



# **SURF RESCUE FACILITIES**

**Developer Contributions  
Plan 2013**



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# TABLE OF CONTENTS

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## **PART 1 - SUMMARY SCHEDULES**

Executive Summary .....	1
Summary of Contribution Rates .....	1
Date of Commencement of the Plan .....	1

## **PART 2 - ACCOUNTING AND ADMINISTRATION**

Name of the Plan .....	2
Purpose of the Plan .....	2
Area to which the Plan Applies .....	2
Relationship to other Plans and Policies .....	2
Formula for Determining Contributions .....	2
Timing of Payment of Contributions .....	3
Deferred or Periodic Payment .....	3
Works In Kind .....	3
Exemptions .....	4
Review of Contribution Rates .....	4

## **PART 3 - STRATEGY PLANS**

Relationship Between Expected Development and Demand For Additional Public Facilities .....	5
Future Population and Densities .....	6
Table 2 – Schedule of Facilities .....	7

## **APPENDIX**

A Indexing Factors for Proposed Works .....	7
B Standard Equivalent Tenement Figures .....	8

# PART 1 - SUMMARY SCHEDULES

## EXECUTIVE SUMMARY

This contribution plan enables Coffs Harbour City Council to levy contributions under Section 94 of the Environmental Planning and Assessment Act 1979 where the anticipated development will or is likely to increase the demand for public facilities.

Transport and Population Data Centre, NSW Statistical Local Area Population Projections 2001-2031, 2007 Release assesses the 2011 population for the Coffs Harbour Local Government Area as 75,340. Further it predicts a population of 81,720 in 2016

As a consequence of this anticipated growth and having regard to the level of facilities currently available and the expected profile of the new population, it will be necessary to provide additional lifeguard storage facilities at selected locations within the Coffs Harbour Local Government area.

## SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the costs of the identified public facilities.

Table 1 summarises the contribution rates applying to the public facilities to be provided in accordance with this contributions plan. Appendix "B" includes additional contribution rates that apply to various other forms of development.

## SUMMARY OF WORKS SCHEDULE

A schedule of facilities and a proposed timing of works is summarised at Table 2.

## DATE OF COMMENCEMENT OF THE PLAN

This plan came into operation 30/08/2012. This plan was amended on 08/05/2013.

**Table 1 – Summary of Contribution Rates**

Service / Facility	Net Cost to be Levied \$	Per Person \$	Per Lot/ Large Dwelling \$	Per Small Dwelling \$	Per SEPP Seniors Living dwelling (self Care) \$
Rescue Equipment Storage Facilities	160,000	25.08	65.21	45.65	35.87

### Notes:

1. 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.
2. A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas).
3. 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).
4. SEPP Seniors Living occupancy rates refers to developments approved under the State Environmental Planning Policy (Seniors Living) 2004.
5. Additional contribution rates for various other types of development are included in this plan at appendix "B"

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# PART 2

## ACCOUNTING AND ADMINISTRATION

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### **NAME OF THE PLAN**

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000 and may be referred to as the Surf Rescue Facilities Developer Contributions Plan 2013.

### **PURPOSE OF THE PLAN**

The primary purpose of this plan is to satisfy the requirements of the EP & A Act and Regulation to enable Council to require a contribution towards the provision, extension or augmentation of public amenities and services that will, or are likely to be, required as a consequence of development in the area, or that have been provided in anticipation of or to facilitate such development.

Other purposes of the plan are to:

- (i) ensure that adequate surf rescue equipment storage facilities are available at strategic locations to support increased levels of rescue and patrol activities on additional beaches as a result of increased activity due to increased population;
- (ii) ensure that the existing community is not burdened by the provision of surf rescue facilities required for expanded lifeguard services required as a result of future development;
- (iii) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout the Coffs Harbour local government area (LGA).

### **AREA TO WHICH THE PLAN APPLIES**

The facilities included in this plan apply to the whole of the Coffs Harbour Local Government Area.

### **RELATIONSHIP TO OTHER PLANS AND POLICIES**

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

This plan should be referred to in conjunction with all new release area contributions plans adopted by Council and applying within the Coffs Harbour LGA.

### **FORMULA FOR DETERMINING CONTRIBUTIONS**

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

Contribution per person

$$= \frac{C}{P}$$

#### **Where:**

- C = total cost of facilities required to provide the desired service
- P = anticipated additional population

## CALCULATION OF CONTRIBUTION RATE

Cost of Equipment C = \$160,000.00

Future population P = 6,380 people

$$= \frac{\$160,000}{6,380}$$

= \$25.08 Per Person

## TIMING OF PAYMENT OF CONTRIBUTIONS

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

- development consents involving subdivisions – prior to release of the subdivision certificate;
- development consents involving building work – prior to the release of the building approval;
- development consents where no building approval is required – at the time of issue of the notification of consent, or prior to the commencement of approved development as may be determined by Council.

## DEFERRED OR PERIODIC PAYMENT

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:

- there are valid reasons for deferred or periodic payment;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;

- no prejudice will be caused to the operation of this plan;
- 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:

- the deferment will be for a fixed period not exceeding 6 months from the date the contribution becomes due;
- 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;
- payment of the contributions and the interest must be secured by delivery to the Council of a guarantee in writing issued by an appropriate institution;
- deferments will not be granted based on progressive land sales.

For the purposes of this provision, "*appropriate rate of interest*" means the seven year local government interest borrowing 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.

## WORKS IN KIND

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 (5)(B) of the Environmental Planning and Assessment Act. Any offer for carrying out of works in kind or provision of a material public benefit must be made in writing and accepted by Council prior to commencement.

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 facility for which the contribution was required.
- (c) the value of the works to be undertaken are at least equal to the value of the contribution assessed in accordance with this plan.

*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.

Council may also review the works schedule, the estimate of costs of the various pieces of equipment, population projections, or other aspects relating to the contribution plan.

## **EXEMPTIONS**

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.

## **REVIEW OF CONTRIBUTION RATES**

Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the surf rescue equipment.

The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups 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

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## PART 3 – STRATEGY PLANS

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### **RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL PUBLIC FACILITIES**

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

The Coffs Harbour Our living City Settlement Strategy 2008 identifies the preferred location and expected type of future urban expansion within the City, and the associated requirements for public facilities.

Transport and Population Data Centre, NSW Statistical Local Area Population Projections 2001-2031, 2007 Release assesses the 2011 population for the Coffs Harbour Local Government Area as 75,340. Further it predicts a population of 81,720 in 2016.

This contributions plan makes provision for the supply of storage facilities to meet the requirements of increased lifeguard services until the year 2016.

### **CAUSAL NEXUS**

There has been a steady upward trend in the number of people visiting beaches within the Local Government Area. The anticipated increase in population in the Coffs Harbour LGA will place greater demands for the provision of Lifeguard services on additional beaches within the Local Government Area. This necessitates provision of additional patrol and rescue equipment, and subsequently results in the requirement for provision of additional storage facilities.

### **PHYSICAL NEXUS**

The location of facilities has been determined having regard to the area of increased demand, the estimated level of usage of specific beaches, and safety issues associated with those beaches and the manner in which such demand may be satisfied. Additionally locations have been selected having regard to serviceability of adjacent beaches.

### **TEMPORAL NEXUS**

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

Table 2 lists the benchmark or estimated staging for the provision of facilities to be provided in accordance with this plan.

## FUTURE POPULATION & DENSITIES

Transport and Population Data Centre, NSW Statistical Local Area Population Projections 2001-2031, 2007 Release assesses the 2011 population for the Coffs Harbour Local government area as 75,340. Further it predicts a population of 81,720 in 2016, which indicates an increase in population of 6,380 people.

Average occupancy rates in Coffs Harbour in 2006 were as follows:-

### *Occupancy Rates*

DWELLING TYPE	OCCUPANCY RATE
Lot/ Large Dwelling	2.6
Small Dwelling	1.8
Seniors Living SEPP Developments (self care)	1.5

**Source: ABS census figures**

#### **Notes:**

**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).**

**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.**

## COST OF WORKS

Table 2 provides a schedule of surf rescue facilities to be provided.

The table also provides an estimated timing for the provision of the required facilities.

This timing is subject to the rate of development occurring and may require adjusting as demand dictates.

The total cost of facilities provided for in this plan is \$160,000.00

Calculation of contribution rate:

$$\text{Contribution} = \frac{C}{P}$$

$$= \frac{\$160,000}{6,380}$$

$$= \mathbf{\$25.08 \text{ per person}}$$

*Table 2– Schedule of storage facilities*

<b>COUNCIL LIFEGUARD SERVICES</b>			
	<b>BEACH</b>	<b>Facilities</b>	<b>COST</b>
2011	Park Beach	Upgrade and fitout storage facilities – Park Beach Reserve	\$20,000
2012	Sawtell Beach	Construction of storage shed – Boronia Park	\$30,000
2012	Park Beach	Additional storage fitout – Park Beach Reserve	\$10,000
2013	Diggers Beach	Construction of storage shed – Diggers beach reserve	\$30,000
2014	Emerald Beach	Construction of storage shed	\$20,000
2015	Woolgoolga Beach	Construction of storage shed	\$30,000
2016	Corindi Beach	Construction of storage shed	\$20,000
<b>TOTAL</b>			<b>\$160,000</b>

## **APPENDIX A INDICES APPLYING TO CONTRIBUTIONS FOR THE SURF RESCUE EQUIPMENT**

<b>Contribution Type</b>	<b>Index</b>	<b>Date Applied</b>	<b>Indexation Basis</b>
Surf Rescue Facilities	178.8	September 2011	Consumer Price Index – (All Groups) for Sydney

## APPENDIX B – STANDARD EQUIVALENT TENEMENT FIGURES

CLASSIFICATION	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94 Contribution Plans	Water DSP	Waste Water DSP
<b>RESIDENTIAL</b>			
Subdivision lot	1	1	1
Small Dwelling*	0.7 per dwelling	0.7 per dwelling	0.7 per dwelling
Large Dwelling**	1 per dwelling	1 per dwelling	1 per dwelling
Boarding House	0.35 per bed	0.35 per bed	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling	0.55 per dwelling	0.55 per dwelling
Nursing Home	0.35 per bed	0.35 per bed	0.35 per bed
Self Care retirement unit	0.55 per unit	0.55 per unit	0.55 per unit
Granny Flats (Affordable Rental Housing SEPP)	0.4 per dwelling	0.4 per dwelling	0.4 per dwelling
Hostel	0.35 per bed	0.35 per bed	0.35 per bed
Group Home	0.35 per bed	0.35 per bed	0.35 per bed
<b>TOURIST AND VISITOR ACCOMMODATION</b>			
Motel / hotel / resort room	0.35 per room	0.35 per room	0.35 per room
Serviced apartments	0.35 per room	0.35 per room	0.35 per room
Backpackers accommodation per room	0.2 per room	0.2 per room	0.2 per room
Bed & Breakfast Accommodation	0.35 per room	0.35 per room	0.35 per room
Guest House/Hostel	0.35 per room	0.35 per room	0.35 per room
Caravan/Camp/cabin site - Permanent	0.6 per site	0.6 per site	0.6 per site
Caravan/ Cabin site temporary	0.35 per site	0.35 per site	0.35 per site
Camp/Tent Site temporary	0.25 per site	0.25 per site	0.25 per site
<b>BUSINESS PREMISES</b>			
Shop	N/A	0.3 per 100m2	0.3 per 100m2
General Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Convenience Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Supermarket	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Bulky Goods Premises	N/A	0.2 per 100m2	0.2 per 100m2
Hairdressing/beauty salon	N/A	0.5 per 100m2	0.5 per 100m2
Laundromat	N/A	0.5 per machine	0.5 per machine
Office Premises	N/A	0.65 per 100m2 GFA	0.65 per 100m2 GFA
Warehouse/distribution centre	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Industrial Premise***	N/A	0.1 per 100m2 GFA	0.1 per 100m2 GFA
Self Storage Premises	N/A	0.1 per 100m2 GFA (admin area )	0.1 per 100m2 GFA (admin area )
Car Wash	N/A	Determined on Application	Determined on Application
Plant nursery	N/A	Determined on Application	Determined on Application
Service Station	N/A	0.6 per lane	0.6 per lane
Car Sales Showroom ( indoor)	N/A	Determined on Application	Determined on Application
Car Sales Showroom ( outdoor)	N/A	Determined on Application	Determined on Application

	Unit Rate per ET	Unit Rate per ET	Unit Rate per ET
	Section 94		
CLASSIFICATION	Contribution Plans	Water DSP	Waste Water DSP
<b>FOOD AND DRINK PREMISES</b>			
Café / Coffee Shop	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Convenience Store	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Fast Food/Snack Bar No amenities	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Fast Food/Snack Bar with amenities	N/A	1.5 per 100m2 GFA	1.5 per 100m2 GFA
Restaurant	N/A	1.0 per 100m2 GFA	1.0 per 100m2 GFA
Hotel Public Bar	N/A	1.4 per 100m2 GFA	1.4 per 100m2 GFA
Lounge/beer garden	N/A	1.3 per 100m2 GFA	1.3 per 100m2 GFA
Registered Club - Licensed	N/A	0.6 per 100m2 GFA	0.6 per 100m2 GFA
Registered Club - Unlicensed	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
<b>COMMUNITY FACILITIES</b>			
Child care without Laundry - per child	N/A	0.04 per child	0.04 per child
Child care with Laundry - per child	N/A	0.07 per child	0.07 per child
Marina per berth -	N/A	Determined on Application	Determined on Application
Place of worship	N/A	1 per 80 seats (pro-rata)	1 per 80 seats (pro-rata)
Cultural Establishment	N/A	0.3 per 100m2 GFA	0.3 per 100m2 GFA
Correctional Centre	N/A	0.5 per bed	0.5 per bed
<b>Educational Establishment</b>			
- Primary/Secondary School	N/A	.04 per student	.04 per student
- Tertiary	N/A	.04 per student	.04 per student
- Boarding School	0.35 per resident student	0.35 per resident student	0.35 per resident student
Eco Tourism facility			
Passenger Transport Terminal	N/A	0.15 per 100m2 GFA	0.15 per 100m2 GFA
<b>HEALTH SERVICE FACILITIES</b>			
Hospital	N/A	1 per bed	1 per bed
Medical Centre	N/A	0.5 per consultancy room	0.5 per consultancy room
Dental Surgery	N/A	0.5 per consultancy room	0.5 per consultancy room
Veterinary Clinic	N/A	0.5 per consultancy room	0.5 per consultancy room
<b>ENTERTAINMENT</b>			
Bowling Alley	N/A	0.2 per alley	0.2 per alley
Brothel	N/A	0.4 per room	0.4 per room
Swimming Pool - Commercial	N/A	7 per ML	7 per ML
Recreational centre - indoor	N/A	0.3 per 100m2	0.3 per 100m2
Function/Conference Centre	N/A	0.3 per 100m2	0.3 per 100m2

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

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

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

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