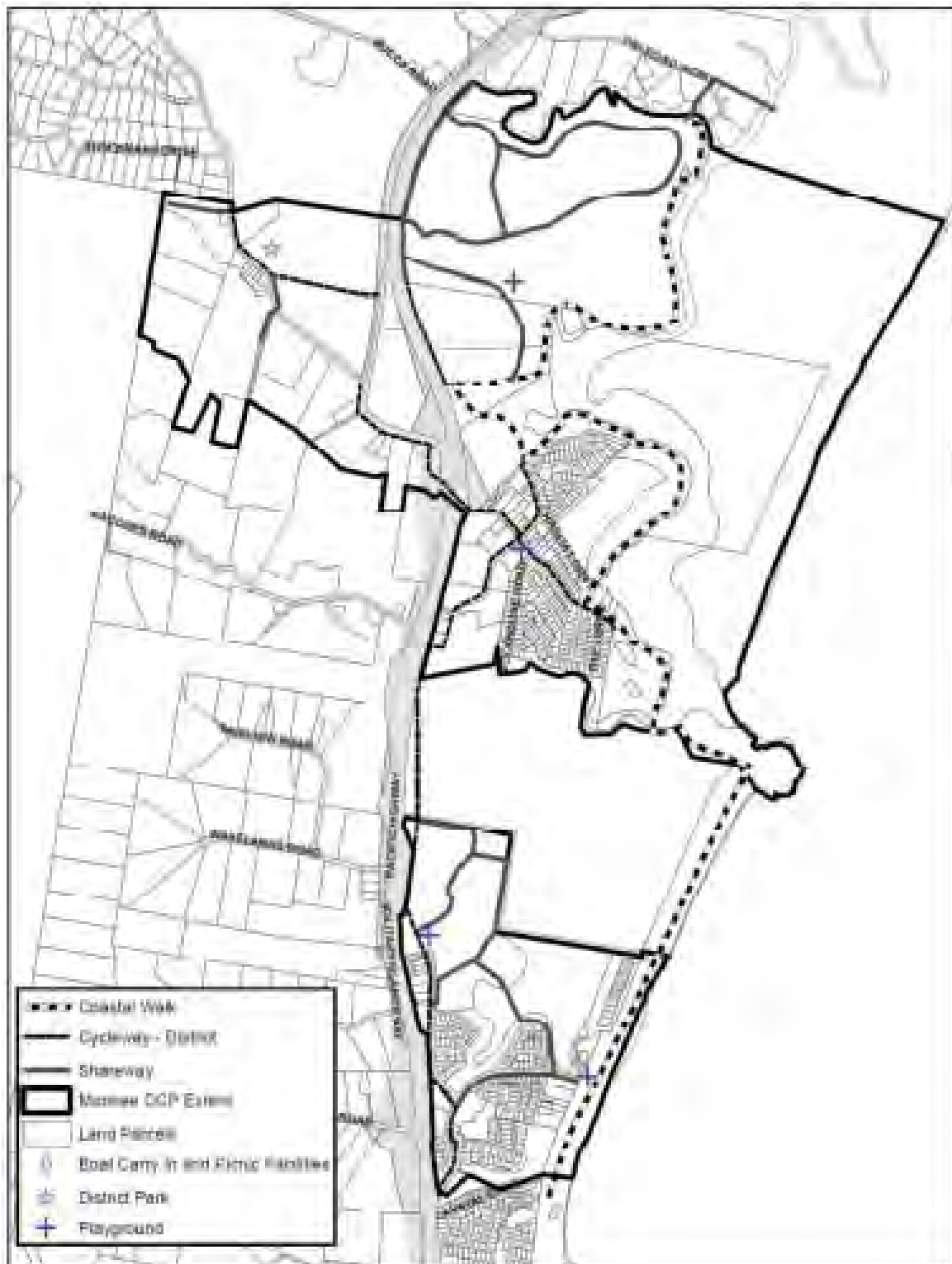
$$\frac{\$1,161,120.00}{1153} = \$1,007.08 \text{ per lot}$$

16. OPEN SPACE AND RECREATION

- 16.1 Existing formal open space and recreation facilities are limited within Moonee. Within the Moonee Reserve there is a playground, tennis court and picnic facilities. Informal recreation opportunities are provided with the nearby beach, creek and Nature Reserve.

Existing conservation areas are located within the Moonee Creek Reserve, Moonee Nature Reserve, Moonee Creek Estuary including Skinners Creek, Cunninghams Creek and Sugar Mill Creek, Moonee and Mid Sapphire Beach, Green Bluff Headland, Orara East State Forest and public land in Parish Close.

- 16.2 On the basis of this population model, it is anticipated that a preference for structured sporting facilities, passive recreation and neighbourhood parks / playgrounds will exist.
- 16.3 Regional sporting facilities and passive recreation areas cater for users prepared to travel to significant distances from within and outside the Coffs Harbour local government area. Sporting facilities and passive areas in the vicinity of Moonee include the Coffs Coast Sport and Leisure Park, North Coast Regional Botanic Garden, Brelsford Park and Jetty Foreshores.
- 16.4 Regional conservation management lands are iconic areas within the coastal strip that provide core conservation outcomes for protecting biodiversity and achieving a sustainable urban form. These lands form a vast network of conservation areas, many of which are linked with regional open space areas that provide for passive recreation and nature conservation.
- 16.5 District open space is land used primarily for district sporting events and generally comprises playing fields and district sporting facilities. The primary use of these lands will be for organised recreation by residents of the Moonee area. A new district sporting facility is proposed to be provided on land in Hoys Road / Old Bucca Road. This will serve the proposed new population. Contributions for this facility are levied under the Regional, District and Neighbourhood Facilities and Services Contributions Plan.
- 16.6 Areas of passive open space are naturally located in proximity of the coast, and recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coast line and beach.
- 16.7 A district park is proposed on land adjacent to the existing shopping centre site. This facility will provide for the passive recreational needs of residents.
- 16.8 Recreation areas located on coastal reserves are also classified as district open space. A range of facilities are provided in these locations to complement the attraction of the coast line and beach.

Map 2: District Open Space

16.9 The identified works and facilities needed for the local and district facilities include:

Open Space and Recreation Facilities

District Park at Sports Ground:-

• Youth Space	=	\$ 120,000
• Playground	=	\$ 90,000
• Gazebo x 3 Small	=	\$ 45,000
• Picnic and BBQ	=	\$ 30,000
• Toilet Facilities	=	\$ 100,000
• Car Park and Access	=	\$ 50,000
• Taps / Bubblers	=	\$ 5,000
• Electrical	=	\$ 10,000
• Earthworks	=	\$ 10,000
• Signage	=	\$ 2,000
• Landscaping	=	<u>\$ 36,000</u>
Sub Total	=	\$ 498,000

Canoe Launching Facility:-

• Canoe Launching Facility	=	\$ 40,000
• Car Park	=	\$ 30,000
• Gazebo	=	\$ 15,000
• Playground	=	\$ 150,000
• Picnic Facilities	=	\$ 20,000
• Toilets	=	\$ 80,000
• Landscaping	=	<u>\$ 20,000</u>
Sub total	=	\$ 355,000

Playgrounds x 3 = \$ 510,000

Coastal Walk 3,608 metres x 80%** = \$ 938,080

** 80% is the estimate of the proportion of population in the Release Area subject of this Plan; 20 % use is anticipated from elsewhere.

Pedestrian Bridge over Skinners creek = \$ 360,000

Land Acquisition = \$ 192,000

Sub total = \$2,000,080

TOTAL COSTS = \$2,853,080

Calculation of Contribution Rate:-

• Cost of Facilities = \$2,853,080

• Funds held = \$ 440,923

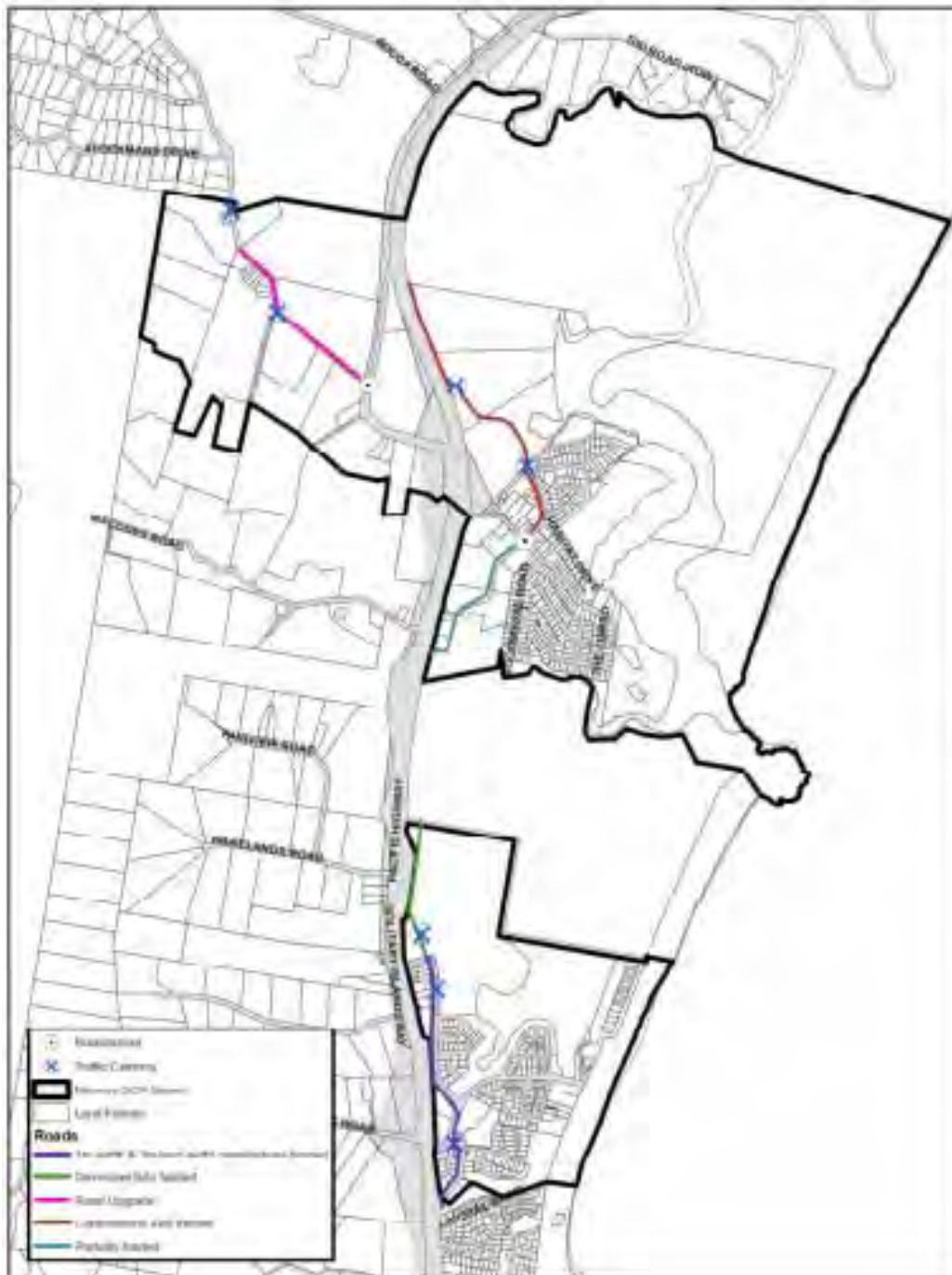
Net Total = \$2,412,157

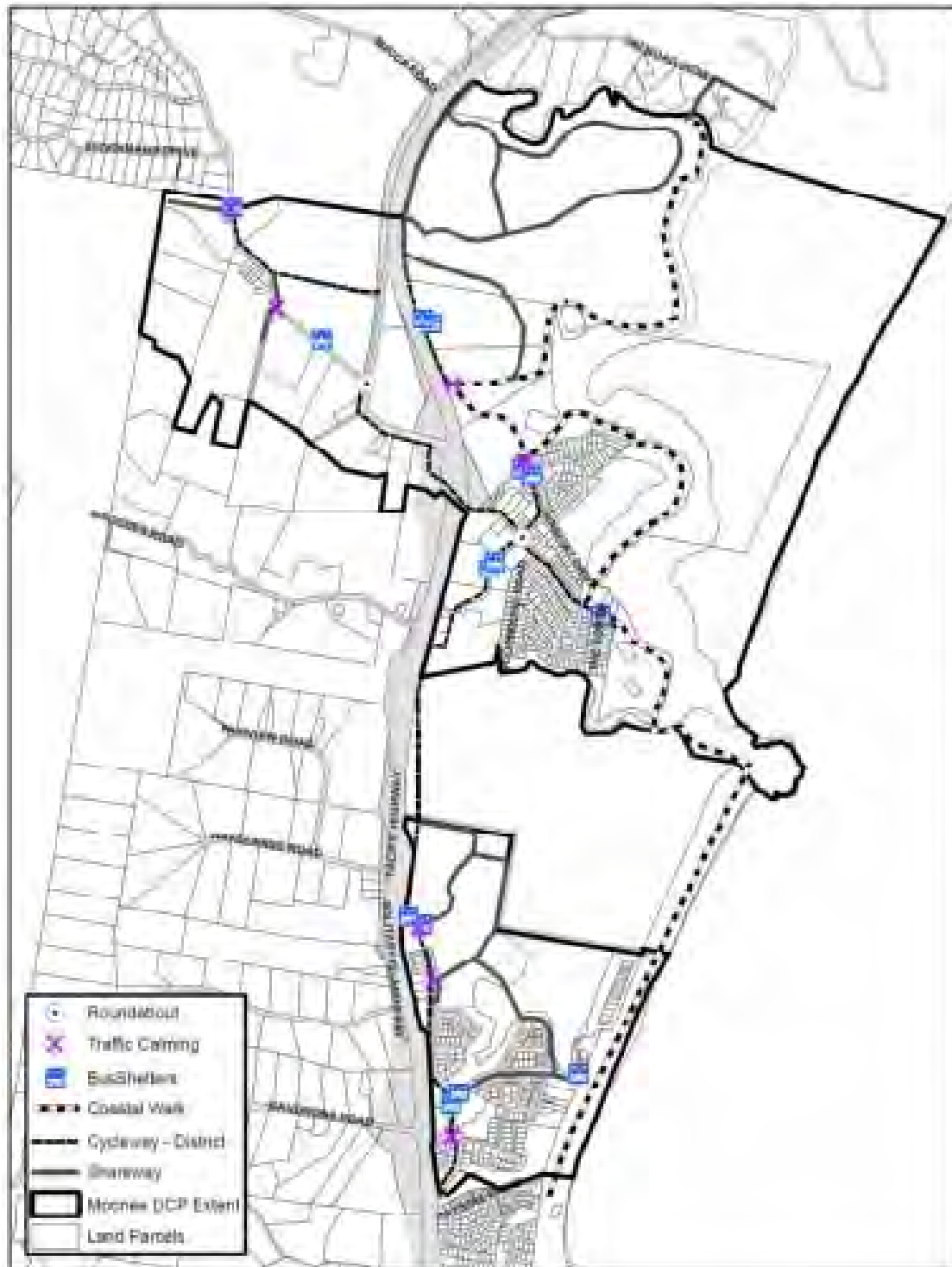
\$2,853,080, - \$440,923 = **\$2,092.07 per lot**
1,153

17. TRANSPORT AND TRAFFIC MANAGEMENT

- 17.1 The strategy for the movement of people within and through the Moonee area recognises the dependence on the motor vehicle, yet provides for an efficient and convenient network of pedestrian and bicycle routes. The strategy also provides the infrastructure needed for an efficient bus service.
- 17.2 The Moonee Release Area is bisected by the Pacific Highway. Access to the east is provided by Moonee Beach Road and to the west by Hoys Road / Old Bucca Road. Roads and Maritime Services (RMS) have indicated that in the longer term access to the Highway should be restricted to grade separated intersections.
- 17.3 The transport demands within the release area is categorised in terms of the road network, public transport and pedestrian / bicycle network.
- 17.4 Under the relevant Development Control Plan(s) it is proposed that the Roads and Maritime Services (RMS) fund and construct upgraded intersections for access to and from the Highway at Moonee Beach Road and at Split Solitary Road. A Collector Road has been previously proposed connecting the northern and southern urban areas that are on the eastern side of the Highway. This is now concluded to be unfeasible and unjustifiable in terms of expenditure of development contributions / Council funding. A cycle way / footpath only, is now proposed. It is proposed to upgrade Hoys Road / Old Bucca Road to service this urban area, including access to the school site and playing fields.
- 17.5 Development in the Moonee Precinct will be required to pay a local contribution towards the construction of the Collector Road and associated infrastructure (culverts etc.) from Moonee Beach Road to the southern boundary of Lot 1 DP 725785. The cost of land acquisition for this section of the Collector Road will be funded from contributions.
- 17.6 Opportunities for public transport within the release area are currently limited to the provision of a bus service.
- 17.7 To provide for a safe, comfortable and efficient bus service, certain basic facilities are required, including bus shelters, seats and bus bays. Bus bays are to be included in the cost estimates for a Collector Road. It is proposed to provide bus shelters / seats at each stop. A total of 9 shelters will be provided.
- 17.8 The provision of pedestrian and bicycle facilities in residential areas can provide an important alternative transport route for both recreation and functional journeys. The proposed routes have been designed to relate to the need for access to the school site, recreation facilities and shops. These facilities will provide a link for the Coastal Walk and northern beaches cycle way.

Map 4: Traffic Management



Map 5: Transport Management

Transport and Traffic - Summary of Works and Facilities

All development:

• Upgrade of Moonee Beach Road	= \$ 872,027
• Roundabout – Moonee Beach Road	= \$ 556,155
• Bus shelters x 9	= \$ 180,000
• District Cycleway network	= \$1,177,190
Total District Facilities	= \$2,785,372

Calculation of Contribution Rate:-

• Cost of Facilities	=	\$2,785,372
• Funds held	=	<u>\$ 688,543</u>
Net Total	=	\$2,006,886

Hence, Contribution Rate is:-

$$\frac{\$2,785,372 - \$688,543}{1153} = \$1,818.58 \text{ per lot}$$

Development within the Moonee Precinct – will be required to pay a contribution towards the following works:

Road & Traffic Facilities

• Northern Collector including land (Approximately 945 lineal metres)	=	\$2,212,483
• Culvert	=	\$ 65,000
• Bridge	=	\$1,550,000
• Environmental Works	=	\$ 82,000
• Route Lighting	=	\$ 70,000
• Upgrade Old Bucca Road	=	\$1,559,250
• Roundabout – Hoys/Bucca road	=	<u>\$ 600,000</u>
Sub Total	=	\$6,138,734
15% Design & Supervision	=	\$ 920,810
15% Contingencies	=	<u>\$1,058,931</u>
Total Traffic Facilities	=	\$8,118,475

Calculation of Contribution Rate:-

• Cost of works	=	\$ 8,118,475
• Funds held	=	<u>\$ 2,006,880</u>
Net Total	=	\$ 6,111,595

Hence, Contribution Rate is:-

$$\frac{\$8,118,475 - \$2,006,880}{953} = \$ 6,413.00 \text{ per lot}$$

18. **PLANNING STUDIES**

18.1 The costs of supporting and relevant studies for preparing this Plan are as follows:

• Strategic and Statutory Planning	\$ 2,760.00
• Traffic	\$ 2,880.00
• Services / Infrastructure	\$ 4,500.00
• Socio-economic	\$ 3,000.00
• Costings of Infrastructure	\$ 5,400.00
• Preparation of Planning Proposal (50%)	\$ 1,500.00
• Consultations with State Agencies	\$ 3,000.00
• Direct Preparation of this Plan	<u>\$ 6,000.00</u>
Total	\$29,040.00

18.2 These costs are applicable to both release areas subject of Development Contributions Plans: Hearnes Lake/ Sandy Beach and Moonee (this Plan). Hence, 50 % of the above costs are attributed to each Plan .i.e. \$14,520.00.

Calculation of Contribution Rate

Hence, Contribution Rate is:-

$$\frac{\$14,520.00}{1153} = \$ \quad \mathbf{12.59 \text{ per lot}}$$

PART E – THE PLANNING AND POLICY CONTEXT

19. SUMMARY

Service/Facility	Net Cost to be Levied (\$)	Per Person (\$)	Per Lot or Large Dwelling (\$)	Per Small Dwelling (\$)
MOONEE PRECINCT				
Transport & Traffic	6,111,595	2,466.54	6,413.00	4,489.10
Sub Total	6,111,595	2,466.54	6,413.00	4,489.10
ALL PRECINCTS				
Transport & Traffic	2,006,886	699.45	1,818.58	1,273.01
Development Studies	14,520	4.90	12.75	8.93
Open Space	2,412,157	804.64	2,092.07	1,464.45
Community Facilities	1,161,160	387.34	1,007.08	704.96
Sub Total	5,594,723	1,896.34	4,930.48	3,451.34
Total Moonee Precinct	11,706,318	4,362.88	11,343.48	7,940.44

1. In addition to the above, the relevant contribution rates in the Coffs Harbour Open Space Contributions Plan, the Coffs Harbour Road Network Contributions Plan, the Surf Rescue Facilities Contributions Plan, the Administration Levy Contributions Plan, the Coffs Harbour Water Supply and Wastewater Developer Services Plans and other contribution plans will also apply.
2. 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.
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 100m² 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"

APPENDIX A: Indexing Factors for Future Works

CONTRIBUTION TYPE	INDEXATION BASIS	INDEX	DATE APPLIED
Traffic Facilities	Consumer Price Index, All Groups (A) Sydney		
Community Facilities	Consumer Price Index, All Groups (A) Sydney		
Open Space	Consumer Price Index, All Groups (A) Sydney		
Development Studies	Consumer Price Index, All Groups (A) Sydney		
Land Acquisition	Consumer Price Index, All Groups (A) Sydney		

APPENDIX B: Standard Equivalent Tenement Figures

CLASSIFICATION	UNIT RATE PER ET SECTION 94 CONTRIBUTION PLANS
Residential	
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)	0.4 per dwelling
Hostel	0.35 per bed
Group Home	0.35 per bed
Tourist and Visitor Accommodation	
Motel / Hotel / Resort Room	0.35 per room
Serviced Apartments	0.35 per room
Backpackers Accommodation per Bed	0.1 per bed
Bed and 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
Business Premises	
Shop	Not Applicable
General Store	Not Applicable
Convenience Store	Not Applicable
Supermarket	Not Applicable
Bulky Goods Premises	Not Applicable
Hairdressing / Beauty Salon	Not Applicable
Laundromat	Not Applicable
Office Premises	Not Applicable
Warehouse / Distribution Centre	Not Applicable
Industrial Premises ***	Not Applicable
Self-Storage Premises ***	Not Applicable
Car Wash	Not Applicable
Plant Nursery	Not Applicable
Service Station	Not Applicable
Car Sales Showroom (Indoor)	Not Applicable
Car Sales Showroom (Outdoor)	Not Applicable

* 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 on-site caretaker facilities, refer to the residential rate applicable.

Coffs Harbour City Council
Cnr Coff and Castle Streets
(Locked Bag 155)
COFFS HARBOUR NSW 2450

Telephone: (02) 6648 4000
Website: www.coffsharbour.nsw.gov.au