



CITY OF COFFS HARBOUR

S7.11 CONTRIBUTIONS RATES BY LOCALITY

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CITY OF COFFS HAROBUR

S7.11 CONTRIBUTIONS RATES BY LOCALITY

BACKGROUND

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

Contributions are levied on the basis of a standard unit of measure known as an equivalent tenement (ET). This measure generally accords with the standard rate applicable to a residential lot or a standard residential dwelling (with a floor area equal to or greater than 100m²).

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

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

CALCULATION OF CONTRIBUTIONS

Contributions for various types of development are calculated on the basis of the applicable ET rate as listed in the table at annexure "A" for the relevant type of development.

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

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

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

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

The contributions rates included are applicable as at **30 October 2024 for September 2024 Consumer Price Index**
OR **1 November 2024 for September 2024 Roads and Bridges Producer Price Index**
Page 3

Contributions rates will be applied as follows:

- the first lot in a residential subdivision is exempt from contributions
- the first dwelling on a residential lot is exempt from contributions
- the contribution rate for a medium density development is the number of dwellings multiplied by the appropriate dwelling rate minus one lot rate.

This document provides a guide to the current contribution rates applicable. For more information or to obtain a quote contact the City's Contributions Team on email: contributions@chcc.nsw.gov.au or phone: 6648 4285

S7.11 CONTRIBUTIONS APPLICABLE TO ALL DEVELOPMENT
Local Government Wide Contributions Plans (excluding S7.12 plan areas)

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

Table 1

Catchment Area A	Map Reference	Basis	Amount
Coffs Harbour Open Space	Map 1	Per ET	\$5,142.71
Administration Levy	Map 1	Per ET	\$233.44
Surf Rescue Facilities	Map 1	Per ET	\$196.72
Coffs Harbour Road Network A	Map 1	Per ET	\$1,081.27
Total s7.11 Per ET			\$6,654.15

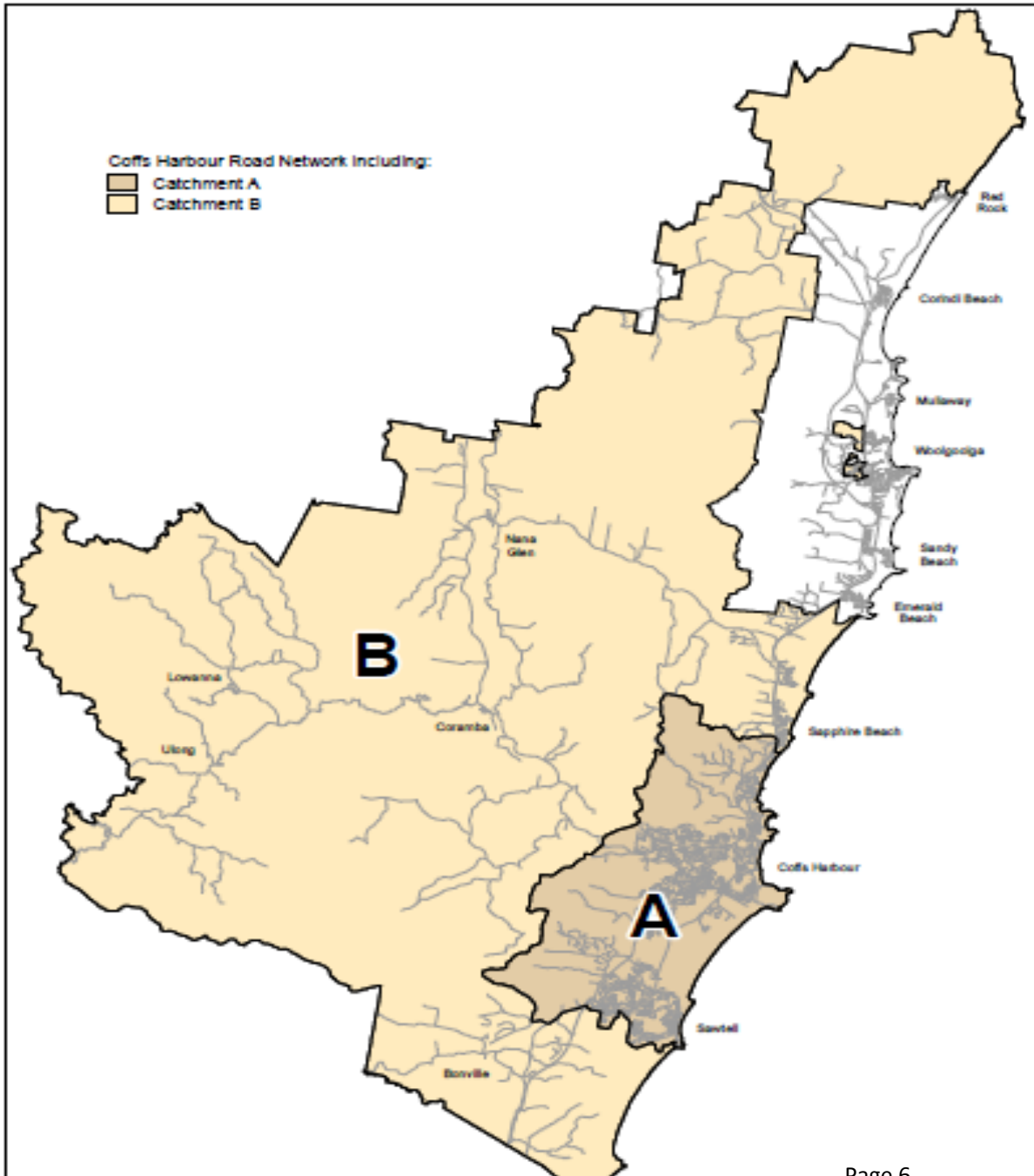
Table 2

Catchment Area "B"	Map Reference	Basis	Amount
Coffs Harbour Open Space	Map 1	Per ET	\$5,142.71
Administration Levy	Map 1	Per ET	\$233.44
Surf Rescue Facilities	Map 1	Per ET	\$196.72
Coffs Harbour Road Network B	Map 1	Per ET	\$690.56
Total s7.11 Per ET			\$6,263.44

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

Indexation Method

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Roads and Bridges Producer Price Index**



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 <p style="font-size: 8px;"> DEVELOPER CONTRIBUTION AREAS (DCA) ARE A KEY COMPONENT OF THE CITY'S WATER AND SEWERAGE INFRASTRUCTURE PLANNING AND INVESTMENT PROGRAM. THEY ARE USED TO IDENTIFY AREAS WHERE NEW DEVELOPMENT WILL REQUIRE INVESTMENT IN WATER AND SEWERAGE INFRASTRUCTURE. THE CITY'S WATER AND SEWERAGE DEPARTMENT IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THESE AREAS. </p>	<p>Developer Contribution Areas</p> <p>This map produced by GIS Section Calls: Harbour City Council Creation Date: 14/03/2023</p>	<p style="text-align: center;">SCALE: 1:25000</p>  <p style="font-size: 8px;"> NORTH Coordinate System: GDA 1984 MGA Zone 56 Projection: Transverse Mercator Datum: GDA 1984 </p>	<p style="text-align: center;">GRID: NTM</p> 
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MAP 1 - Local Government Area - Catchments "A" and "B"

Woolgoolga North West and Woolgoolga West Contributions Plan 2023

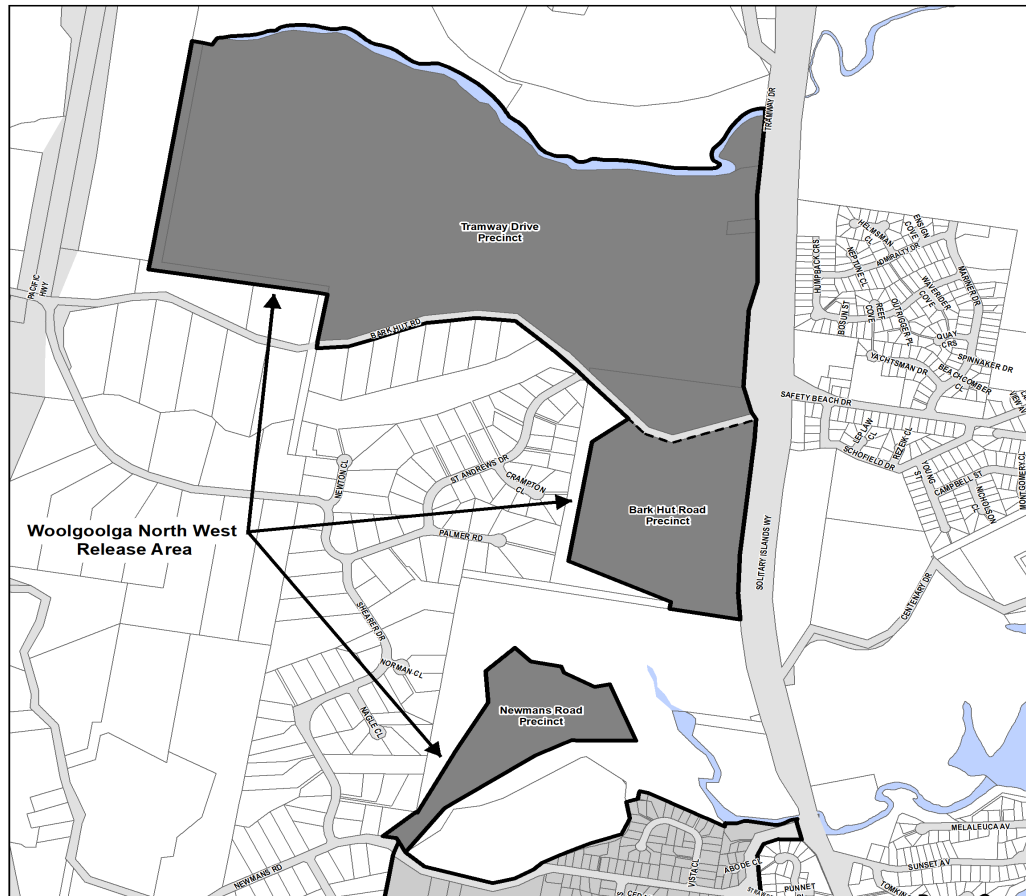
Refer to Map 2 (page 7) for the catchment area map

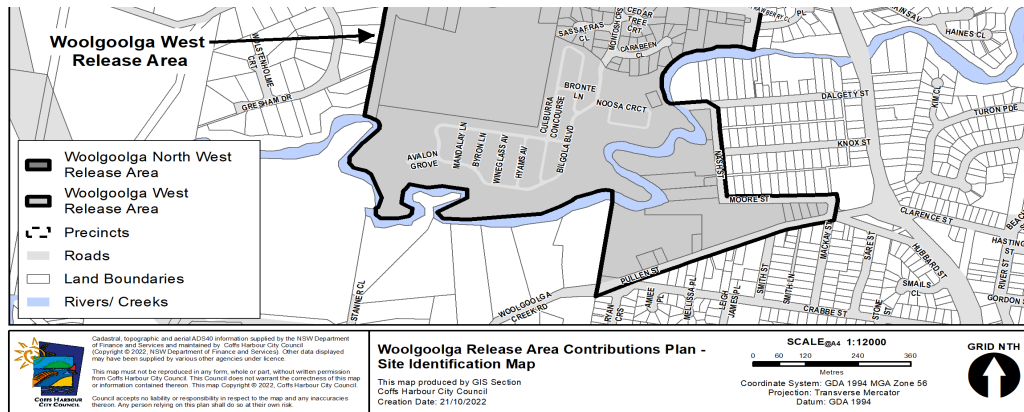
Table 3

Facility	Map Reference	Basis	Amount
Contributions per table 2 all precincts	Map 1	Per ET	\$6,263.44
Woolgoolga West Precinct			
Transport & Traffic	Map 2	Per ET	\$5,924.75
Cycleways incl recoupment	Map 2	Per ET	\$9,960.57
Development Studies	Map 2	Per ET	\$252.10
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,134.77
Woolgoolga West S7.11 Total			capped at \$20,000
Newsmans Road Precinct			
Transport & Traffic	Map 2	Per ET	\$14,873.51
Cycleways recoupment	Map 2	Per ET	\$2,378.23
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,086.21
Newmans Road S7.11 Total			capped at \$20,000
Bark Hut Road Precinct			
Transport & Traffic incl recoupment	Map 2	Per ET	\$14,745.50
Cycleways	Map 2	Per ET	\$1,511.09
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,086.21
Bark Hut Road S7.11 Total			capped at \$20,000
Tramway Drive Precinct			
Transport & Traffic incl recoupment	Map 2	Per ET	\$11,367.25
Cycleways	Map 2	Per ET	\$1,511.09
Woolgoolga Town Centre Works	Map 2	Per ET	\$1,086.21
Tramway Drive S7.11 Total			\$20,227.99
Total all contributions - Woolgoolga West			\$20,000.00
Total all contributions - Newsmans Road			\$20,000.00
Total all contributions - Bark Hut Road			\$20,000.00
Total all contributions - Tramway Drive			\$20,227.99

Indexation Method

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Roads and Bridges Producer Price Index**





MAP 2 - Woolgoolga North West and Woolgoolga West

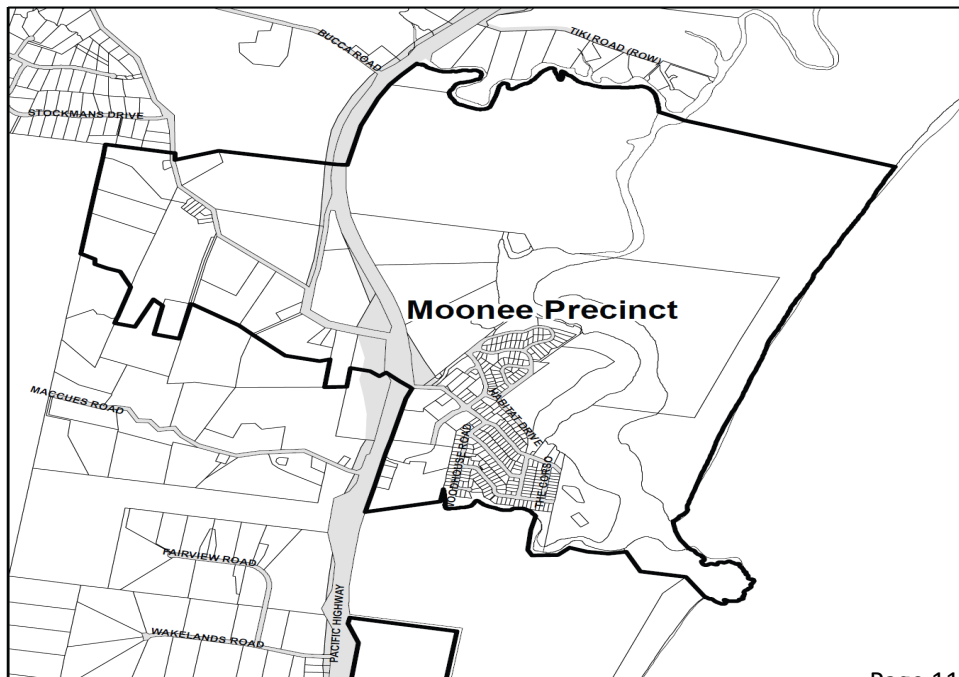
Moonee - Sapphire Contributions Plan 2024 plan area

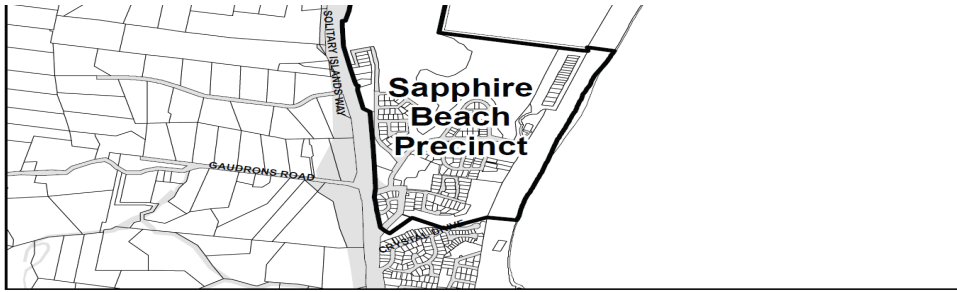
Table 4

Facility	Map Reference	Basis	Amount
All Precincts			
Contributions per table 2	Map 1	Per ET	\$6,263.44
Transport & Traffic	Map 3	Per ET	\$2,735.57
Urban Planning	Map 3	Per ET	\$7.28
Community Facilities	Map 3	Per ET	\$1,440.84
Neighbourhood Open Space	Map 3	Per ET	\$2,775.86
Subtotal All Precincts (Sapphire)			\$13,223.00
Moonee Precinct			
Roads & Traffic Facilities	Map 3	Per ET	\$6,260.40
Subtotal Moonee Precinct			\$19,483.40
Total all contributions Moonee Precinct			\$19,483.40
Total all contributions Sapphire Beach Precinct			\$13,223.00

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MAP 3 - Moonee / Sapphire Area

Korora Rural Residential Release Area Contributions Plan 2019 plan area

Table 5

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,654.15
Transport & Traffic	Map 4	Per ET	\$24,206.73
Urban Planning	Map 4	Per ET	\$47.69
Fire Fighting	Map 4	Per ET	\$566.78
Total Contributions			\$20,000.00

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MAP 4 - Korora Rural Residential Area

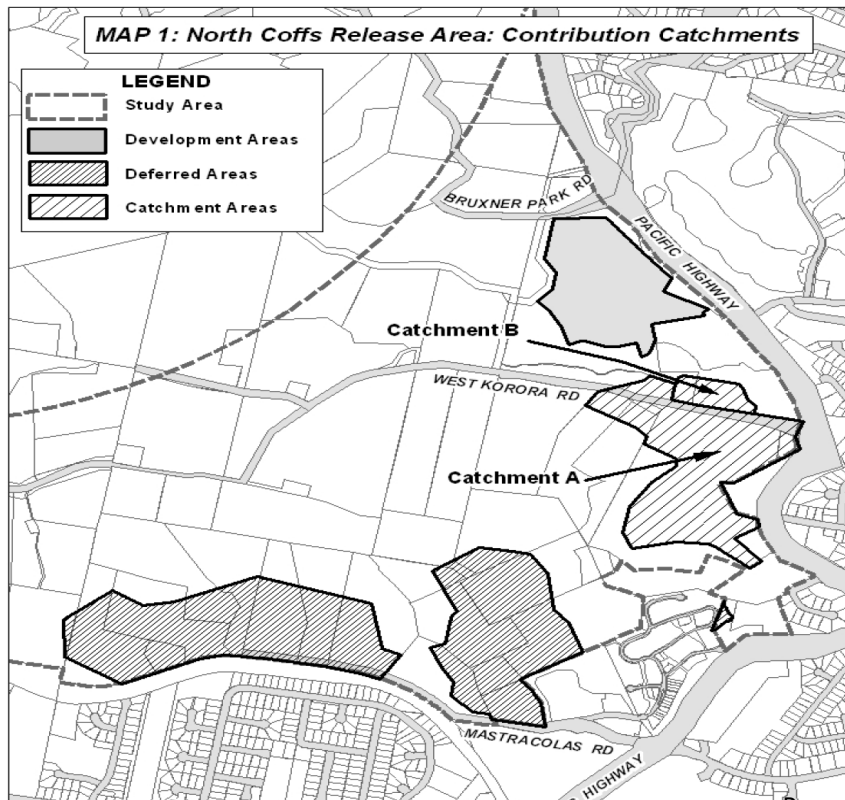
North Coffs Contributions Plan 2019 plan area

Table 6

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,654.15
Transport & Traffic	Map 5	Per ET	\$12,107.83
Planning Studies Catchment "A"	Map 5	Per ET	\$442.25
Total s7.11 Catchment "A"			\$19,204.22
Contributions per table 1	Map 1	Per ET	\$6,654.15
Transport & Traffic	Map 5	Per ET	\$12,107.83
Planning Studies Catchment "B"	Map 5	Per ET	\$28.14
Total s7.11 Catchment "B"			\$18,790.11

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MAP 5 - North Coffs Area

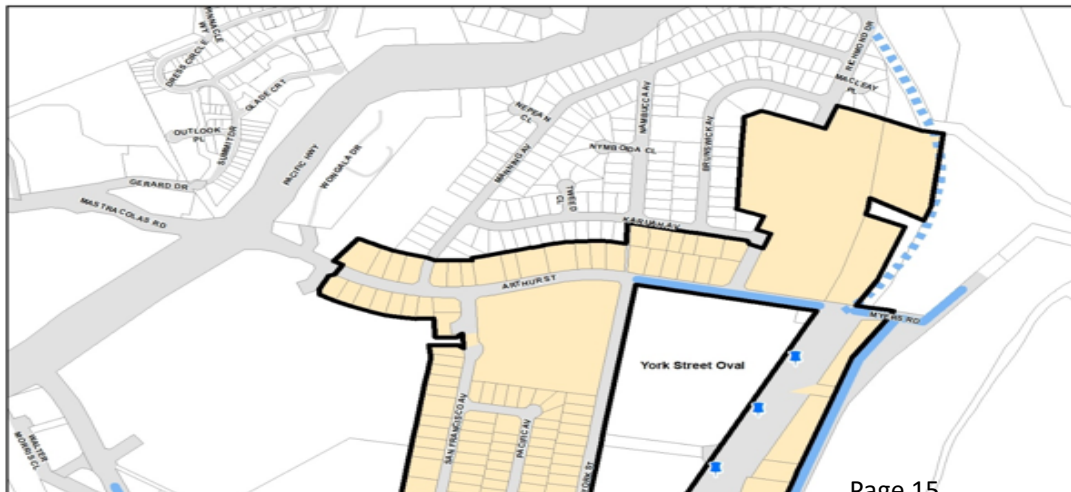
Park Beach Area Contributions Plan 2021

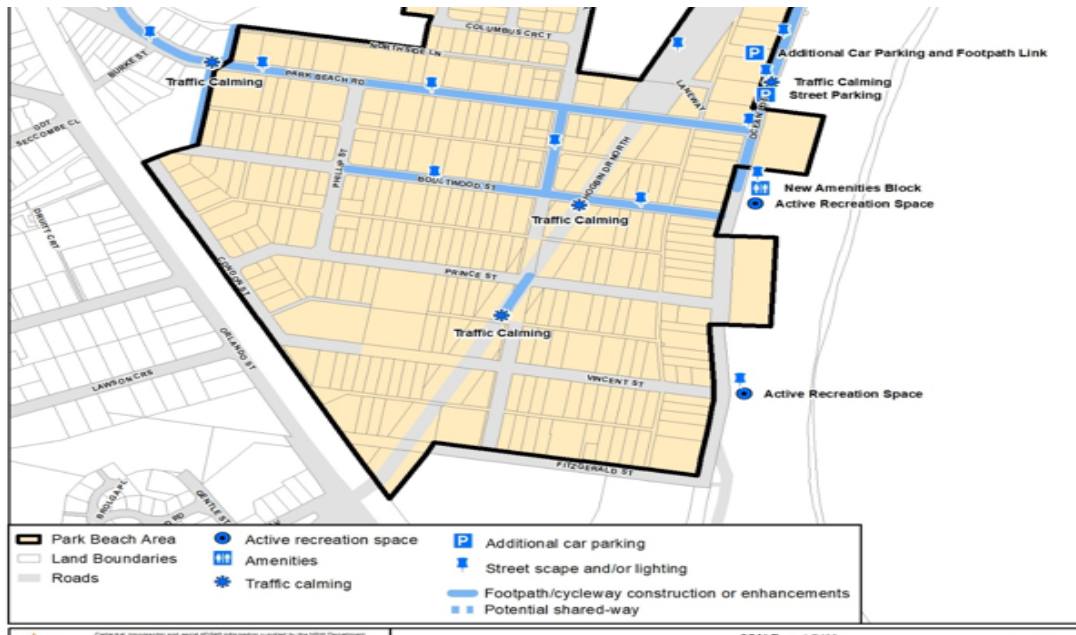
Table 7

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,654.15
Traffic Facilities	Map 6	Per ET	\$217.83
Open Space	Map 6	Per ET	\$3,649.67
Total s7.11			\$10,521.65

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MAP 6 - Park Beach Area

West Coffs Contributions Plan 2023

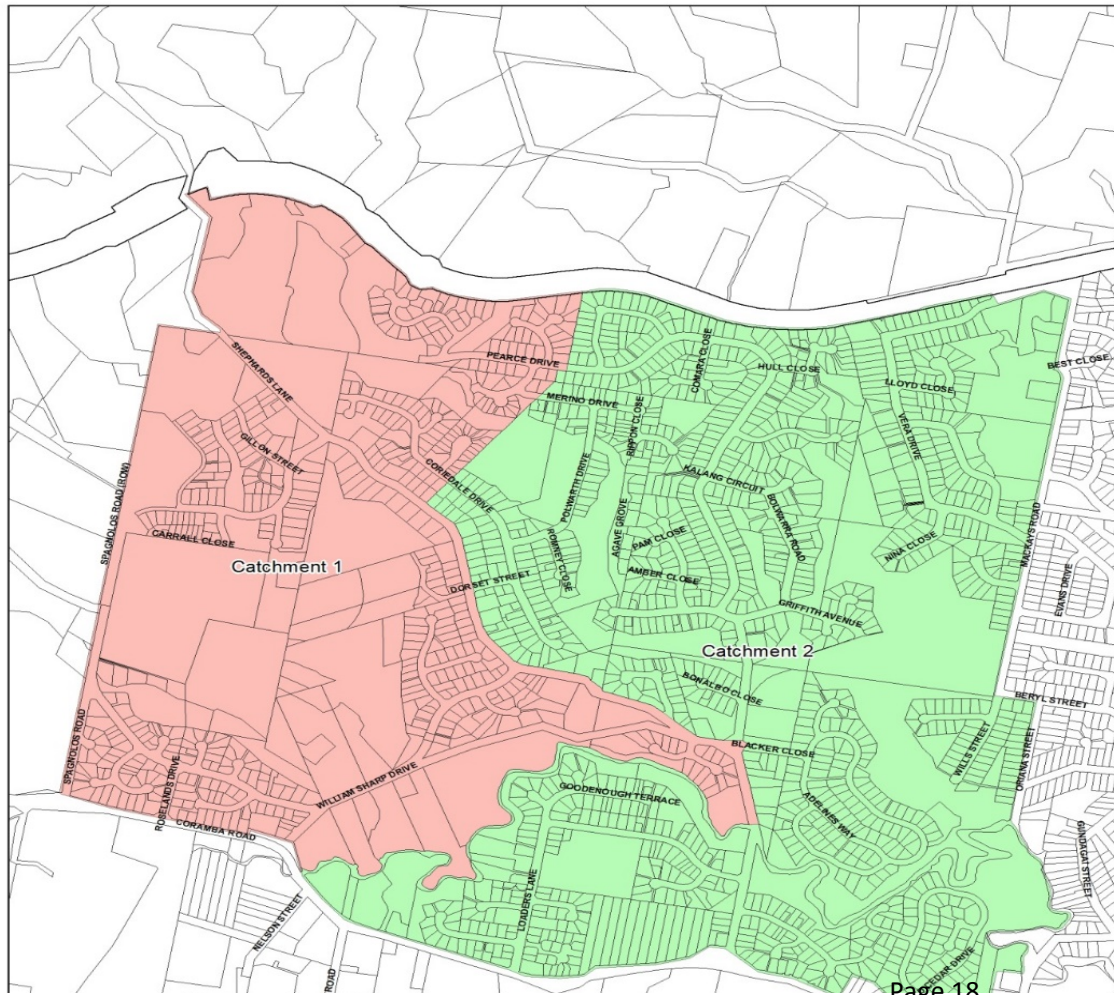
Refer to Map 7 (page 12) for the catchment area map

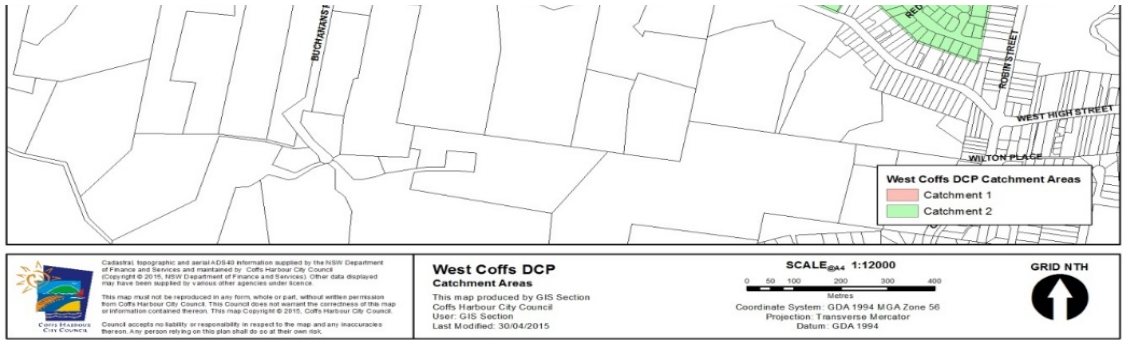
Table 8

Facility	Map Reference	Basis	Amount
Catchment 1			
Contributions per table 1	Map 1	Per ET	\$6,654.15
Flood Mitigation & Drainage Works	Map 7	Per ET	\$2,046.70
Development Studies	Map 7	Per ET	\$189.00
Local Collector Roads	Map 7	Per ET	\$5,164.58
Cycleways	Map 7	Per ET	\$5,576.77
Donn Patterson Drive	Map 7	Per ET	\$997.66
Precinct Open Space	Map 7	Per ET	\$133.39
Sub total Catchment 1			\$20,000.00
Catchment 2			
Contributions per table 1	Map 1	Per ET	\$6,654.15
Cycleways	Map 7	Per ET	\$5,576.77
Donn Patterson Drive	Map 7	Per ET	\$997.66
Local Collector Roads	Map 7	Per ET	\$5,164.58
Development Studies	Map 7	Per ET	\$189.00
Precinct Open Space	Map 7	Per ET	\$133.39
Subtotal Catchment2			\$18,715.54

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MAP 7 - West Coffs Release Area

North Boambee Valley East Contributions Plan 2019 plan area

Table 9

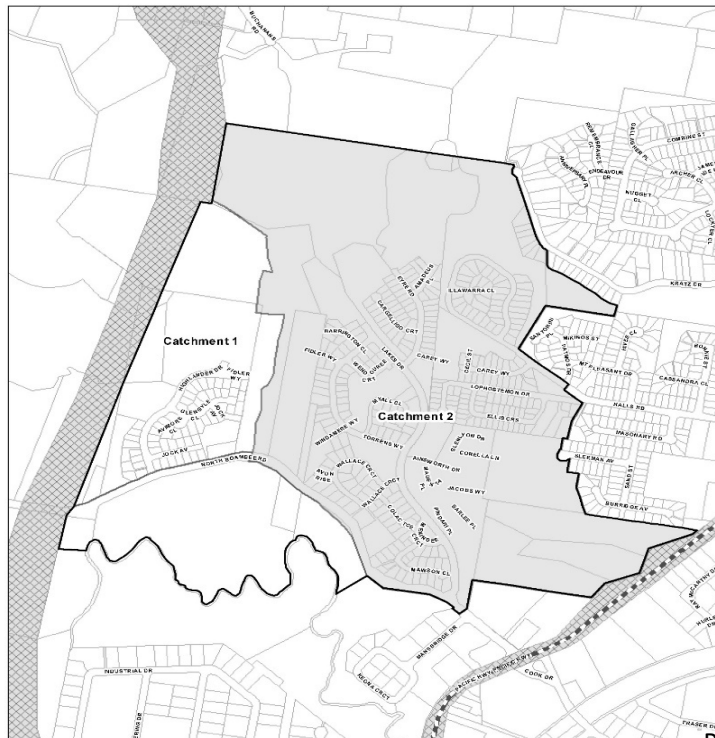
	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,654.15
Neighbourhood Open Space	Map 8	Per ET	\$598.16
Community Facilities	Map 8	Per ET	\$1,782.05
Koala Management	Map 8	Per ET	\$3,863.43
Roads & Traffic Management	Map 8	Per ET	\$2,414.06
Urban Planning	Map 8	Per ET	\$98.17
Stormwater Catchment 1	Map 8	Per ET	\$2,192.36
Stormwater Catchment 2	Map 8	Per ET	\$3,341.61
Total s7.11 Catchment 1			\$17,602.38
Total s7.11 Catchment 2			\$18,751.63

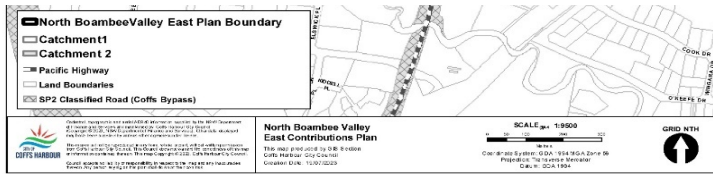
Indexation Method

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Consumer Price Index





MAP 8 - North Boambee Valley East Release Area

North Boambee Valley West Contributions Plan 2022

Table 10

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,654.15
Transport & Traffic	Map 9	Per ET	\$14,872.53
Transport & Traffic Recoupment	Map 9	Per ET	\$310.14
Local and N'hood Open Space	Map 9	Per ET	\$4,535.78
Urban Planning	Map 9	Per ET	\$106.32
Flood Mitigation and Drainage	Map 9	Per ET	\$1,474.29
Total s7.11			\$20,000.00

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MAP 9 - North Boambee Valley West Release Area

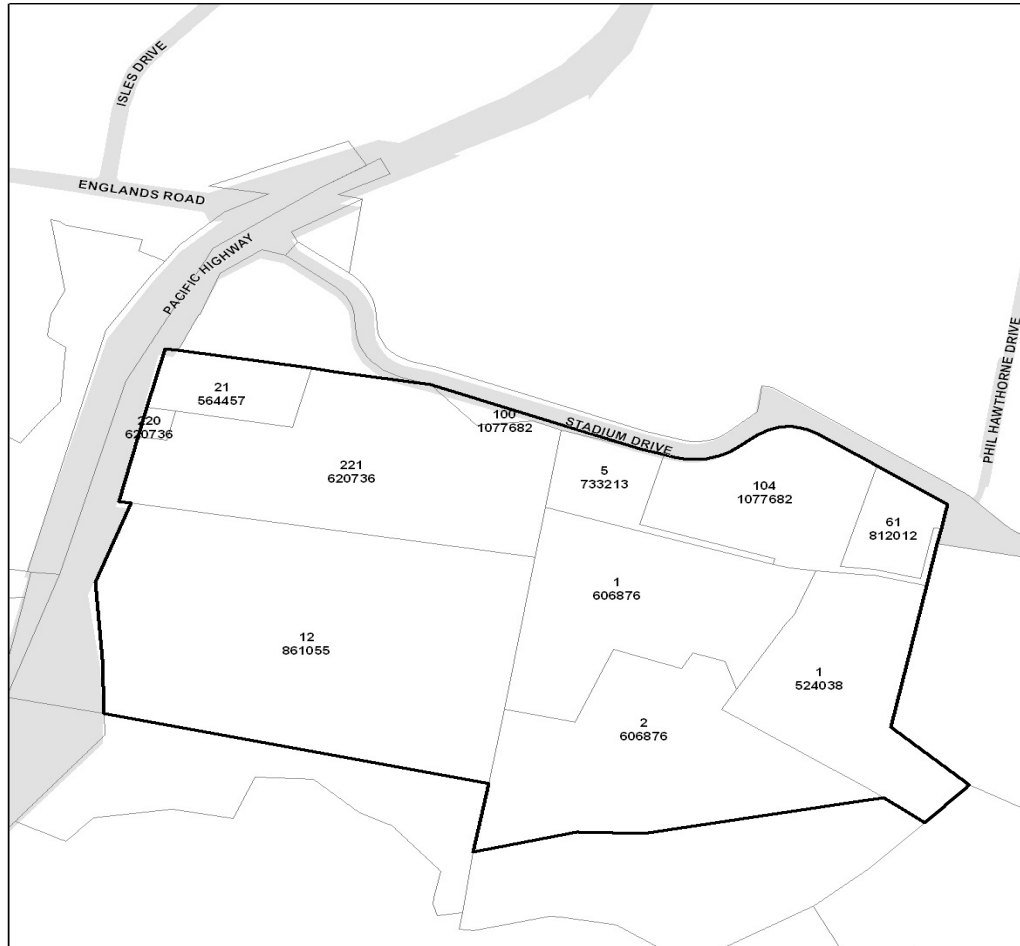
South Coffs Contributions Plan 2019

Table 11

Facility	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,654.15
Transport & Traffic	Map 10	Per ET	\$6,671.44
Neighbourhood Open Space	Map 10	Per ET	\$517.39
Total s7.11 Per ET			\$13,842.98

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Consumer Price Index**





MAP 10 - South Coffs Release Area

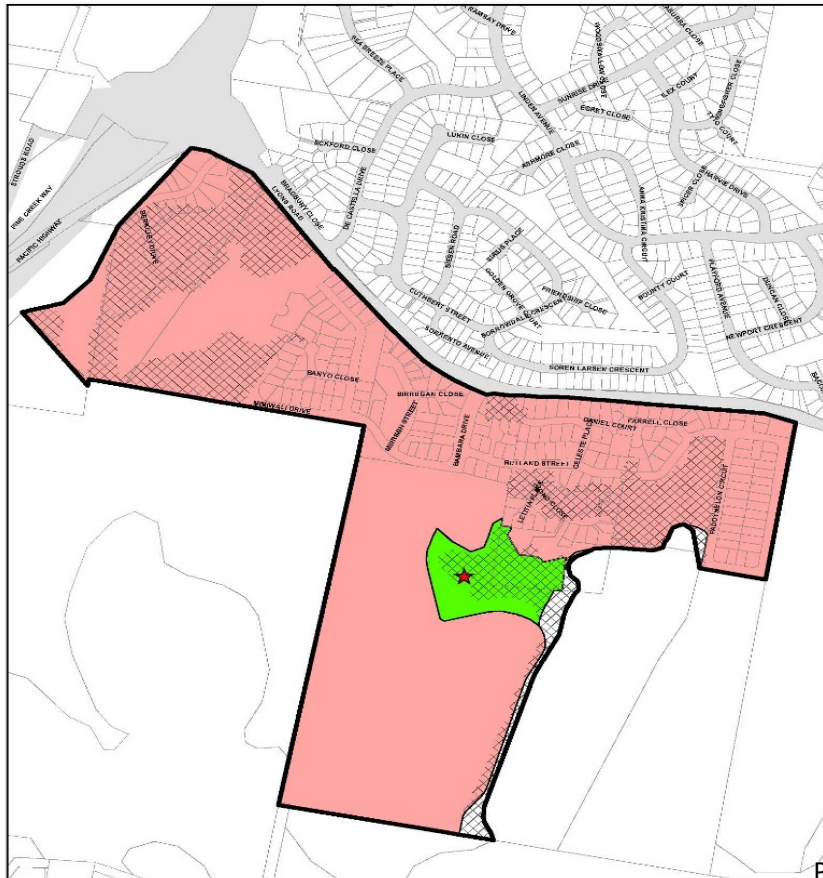
North Bonville Contributions Plan 2023

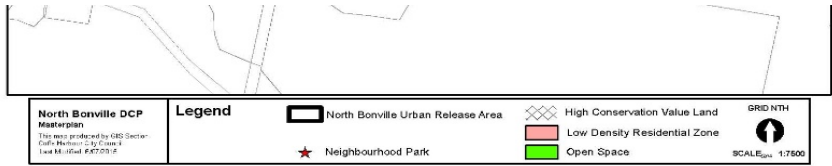
Table 12

Facility	Map Reference	Basis	Amount
Contributions per table 2	Map 1	Per ET	\$6,654.15
Transport & Traffic	Map 11	Per ET	\$5,013.29
Neighbourhood Open Space	Map 11	Per ET	\$1,992.39
Stormwater Management	Map 11	Per ET	\$3,496.45
Urban Planning	Map 11	Per ET	\$47.69
Total s7.11 Per ET			\$17,203.97

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Roads and Bridges Producer Price Index**





MAP 11 - North Bonville

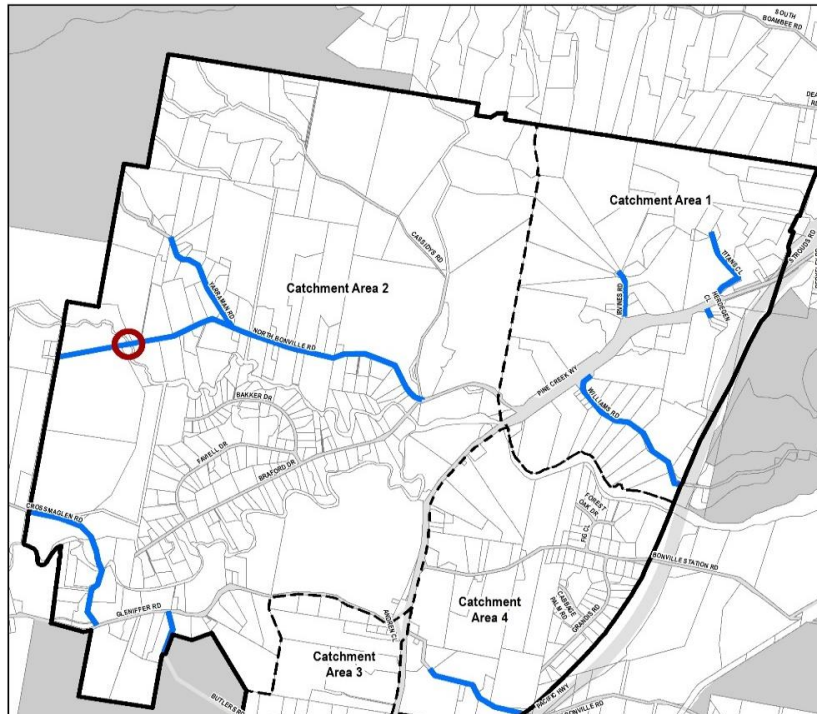
Bonville Large Lot Residential Contributions Plan 2024

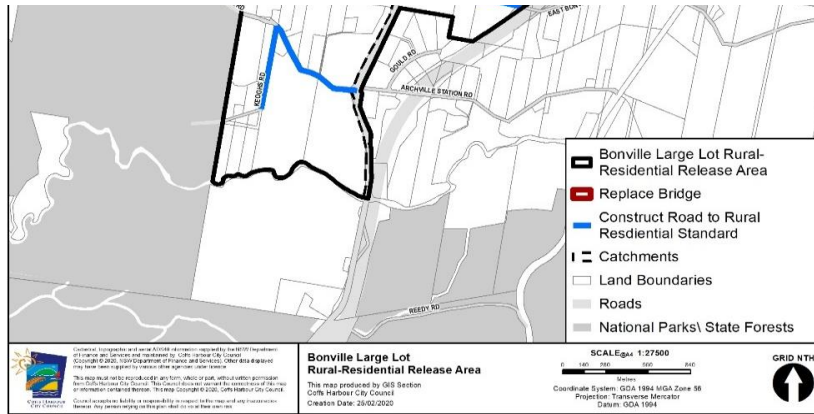
Table 13

	Map Reference	Basis	Amount
Contributions per table 1	Map 1	Per ET	\$6,263.44
Transport Catchment 1	Map 12	Per ET	\$12,221.74
Transport Catchment 2	Map 12	Per ET	\$19,512.80
Transport Catchment 3	Map 12	Per ET	\$38,602.87
Transport Catchment 4	Map 12	Per ET	\$24,456.17
Urban Planning - all catchments	Map 12	Per ET	\$708.65
Total s7.11 Catchment 1			\$19,193.83
Total s7.11 Catchment 2			\$20,000.00
Total s7.11 Catchment 3			\$20,000.00
Total s7.11 Catchment 4			\$20,000.00

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MAP 12 - Bonville Large Lot Residential

ANNEXURE A

CLASSIFICATION RESIDENTIAL	Unit Rate per ET Part 7.11 Contribution Plans
Subdivision lot	1
Small Dwelling*	0.7 per dwelling
Large Dwelling**	1 per dwelling
Boarding House	0.35 per bed
Seniors Living (SEPP)	0.55 per dwelling
Nursing Home	0.35 per bed
Self Care retirement unit	0.55 per unit
Granny Flats (Affordable Rental Housing SEPP) Note Local Government area wide contribution plans only apply	0.4 per dwelling
Hostel	0.35 per bed
Group Home	0.35 per bed
TOURIST AND VISITOR ACCOMMODATION	
Motel / hotel / resort room	0.35 per room
Serviced apartments	0.35 per room
Backpackers accommodation per room	0.2 per room
Bed & Breakfast Accommodation	0.35 per room
Guest House/Hostel	0.35 per room
Caravan/Camp/cabin site - Permanent	0.6 per site
Caravan/ Cabin site temporary	0.35 per site
Camp/Tent Site temporary	0.25 per site

BUSINESS PREMISES	
Shop	N/A
General Store	N/A
Convenience Store	N/A
Supermarket	N/A
Bulky Goods Premises	N/A
Hairdressing/beauty salon	N/A
Laundromat	N/A
Office Premises	N/A
Warehouse/distribution centre	N/A
Industrial Premise***	N/A
Self Storage Premises	N/A
Car Wash	N/A
Plant nursery	N/A
Service Station	N/A
Car Sales Showroom (indoor)	N/A
Car Sales Showroom (outdoor)	N/A
	Unit Rate per ET
	Part 7.11
CLASSIFICATION	Contribution Plans
RESIDENTIAL	
FOOD AND DRINK PREMISES	
Café / Coffee Shop	N/A
Convenience Store	N/A
Fast Food/Snack Bar No amenities	N/A
Fast Food/Snack Bar with amenities	N/A
Restaurant	N/A
Hotel Public Bar	N/A
Lounge/beer garden	N/A
Registered Club - Licenced	N/A
Registered Club - Unlicensed	N/A

COMMUNITY FACILITIES	
Child care without Laundry - per child	N/A
Child care with Laundry - per child	N/A
Marina per berth -	N/A
Place of worship	N/A
Cultural Establishment	N/A
Correctional Centre	N/A
Educational Establishment	
- Primary/Secondary School	N/A
- Tertiary	N/A
- Boarding School	0.35 per resident student
Eco Tourism facility	
Passenger Transport Terminal	N/A
HEALTH SERVICE FACILITIES	
Hospital	N/A
Medical Centre	N/A
Dental Surgery	N/A
Veterinary Clinic	N/A
ENTERTAINMENT	
Bowling Alley	N/A
Brothel	N/A
Swimming Pool - Commercial	N/A
Recreational centre - indoor	N/A
Function/Conference Centre	N/A

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

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

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