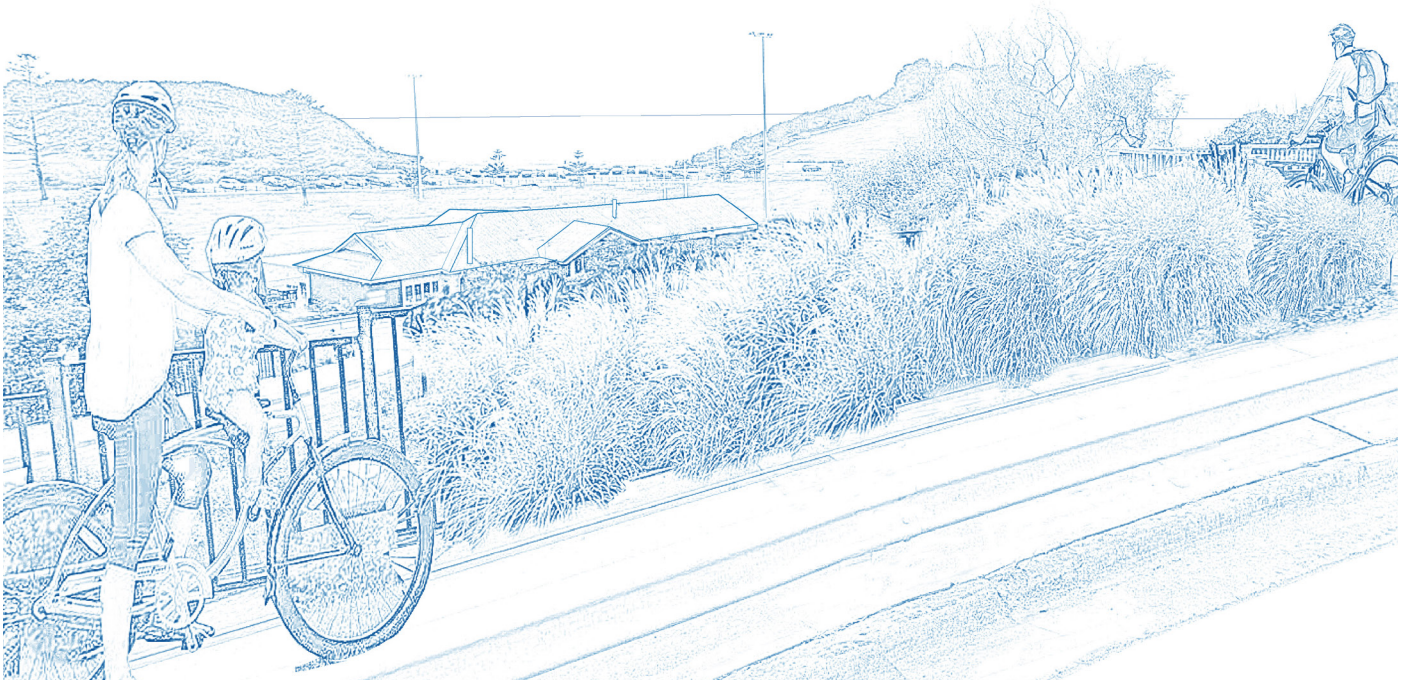
Central Coast Section 7.12

Local Infrastructure Contributions Plan 2024

Date Adopted 18.11.2025

Central Coast Council



Plan History

Date of approval by Council	Amendment	In-force
28/11/2023	Central Coast Section 7.12 Local Infrastructure Contributions Plan 2023	29/1/2024
23/07/2024	Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024	5/8/2024
18/11/2025	Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024	15/12/2025

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Part A – Summary Schedules

In accordance with clause 209(2) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the rate of the levy for development carried out on land to which this Plan applies is calculated as follows:

Proposed Cost of Development	Levy Rate
Up to and including $100,000	NIL
More than $100,000 and up to and including $200,000	0.5% of the Cost of Development
More than $200,000	1% of the Cost of Development

Part B – Administration and Operation of the Plan

1.1 Name of the Plan

Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024.

1.2 Where does this plan apply?

The Plan applies to all land within the Central Coast Local Government Area (**Figure 1**.)

1.3 When does this development contributions plan commence?

This contributions plan commences on 15.12.2025

1.4 What is the purpose of this contributions plan?

The primary purposes of this contributions plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*;
- To assist the council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area;
- To publicly identify the purposes for which the levies are required;
- To provide a comprehensive framework for the assessment, collection, and expenditure of local infrastructure contributions; and
- To enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

Part B – Administration and Operation of the Plan (Cont.)

1.5 Are there any exemptions to the levy?

- Development with a development cost of less than $100,000;
- A single dwelling house or alterations and additions to a dwelling house or any development ordinarily incidental or ancillary to the use of the dwelling house such as swimming pools, garages, sheds and the like;
- Development carried out on land that has been subject to a contribution paid under the Somersby Industrial Estate Service Agreement;
- Development undertaken by or on behalf of Council, including (but not limited to) works listed in the works schedule in Schedule 1 of this plan;
- Alterations or refurbishment of an existing development, where there is no enlargement, expansion, increase in gross floor area or intensification of the current land use;
- An application for emergency services facility;
- An application for educational establishments;
- An application for a public library;
- An application for demolition (where there is not a replacement building or development);
- Development excluded from Section 7.12 contributions by a Ministerial Direction under Section 7.17 of the *Environmental Planning and Assessment Act 1979*.

1.6 Relationship to other contributions plans

This Plan repeals the following plans:

- Central Coast Regional Section 7.12 Development Contribution Plan 2019
- Civic Improvement Plan (Gosford City Centre)
- Shirewide Infrastructure, Services and Facilities Development Contributions Plan
- Any previous Section 94A and 7.12 Plans applying in the Central Coast Local Government Area.

Nothing in this plan affects the operation and application of any of Council's Section 7.11 Local Infrastructure Contribution Plans. A condition under Section 7.11 of the *Environmental Planning and Assessment Act 1979* may be imposed on a development consent as an alternative to imposing a condition authorised by this Plan, depending on the nature of the development and demand for public facilities.

However, the consent authority cannot impose conditions under both Section 7.11 and this Plan on the same development consent. The Council may enter into a Planning Agreement (under Section 7.4 of the EP&A Act) with an applicant as an alternative and/or in addition to imposing a condition authorised by this Plan.

1.7 Pooling of levies

This Plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan is the timing of infrastructure provision as set out in the works schedule of this plan in Schedule 1.

Any monies that were paid and required to be paid under any Predecessor Plan (noted in Section 1.6) may be pooled with contributions under this Plan and applied to the works schedule in this Plan.

1.8 Construction certificates and the obligation of accredited certifiers

In accordance with clause 20 of the EP&A (Development Certification and Fire Safety) Regulation 2021, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 13 of the EP&A (Development Certification and Fire Safety) Regulation 2021. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed to by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

Note:

Where a development contribution under Section 7.11 of the Environmental Planning and Assessment Act 1979 has been required in respect of the subdivision of land, a levy under Section 7.12 of that Act may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision.

Part B – Administration and Operation of the Plan (Cont.)

1.9 How will the levy be calculated?

The levy will be calculated as follows:

Proposed Cost of Development	Levy Rate
Up to and including $100,000	**NIL**
More than $100,000 and up to and including $200,000	**0.5%** of the Cost of Development
More than $200,000	**1%** of the Cost of Development

Levy payable = %C x $C

Where,

%C is the levy rate applicable

$C is the proposed cost of carrying out the development

The proposed cost of carrying out the development will be determined in accordance with clause 208 of the EP&A Regulation. The procedures set out in Schedule 3 to this Plan must be followed to enable the Council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

1.10 When is the levy payable?

The levy must be paid prior to the issue of a construction certificate, subdivision certificate or complying development certificate.

1.11 How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of this plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

Contribution = $Co + A

Where,

$Co is the original contribution as set out in the consent

A is the adjustment amount which is =

$$\frac{\$Co \times (\text{Current Index} - \text{Base Index})}{\text{Base Index}}$$

Where,

Current Index Consumer Price Index (All Groups Index) for Sydney	is the latest quarterly Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics (ABS) at the time of the update of the contribution rate
Base Index Consumer Price Index (All Groups Index) for Sydney	is the quarterly Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics (ABS) at the date of imposition of the condition requiring payment of a contribution.

Note:

The Quarterly CPI shall not be applied where it results in a reduction in the contribution rate.

1.12 Can deferred or periodic payments be made?

Deferred or periodic payments may be permitted in certain circumstance in accordance with Council's Planning Agreement Policy.

Part C – Expected Development and Demand for Public Facilities

The estimated resident population data from the Australian Bureau of Statistics for the Central Coast area in 2021 identified that the population was 346,569 persons. The population projections undertaken by .id indicate that the population by 2036 is forecast to increase by 68,786, at an average annual growth rate of 1.30%. With this increase in population growth, provision will need to be made for additional or improved public facilities to meet the additional demand.

Council's Economic Development Strategy identifies the need for 72,000 new jobs on the Central Coast by 2040.

Information from Council's economic profile indicate that the Central Coast is a tourist destination with 4,200,000 visitors coming to the coast in 2021. The majority of these visitors are domestic tourists, either overnight stayers or day trippers. Visitor numbers to the Central Coast area since 2009 has seen an increase in visitor numbers of 17.6% over that period. Tourism Research Australia has forecast that domestic tourism will increase at an average annual rate of 2.9% for day trips and 2.2% for visitor nights over the next few years to 2026-2027. This will result in an increase in the total visitor numbers to the Central Coast, which will increase the demand for public facilities. Developments for tourist facilities contribute to the demand for additional or improved public facilities.

The forecast growth in population, employment and tourism will diminish the enjoyment and standard of existing community infrastructure in the local government area unless new or embellished infrastructure is provided to meet that demand. The range of community infrastructure that is required in order to accommodate this growth includes improvement and embellishment of existing open space, community and cultural facilities, and recreational facilities such as cycle ways, wharves and boat ramps.

Part D – References

Dictionary

In this Plan, unless the context or subject matter otherwise indicates or requires, the definitions are the same as those contained within Council's environmental planning instruments, the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021* whichever is applicable except for the following definitions:

ABS means the Australian Bureau of Statistics. Website - (www.abs.gov.au).

Act or EP&A Act means the Environmental Planning and Assessment Act 1979. An Act to institute a system of environmental planning and assessment for the State of New South Wales.

Council means Central Coast Council; and has the same meaning as it has in the Local Government Act 1993.

Consumer Price Index is a key economic indicator in Australia (calculated quarterly) - Consumer Price Index, Australia | Australian Bureau of Statistics (abs.gov.au)

Development levy means a levy referred to in the Act, section 7.12.

Educational Establishment has the same meaning as the Central Coast Local Environmental Plan 2022.

Emergency Services Facility has the same meaning as the Central Coast Local Environmental Plan 2022.

Gosford City Centre means the land identified as the Gosford City Centre as shown on Map

LGA means Local Government Area. This is an administrative area broken up into spatial units representing geographical areas controlled by Council who is responsible for managing its affairs.

Regulation means the Environmental Planning and Assessment Regulation 2021.

References

Central Coast Bike Plan

Central Coast Skatepark Action Plan 2020

i.d. Population Forecasts

Central Coast Regional Plan 2036

Central Coast Destination Management Plan 2022-2025

Tourism Research Australia

Department of Planning Development Contributions Practice Notes – July 2005

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

Schedule 1 - Works Schedule

Item No.	Map Ref.	Project	Description	2025/2026	2026/2027	2027/2028	2028/2029
1	**LGA**	Local Reserve and Playspace Upgrades	Park and Reserve embellishment upgrades including park furniture, playspaces, Softfall, fencing, shade sales, BBQs, amenities buildings, car parks, lighting, waste storage facilities, toilets and disability access improvements	$530,000	$360.000	$360,708	$0
2	**LGA**	Sports Ground Improvement Program	Sports Ground Upgrades including lighting, playspaces, carparking, waste storage, amenities buildings, fencing, shared paths and disability access improvements	$774,132	$50,000	$50,000	$59,947
3	**LGA**	Boat Ramps, Jetties and Swimming Enclosures	Upgrade of aquatic facilities	$0	$0	$0	$100,000
4	**LGA**	BMX Renewal Program	Works include new and upgraded BMX facilities	$0	$0	$0	$132,455
5	**LGA**	Regional Shared Path and Footpath Program	Implementation of active transport strategies including the upgrade of existing pathways, the construction of new missing link pathways and the delivery of supporting infrastructure requirements such as carriageway widening, retaining walls, kerb and gutter, landscaping and signage	$5,443,480	$4,092,320	$7,539,168	$7,912,172
6	**LGA**	Public Amenities	Construction of new public amenities	$0	$459,030	501,830	$949,090
7	**LGA**	Wayfinding Signage Program	Implementation of the Wayfinding Signage Program	$240,000	$240,000	$240,000	$140,000
8	**LGA**	Public Domain Renewal	Public Domain Renewal Works	$250,000	$500,000	$0	$0
9	**LGA**	Community Facilities Upgrade	Upgrade to Community Facilities including Narara Park Stadium Extension	$0	$50,000	$300,000	$2,650,000
10	**GCC**	Gosford City Centre - Open Space and public domain upgrades	Open space and public domain improvements	$566,138	$189,112	$0	$0
11	**GCC**	Gosford City Centre - Transport and Access Management Program	Works include intersection upgrades, road upgrades and pedestrian safety improvements and the delivery of supporting infrastructure requirements such as kerb and gutter, shared paths and footpaths, drainage, carriageway widening, retaining walls and public amenity improvements	$473,500	$1,466,800	$1,555,500	$5,415,000
12	**GCC**	Gosford City Centre - Stormwater Drainage Upgrades	Implementation of flooding and drainage studies including the upgrade and expansion of the stormwater drainage network	$1,000,000	$2,641,210	$0	$0
			TOTAL= $47,231,592	**$9,277,250**	**$10,048,472**	**$10,547,206**	**$17,358,664**

For further information, there are a number of projects identified for funding via S7.12 contributions that are not listed in the Schedule 1 Works Schedule, as they are not currently scheduled to be undertaken before or during the 2028/29 financial year. These projects are likely to be included in Schedule 1 in subsequent annual reviews of the Section 7.12 Local Infrastructure Contributions Plan 2024 as those projects are programmed within the 4 year future timeframe encompassed by the plan.

Projects may include:

- Upgrade of tennis and hard courts across the LGA;
- Implementation of the actions in Council's adopted Floodplain Risk Management Plans including drainage upgrades, signage and easements.

Schedule 2 - Maps

Maps provided in this schedule indicate the location of works where possible. Certain services and works are to be provided across the Central Coast and are therefore not shown by a specific site reference on the maps. Precise location of works and specific projects will be determined through Council's Operational Plan process each year.

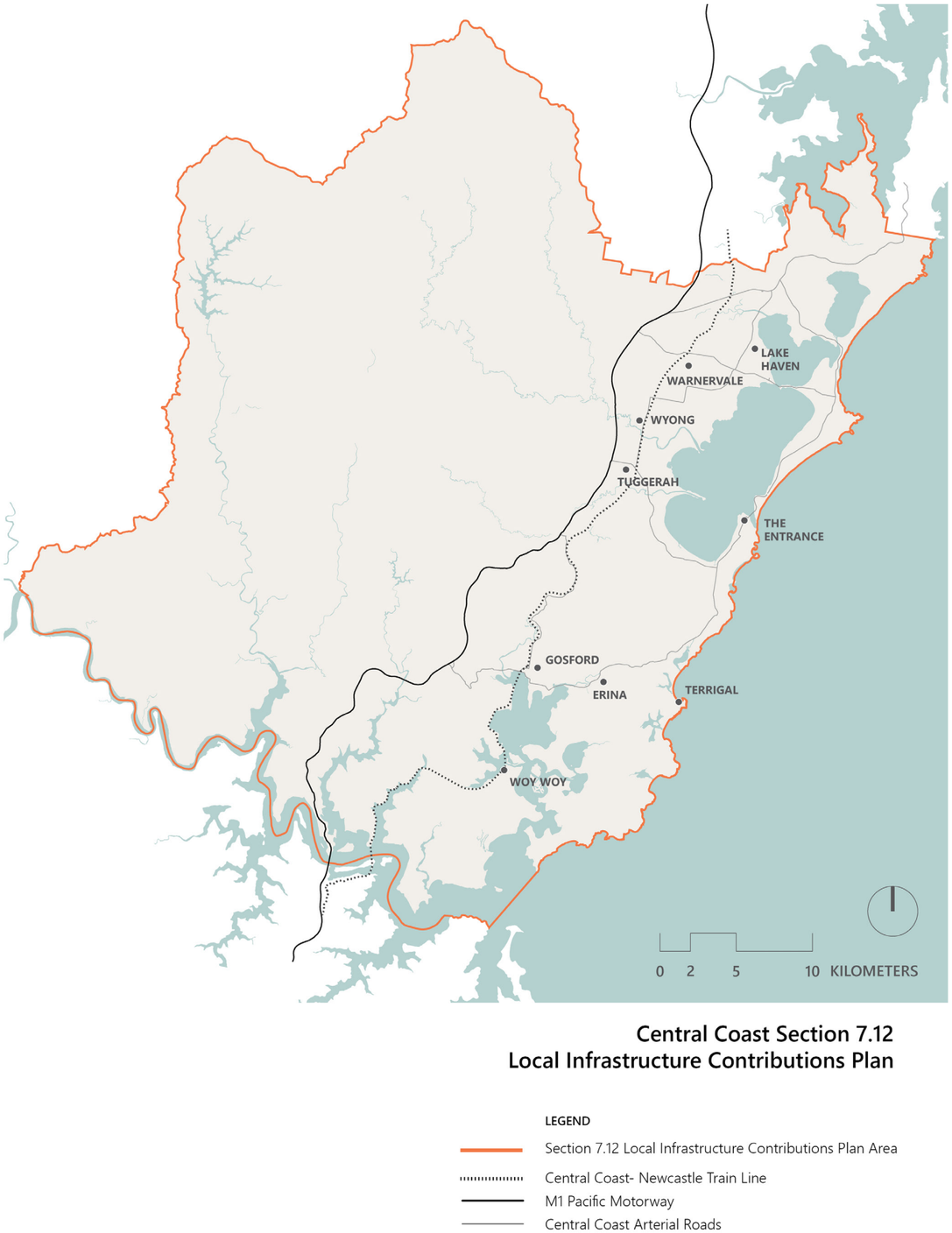
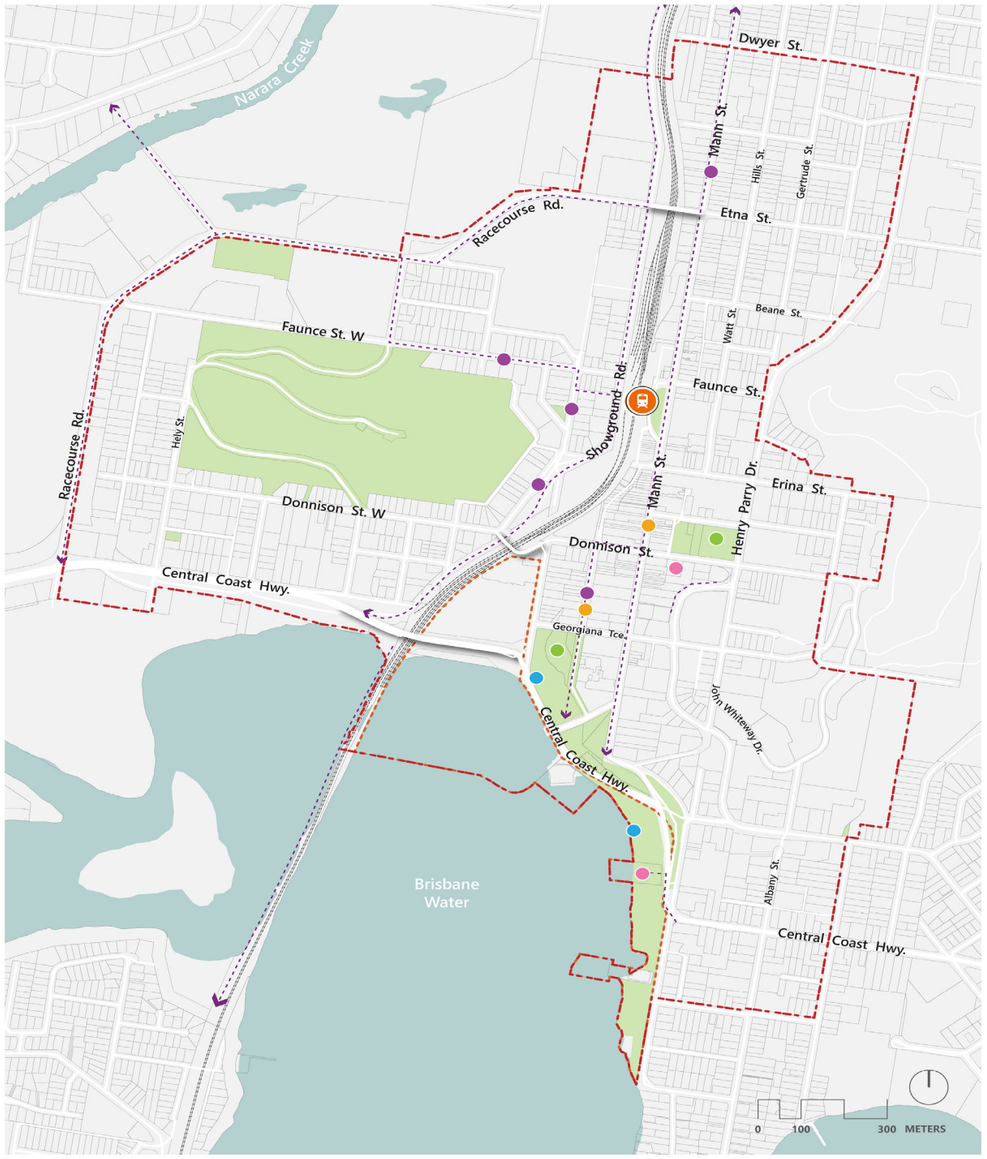


Figure 1: **Central Coast Local Government Area (LGA)**



Gosford City Centre Section 7.12
Local Infrastructure Contributions Plan

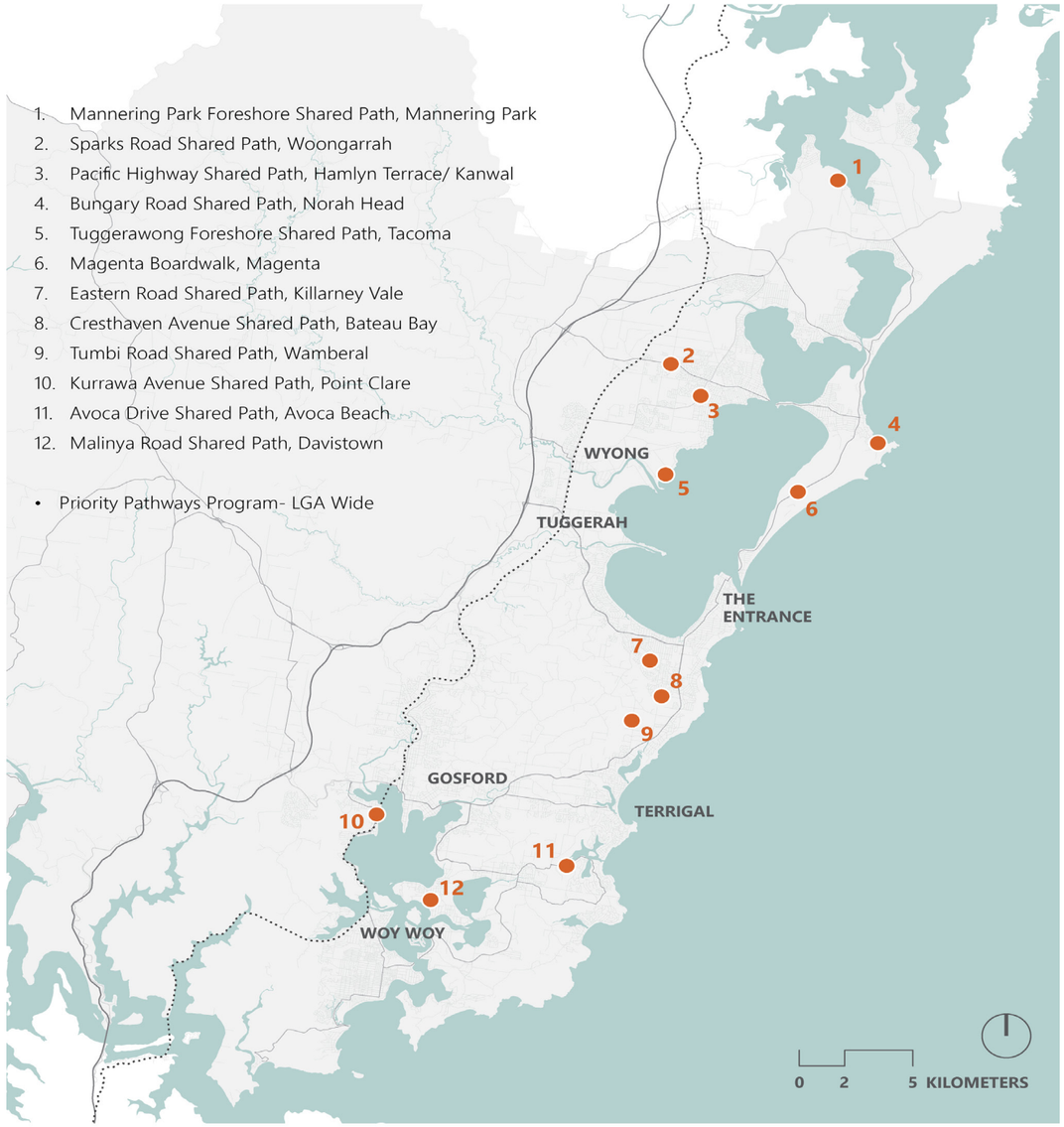
CATEGORY

- Traffic, Transport and Drainage Infrastructure
- Open Space and Recreation
- Community and Cultural Infrastructure
- Public Domain Infrastructure
- Environment Management

LEGEND

- Gosford City Centre Boundary
- Gosford Waterfront Revitalisation Project
- Proposed Cycleways
- Parks and Public Recreational Amenity
- Railway Line/ Gosford Railway Station

Figure 2: **Gosford City Centre (GCC)**



Central Coast Active Transport Priority Projects

LEGEND

- Local Infrastructure Contributions Plan 7.12 Shared Paths Projects
- Central Coast- Newcastle Train Line
- M1 Pacific Motorway
- Central Coast Arterial Roads

Figure 3: **Central Coast Active Transport Priority Projects**

Schedule 3 – Cost Summary Reports

A cost summary report must be submitted to allow council to determine the contribution that will be required. The following should be provided:

- A cost summary report must be completed for works with a value greater than $1,000,000
- A Quantity Surveyor's Detailed Cost Report must be completed by a registered Quantity Surveyor for works with a value greater than $5,000,000

To avoid doubt, Section 208 of the *Environmental Planning and Assessment Regulation 2021* sets out the following:

1. The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
2. The costs of carrying out development include the costs of, and costs incidental to, the following —

(a) if the development involves the erection of a building or the carrying out of engineering or construction work—

(i) erecting the building or carrying out the work, and

(ii) demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—preparing, executing and registering—

(i) the plan of subdivision, and

(ii) the related covenants, easements or other rights.

3. In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
4. The following costs and expenses must not be included in an estimate or determination of the proposed cost—

(a) the cost of the land on which the development will be carried out,

(b) the costs of repairs to a building or works on the land that will be kept in connection with the development,

(c) the costs associated with marketing or financing the development, including interest on loans,

(d) the costs associated with legal work carried out, or to be carried out, in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance for the development,

(g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,

(h) the costs of commercial stock inventory,

(i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,

(j) the costs of enabling access by people with disability to the development,

(k) the costs of energy and water efficiency measures associated with the development,

(l) the costs of development that is provided as affordable housing,

(m) the costs of development that is the adaptive reuse of a heritage item.

Cost Summary Report

Development Cost greater than $ 1,000,000

DEVELOPMENT APPLICATION No. _____ **REFERENCE:** _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No. _____

CONSTRUCTION CERTIFICATE No. _____ **DATE:** _____

APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: _____
DEVELOPMENT NAME: _____
DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	$	Hydraulic services	$
Structure	$	Mechanical services	$
External walls, windows and doors	$	Fire services	$
Internal walls, screens and doors	$	Lift services	$
Wall finishes	$	External works	$
Floor finishes	$	External services	$
Ceiling finishes	$	Other related work	$
Fittings and equipment	$	Sub-total	$

Sub-total above carried forward	$
Preliminaries and margin	$
Sub-total	$
Consultant Fees	$
Other related development costs	$
Sub-total	$
Goods and Services Tax	$
TOTAL DEVELOPMENT COST	**$**

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- calculated the development costs in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- included GST in the calculation of development cost.

Signed: _____
Name: _____
Position and Qualifications: _____
Date: _____

(Acknowledgment to City of Sydney for use of the model cost reports)

Registered* Quantity Surveyors Detailed Cost Report

Development Cost greater than $ 5,000,000

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. _____ **REFERENCE:** _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No. _____

CONSTRUCTION CERTIFICATE No. _____ **DATE:** _____

APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: _____
DEVELOPMENT NAME: _____
DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m^2	Gross Floor Area – Other	m^2
Gross Floor Area – Residential	m^2	Total Gross Floor Area	m^2
Gross Floor Area – Retail	m^2	Total Site Area	m^2
Gross Floor Area – Car Parking	m^2	Total Car Parking Spaces	
Total Development Cost	**$**		
Total Construction Cost	**$**		
Total GST	**$**		

ESTIMATE DETAILS:

Professional Fees	**$**	**Excavation**	**$**
% of Development Cost	%	Cost per square metre of site area	$ /m^2
% of Construction Cost	%	**Car Park**	**$**
Demolition and Site Preparation	**$**	Cost per square metre of site area	$ /m^2
Cost per square metre of site area	$ /m^2	Cost per space	$ /space
Construction – Commercial	**$**	**Fit-out – Commercial**	**$**
Cost per square metre of commercial area	$ /m^2	Cost per m^2 of commercial area	$ /m^2
Construction – Residential	**$**	**Fit-out – Residential**	**$**
Cost per square metre of residential area	$ /m^2	Cost per m^2 of residential area	$ /m^2
Construction – Retail	**$**	**Fit-out – Retail**	**$**
Cost per square metre of retail area	$ /m^2	Cost per m^2 of retail area	$ /m^2

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____
Name: _____
Position and Qualifications: _____
Date: _____

(Acknowledgment to City of Sydney for use of the model cost reports)

Central Coast Section 7.12 Local Infrastructure Contributions Plan

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August 2025