



# MOONEE RELEASE AREA

Development Contributions  
Plan 2015

DRAFT



---

## TABLE OF CONTENTS

---

<b>PART A – PLAN SUMMARY</b> .....	<b>1</b>
1. NAME AND LEGAL BASIS OF THE PLAN .....	1
2. THE AREA TO WHICH THE PLAN APPLIES .....	1
3. PURPOSES OF THE PLAN.....	1
<b>PART B – THE PLANNING AND POLICY CONTEXT</b> .....	<b>4</b>
4. STRATEGIC PLANNING AND POLICY FRAMEWORK .....	4
5. FORECAST DEVELOPMENT AND POPULATION GROWTH AND NEXUS WITH THE NEED FOR PUBLIC FACILITIES AND SERVICES .....	4
<b>PART C – ADMINISTRATION AND ACCOUNTANCY FOR THE PLAN</b> .....	<b>6</b>
6. DEVELOPMENT TO WHICH THE PLAN APPLIES .....	6
7. ASSESSMENT OF CONTRIBUTIONS.....	6
8. FORMULA FOR DETERMINING CONTRIBUTIONS.....	7
9. TIMING OF PAYMENT OF CONTRIBUTIONS .....	7
10. DEFERRED OR PERIODIC PAYMENTS.....	7
11. EXEMPTIONS.....	8
12. WORKS IN KIND.....	8
13. POOLING OF FUNDS.....	9
14. INDEXATION OF CONTRIBUTION RATES .....	9
<b>PART D – PROPOSED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE</b> .....	<b>10</b>
15. COMMUNITY FACILITIES AND SERVICES .....	10
16. OPEN SPACE AND RECREATION.....	10
17. TRANSPORT AND TRAFFIC MANAGEMENT .....	14
18. URBAN PLANNING .....	19
APPENDIX A: Indexing Factors for Future Works .....	20
APPENDIX B: Standard Equivalent Tenement Figures .....	21

---

## 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 Development 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 Development Contributions Plan will come into effect on 1/07/2015 and replaces the previous Moonee Developer Contribution Plan which was 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 Moonee Release Area as shown in **Map 1: 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 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 Development Contributions Plan.
- e) Table 1 summarises the contribution rates applicable under this contributions plan.

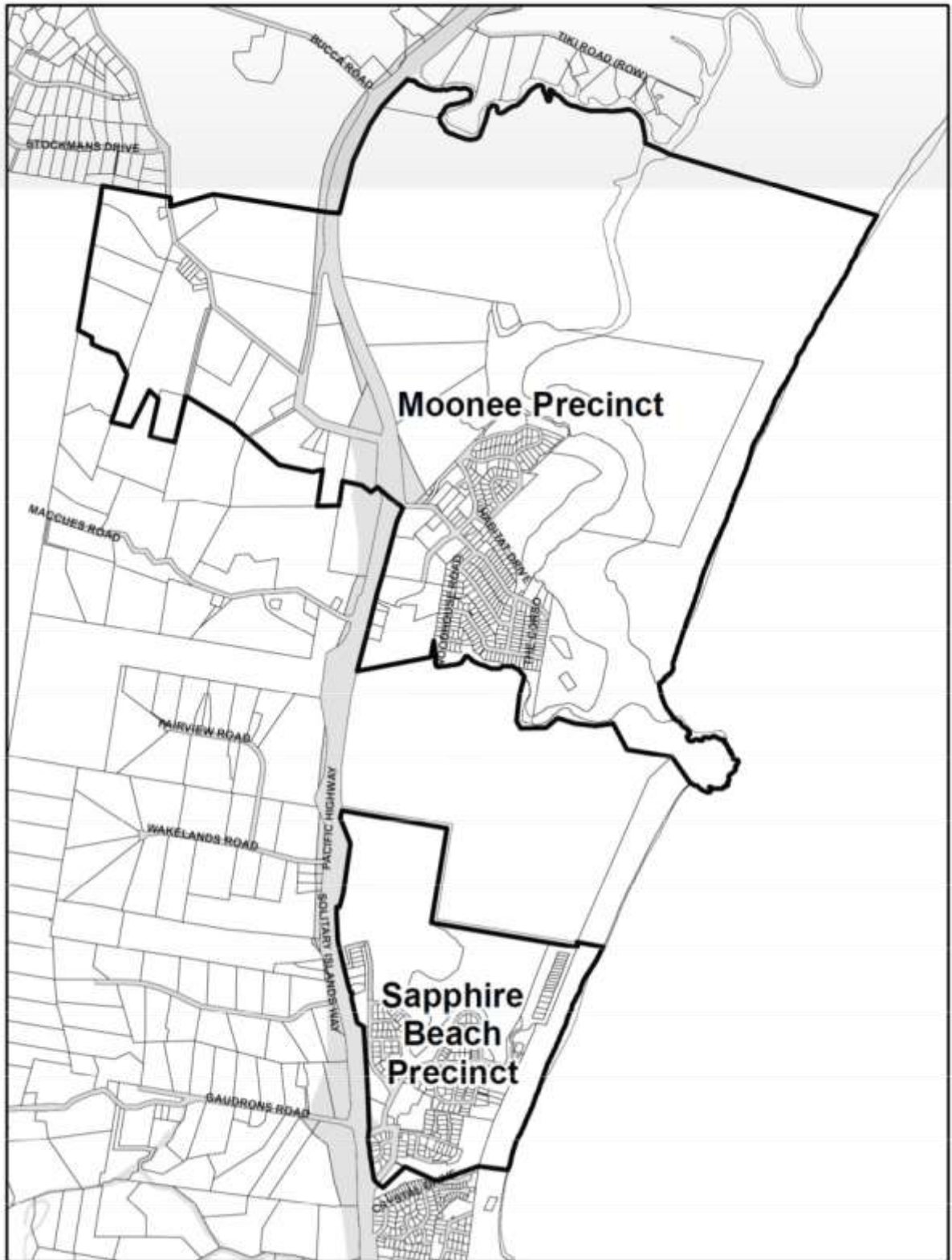
Table 1 – Summary of Contributions

Service / Facility	Net Cost to be Levied \$	Per Person \$	Per Lot Or large dwelling \$	Per Small Dwelling \$
<b>MOONEE PRECINCT</b>				
Transport & Traffic	6,111,595	2,466.54	6,413.00	4,489.10
<b>Sub total Contributions Moonee Precinct</b>	<b>6,111,595</b>	<b>2,466.54</b>	<b>6,413.00</b>	<b>4,489.10</b>
<b>ALL PRECINCTS</b>				
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
<b>SubTotal Contributions All Precincts</b>	<b>5,594,723</b>	<b>1,896.34</b>	<b>4,930.48</b>	<b>3,451.34</b>
<b>Total Contributions Moonee Precinct</b>	<b>11,706,318</b>	<b>4,362.88</b>	<b>11,343.48</b>	<b>7,940.44</b>

**Notes:**

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 100m<sup>2</sup> 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"*

Map 1: Locality Plan – Moonee Release Area



---

## PART B – THE PLANNING AND POLICY CONTEXT

---

### 4. **STRATEGIC PLANNING AND POLICY FRAMEWORK**

4.1 The strategic planning framework which establishes the basis for the projected types of development in the area, related yield of lots, dwellings and related population growth are 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.

4.2 This Development Contributions Plan should be read in conjunction with the Coffs Harbour Open Space Developer Contributions Plan and the Coffs Harbour Water Supply and Waste Water Developer Services Plan and 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 are based upon:-

- a) The development yields enabled by development consents granted by the Department of Planning and Environment to the date of adoption of this Plan (under Part 3A of the Environmental Planning and Assessment Act (as amended) 1979 and Coffs Harbour City Council based upon preceding Developer Contributions Plans for this Release Area; and

- b) The forecast yield of lots and dwellings from land zoned for residential development purposes are based on current approvals and projected lot yields included in Moonee Development Control Plan 2004.

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 Open Space Developer Contributions Plan lists public facilities provided for the benefit of future population in Moonee together with future population in other catchments.
- 5.5 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 Moonee Area.

### **Physical Nexus**

- 5.6 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**

- 5.7 The public facilities will be provided in a timely manner to benefit those who contributed towards them.
- 5.8 The projected overall population will be a consequence of the dwelling yield and varying occupancy rates. The forecast occupancy rates are shown in Table 2 below.

**Table 2:** Occupancy Rate

<b>HOUSING TYPE</b>	<b>OCCUPANCY RATES</b>
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

- 5.9 Consequently, the average occupancy rate of dwellings is estimated to be 2.6 persons per household and the forecast future net additional population is 2,998 (1,153 lots x 2.6).

---

## 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 This plan makes provision for additional transport infrastructure and has taken into account the recent upgrade works associated with the Pacific Highway.



## **8. FORMULA FOR DETERMINING CONTRIBUTIONS**

- 8.1 The forecast yield of subdivided residential lots and the related population growth is presented below for the lands identified in Map 1 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:-

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

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.

F = Funds levied or collected to date.

L = The projected number of net additional lots/dwellings 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.

11.2 Council exempts Section 64 contributions and charges the LGA wide minimum Section 94 contributions for the construction of Secondary Dwellings, 60 square metres or less only, for a trial period of 2 years for consents granted between 1/7/2015 to 30/6/17; this is not retrospective.

## **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 (5b) 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.
- 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 centrally located neighbourhood community facilities. These facilities will include a building providing for community meetings / functions, including outdoor facilities, car parking and landscaping. The contribution applies to the Moonee Release area as shown in map 1.

Calculation of Contribution Rate:-

• Cost of Community Centre	=	\$1,500,000
• Funds held	=	\$ 338,840
<b>Net Total</b>	<b>=</b>	<b>\$1,161,160</b>

Hence, Contribution Rate is:-

$$\frac{\$1,500,000 - \$338,840}{1,153} = \$ 1,007.08 \text{ per lot}$$

### 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 Having regard to Council's adopted Open Space Plan 2010 and Sports Facilities Plan 2010, 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 assist in serving the proposed new population. Contributions towards this facility are levied under the Coffs Harbour Open Space Developer Contributions Plan.
- 16.6 A network of neighbourhood parks is proposed to cater for the recreational needs of the additional population. Facilities exist within the Moonee Nature Reserve foreshore area, and in North Sapphire. Five additional facilities are proposed comprising 3 neighbourhood parks, one district park and a canoe launching/picnic facility. Development of the Solitary Islands Coastal Walk will further provide for the recreational needs of the population. Map 2 identifies the location of the proposed facilities.
- 16.7 The identified works and facilities needed for the local and district facilities include:-

**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	= \$ 36,000
<b>Sub Total</b>	<b>= \$ 498,000</b>

**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	= \$ 20,000
<b>Sub total</b>	<b>= \$ 355,000</b>
• Playgrounds x 3	= \$ 510,000
• Coastal Walk 3,608 metres x 80%	= \$ 938,080
• Pedestrian Bridge over Skinners creek	= \$ 360,000
• Land Acquisition	= \$ 192,000
<b>Sub total</b>	<b>= \$2,000,080</b>
<b>TOTAL COSTS</b>	<b>= \$2,853,080</b>

Calculation of Contribution Rate:-

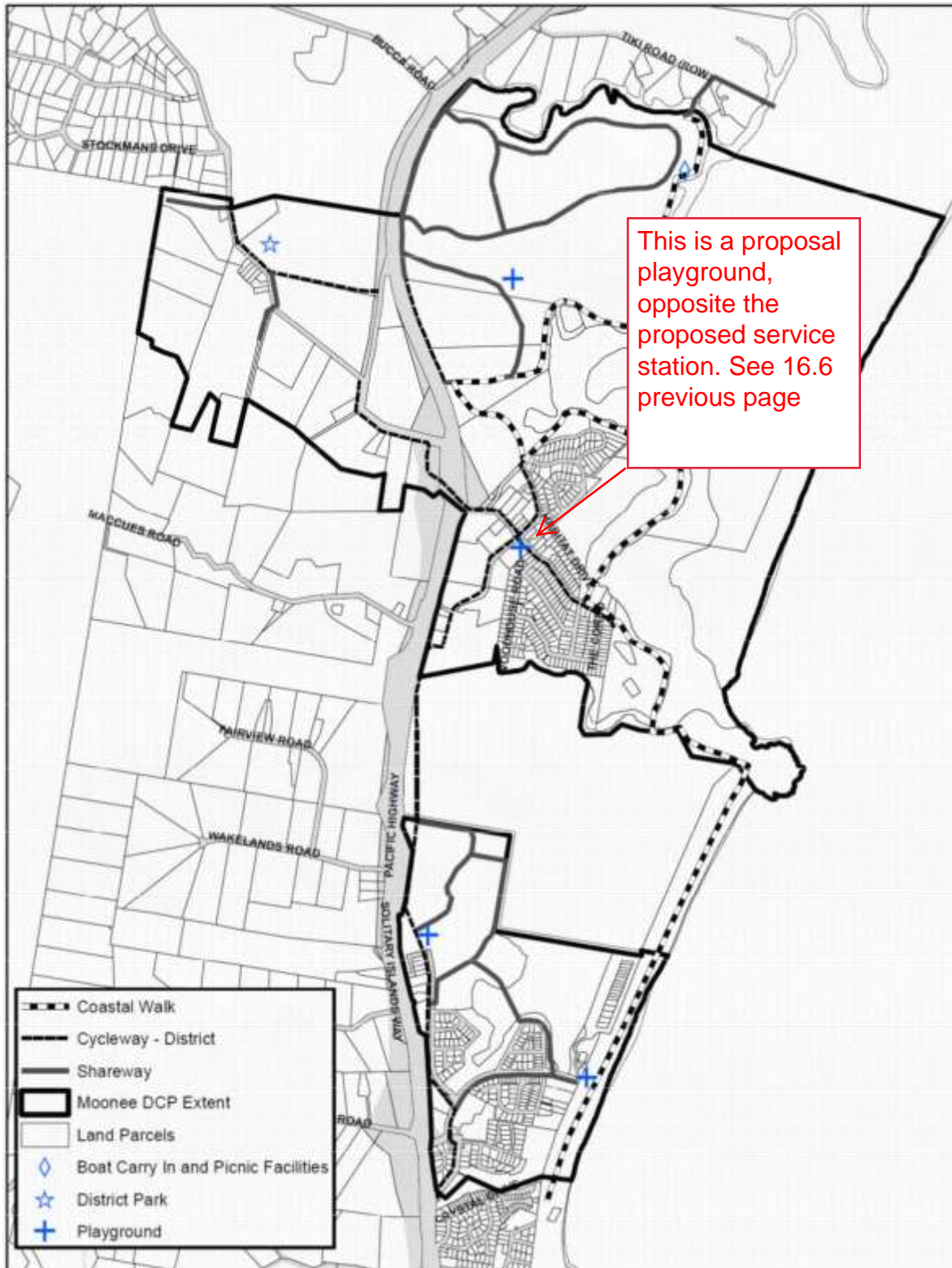
• Cost of Facilities	= \$2,853,080
• Funds held	= \$ 440,923
<b>Net Total</b>	<b>= \$2,412,157</b>

Hence, Contribution Rate is:-

$$\frac{\$2,853,080 - \$440,923}{1,153} = \$ 2,092.07 \text{ per lot}$$



Map 2: Open Space Network



## 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 via the recently completed grade separated intersection constructed in conjunction with the Pacific Highway upgrade.
- 17.3 The transport demands within the release area are categorised in terms of the road network, public transport and pedestrian / bicycle network.
- 17.4 Construction of a collector road north of Moonee Beach has commenced. The cost of this road including land acquisition up to the southern boundary of Lot 1 DP 725785 is funded under this contributions plan. This includes a bridge over Cunninghams Creek, and a culvert over the watercourse in lot 6 DP 1140702. A collector road is also proposed from Moonee Beach Road south to the boundary of lot 66 DP 551005. This road is to be of a 9 metre standard, with 1/9<sup>th</sup> of the cost, being the difference between a local road and a collector road, is funded by contributions. It is proposed to upgrade Hoys Road / Old Bucca Road to service this urban area, including access to the school site and future playing fields.
- 17.5 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 and funded by contributions, as shown in Map 4.
- 17.6 Contributions for the works described at points 17.4 and 17.5 above will be levied on all development occurring within the northern precinct as shown at Map 1.
- 17.7 Certain transport and traffic facilities are being provided to accommodate the future needs of the entire Moonee Release area.
- 17.8 Moonee Beach Road has been upgraded, and a roundabout constructed to provide for increased levels of traffic and ease of movement around the release area and to the shopping centre. The cost of these works is to be recouped via contributions from all future development within the Moonee Release Area as shown in Map 1.
- 17.9 The provision of a district network 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 Map 4 and have been designed to relate to the need for access to the school site, recreation facilities and shops. These facilities will also provide a link for the Coastal Walk. Contributions towards these works will be levied on all development within the Moonee Release area as shown in Map 1



### Summary of Facilities

Development all precincts will be required to pay a contribution towards the following works:

- 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 = \$ 688,543
- Net Total = \$2,006,886**

Hence, Contribution Rate is:-

$$\frac{\$2,785,372 - \$688,543}{1,153} = \$ 1,818.58 \text{ per lot}$$

Development in the northern precinct– as per map 1 will be required to pay a contribution towards the following works:

### Road & Traffic Facilities

- Northern Collector including land (Approximately 945 lineal metres) = \$2,212,484
- 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 = \$ 600,000

**Sub Total = \$6,138,734**

- 15% Design & Supervision = \$ 920,810
- 15% Contingencies = \$1,058,931

**Total Traffic Facilities = \$8,118,475**

Calculation of Contribution Rate:-

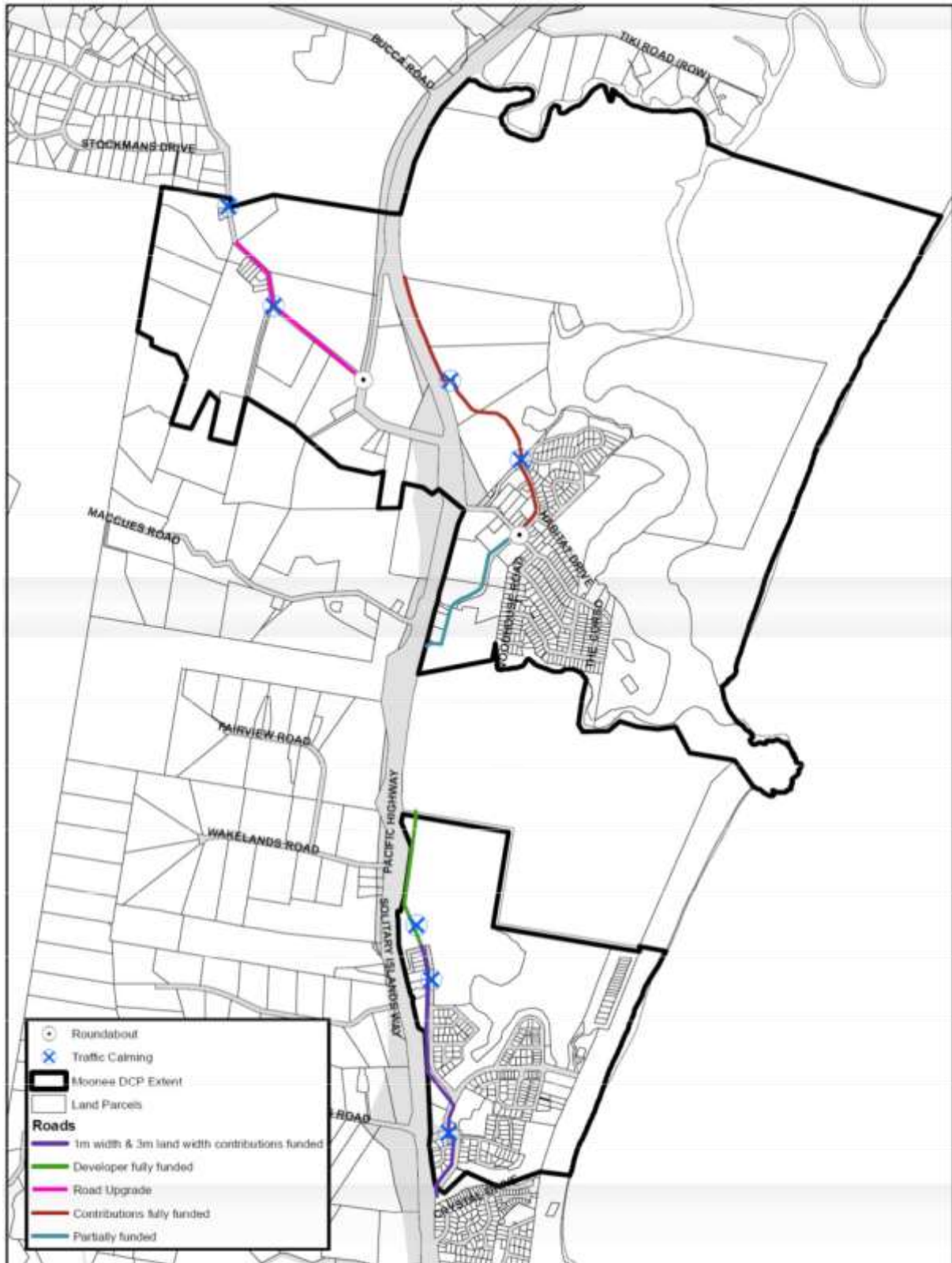
- Cost of works = \$ 8,118,475
- Funds held = \$ 2,006,880
- Net Total = \$ 6,111,595**

Hence, Contribution Rate is:-

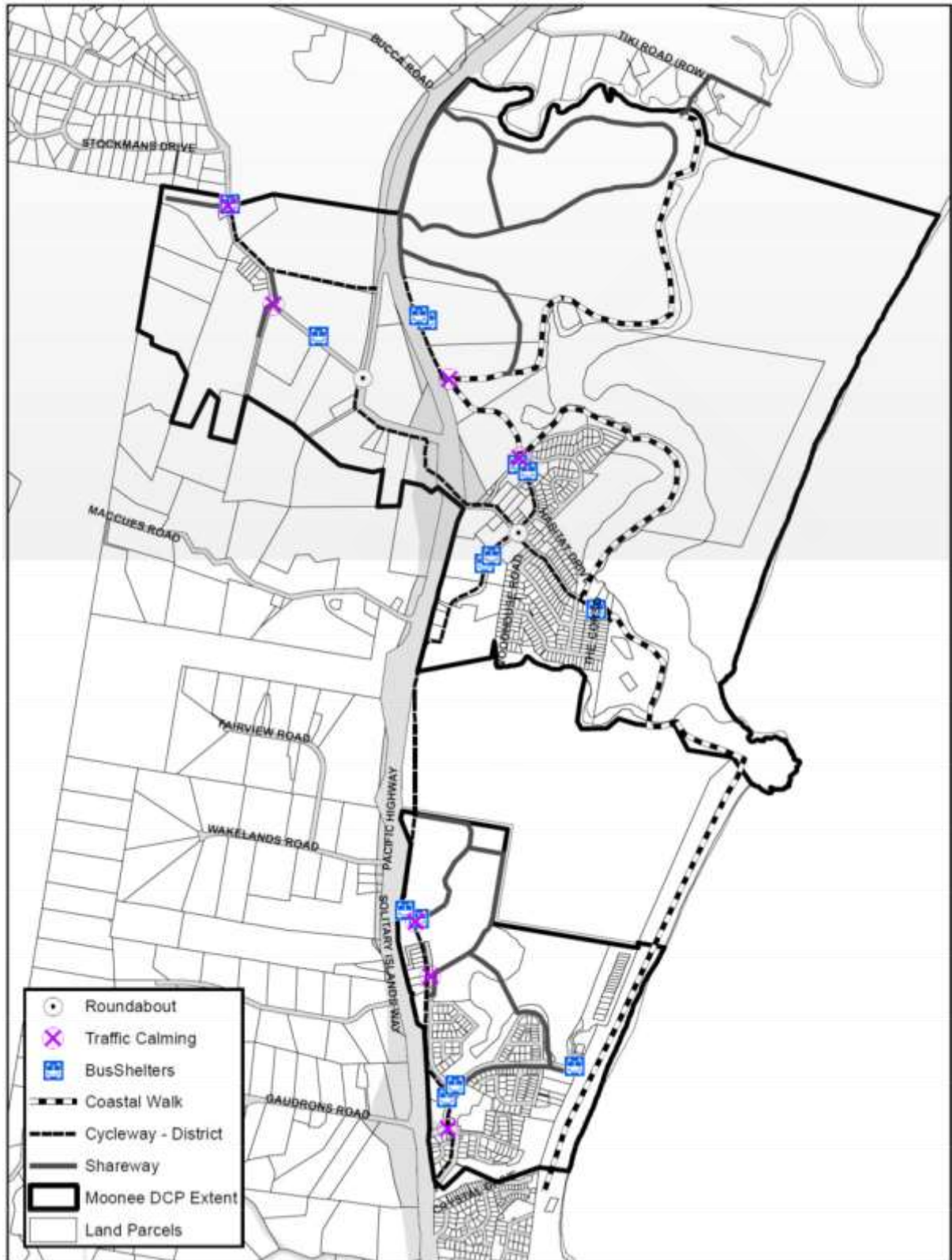
$$\frac{\$8,118,475 - \$2,006,880}{953} = \$ 6,413.00 \text{ per lot}$$

DRAFT

Map 3: Traffic Management



Map 4: Transport Management



## 18. URBAN PLANNING

### Plans and Studies

18.1 Section 94 of the Environmental Planning and Assessment Act allows the recoument of costs for the preparation of this Contribution Plan and associated studies.

18.2 The costs of supporting and relevant studies of 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	\$ 6,000.00
<b>Total</b>	<b>\$29,040.00</b>

Hence, for each of the release areas subject of Development Contributions Plans: Hearnese Lake, Sandy Beach and Moonee (this Plan) \$14,520.00 is applied.

### Calculation of Contribution Rate

Calculation of Contribution Rate:-

Hence, Contribution Rate is:-

$$\frac{\$14,520.00}{1,153} = \$ 12.59 \text{ per lot}$$

**APPENDIX A: INDEXING FACTORS FOR FUTURE WORKS**

<b>CONTRIBUTION TYPE</b>	<b>INDEXATION BASIS</b>	<b>INDEX</b>	<b>DATE APPLIED</b>
Traffic Facilities	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Community Facilities	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Open Space	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Development Studies	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014
Land Acquisition	Consumer Price Index, All Groups (A) Sydney	105.6	March 2014

**APPENDIX B: STANDARD EQUIVALENT TENEMENT FIGURES**

CLASSIFICATION	UNIT RATE PER ET SECTION 94 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
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 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
<b>Business Premises</b>	
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](http://www.coffsharbour.nsw.gov.au)

DRAFT