



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

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OR 1 February 2025 for December 2024 Roads and Bridges Producer Price Index

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 |
|------------------------------|----------------------|--------------|-------------------|
| Administration Levy | Map 1 | Per ET | \$235.35 |
| Surf Rescue Facilities | Map 1 | Per ET | \$198.33 |
| Coffs Harbour Open Space | Map 1 | Per ET | \$5,184.84 |
| Coffs Harbour Road Network A | Map 1 | Per ET | \$1,090.13 |
| Total s7.11 Per ET | | | \$6,708.65 |

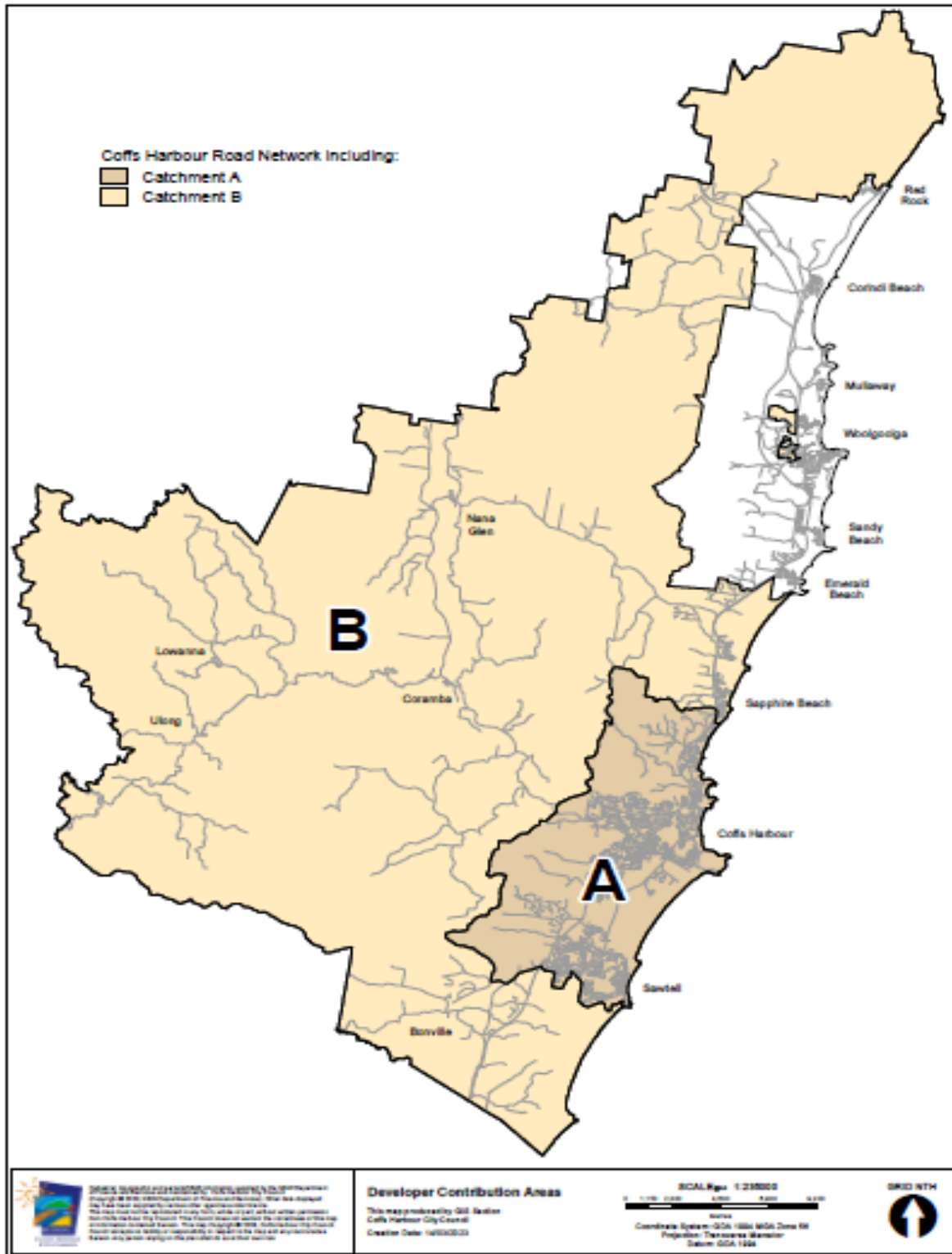
Table 2

| Catchment Area "B" | Map Reference | Basis | Amount |
|------------------------------|----------------------|--------------|-------------------|
| Administration Levy | Map 1 | Per ET | \$235.35 |
| Surf Rescue Facilities | Map 1 | Per ET | \$198.33 |
| Coffs Harbour Open Space | Map 1 | Per ET | \$5,184.84 |
| Coffs Harbour Road Network B | Map 1 | Per ET | \$696.22 |
| Total s7.11 Per ET | | | \$6,314.74 |

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

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MAP 1 - Local Government Area - Catchments "A" and "B"

Woolgoolga North West and Woolgoolga West Contributions Plan 2023

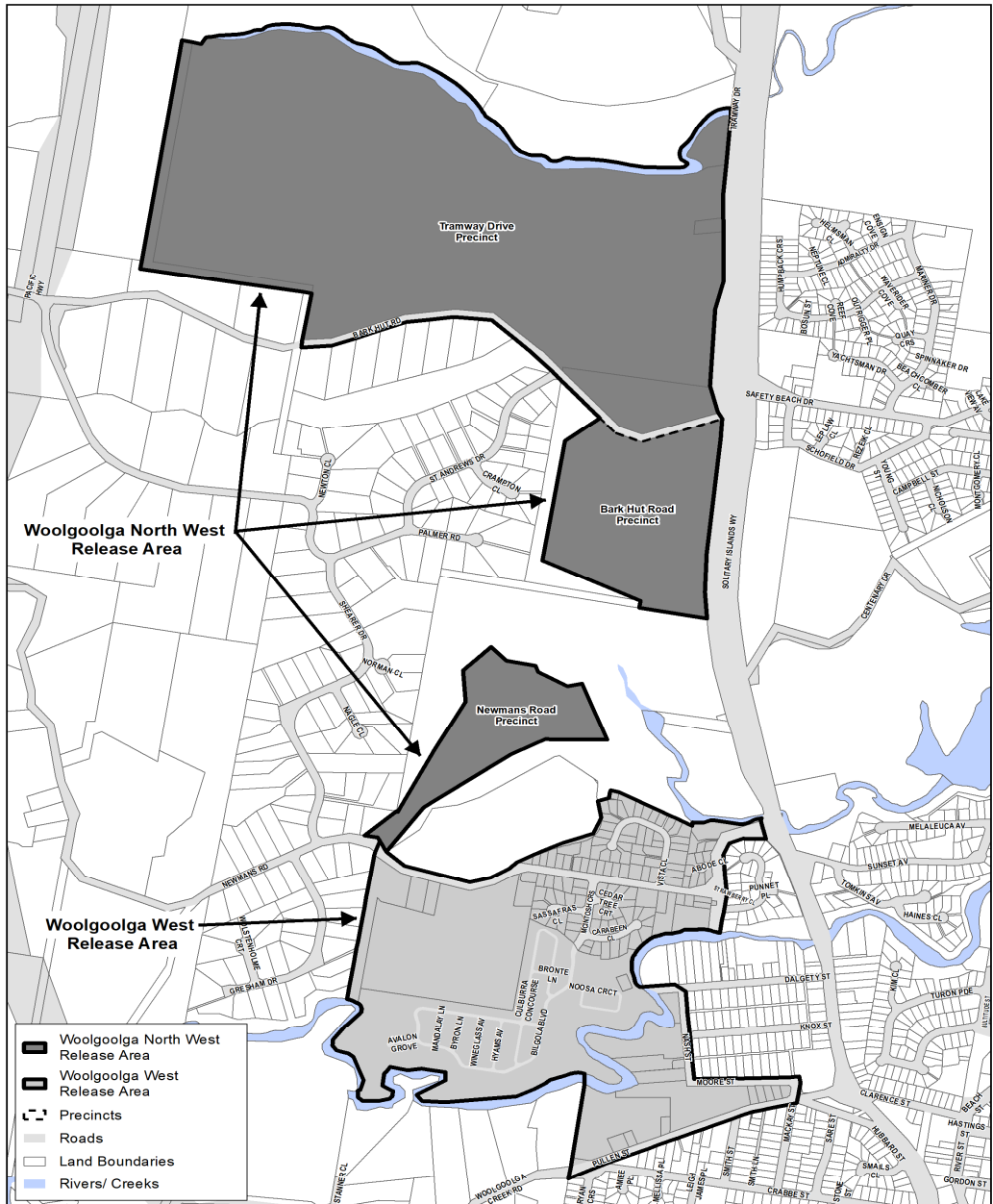
Refer to Map 2 (page 6) for the catchment area map

Table 3

| Facility | Map Reference | Basis | Amount |
|--|---------------|--------|--------------------|
| Contributions per table 2 all precincts | Map 1 | Per ET | \$6,314.74 |
| Woolgoolga West Precinct | | | |
| Transport & Traffic | Map 2 | Per ET | \$5,973.28 |
| Cycleways incl recoupment | Map 2 | Per ET | \$10,042.16 |
| Development Studies | Map 2 | Per ET | \$254.16 |
| Woolgoolga Town Centre Works | Map 2 | Per ET | \$1,144.06 |
| Woolgoolga West S7.11 Total | | | capped at \$20,000 |
| Newsmans Road Precinct | | | |
| Transport & Traffic | Map 2 | Per ET | \$14,995.34 |
| Cycleways recoupment | Map 2 | Per ET | \$2,397.71 |
| Woolgoolga Town Centre Works | Map 2 | Per ET | \$1,095.11 |
| Newmans Road S7.11 Total | | | capped at \$20,000 |
| Bark Hut Road Precinct | | | |
| Transport & Traffic incl recoupment | Map 2 | Per ET | \$14,866.28 |
| Cycleways | Map 2 | Per ET | \$1,523.47 |
| Woolgoolga Town Centre Works | Map 2 | Per ET | \$1,095.11 |
| Bark Hut Road S7.11 Total | | | capped at \$20,000 |
| Tramway Drive Precinct | | | |
| Transport & Traffic incl recoupment | Map 2 | Per ET | \$11,460.36 |
| Cycleways | Map 2 | Per ET | \$1,523.47 |
| Woolgoolga Town Centre Works | Map 2 | Per ET | \$1,095.11 |
| Tramway Drive S7.11 Total | | | \$20,393.68 |
| | | | |
| 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 | | | \$20,000.00 |

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Wooloolga Release Area Contributions Plan - Site Identification Map

This map produced by GIS Section
Coffs Harbour City Council
Creation Date: 21/10/2022

SCALE 1:12000
0 60 120 240 360
Metres

Coordinate System: GDA 1994 MGA Zone 56
Projection: Transverse Mercator
Datum: GDA 1994

GRID NTH

MAP 2 - Wooloolga North West and Wooloolga West

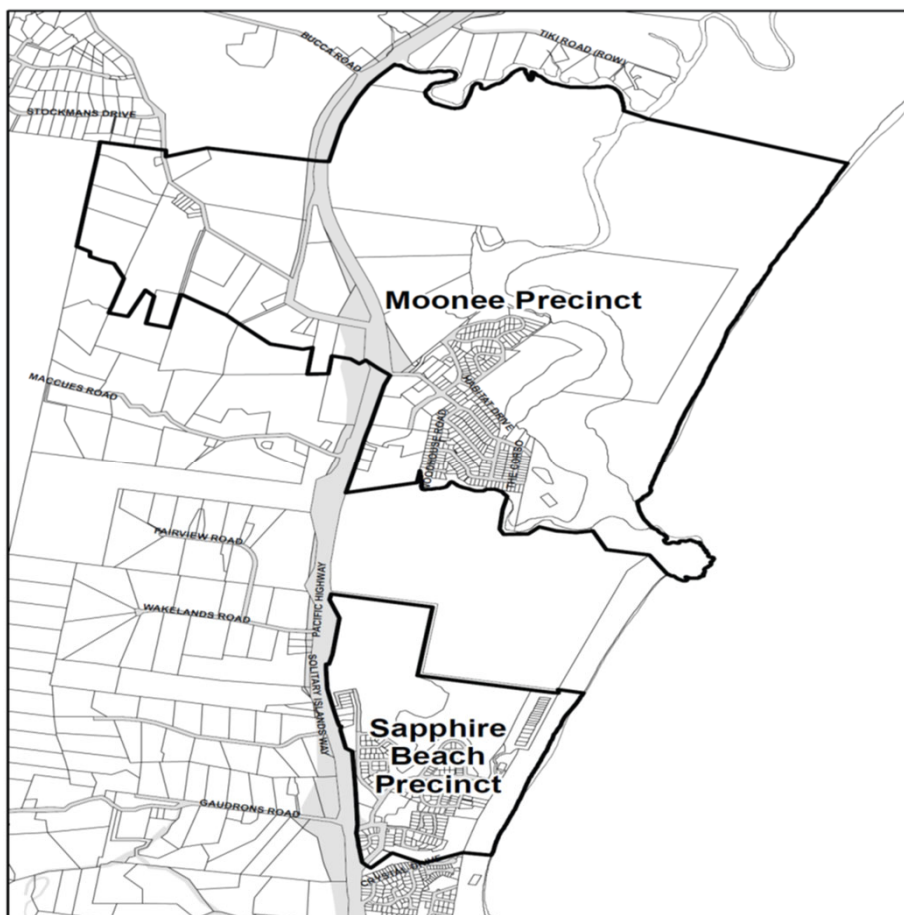
Moonee - Sapphire Contributions Plan 2024 plan area

Table 4

| Facility | Map Reference | Basis | Amount |
|--|---------------|--------|--------------------|
| All Precincts | | | |
| Contributions per table 2 | Map 1 | Per ET | \$6,314.74 |
| Transport & Traffic | Map 3 | Per ET | \$6,311.68 |
| Urban Planning | Map 3 | Per ET | \$7.34 |
| Community Facilities | Map 3 | Per ET | \$1,452.64 |
| Neighbourhood Open Space | Map 3 | Per ET | \$2,798.60 |
| Subtotal All Precincts (Sapphire + Moonee) | | | \$16,885.01 |
| Moonee Precinct | | | |
| Roads & Traffic Facilities | Map 3 | Per ET | \$6,311.68 |
| Subtotal Moonee Precinct | | | Capped at \$20,000 |
| Total all contributions Moonee Precinct | | | \$20,000.00 |
| Total all contributions Sapphire Beach Precinct | | | \$16,885.01 |

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MAP 3 - Moonee / Sapphire Area

Korora Rural Residential Release Area Contributions Plan 2019 plan area

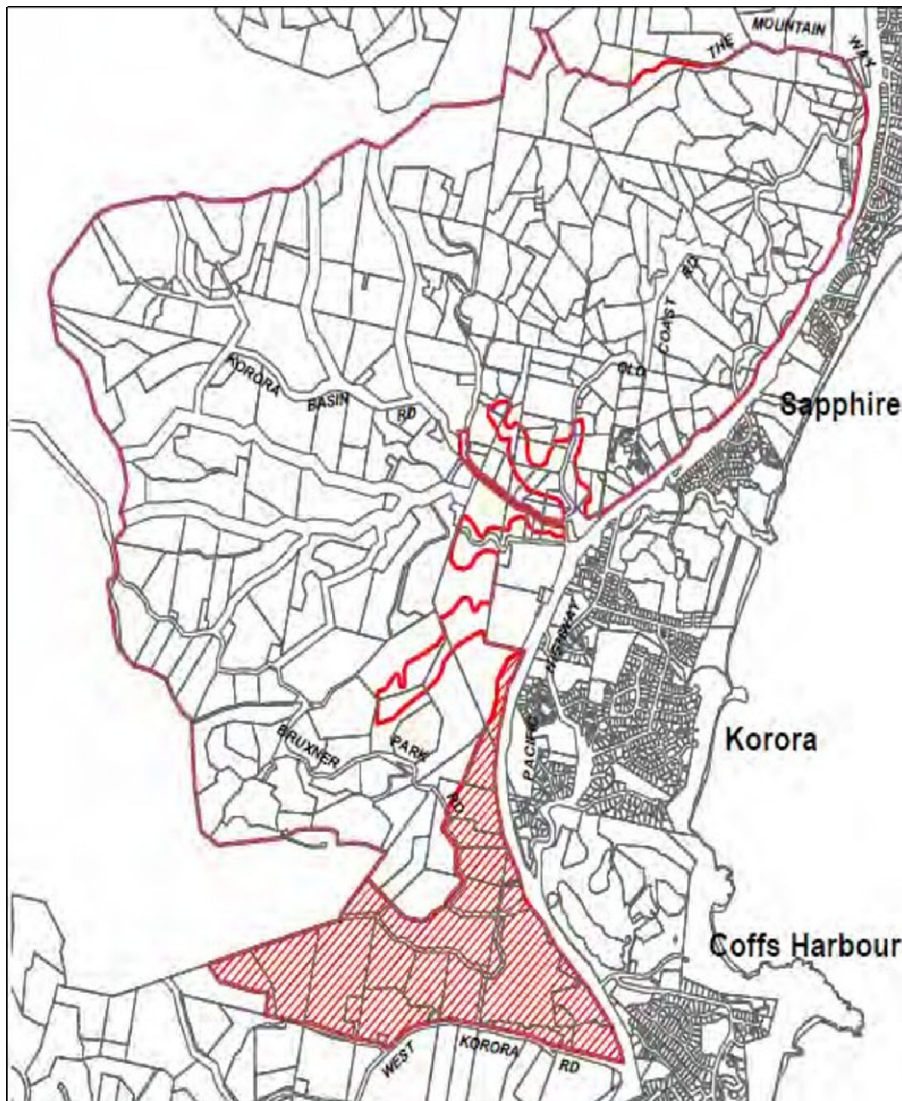
Table 5

| Facility | Map Reference | Basis | Amount |
|----------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Transport & Traffic | Map 4 | Per ET | \$24,189.42 |
| Urban Planning | Map 4 | Per ET | \$1,551.27 |
| Fire Fighting | Map 4 | Per ET | \$566.38 |
| Total Contributions | | | \$20,000.00 |

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MAP 4 - Korora Rural Residential Area

North Coffs Contributions Plan 2019 plan area

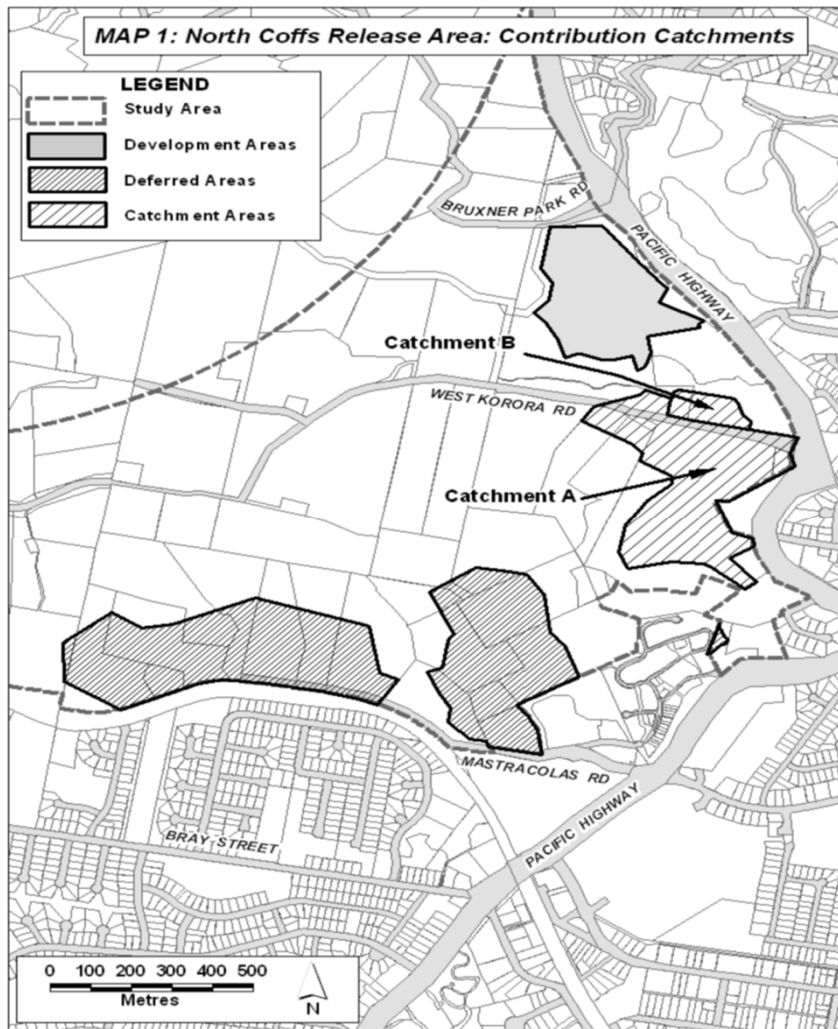
Table 6

| Facility | Map Reference | Basis | Amount |
|----------------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Transport & Traffic | Map 5 | Per ET | \$12,099.17 |
| Planning Studies Catchment "A" | Map 5 | Per ET | \$441.93 |
| Total s7.11 Catchment "A" | | | \$19,249.75 |
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Transport & Traffic | Map 5 | Per ET | \$12,099.17 |
| Planning Studies Catchment "B" | Map 5 | Per ET | \$28.12 |
| Total s7.11 Catchment "B" | | | \$18,835.94 |

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MAP 5 - North Coffs Area

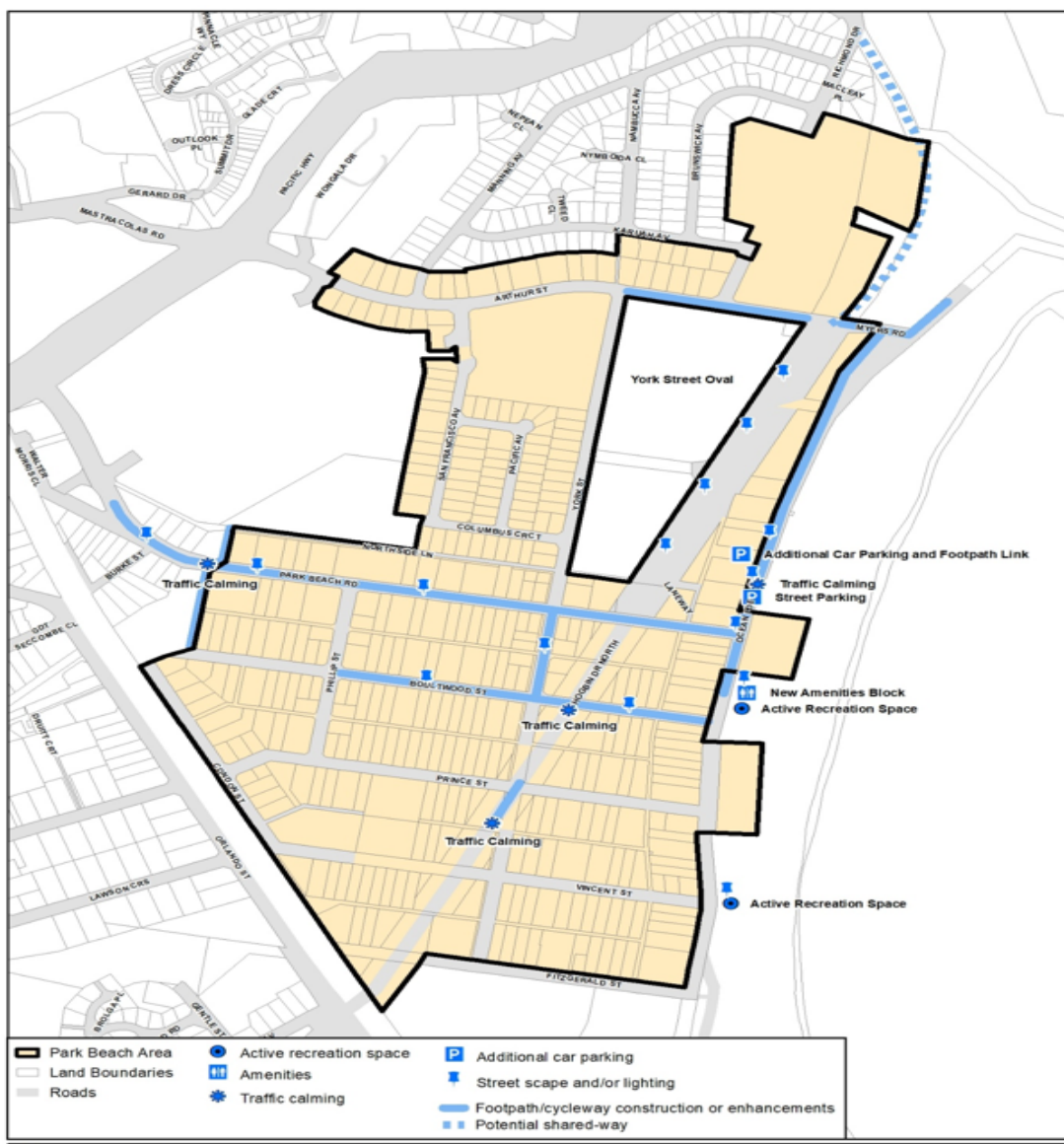
Park Beach Area Contributions Plan 2021

Table 7

| Facility | Map Reference | Basis | Amount |
|---------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Traffic Facilities | Map 6 | Per ET | \$217.68 |
| Open Space | Map 6 | Per ET | \$3,647.06 |
| Total s7.11 | | | \$10,573.39 |

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MAP 6 - Park Beach Area

West Coffs Contributions Plan 2023

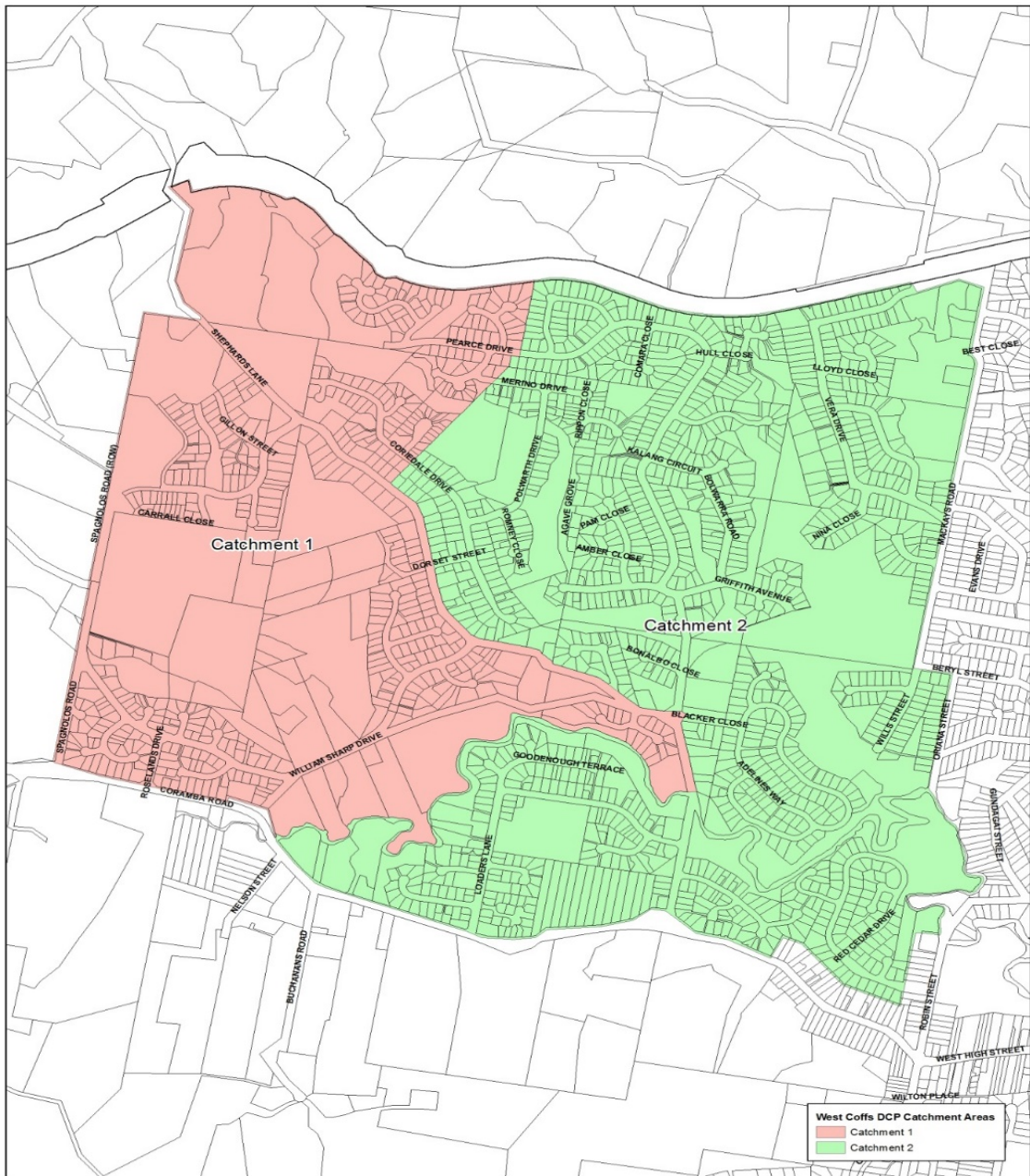
Refer to Map 7 (page 12) for the catchment area map

Table 8

| Facility | Map Reference | Basis | Amount |
|-----------------------------------|---------------|--------|--------------------|
| Catchment 1 | | | |
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Flood Mitigation & Drainage Works | Map 7 | Per ET | \$2,063.47 |
| Development Studies | Map 7 | Per ET | \$190.55 |
| Local Collector Roads | Map 7 | Per ET | \$5,206.88 |
| Cycleways | Map 7 | Per ET | \$5,622.45 |
| Donn Patterson Drive | Map 7 | Per ET | \$1,005.83 |
| Precinct Open Space | Map 7 | Per ET | \$134.49 |
| Sub total Catchment 1 | | | \$20,000.00 |
| Catchment 2 | | | |
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Cycleways | Map 7 | Per ET | \$5,622.45 |
| Donn Patterson Drive | Map 7 | Per ET | \$1,005.83 |
| Local Collector Roads | Map 7 | Per ET | \$5,206.88 |
| Development Studies | Map 7 | Per ET | \$190.55 |
| Precinct Open Space | Map 7 | Per ET | \$134.49 |
| Subtotal Catchment2 | | | \$18,868.85 |

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West Coffs DCP Catchment Areas
 This map produced by GIS Section
 Coffs Harbour City Council
 User: GIS Section
 Last Modified: 30/04/2015

SCALE_{AA4} 1:12000
 0 50 100 200 300 400
 Metres
 Coordinate System: GDA 1994 MGA Zone 56
 Projection: Transverse Mercator
 Datum: GDA 1994



MAP 7 - West Coffs Release Area

North Boambee Valley East Contributions Plan 2019 plan area

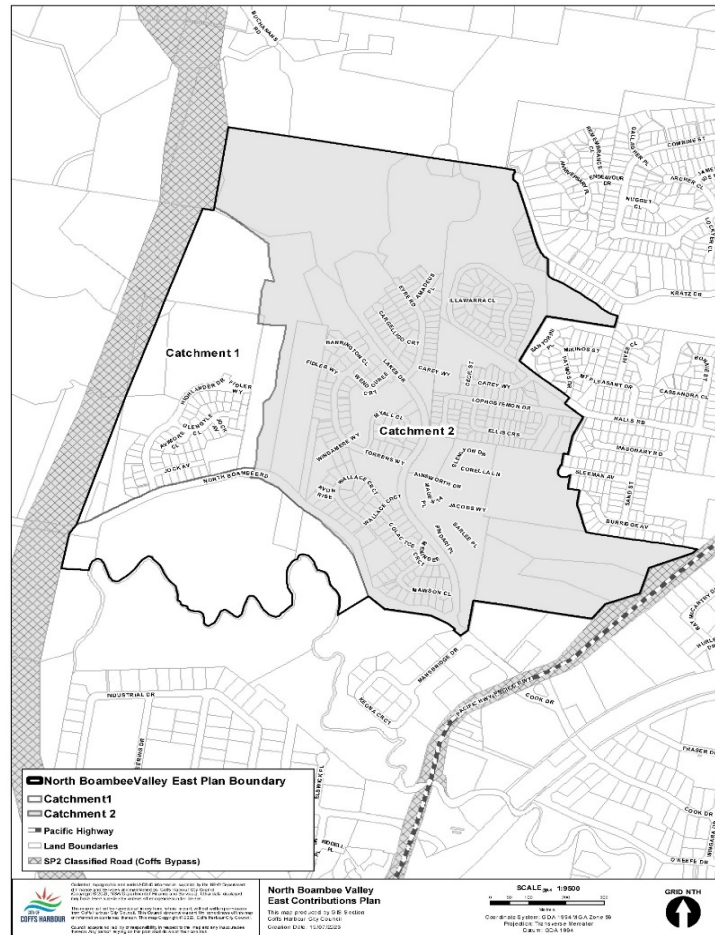
Table 9

| | Map Reference | Basis | Amount |
|--------------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Neighbourhood Open Space | Map 8 | Per ET | \$597.73 |
| Community Facilities | Map 8 | Per ET | \$1,780.78 |
| Koala Management | Map 8 | Per ET | \$3,860.67 |
| Roads & Traffic Management | Map 8 | Per ET | \$2,412.34 |
| Urban Planning | Map 8 | Per ET | \$98.10 |
| Stormwater Catchment 1 | Map 8 | Per ET | \$2,190.79 |
| Stormwater Catchment 2 | Map 8 | Per ET | \$3,339.22 |
| Total s7.11 Catchment 1 | | | \$17,649.05 |
| Total s7.11 Catchment 2 | | | \$18,797.48 |

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MAP 8 - North Boambee Valley East Release Area

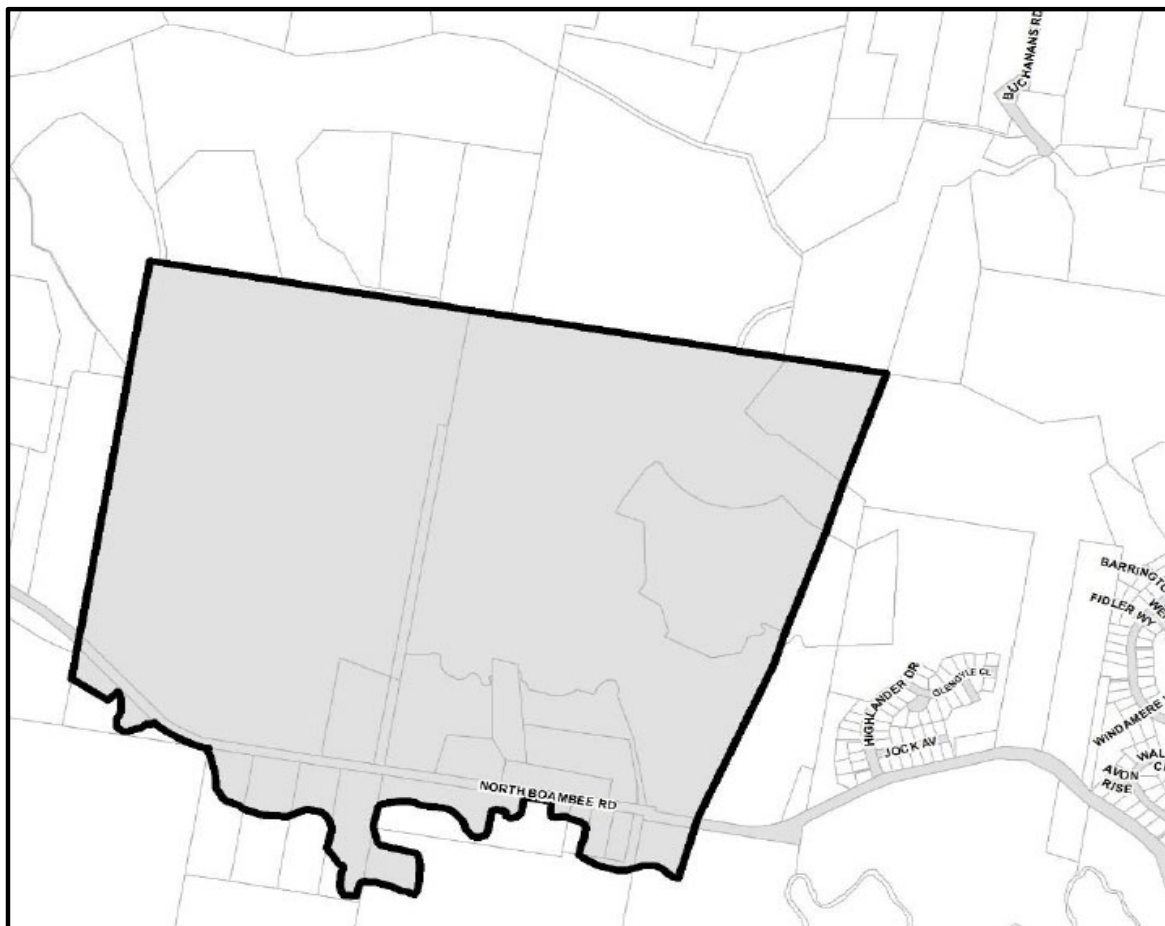
North Boambee Valley West Contributions Plan 2022

Table 10

| | Map Reference | Basis | Amount |
|--------------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Transport & Traffic | Map 9 | Per ET | \$14,861.89 |
| Transport & Traffic Recoupment | Map 9 | Per ET | \$309.91 |
| Local and N'hood Open Space | Map 9 | Per ET | \$4,532.54 |
| Urban Planning | Map 9 | Per ET | \$106.25 |
| Flood Mitigation and Drainage | Map 9 | Per ET | \$1,473.23 |
| Total s7.11 | | | \$20,000.00 |

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MAP 9 - North Boambee Valley West Release Area

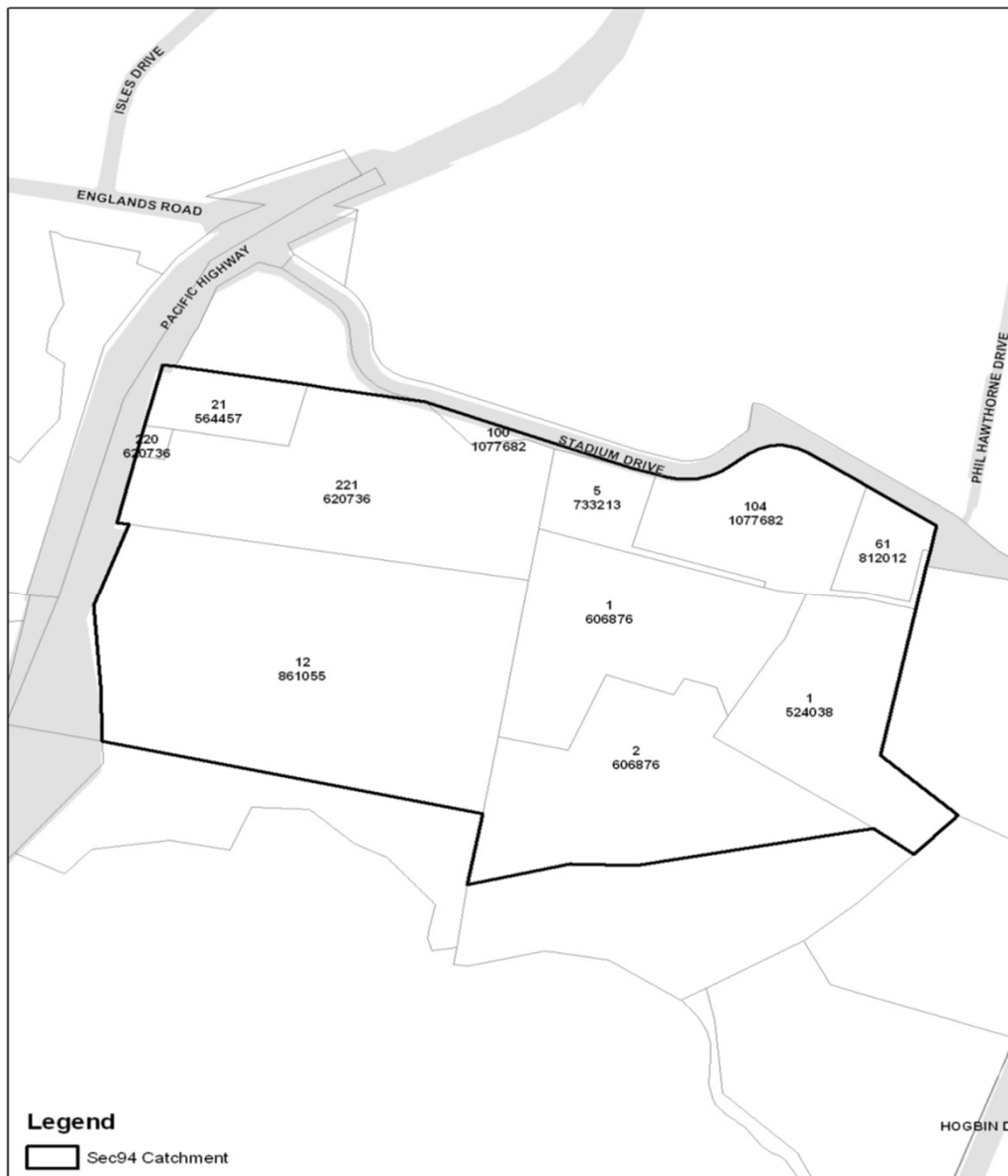
South Coffs Contributions Plan 2024

Table 11

| Facility | Map Reference | Basis | Amount |
|---------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,708.65 |
| Transport & Traffic | Map 10 | Per ET | \$6,127.61 |
| Neighbourhood Open Space | Map 10 | Per ET | \$256.53 |
| Total s7.11 Per ET | | | \$13,092.80 |

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Roads and Bridges Producer Price Index**



MAP 10 - South Coffs Release Area

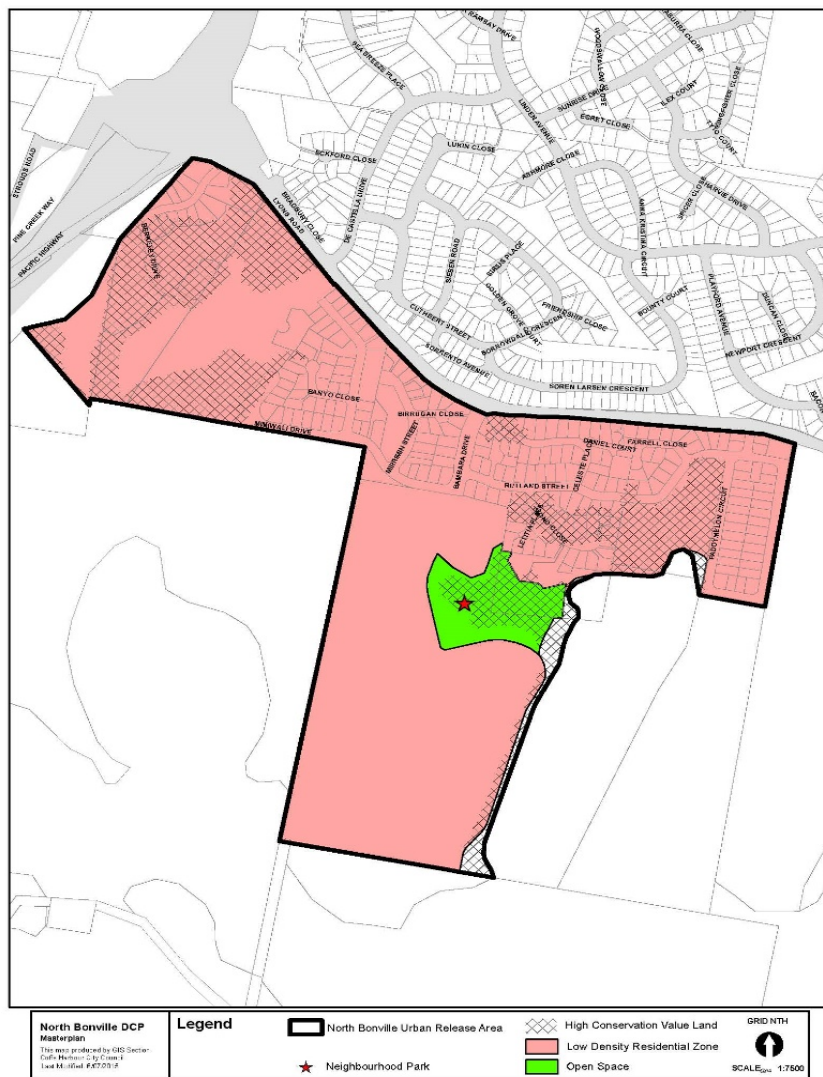
North Bonville Contributions Plan 2023

Table 12

| Facility | Map Reference | Basis | Amount |
|---------------------------|---------------|--------|--------------------|
| Contributions per table 2 | Map 1 | Per ET | \$6,708.65 |
| Transport & Traffic | Map 11 | Per ET | \$5,054.35 |
| Neighbourhood Open Space | Map 11 | Per ET | \$2,008.71 |
| Stormwater Management | Map 11 | Per ET | \$3,525.09 |
| Urban Planning | Map 11 | Per ET | \$48.09 |
| Total s7.11 Per ET | | | \$17,344.89 |

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MAP 11 - North Bonville

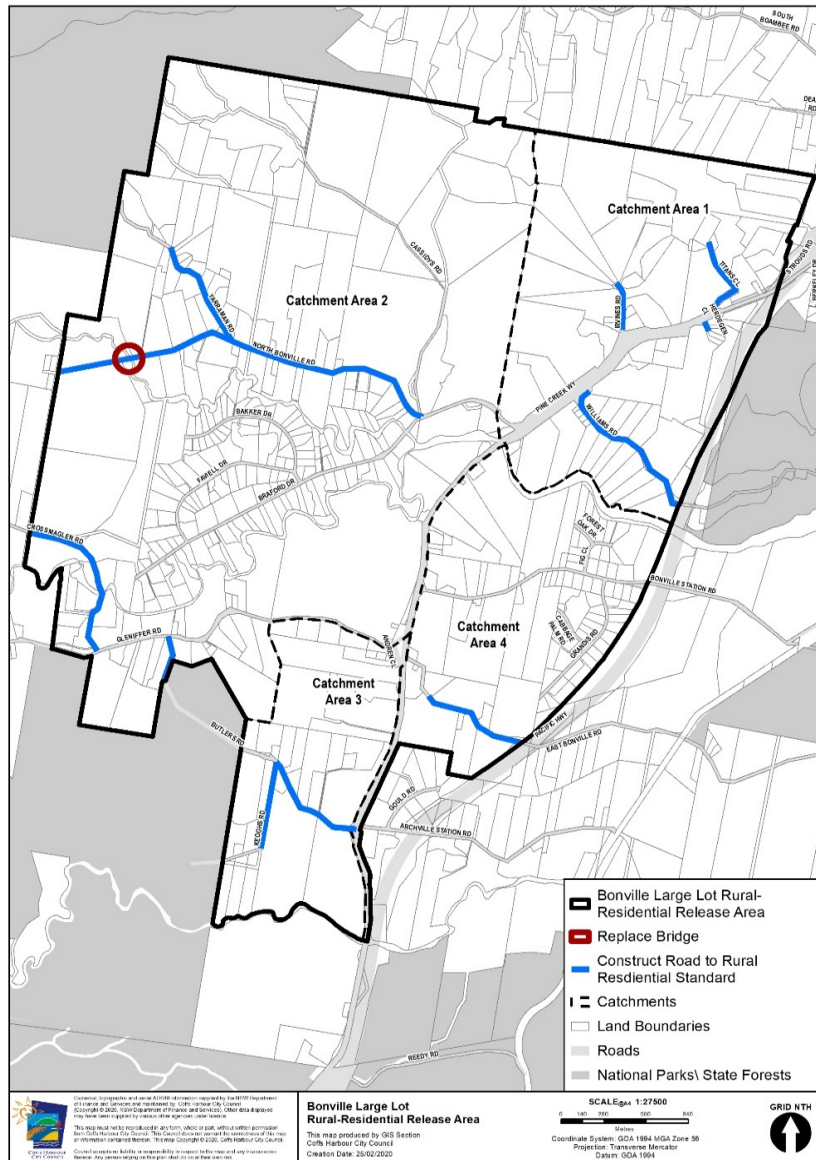
Bonville Large Lot Residential Contributions Plan 2024

Table 13

| | Map Reference | Basis | Amount |
|---------------------------------|---------------|--------|--------------------|
| Contributions per table 1 | Map 1 | Per ET | \$6,314.74 |
| Transport Catchment 1 | Map 12 | Per ET | \$12,321.85 |
| Transport Catchment 2 | Map 12 | Per ET | \$19,672.63 |
| Transport Catchment 3 | Map 12 | Per ET | \$38,919.08 |
| Transport Catchment 4 | Map 12 | Per ET | \$24,656.49 |
| Urban Planning - all catchments | Map 12 | Per ET | \$714.46 |
| Total s7.11 Catchment 1 | | | \$19,351.05 |
| 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 | Unit Rate per ET Part 7.11 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) 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 |

| CLASSIFICATION | Unit Rate per ET Part 7.11 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***