



PARK BEACH AREA

**Development
Contributions
Plan 2015**



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PART 1 – SUMMARY SCHEDULES

EXECUTIVE SUMMARY

This contributions 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.

The Coffs Harbour Development Control Plan 2013 makes provision for multi-unit housing and tourist accommodation development at Park Beach.

As a consequence of this additional development and having regard to the level of facilities already available, it will be necessary to provide:

- Open space and recreation facilities
- Traffic facilities
- Footpaths
- Car parking

SUMMARY OF CONTRIBUTION RATES

Table 1 summarises the contribution rates applying to the different forms of development in Park Beach. Appendix "B" includes additional contribution rates that apply to various other forms of development.

Table 2 summarises the costs of the identified public facilities.

DATE OF COMMENCEMENT OF THE PLAN

This Development Contributions Plan came into operation on 28 August 2006.

This Plan was amended on 24 April 2008, on 8 May 2013, 18 December 2013 and again on 2 September 2015.

Table 1 – Summary of Contributions

Service/Facility	Net Cost to be Levied \$	Per Person \$	Per Small Dwelling \$	Per Large Dwelling \$	Per Car Park \$	Per SEPP Seniors Living Dwelling (self cared) \$
Traffic Facilities	57,000	126.66	248.25	354.64		195.05
Open Space	375,200	833.78	1,634.21	2,334.58		1,284.02
Car Parking	208,000				4,000	

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) excluding secondary dwellings as defined under the Affordable Rental Housing State Environmental Planning Policy**
- 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 annexure "A"**

Table 2 – Schedule of Works, Staging and Expenditures

Works Required	Estimated Capital Cost \$	Estimated Staging
Traffic Facilities	57,000	Progressively as funds become available
Open Space	375,200	Progressively as funds become available
Car Parking	208,000	As funds become available

PART 2

ADMINISTRATION AND ACCOUNTING

NAME OF THE PLAN

This contributions plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment (EPA) Act 1979 and may be referred to as the Park Beach Area Developer Contributions Plan 2015.

PURPOSE OF THE PLAN

The purpose of this plan is to enable Council to require a contribution towards the provision of car parking, traffic facilities, and other public amenities in the Park Beach Area.

AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within the Park Beach Area as shown in Map 1.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements Coffs Harbour City Local Environmental Plan 2013 and Coffs Harbour Development Control Plan 2013.

This Plan should be read in conjunction with other contributions plans that may apply to the Park Beach Area as defined in Map 1.

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.

Car Parking Facilities

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

Where:

C = Cost of construction of the car parking facilities

S = Total number of car parking spaces to be provided to meet the projected increase in demand

Open Space & Traffic Facilities

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

Where:

C = Cost of construction of the car parking facilities

P = Future population

TIMING OF PAYMENT OF CONTRIBUTIONS

Payment of contributions should be finalised at the following stages:

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

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(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 facility for which the contribution was required;
- (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.

DEFERRED OR PERIODIC PAYMENTS

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 car parking facilities required by the proposed development;
- no prejudice will be caused to the operation of this plan;
- the provision of the car parking facility in accordance with the adopted works 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 six 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.

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.

Development consents involving construction of a secondary dwelling as defined under the Affordable Rental Housing State Environmental Planning Policy that are approved between 1 July 2015 and 30 June 2017 are exempt from contributions applicable under this contributions plan.

POOLING OF FUNDS

This plan expressly authorises monetary S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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 car parking.

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

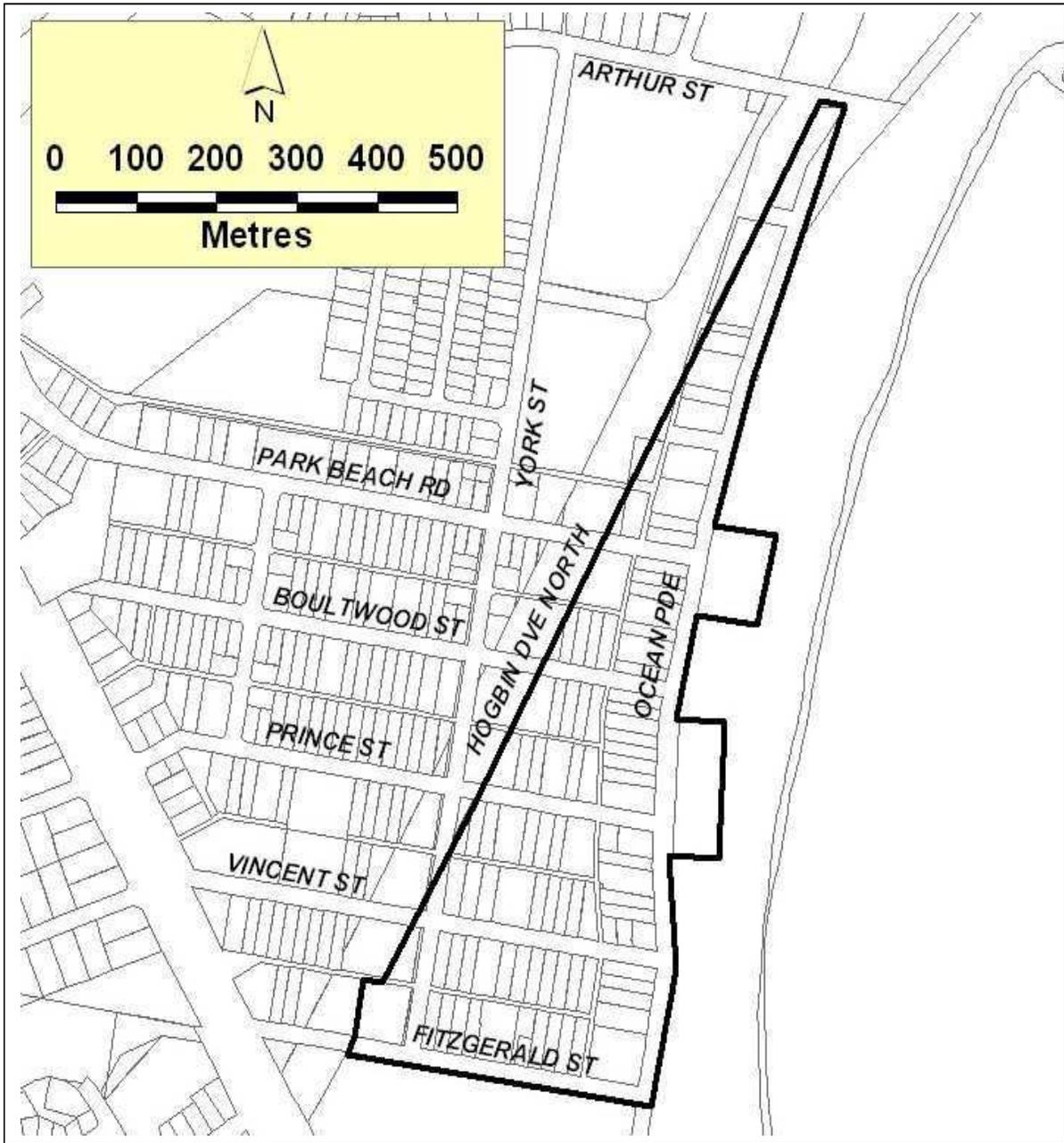
Current index is the Consumer Price Index at the date of review of the contribution

Previous index is the Consumer Price index as listed in Table 3 or applicable at the time of issue of the consent.

The Council may also review the works schedule, the estimate of costs of the facilities, or other aspects relating to the contribution plan.

Table 3 Indexing Factors for

Contribution Type	Indexation Basis	Index	Date Applied
Car parking	CPI	152.2	Jan. 2006
Footpaths	CPI	152.2	Jan. 2006
Open Space	CPI	152.2	Jan. 2006
Traffic Facilities	CPI	152.2	Jan. 2006



MAP 1 - AREA TO WHICH THE PLAN APPLIES

PART 3 – STRATEGY PLANS

RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL PUBLIC FACILITIES

The Coffs Harbour Our Living City Settlement Strategy estimates that there will be infill development within the Coffs Harbour area to accommodate around 3,000 people.

Having regard to the zonings applicable to the catchment, it is estimated development will occur to allow a further 1,000 people to reside in the catchment.

Additionally Coffs Harbour Development Control Plan 2013 provides for a strategy that will encourage “mixed use” type developments which may include activities such as restaurants and retail outlets, or general stores designed to meet the needs of residents and tourists alike.

Occupancy Rates

DWELLING TYPE	OCCUPANCY RATE
Large Dwelling	2.8
Small dwelling	1.8
Seniors Living SEPP dwelling (self care)	1.5

Source: ABS census figures

A small dwelling is deemed to be any dwelling with a floor area less than 100 square metres (excluding garages and balcony areas) excluding secondary dwellings as defined under the Affordable Rental Housing State Environmental Planning Policy.

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).

CAUSAL NEXUS

This anticipated increase in population will place greater demands on existing public facilities and require the provision of new public facilities within the release area. This plan provides for additional footpaths, traffic calming measures, and passive recreation facilities that are required as a result of an anticipated increase in local and tourist activity.

The introduction of additional “mixed use” developments will place pressure on existing car parking. This contributions plan provides funding for convenient public car parking spaces within the Park Beach Area.

Existing public parking within the Park Beach Area can be categorized into one of the two following categories:

- on-street parking;
- off-street parking.

Demand

The demand for parking space can be estimated using the parking demand standards for retail and commercial development provided in the Coffs Harbour Development Control Plan 2013. This plan estimates a demand of one space per 23m² of retail floor space and one space per 40m² of commercial floor space.

A proportion of the demand for car parking generated as a result of increased "mixed use" development will need to be provided on-site. However, Council will accept a contribution from the developer in lieu of on-site car parking spaces where the provision for on-site parking will adversely affect the viability and/or integrity of the proposed development, and conflict with the intentions of the Coffs Harbour Development Control Plan. Each proposal will be assessed on its merit.

PHYSICAL NEXUS

Map 2 identifies the location of proposed footpaths, open space facilities, traffic calming and car parking facilities within the Park Beach Area. Studies have indicated that capacity exists for the provision of additional parking of 20 spaces in Foster Street, and 32 spaces on Ocean Parade. These locations are positioned to achieve the most cost effective option and provide easy access.

TEMPORAL NEXUS

The location of proposed facilities has been determined having regard to existing facilities, and the future needs of the additional population. Car parking facilities required as a consequence of anticipated development of "mixed use" type developments are included in the works schedule. Timing for the provision of these works is based on the commercial/retail floor space development with an additional 52 spaces provided for under this plan.

CAR PARKING

In terms of parking supply, the majority of existing parking for "mixed use" type developments consists of on-street parking.

The Coffs Harbour Development Control Plan 2013 requires the provision of parking spaces on development sites to meet the full demand, generated by each development.

Where this parking space cannot be provided on-site Council will accept a contribution for car parking. This contribution is put towards the parking sites shown in Map 2 and forms part of Council's Contributions Plan. The Contributions Plan provides for the following Schedule of Works.

Table 4 Schedule of Works

Location	No. of Spaces	Estimated Cost (\$)
Foster Street	20	80,000
Ocean Parade	32	128,000

COST OF WORKS

The total cost of works for the Foster Street and Ocean Parade parking is the construction of the facilities which is estimated at \$208,000. This will include the following works:

- excavation of subgrade;
- gravel pavement surfacing;
- drainage works;
- bitumen surfacing;
- linemarking and signage
- Landscaping

Therefore, the contribution rate can be calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Total Cost of Works}}{\text{Number of parking spaces}} \\ &= \frac{\$208,000}{52} \\ &= \mathbf{\$4,000.00 \text{ per car park}} \end{aligned}$$

TRAFFIC FACILITIES

It is envisaged that increased usage of foreshore reserves and beach access will create additional pedestrian movement within the area.

Traffic calming measures are to be installed along Ocean Parade to enhance the safety of pedestrian traffic. Additional street lighting is also required to enhance safety.

The cost of these works is estimated to be \$57,000.

The contribution towards these works can be calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Total Cost of Works}}{\text{Future population}} \\ C &= \frac{\$57,000}{450} \\ &= \mathbf{\$126.66 \text{ per person}} \end{aligned}$$

OPEN SPACE FACILITIES

A new amenities block is to be provided in the beach reserve. Footpath linkages to Macauleys Beach, and through Foster Street are included. Minor street tree planting works in Foster Street and Ocean Parade are also planned.

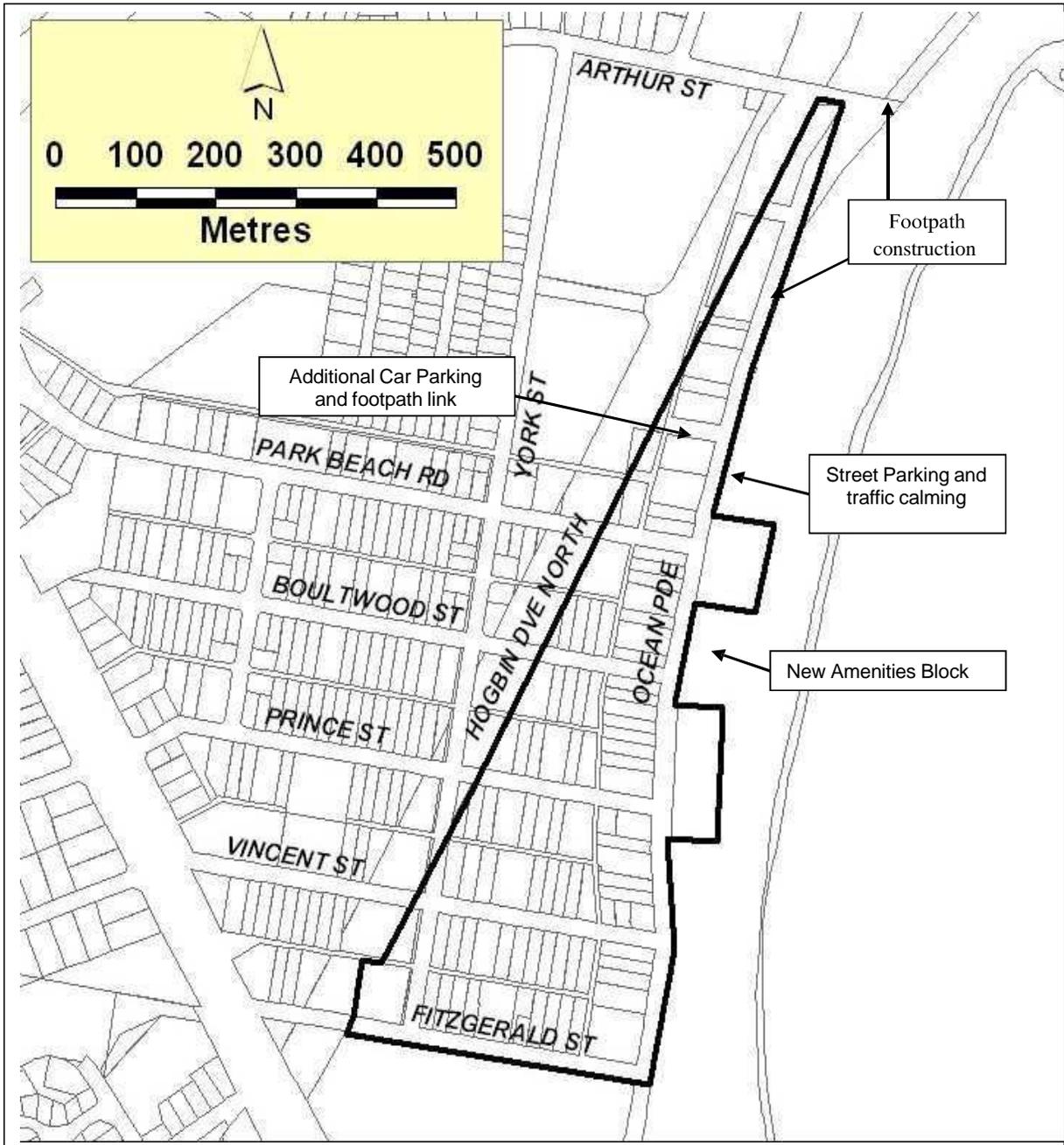
The cost of these works is estimated to be as follows:

Amenities Block	\$200,000
Street Lighting	\$35,000
Footpath Construction	\$135,200
Street Trees	\$5,000
Total Cost of works	\$375,200

The contribution towards these works can be calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Total Cost of Works}}{\text{Future population}} \\ C &= \frac{\$375,200}{450} \\ &= \mathbf{\$833.78 \text{ per person}} \end{aligned}$$

MAP 2 PARK BEACH AREA PROPOSED FACILITIES



APPENDIX A – 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
RESIDENTIAL			
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
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
TOURIST AND VISITOR ACCOMMODATION			
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 bed	0.1 per bed	0.1 per bed	0.1 per bed
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
BUSINESS PREMISES			
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
FOOD AND DRINK PREMISES			
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
COMMUNITY FACILITIES			
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
Educational Establishment			
- 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
HEALTH SERVICE FACILITIES			
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
ENTERTAINMENT			
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) excluding secondary dwelling as defined under the Affordable Rental Housing State Environmental Planning Policy***

*****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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