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HCO Byron
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BYRON SHIRE COUNCIL
Byron Shire Section 94 Contributions Plan 2014
Prepared by GHD Pty Ltd
Excerpts

Executive Summary

... This Plan has been prepared taking into consideration the principles of nexus, apportionment and reasonableness.

1.4 What is a Section 94 Contributions Plan?

Section 94 of the EP&A Act enables Council to levy contributions from developers (as a condition of consent), for additional services and facilities, which will be needed as a consequence of development. Therefore, a s94 Contributions Plan is a public document, which contains Council's policy regarding contributions levied on development. It includes details of anticipated increased demand as a result of new development and links this to an increased demand for public services and amenities for which developer contributions will be sought. This link is fundamental to the levying of developer contributions and is the key to deciding whether or not contributions can be levied. The contributions plan should also include contribution formulae, contribution rates, a works schedule and advice on when and how contributions should be spent...

1.5 What is the Purpose of this Plan?

Other purposes of this Plan are to:

- provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of services and facilities;...
- provide a comprehensive and transparent strategy...

1.6 Relationship to Other Plans...

This Plan is consistent with Council's current Management Plan and provides a means of implementing priority facilities and strategies adopted by Council for the provision of public facilities and amenities in Byron Shire...

This Plan complements Council's various development control plans and policies

1.7 For What Amenities and Services will Contributions be Levied?

This Plan establishes strategies (Part C) that allow section 94 contributions to be levied towards the provision of the following provision of the following amenities and services insofar as these amenities and services relate to the needs generated by new development:

1. Community Services.
2. Open Space and Recreation.
3. Traffic Management.
4. Car Parking.
5. Pedestrian and Cycleway.
6. Public Domain Improvements.
7. Other Services.

4.1 Residential Development in Byron Shire...

However, over the last two decades rapid development growth has occurred in the hinterlands of the Byron Shire, particularly in the urban areas of Mullumbimby and Bangalow. One of the more striking characteristics of the Byron Shire is the large proportion of the population that live in the hinterlands (Rural North, Rural South, Mullumbimby and Bangalow accommodate around 43 percent of the population). This spatial distribution of population creates unique challenges for the provision of community facilities and services throughout the local government area.

4.8 Meeting the Needs of the Population....

The following planning principles reflect the diverse, natural environment and the aspirations and expectations of the Council and residents of Byron Shire and are of most relevance to this Section 94 Contributions Plan:

- To encourage a range of development, including housing, employment and recreation, which accommodates the needs of the existing and future residents of Byron Shire.
 - To facilitate improvements to accessibility and urban design throughout Byron Shire, while preserving and promoting the heritage and natural elements of the area.
 - To provide opportunities for a range of housing types to accommodate the needs of the community.
 - To foster environmental, economic, social and physical well-being so that Byron Shire develops as an integrated, balanced and sustainable coastal village.
 - To provide planning controls which contribute to, and facilitate economic growth and employment opportunities within Byron Shire.
- (Our emphasis)

5. Non-Residential Development

Additional demand for public amenities and services may not only be generated by residential population increases. This chapter on non-residential development has been prepared to provide an understanding of the characteristics of the commercial areas and tourist development of the Byron Shire, the workers and visitors that are accommodated here, and to identify trends. The profile assists in projecting commercial and tourist development and worker population growth and determining what facilities will be required to meet the needs of the worker and tourist population resulting from future development.

Data for this chapter has been drawn from the Draft Byron Retail Assessment (2005), Byron Bay & Suffolk Park Visitor Accommodation Audit (2005) and the Byron Bay, Suffolk Park, Ewingsdale and Brunswick Heads Tourism Capacity Study (1999).

5.1 Employment Areas.....

The driving forces behind future growth in commercial and industrial floor space are the economic functions of the Shire and economic activities as a whole throughout the region. It is anticipated that over the next 10 years, the following influences will generate demand for additional commercial and industrial floor space in Byron:

- Continued increases in population within the Byron Shire (as shown in Chapters 3 and 4) and adjoining LGA's will increase the resident workforce and stimulate the demand for increased local employment.
- Increasing local population will increase the demand for goods and services, resulting in new and expanded local businesses.
- The availability of suitable land within the Byron Shire for employment-generating development.
- High accessibility of the area, due to excellent transport makes the Byron Shire a desirable business location.
- The high tourist/visitor numbers will stimulate demand for more retail development.
- Close proximity of the area to the Brisbane and the Gold Coast.
- Expected increases in employment-generating development such as tourist accommodation and facilities.

(Our emphasis)

5.2 Tourism (All of Section)

The purpose of this section is to identify requirements for contributions by tourist development towards the cost of providing public facilities and services funded by Council. This Plan relates to demand for services created by a range of types of tourist development in Byron Shire including hotels, motels, resorts, holiday cabins, guest houses and the like.

Tourism in Byron Shire is characterised by dramatic increases in the population during the main holiday periods especially during the summer months. Tourism is recognised as an important contributor to the Shire's economic development. It is estimated that 1.1 million tourists visited Byron Shire in 2007 with an expenditure of \$354 million. It is also estimated that from this expenditure that 2,500 full-time-equivalent jobs were created.

The number of tourists visiting Byron Shire is expected to increase substantially over the next decade from 2010 to 2020. These increases in the tourist population will continue to create a demand for facilities in the Byron Shire. The number of tourists visiting Byron Shire will increase over the next decade requiring a substantial upgrading of services provided for use by tourists and placing a significant additional burden on the road system in particular.

Although tourist visitation rates are more difficult to predict than resident population increases, there are estimates available from a variety of reliable sources.

The Byron Shire Tourism Management – Options Paper (Tonge et al, 2002) estimated visitation for the Byron Shire which included overnight visitors, friends and relatives visitors and day trips visitors at 1,752,610. This study also projected tourism numbers in the Byron Shire for the years 2007 and 2012. It was estimated in 2007 between 2,019,619 to 2,279,190 persons will visit Byron Shire and in 2012 there will be between 2,327,404 to 2,839,293 visitors. This study demonstrates the increasing numbers of tourists visiting Byron Shire each year. This identified increase in the tourist population, resulting from future development, will place increased pressure on existing facilities and, thus, create demand for an increase in the capacity of those facilities.

The Byron Shire Tourism Management Plan 2008 -2018 (BSC, 2008) was developed by Byron Shire Council which provides sustainable development, management and marketing of tourism. The Management Plan included an audit of the local accommodation, attractions and supporting infrastructure, undertaken between June 2007 and August 2007.

The key findings of the analysis of visitation to Byron Shire and the accommodation and tourism audit were as follows:

- There were 500,000 domestic overnight visitors to the Byron Shire.
- Domestic visitation to Byron Shire accounted for 45% of visitation to the destination.
- Daytrip visitors account for 38% (NB: sample size for daytrip visitation is < 50 people).
- International visitation to Byron Shire was marginally higher in 2007 than the previous seven years and accounted for 16% of visitors to Byron Bay.
- International visitors predominantly stay in 'backpacker' hostels and remain within the Shire for up to one week.
- There are over 1120 individual accommodation establishments in the Shire, the majority of these being holiday apartments and holiday houses.
- The majority of bed spaces are located within the township of Byron Bay.
- Byron Bay is the key township in the Shire in terms of both the number of accommodation facilities available and the range of tourism facilities and products including health, wellness and beauty facilities, tourist activities and attractions, food providers and retail outlets.
- Bangalow and Mullumbimby also provide a range of tourism products and supporting facilities.
- Domestic overnight visitation peaked in 2002 (585,000) and 2003 (598,000) and has declined since this time.
- Domestic visitor nights peaked in 2002 (2.333 million) and 2003 (2.311 million) and has remained at a relatively consistent level since this time.
- International overnight visitation peaked in 2007 at 182,000 visitors.

However, the above Byron Shire Tourism Management Plan 2008 -2018 (BSC, 2008) did not audit the number of bed spaces over time (years) or the occupancy rate of accommodation over time. The level of demand on the facilities varies with the stay time and occupancy of the tourist accommodation provided, which demonstrate there is an increase in demand, over that of the permanent population.

In 2005, a tourism study (Lawrence, 2005) was undertaken to understand the extent of tourism related businesses in Byron Shire. This study involved auditing accommodation in Byron Shire, which included holiday apartments, bed and breakfasts, guesthouses and holiday houses. Table 24 below represents the number of bed spaces in Byron Shire.

This represents a 1.7 percent increase in bed spaces per year. As these are more comprehensive figures, this Plan will adopt an increase in the number of tourists (or persons) over the next 10 years (2008 to 2018) of 1,683 tourists or an increase of 16.1 percent over 10 years.

Table 24 Number of tourist bed spaces audited in Byron Shire

Year	No of Bed Spaces
1999 (Lawrence, 2005)	8990
2005 (Lawrence, 2005)	10003
Change from 1999 to 2005	1013

Change per year 168.8
(Source: Lawrence (2005), Abnett Consulting (1998))

The demand generated by tourist development is assumed to be lower than permanently occupied dwellings because they are not always occupied.

Table 25 Average Room Occupancy

Year	No. of Establishments Av.	Room Occupancy Rate %
1998	12	57
1999	12	58
2000	13	58
2001	13	58
2002	13	58
2003	15	60

(Lawrence (2005))

The ABS Survey of Tourist Accommodation (Lawrence, 2005) estimated the average room occupancy rates from 1998 to 2003 were at 56 percent. Therefore, this proportion will be discounted to provide for the lesser use of the additional services and facilities demanded by the additional tourist population.

Tourist visitation creates an additional demand in excess of permanent population demand, for facilities. However, as tourists do not use all facilities and services in the Byron Shire, it is only reasonable to levy contributions towards the following services and facilities for tourist accommodation:

- ▣ Open Space and Recreation.
- ▣ Traffic Management.
- ▣ Pedestrian and Cycleway.
- ▣ Public Domain Improvements.
- ▣ Surf life saving.
- ▣ Administration.

It is assumed that the use of tourist accommodation is equal in all planning precincts as the rural hinterland is equally popular to tourists as the coastal precincts. The contribution will be applied per person.

6.2.4 Reasonableness

The core principle of development contributions is that they must be reasonable.
(This comment is repeated again in Sections 7, 8, 9, 10, 11, 12 & 13.)

14. Definitions

"Tourist Development" mean development that is permissible under the Byron Shire Development Control Plan, which may include but is not limited to tourist and visitor accommodation, motels, hotels, hostels, holiday cabins, bed and breakfast accommodation, backpackers accommodation, caravan parks and camping grounds, serviced apartments and guesthouses.



Summary of Contribution Rates

The summary contribution rates for each precinct are provided below. Further information on the calculation of the contribution rates is provided at the end of each chapter in Part C – Strategies for each category of contribution and the complete contribution tables are shown in Chapter 15.

Table 2 Summary Contributions Rates for Residential Development

Development Type	Rate Per Person (\$)	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedroom
Byron Bay / Suffolk Park					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	9,499.41	15,009.07	18,713.84	23,463.54*	30,113.13 *
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	9,499.41	14,724.08	16,623.97	21,848.64*	27,263.30*
Residential Flat Buildings	9,499.41	10,639.34	15,579.03	20,803.71*	30,493.10*
Mullumbimby					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	7,672.00	12,121.76	15,113.85	18,949.85	24,320.25 *
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	7,672.00	11,891.60	13,426.00	17,645.61	22,018.65*
Residential Flat Buildings	7,672.00	8,592.64	12,582.08	16,801.69	24,627.13*
Brunswick Heads					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	7,023.84	11,097.67	13,836.97	17,348.89	22,265.57 *
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	7,023.84	10,886.95	12,291.72	16,154.83	20,158.42*
Residential Flat Buildings	7,023.84	7,866.70	11,519.10	15,382.21	22,546.53*
Bangalow					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	8,473.30	13,387.82	16,692.41	20,929.06 *	26,860.37 *
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	8,473.30	13,133.62	14,828.28	19,488.60	24,318.38*
Residential Flat Buildings	8,473.30	9,490.10	13,896.22	18,556.53	27,199.30*
Ocean Shores					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	9,146.67	14,451.74	18,018.94	22,592.28*	28,994.95*
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	9,146.67	14,177.34	16,006.68	21,037.34*	26,250.95*
Residential Flat Buildings	9,146.67	10,244.27	15,000.54	20,031.21*	29,360.82*
Rural North					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	8,762.38	13,844.56	17,261.88	21,643.07*	27,776.73*



Development Type	Rate Per Person (\$)	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedroom
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	8,762.38	13,581.68	15,334.16	20,153.47*	25,148.02*
Residential Flat Buildings	8,762.38	9,813.86	14,370.30	19,189.61	28,127.23*
Rural South					
Single Dwellings and Detached Dual Occupancy, Secondary Dwellings	8,928.74	14,107.41	17,589.62	22,053.99*	28,304.11*
Attached Dual Occupancy, Multi dwelling, Medium Density Housing	8,928.74	13,839.55	15,625.30	20,536.11*	25,625.49*
Residential Flat Buildings	8,928.74	10,000.19	14,643.14	19,553.94	28,661.26*

* Please Note: On the 16 September 2010, a ministerial direction was issued which stated that Council must not impose a condition of development consent under Section 94 of the Act requiring the payment of monetary contributions exceeding \$20,000 for each dwelling or lot. Hence, the levies shown in this plan for residential development have been capped at \$20,000 per dwelling / lot.

Table 3 Summary Contributions Rates for Non - Residential Development (\$)

Development Type	Commercial Development (per m ²)	Industrial Development (per m ²)	Tourist Development (Rate Per Bed)
Byron Bay / Suffolk Park	180.87	206.28	5884.33
Mullumbimby	107.47	122.57	3449.22
Brunswick Heads	99.85	113.87	3237.60
Bangalow	99.51	113.49	3154.74
Ocean Shores	88.90	101.39	2799.43
Rural North	88.11	103.76	2705.33
Rural South	90.55	103.27	2858.03

Table 4 Summary Contribution Rates for Car Parking

Planning Precinct	Industrial/ Commercial / Tourist Development Contribution per space (\$)
Byron Bay/ Suffolk Park	58,544
Brunswick Heads	5,000
Bangalow	7,500
Total Mullumbimby	45,529
Mullumbimby: Gordon Street	40,529
Mullumbimby: Station Street	5,000



Table 5 Contributions for Other Development (\$)

Development	Subdivision	SEPP (Seniors Living)
	Rate per net additional lot	Per Person
Occupancy Rate	3.17	1.5
Byron Bay/ Suffolk Park	30,113.13 *	14,249.11
Mullumbimby	24,320.25 *	11,508.00
Brunswick Heads	22,265.57 *	10,535.76
Bangalow	26,860.37 *	12,709.95
Ocean Shores	28,994.95 *	13,720.01
Rural North	27,776.73 *	13,143.57
Rural South	28,304.11 *	13,393.11

Notes

1. The contribution for subdivision assumes a four-bedroom house per subdivided lot unless the subdivision approval includes provision for a different development.
2. In the case of dwellings which do not have identified bedrooms e.g. bed sitters and studio type dwellings the contribution is calculated by reference by the dwelling type, occupancy rate and contribution rate per person.

* Please Note: On the 16 September 2010, a ministerial direction was issued which stated that Council must not impose a condition of development consent under Section 94 of the Act requiring the payment of monetary contributions exceeding \$20,000 for each dwelling or lot. Hence, the levies shown in this plan for residential development have been capped at \$20,000 per dwelling / lot.



15. Summary of Contributions

** Please Note: On the 16 September 2010, a ministerial direction was issued which stated that Council must not impose a condition of development consent under Section 94 of the Act requiring the payment of monetary contributions exceeding \$20,000 for each dwelling. Hence, the levies shown in this plan for residential development have been capped at \$20,000.*

Table 45 Contributions for Single Dwellings, Detached Dual Occupancy and Secondary Dwellings

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Occupancy Rate		1.58	1.97	2.47	3.17
Byron Bay / Suffolk Park					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	1,144.20	1,807.84	2,254.07	2,826.17	3,627.11
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1669.48	2,637.78	3,288.87	4,123.61	5,292.25
Traffic Management	2571.55	4,063.04	5,065.95	6,351.72	8,151.81
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	1198.36	1,893.40	2,360.76	2,959.94	3,798.79
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91
Total Byron Bay / Suffolk Park	9,499.41	15,009.07	18,713.84	23,463.54*	30,113.13*
Mullumbimby					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	1087.06	1,717.55	2,141.51	2,685.04	3,445.98
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1229.44	1,942.52	2,422.00	3,036.72	3,897.34
Traffic Management	1410.20	2,228.11	2,778.09	3,483.19	4,470.33
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	1029.47	1,626.57	2,028.06	2,542.80	3,263.43
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91



Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Total Mullumbimby	7,672.00	12,121.76	15,113.85	18,949.85	24,320.25*
Brunswick Heads					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	843.26	1,332.34	1,661.21	2,082.84	2,673.12
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1319.85	2,085.36	2,600.10	3,260.02	4,183.92
Traffic Management	1037.24	1,638.84	2,043.36	2,561.98	3,288.05
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	907.67	1,434.12	1,788.11	2,241.94	2,877.31
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91
Total Brunswick Heads	7,023.84	11,097.67	13,836.97	17,348.89	22,265.57*
Bangalow					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	1257.96	1,987.58	2,478.18	3,107.17	3,987.74
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1356.66	2,143.52	2,672.61	3,350.94	4,300.60
Traffic Management	1879.38	2,969.41	3,702.37	4,642.06	5,957.62
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	1063.48	1,680.30	2,095.06	2,626.80	3,371.24
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91
Total Bangalow	8,473.30	13,387.82	16,692.41	20,929.06*	26,860.37*
Ocean Shores					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	1,871.50	2,956.97	3,686.86	4,622.61	5,932.66
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1247.88	1,971.65	2,458.33	3,082.27	3,955.79
Traffic Management	1884.19	2,977.02	3,711.85	4,653.95	5,972.88



Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	1227.27	1,939.09	2,417.73	3,031.36	3,890.45
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91
Total Ocean Shores	9,146.67	14,451.74	18,018.94	22,592.28*	28,994.95*
Rural North					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	1285.71	2,031.43	2,532.86	3,175.71	4,075.71
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1503.42	2,375.40	2,961.73	3,713.44	4,765.83
Traffic Management	1801.10	2,845.74	3,548.16	4,448.71	5,709.48
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	1256.32	1,984.98	2,474.95	3,103.11	3,982.53
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91
Total Rural North	8,762.38	13,844.56	17,261.88	21,643.07*	27,776.73*
Rural South					
Community Services- Library	712.25	1,125.36	1,403.14	1,759.26	2,257.84
Community Services; Community Centres	1,527.98	2,414.21	3,010.12	3,774.11	4,843.70
Open Space and Recreation: Acquisitions	628.81	993.52	1,238.75	1,553.15	1,993.32
Open Space and Recreation: Increased Capacity	1331.57	2,103.88	2,623.19	3,288.97	4,221.07
Traffic Management	1955.20	3,089.21	3,851.73	4,829.33	6,197.97
Pedestrian and Cycleway	916.73	1,448.43	1,805.96	2,264.32	2,906.03
Public Domain Improvements	1198.17	1,893.11	2,360.40	2,959.48	3,798.20
Other Services Emergency	329.17	520.09	648.47	813.06	1,043.48
Other Services Surf Life Saving	132.36	209.13	260.76	326.94	419.59
Administration	196.50	310.47	387.11	485.36	622.91
Total Rural South	8,928.74	14,107.41	17,589.62	22,053.99*	28,304.11*



Table 46 Contributions for Attached Dual Occupancy, Multi Dwelling and Medium Density Housing

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4*
Occupancy Rate		1.55	1.75	2.3	2.87
Byron Bay / Suffolk Park					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	1,144.20	1,773.51	2,002.35	2,631.66	3,283.85
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1669.48	2,587.69	2,921.59	3,839.80	4,791.40
Traffic Management	2571.55	3,985.90	4,500.21	5,914.56	7,380.34
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	1198.36	1,857.45	2,097.12	2,756.22	3,439.28
Other Services Emergency	329.17	510.22	576.05	757.10	944.73
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Byron Bay / Suffolk Park	9,499.41	14,724.08	16,623.97	21,848.64*	27,263.30*
Mullumbimby					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	1087.06	1,684.94	1,902.35	2,500.24	3,119.86
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1229.44	1,905.64	2,151.53	2,827.72	3,528.50
Traffic Management	1410.20	2,185.81	2,467.85	3,243.46	4,047.27
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	1029.47	1,595.68	1,801.58	2,367.79	2,954.59
Other Services Emergency	329.17	510.22	576.05	757.10	944.73
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Mullumbimby	7,672.00	11,891.60	13,426.00	17,645.61	22,018.65*
Brunswick Heads					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	843.26	1,307.05	1,475.70	1,939.49	2,420.15



Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1319.85	2,045.76	2,309.73	3,035.65	3,787.96
Traffic Management	1037.24	1,607.72	1,815.17	2,355.65	2,976.88
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	907.67	1,406.89	1,588.42	2,087.64	2,605.01
Other Services Emergency	329.17	510.22	576.05	757.10	944.73
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Brunswick Heads	7,023.84	10,886.95	12,291.72	16,154.83	20,158.42*
Bangalow					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	1257.96	1,949.84	2,201.43	2,893.31	3,610.35
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1356.66	2,102.82	2,374.15	3,120.31	3,893.60
Traffic Management	1879.38	2,913.03	3,288.91	4,322.56	5,393.81
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	1063.48	1,648.40	1,861.09	2,416.01	3,052.19
Other Services Emergency	329.17	510.22	576.05	757.10	944.73
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Bangalow	8,473.30	13,133.62	14,828.28	19,488.60	24,318.38*
Ocean Shores					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	1,871.50	2,900.83	3,275.13	4,304.45	5,371.21
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1247.88	1,934.22	2,183.79	2,870.13	3,581.42
Traffic Management	1884.19	2,920.49	3,297.33	4,333.64	5,407.62
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	1227.27	1,902.27	2,147.73	2,822.73	3,522.27
Other Services Emergency	329.17	510.22	576.05	757.10	944.73



Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Ocean Shores	9,146.67	14,177.34	16,006.68	21,037.34*	26,250.95*
Rural North					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	1285.71	1,992.86	2,250.00	2,957.14	3,690.00
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1503.42	2,330.30	2,630.98	3,457.86	4,314.81
Traffic Management	1801.10	2,791.70	3,151.92	4,142.53	5,169.15
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	1256.32	1,947.29	2,198.56	2,889.53	3,605.63
Other Services Emergency	329.17	510.22	576.05	757.10	944.73
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Rural North	8,762.35	13,581.68	15,334.16	20,153.47*	25,143.02*
Rural South					
Community Services- Library	712.25	1,103.99	1,246.44	1,638.18	2,044.16
Community Services; Community Centres	1,527.98	2,368.37	2,673.97	3,514.36	4,385.31
Open Space and Recreation: Acquisitions	628.81	974.65	1,100.41	1,446.26	1,804.68
Open Space and Recreation: Increased Capacity	1331.57	2,063.93	2,330.24	3,062.60	3,821.60
Traffic Management	1955.20	3,030.55	3,421.59	4,496.95	5,611.41
Pedestrian and Cycleway	916.73	1,420.93	1,604.27	2,108.48	2,631.01
Public Domain Improvements	1198.17	1,857.16	2,096.80	2,755.79	3,438.75
Other Services Emergency	329.17	510.22	576.05	757.10	944.73
Other Services Surf Life Saving	132.36	205.16	231.64	304.44	379.88
Administration	196.50	304.58	343.88	451.96	563.96
Total Rural South	8,928.74	13,839.55	15,625.30	20,536.11*	25,625.49*



Table 47 Residential Flat Buildings

Number of Bedrooms	Rate Per Person (\$)				
	1	2	3	4+	
Occupancy Rate	1.12	1.64	2.19	3.21	
Byron Bay / Suffolk Park					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	1,144.20	1,281.50	1,876.49	2,505.80	3,672.88
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47
Open Space and Recreation: Increased Capacity	1669.48	1,869.82	2,737.94	3,656.16	5,359.03
Traffic Management	2571.55	2,880.13	4,217.34	5,631.69	8,254.67
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	1198.36	1,342.16	1,965.30	2,624.40	3,846.72
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89
Administration	196.50	220.08	322.26	430.34	630.77
Total Byron Bay / Suffolk Park	9,499.41	10,639.34	15,579.03	20,803.71*	30,493.10*
Mullumbimby					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	1087.06	1,217.51	1,782.78	2,380.66	3,489.46
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47
Open Space and Recreation: Increased Capacity	1229.44	1,376.98	2,016.29	2,692.48	3,946.51
Traffic Management	1410.20	1,579.42	2,312.73	3,088.34	4,526.74
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	1029.47	1,153.01	1,688.34	2,254.55	3,304.61
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89
Administration	196.50	220.08	322.26	430.34	630.77
Total Mullumbimby	7,672.00	8,592.64	12,582.08	16,801.69	24,627.13*
Brunswick Heads					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	843.26	944.45	1,382.94	1,846.73	2,706.85
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47



Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Open Space and Recreation: Increased Capacity	1319.85	1,478.23	2,164.55	2,890.47	4,236.71
Traffic Management	1037.24	1,161.71	1,701.07	2,271.56	3,329.54
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	907.67	1,016.59	1,488.58	1,987.79	2,913.62
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89
Administration	196.50	220.08	322.26	430.34	630.77
Total Brunswick Heads	7,023.84	7,866.70	11,519.10	15,382.21	22,546.53*
Bangalow					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	1257.96	1,408.92	2,063.06	2,754.94	4,038.06
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47
Open Space and Recreation: Increased Capacity	1356.66	1,519.45	2,224.92	2,971.08	4,354.87
Traffic Management	1879.38	2,104.90	3,082.18	4,115.83	6,032.80
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	1063.48	1,191.10	1,744.11	2,329.03	3,413.78
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89
Administration	196.50	220.08	322.26	430.34	630.77
Total Bangalow	8,473.30	9,490.10	13,896.22	18,556.53	27,199.30*
Ocean Shores					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	1,871.50	2,096.08	3,069.26	4,098.59	6,007.52
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47
Open Space and Recreation: Increased Capacity	1247.88	1,397.63	2,046.53	2,732.86	4,005.70
Traffic Management	1884.19	2,110.29	3,090.07	4,126.38	6,048.25
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	1227.27	1,374.55	2,012.73	2,687.73	3,939.55
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89



Annexure 1(a)

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Administration	196.50	220.08	322.26	430.34	630.77
Total Ocean Shores	9,146.67	10,244.27	15,000.54	20,031.21*	29,360.82*
Rural North					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	1285.71	1,440.00	2,108.57	2,815.71	4,127.14
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47
Open Space and Recreation: Increased Capacity	1503.42	1,683.83	2,465.60	3,292.48	4,825.97
Traffic Management	1801.10	2,017.23	2,953.80	3,944.41	5,781.53
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	1256.32	1,407.08	2,060.36	2,751.34	4,032.78
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89
Administration	196.50	220.08	322.26	430.34	630.77
Total Rural North	8,762.38	9,813.86	14,370.30	19,189.61	28,127.23*
Rural South					
Community Services- Library	712.25	797.72	1,168.09	1,559.83	2,286.33
Community Services; Community Centres	1,527.98	1,711.34	2,505.89	3,346.28	4,904.82
Open Space and Recreation: Acquisitions	628.81	704.26	1,031.24	1,377.09	2,018.47
Open Space and Recreation: Increased Capacity	1331.57	1,491.36	2,183.77	2,916.13	4,274.33
Traffic Management	1955.20	2,189.82	3,206.52	4,281.88	6,276.18
Pedestrian and Cycleway	916.73	1,026.74	1,503.43	2,007.64	2,942.70
Public Domain Improvements	1198.17	1,341.95	1,965.00	2,623.99	3,846.13
Other Services Emergency	329.17	368.67	539.84	720.89	1,056.65
Other Services Surf Life Saving	132.36	148.25	217.08	289.88	424.89
Administration	196.50	220.08	322.26	430.34	630.77
Total Rural South	8,928.74	10,000.19	14,643.14	19,553.94	28,661.26*

**Table 50 Contributions for Tourist Development**

	Rate per bed (\$)
Byron Bay / Suffolk Park	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	1,466.06
Traffic Management	677.46
Pedestrian and Cycleway	515.90
Public Domain Improvements	1052.34
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	331.75
Total Byron Bay / Suffolk Park	5,884.33
Mullumbimby	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	348.73
Traffic Management	120.00
Pedestrian and Cycleway	515.90
Public Domain Improvements	292.01
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	331.75
Total Mullumbimby	3,449.22
Brunswick Heads	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	285.49
Traffic Management	67.31
Pedestrian and Cycleway	515.90
Public Domain Improvements	196.33
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	331.75



	Rate per bed (\$)
Total Brunswick Heads	3,237.60
Bangalow	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	211.99
Traffic Management	88.10
Pedestrian and Cycleway	515.90
Public Domain Improvements	166.18
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	331.75
Total Bangalow	3,154.74
Ocean Shores	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	45.54
Traffic Management	20.63
Pedestrian and Cycleway	515.90
Public Domain Improvements	44.79
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	331.75
Total Ocean Shores	2,799.43
Rural North	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	90.78
Traffic Management	32.62
Pedestrian and Cycleway	515.90
Public Domain Improvements	75.86
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	149.35
Total Rural North	2,705.33



	Rate per bed (\$)
Rural South	
Open Space and Recreation: Acquisitions	1,061.61
Open Space and Recreation: Increased Capacity	72.45
Traffic Management	31.91
Pedestrian and Cycleway	515.90
Public Domain Improvements	65.19
Other Services Emergency Services	555.74
Other Services Surf Life Saving	223.47
Administration	331.75
Total Rural South	2,858.03

Table 51 Contributions for Car Parking

Planning Precinct	Residential/ Industrial/ Commercial / Tourist Development
	Contribution per space
Byron Bay/ Suffolk Park	\$58,544
Brunswick Heads	\$2,739
Bangalow	\$2,726
Total Mullumbimby	\$5,373
Mullumbimby: Gordon Street	\$2,655
Mullumbimby: Station Street	\$2,718

Table 52 Contributions for Other Development

Development	Subdivision	SEPP (Seniors Living)
	Rate per net additional lot	Per Person
Occupancy Rate	3.17	1.5
Byron Bay/ Suffolk Park	30,113.13 *	14,249.11
Mullumbimby	24,320.25 *	11,508.00
Brunswick Heads	22,265.57 *	10,535.76