



Central Coast Council

Environment and Planning Committee

Attachments

Tuesday 6 May 2025

Central Coast Council
Attachments to the
Environment and Planning Committee

To be held Function Room 2, Level 2,
2 Hely Street, Wyong
on Tuesday 6 May 2025
Commencing at 7:00 PM

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MacMasters Beach Temporary Coastal Protection Works

Engagement summary

Central
Coast
Council

Between 11 November and 9 December 2024 Central Coast Council sought feedback from the community on the draft design prepared for temporary coastal protection works at MacMasters Beach.

The works were proposed in response to an action within the *Gosford Beaches Coastal Zone Management Plan (2017)* with the primary purpose of helping to protect the MacMasters Beach Surf Life Saving Club (SLSC) from the impacts of coastal erosion.

Previously, Council engaged with stakeholders on an early design for a typical sloped rock revetment, however, this was not progressed due to shared concerns that it would extend too far onto the beach because of the physical site constraints.

In 2023, Council engaged an experienced coastal engineer to investigate alternative design concepts for coastal protection works. This process included careful consideration of the complex environmental and physical site constraints related to the seaward location of existing assets, as well as stakeholder concerns relating to beach access, surf amenity and coastal processes.

Although there is no perfect solution for managing the coastal erosion risk at this location, a preferred concept was identified in consultation with stakeholders for temporary coastal protection works comprising of 4 tonne rock bags that could be arranged against the existing slope. This concept was identified as the most balanced approach due to:

- Reduced wave reflection and potential surf amenity impacts when compared to alternative vertical structure options.
- Reduced footprint and encroachment onto the limited beach space when compared to typical sloped rock revetments and the previous design.
- Cost effectiveness and the ability to adapt, modify or remove rock bags with relative ease if adverse impacts were observed.
- Ability to be constructed without impacting the Norfolk Island pine trees or existing Aboriginal heritage.
- Provides an acceptable level of protection to the SLSC, Norfolk Island pine trees and Aboriginal heritage while the best way to manage the longer-term coastal hazard risk for the whole beach could be investigated and implemented.

Stakeholder consultation is essential to the project and further engagement was undertaken on the draft design prepared in 2024 to gather feedback and inform the next steps of the project.

How you connected



16,227 visits to the **Your Voice Our Coast** website



More than **8,051 social media users** reached generating **78 likes/ comments** and **12 shares**.



Over **900 letters** were sent to property owners in MacMasters Beach postcode.



275 surveys completed



Over 60 people attended a **pop-up session**, 20 November 2024. 2.00pm-6.00pm

Community Engagement and Feedback

The community were invited to complete an online survey on the Your Voice Our Coast website or alternatively make submissions via email or post. The website provided illustrative concept renders, the draft design, related photos and supporting information to help the community understand the proposal.

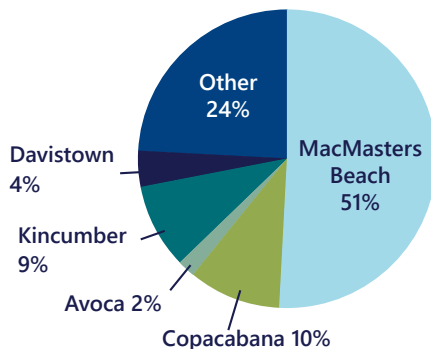
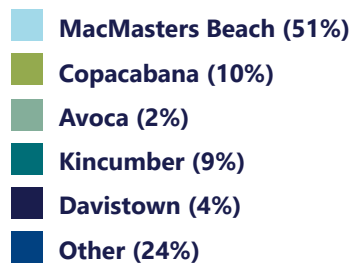
Additionally, an on-site information session was held at MacMasters Beach SLSC, offering the community the opportunity to ask questions, inspect the footprint of the proposed design and view samples of the rock bags and materials.

A total of 275 survey responses were received, revealing the following key insights:

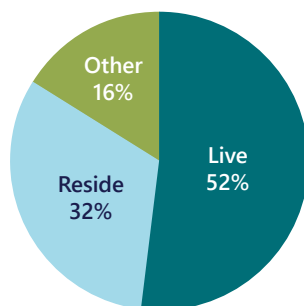
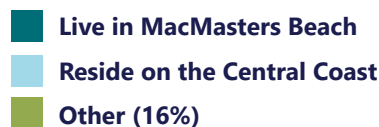
- The community highly values the surf, natural beauty of the beach and surrounding environment and the community at MacMasters Beach.
- Most respondents live in or near MacMasters Beach.,
- MacMasters Beach is the most visited beach for most respondents.
- Most respondents are aware of the coastal hazards and the risk at MacMasters Beach.
- Most respondents do not support the proposed temporary coastal protection works.
- Respondents unsupportive of the works were mostly concerned about the potential impacts to surf amenity, natural coastal processes and/or the environment or noted a preference for relocating the SLSC.
- Respondents supportive of the works indicated that 'something needs to be done', that the SLSC is at risk and needs to be protected, provided support for the design or identified the community benefit and importance of the SLSC to the local community.



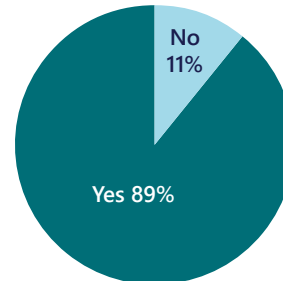
Where survey participants reside



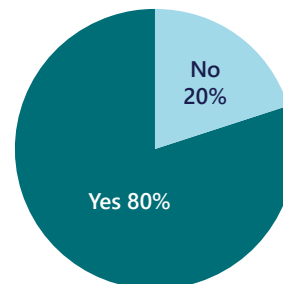
What is your interest MacMasters Beach?



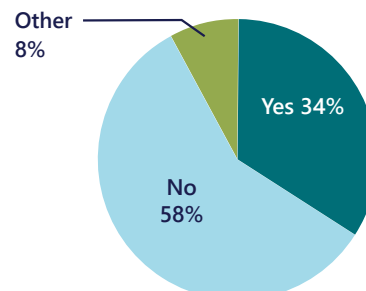
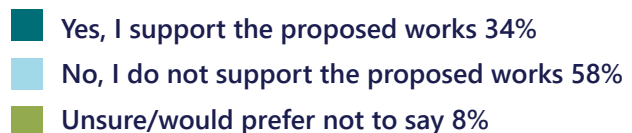
Is MacMasters Beach your most visited beach?



Were you aware that the MacMasters Beach surf life saving club is at risk from coastal hazards?



Do you support the proposed temporary protection works?



What's next?

In consideration of the results from the community consultation, a report is being prepared for Council through the Environment and Planning Committee to determine the next steps for the project.

Further updates will be made available following the decision from Council in the coming months.

Find out more and stay up to date at yourvoiceourcoast.com/macmasters-beach-design

DRAWING No:
PA3787-RHD-00-ZZ-DR-C-0001

DO NOT SCALE

MACMASTERS BEACH TEMPORARY COASTAL PROTECTION CENTRAL COAST - NSW



LOCALITY PLAN
N.T.S

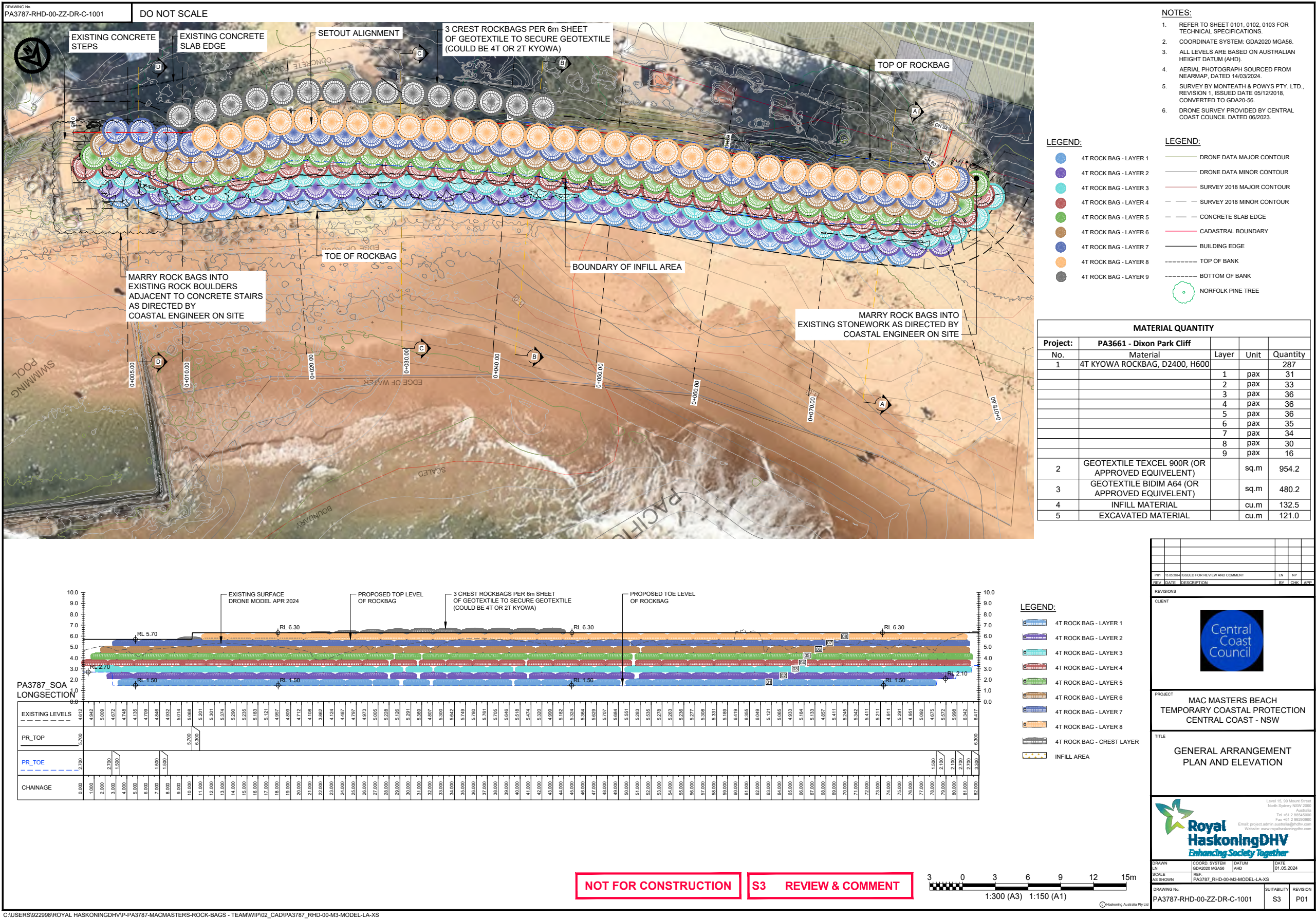
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PA3787-RHD-00-ZZ-DR-C-1001	GENERAL ARRANGEMENT PLAN AND ELEVATION
PA3787-RHD-00-ZZ-DR-C-1101	GENERAL ARRANGEMENT SETOUT PLAN
PA3787-RHD-00-ZZ-DR-C-1201	EARTHWORK PLAN
PA3787-RHD-00-ZZ-DR-C-1202	EARTHWORK VOLUME MOVEMENT PLAN
PA3787-RHD-00-ZZ-DR-C-1301	REMEDIATION DESIGN PERSPECTIVE VIEWS
PA3787-RHD-00-ZZ-DR-C-2001	REMEDIATION DESIGN TYPICAL CROSS SECTIONS
PA3787-RHD-00-ZZ-DR-C-2101	CROSS SECTIONS SHEET 1 OF 5
PA3787-RHD-00-ZZ-DR-C-2102	CROSS SECTIONS SHEET 2 OF 5
PA3787-RHD-00-ZZ-DR-C-2103	CROSS SECTIONS SHEET 3 OF 5
PA3787-RHD-00-ZZ-DR-C-2104	CROSS SECTIONS SHEET 4 OF 5
PA3787-RHD-00-ZZ-DR-C-2105	CROSS SECTIONS SHEET 5 OF 5

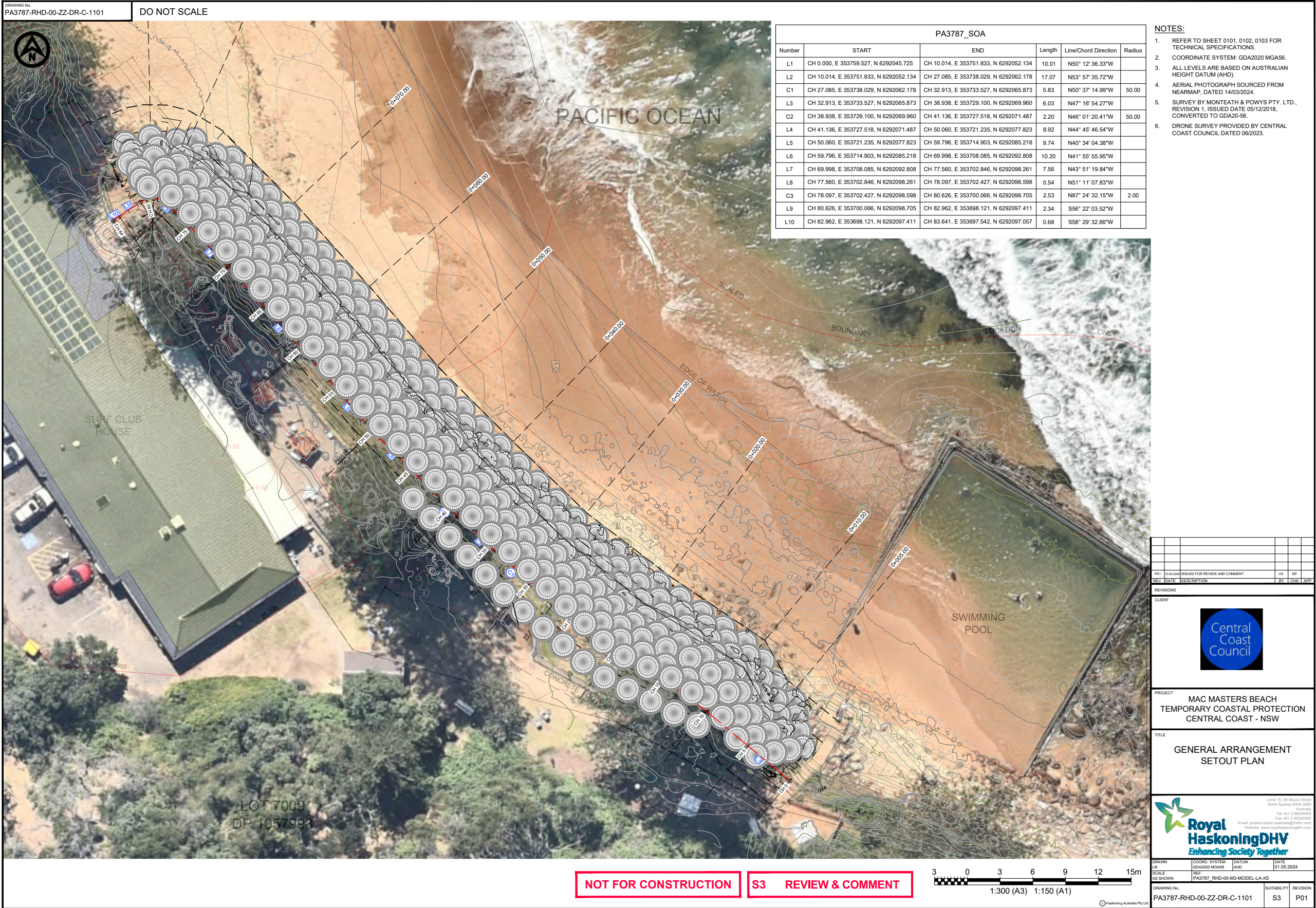
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CLIENT								
								
PROJECT								
MAC MASTERS BEACH TEMPORARY COASTAL PROTECTION CENTRAL COAST - NSW								
TITLE								
TITLE SHEET, DRAWING SCHEDULE AND LOCALITY PLAN								
 Lange 15, 80 Mount Street North Sydney NSW 2060 Australia Tel +61 2 88545000 Fax +61 2 95500000 Email: project.admin.australia@rhdhv.com Website: www.royalhaskoningdhv.com								
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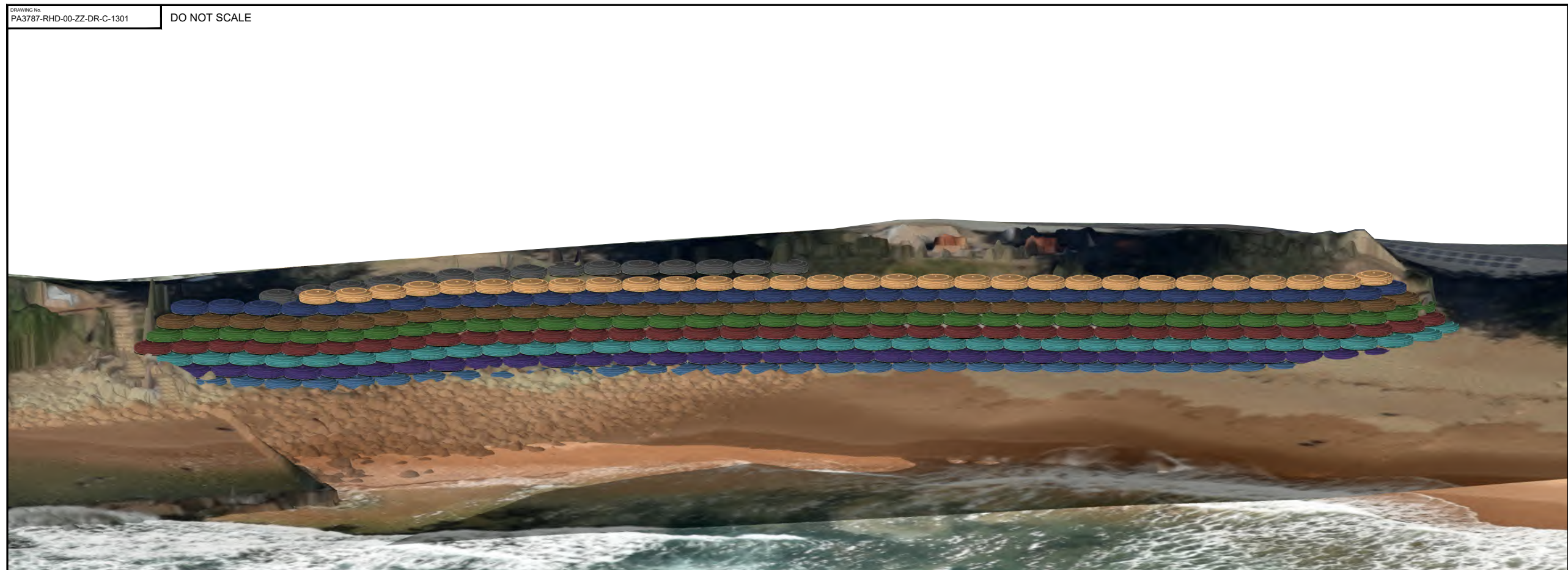


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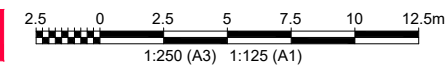


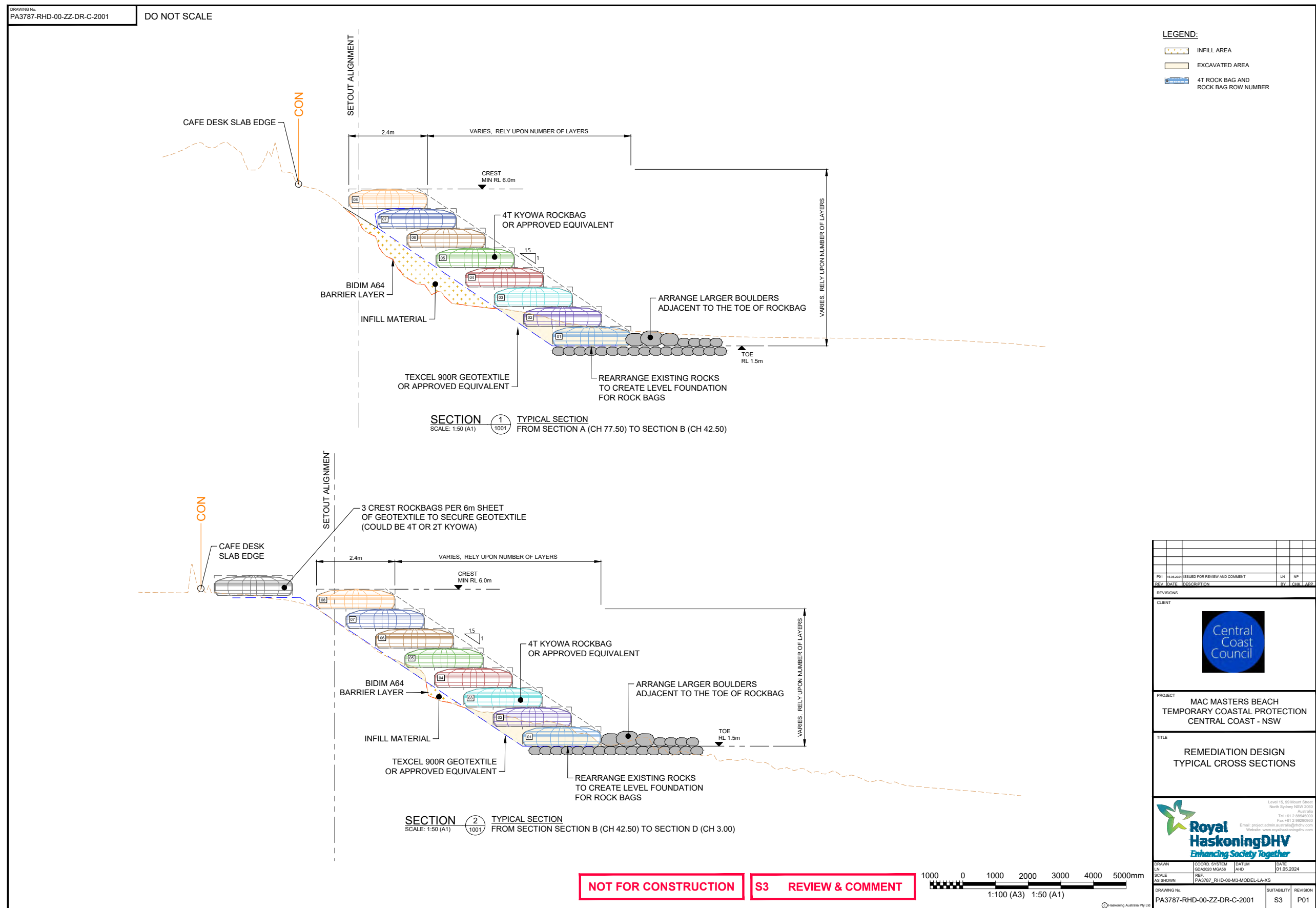
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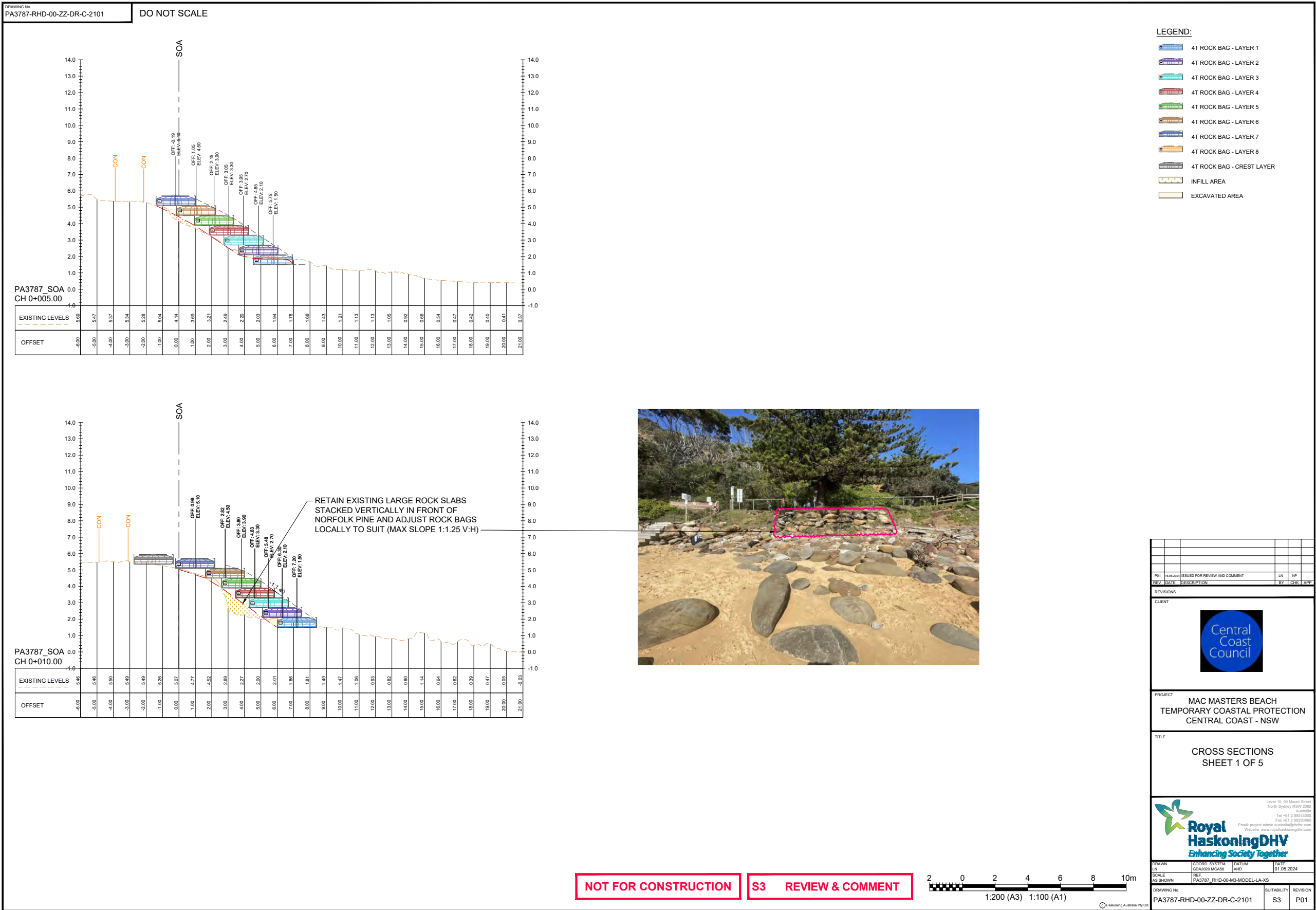
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CLIENT									
									
PROJECT									
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TITLE									
REMEDIATION DESIGN PERSPECTIVE VIEWS									
 <div>Level 15, 99 Mount Street, North Sydney NSW 2060 Australia Tel +61 2 9554-0000 Fax +61 2 9554-0000 Email: project.admin@australia@rhdv.com Website: www.royalhaskoningdhv.com</div> Royal HaskoningDHV <i>Enhancing Society Together</i>									
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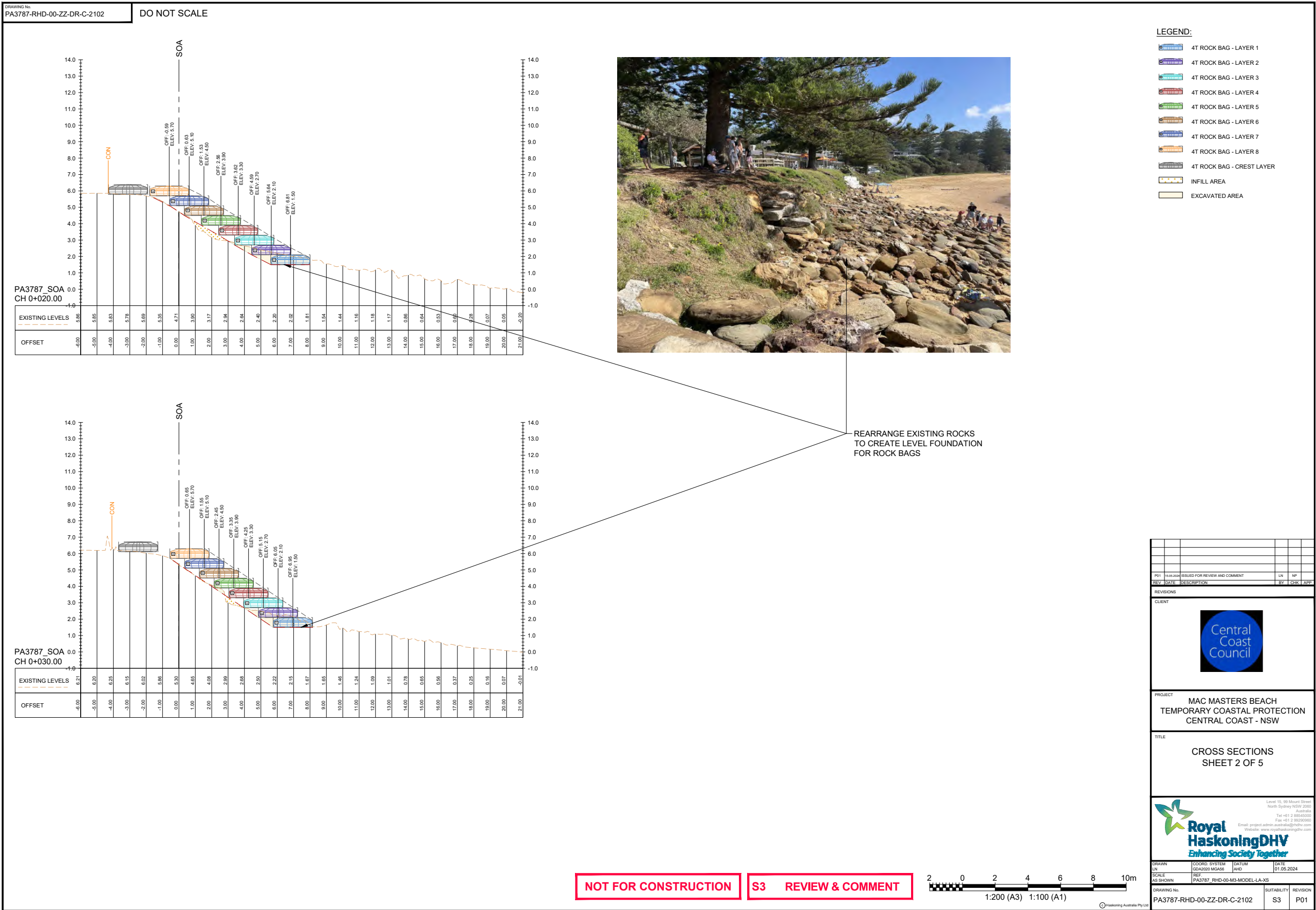
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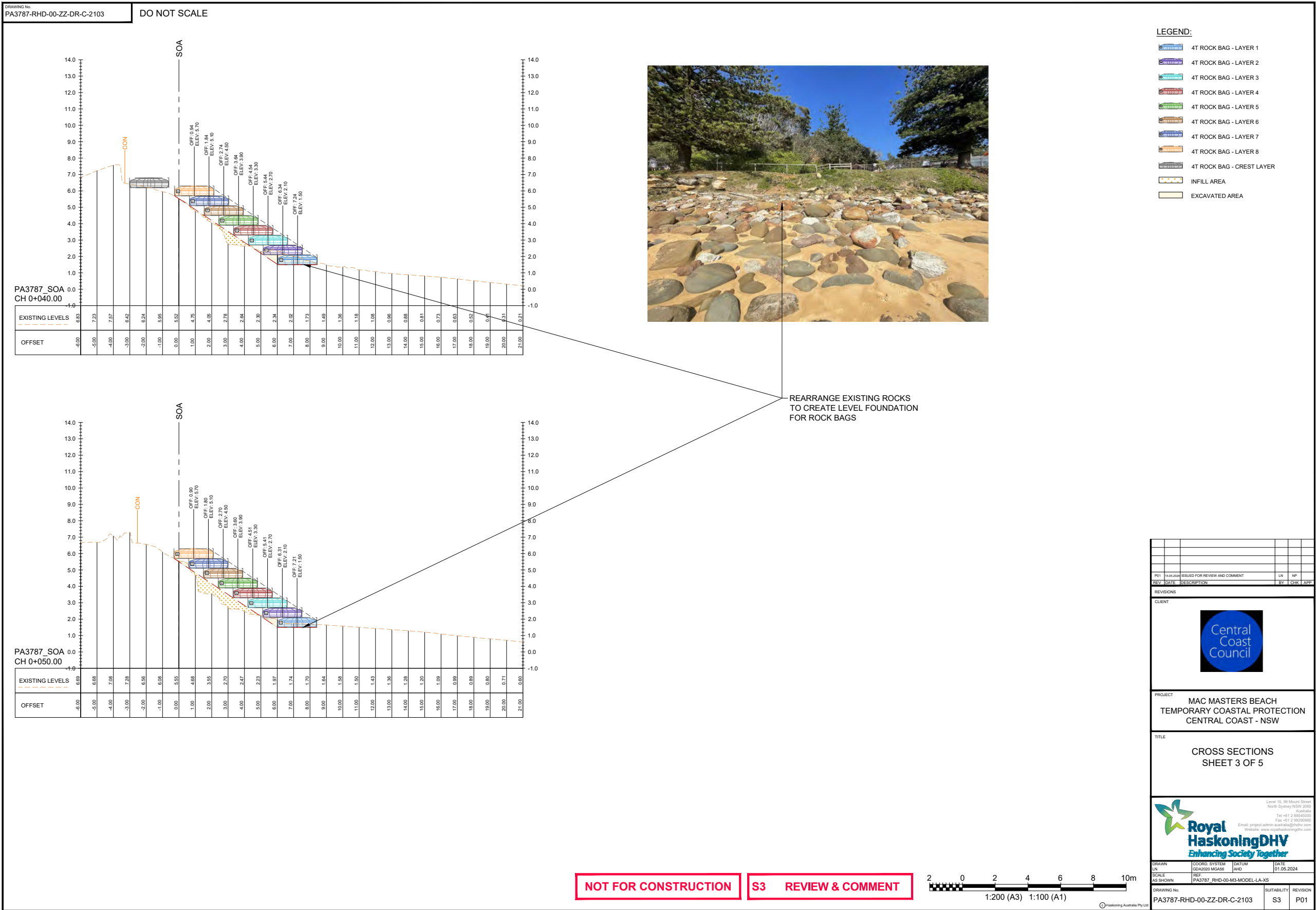
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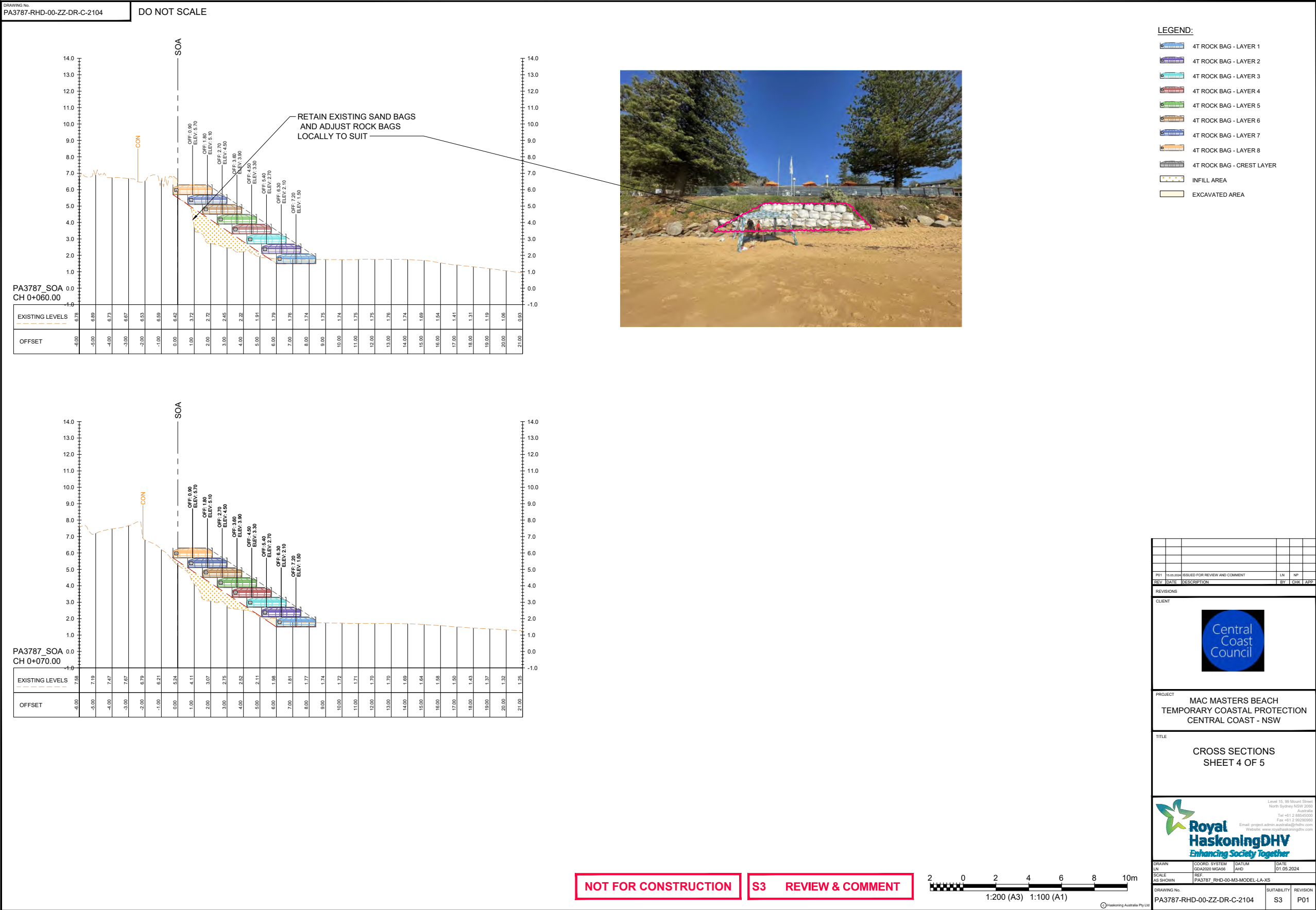


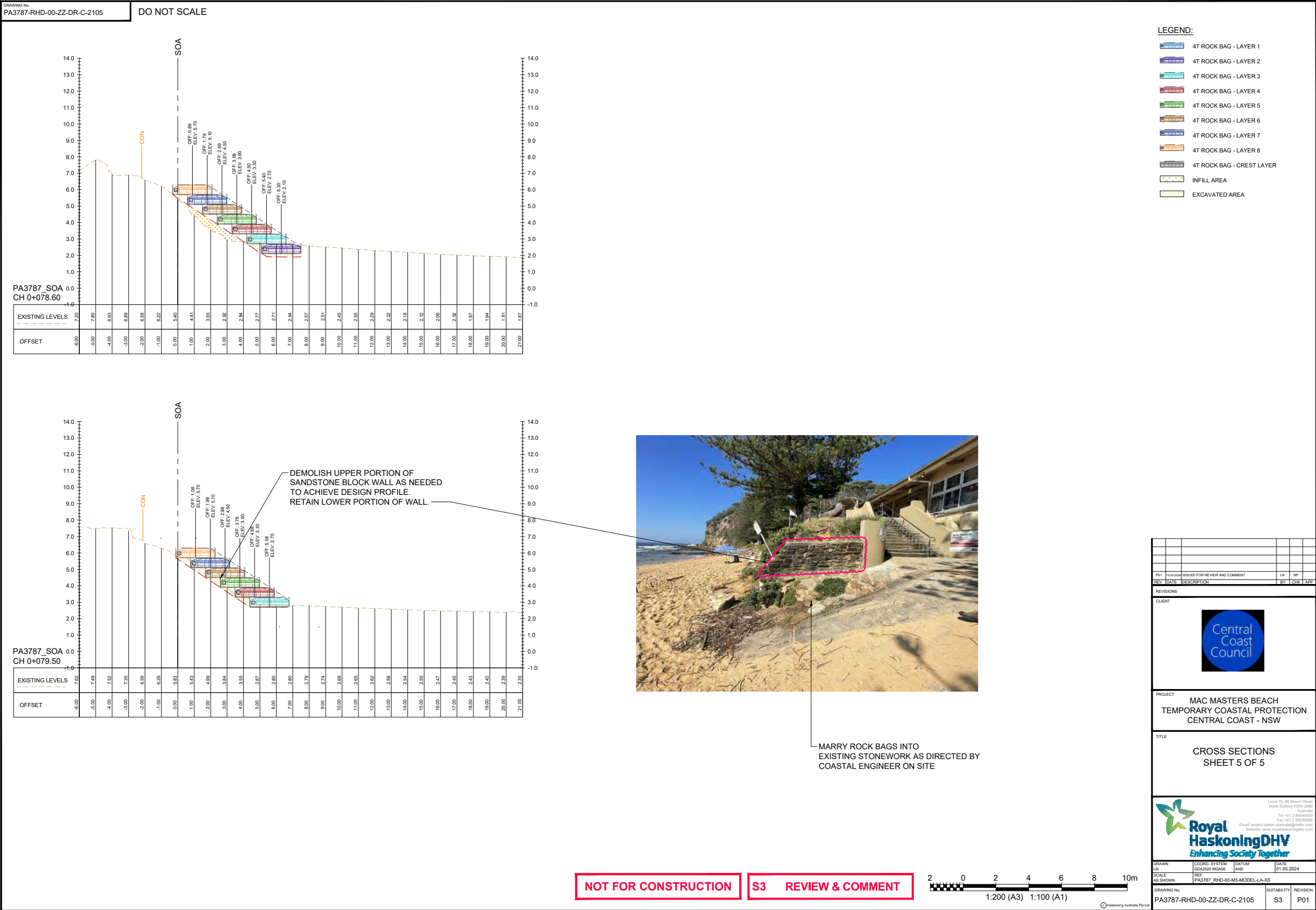






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MacMasters Beach Proposed Temporary Coastal Protection Works
Central Coast NSW

render illustrations

Central Coast Council
General Arrangement
Temporary Rock Bag Proposal



L2

Existing Condition Taken 17 Sept 2024



Draft	17/10/2024	Presentation Issue
REV	DATE	COMMENTS

MacMasters Beach Proposed Temporary
Coastal Protection Works
Central Coast NSW

SITE:
MacMasters Beach
Surf Lifesaving Club
MacMasters Beach NSW
CLIENT:
Central Coast Council

DRAWN: DATE:
SWR 01/10/2024

JOB NUMBER: PHASE: DWG No: REV:
15559.5 **L02**



412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

L3

Proposed

Illustration of temporary coastal protection works based on draft design from coastal engineer for consultation purposes.

Temporary coastal protection works comprised of Kyowa, or similar, 4 tonne rock bag armour units

Photo taken 17 September 2024 and representative of the eroded beach state. Sand volumes and beach conditions are very dynamic at this section of MacMasters Beach

The illustration shows the temporary coastal protection works with the maximum crest height, however this may be reduced.



Draft	17/10/2024	Presentation Issue
REV	DATE	COMMENTS

MacMasters Beach Proposed Temporary Coastal Protection Works
Central Coast NSW

SITE:
MacMasters Beach
Surf Lifesaving Club
MacMasters Beach NSW
CLIENT:
Central Coast Council

DRAWN: DATE:
SWR 01/10/2024

JOB NUMBER: PHASE: DWG No: REV:
15559.5 **L03**



terras
landscape architects
41/2 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

L4

Existing Condition Taken 17 Sept 2024



Draft: 17/10/2024 Presentation Issue
REV DATE COMMENTS

MacMasters Beach Proposed Temporary
Coastal Protection Works
Central Coast NSW

SITE:
**MacMasters Beach
Surf Lifesaving Club**
MacMasters BEach NSW
CLIENT:
Central Coast Council

DRAWN: DATE:
SWR 01/10/2024

JOB NUMBER: PHASE: DWG No: REV:
15559.5 L04



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TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

L5

Proposed

Illustration of temporary coastal protection works based on draft design from coastal engineer for consultation purposes.

Temporary coastal protection works comprised of Kyowa, or similar, 4 tonne rock bag armour units

Photo taken 17 September 2024 and representative of the eroded beach state. Sand volumes and beach conditions are very dynamic at this section of MacMasters Beach



Draft	17/10/2024	Presentation Issue
REV	DATE	COMMENTS

MacMasters Beach Proposed Temporary Coastal Protection Works
Central Coast NSW

SITE:
MacMasters Beach
Surf Lifesaving Club
MacMasters Beach NSW
CLIENT:
Central Coast Council

DRAWN: DATE:
SWR 01/10/2024

JOB NUMBER: PHASE: DWG No: REV:
15559.5 **L05**



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Central Coast Council

Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024



Date Adopted: XX/XX/2025

Revision: 4

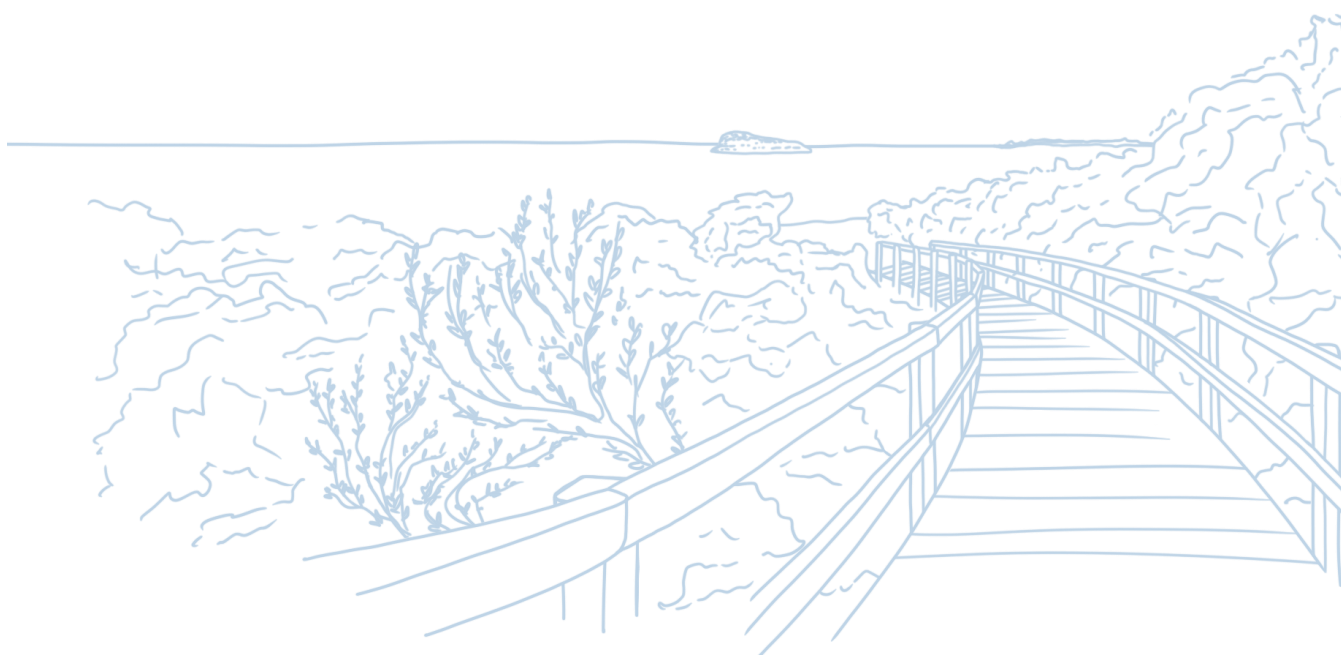


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Plan History

Revision	Date Approved by Council	Operational From	Description Of Changes
1	28/11/23	29/1/2024	Original Draft – reported to Council on 28 November 2023 for Adoption.
2	23/4/2024		Updated exhibition draft prepared for 23 April 2024 Council Meeting
3	23/7/2024	5/8/2024	Post-exhibition draft prepared for 23 July 2024 Council Meeting
4	XX/XX/2025		Exhibition draft prepared for 6 May 2025 Environment and Planning Committee Meeting

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 DD MM 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.

1.5 Are there any exemptions to the levy?

The following development is excluded from the need to pay a development contribution under this Plan:

- 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*.

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

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.

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

$$\text{Levy payable} = \%C \times \$C$$

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:

$$\text{Contribution at time of payment} = \$C_o + A$$

Where,

\$C_o is the original contribution as set out in the consent

A is the adjustment amount which is =

$$\frac{\$C_o \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where,

Current Index <i>Consumer Price Index (All Groups Index) for Sydney</i>	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 <i>Consumer Price Index (All Groups Index) for Sydney</i>	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 it has in the Central Coast Local Environmental Plan 2022.

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

Emergency Services Organisation has the same meaning as it has in the Central Coast Local Environmental Plan 2022.

Gosford City Centre means the land identified as the Gosford City Centre as shown in Figure 2.

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

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

The works listed in this schedule are to be funded from a mix of sources, including Section 7.12 funds.

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	\$881,468	\$0	\$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	\$2,194,515	\$2,250,000	\$0
3	LGA	Boat Ramps, Jetties and Swimming Enclosures	Upgrade of aquatic facilities	\$0	\$0	\$246,044	\$0
4	LGA	Implementation of the Central Coast Skatepark Action Plan	Implementation of the actions in the Central Coast Skatepark Action Plan	\$0	\$0	\$540,000	\$2,922,455
5	LGA	Implementation of the Central Coast Bike Plan	Implementation of the actions in the Central Coast Bike Plan	\$4,743,480	\$4,092,320	\$529,524	\$0
6	LGA	Public Amenities	Construct new public amenities	\$0	\$459,030	\$0	\$0
7	LGA	Wayfinding Signage Program	Implementation of the Wayfinding Signage Program	\$240,000	\$240,000	\$0	\$0
8	LGA	Public Domain Renewal	Public Domain Renewal Works	\$1,525,000	\$500,000	\$0	\$0
9	GCC	Gosford City Centre - Open Space and public domain upgrades	Open space and public domain improvements	\$566,138	\$389,112	\$0	\$0
10	GCC	Gosford City Centre - Transport and Access Management Works	Works include intersection upgrades, shared paths, cycleways, drainage, pedestrian safety and amenity improvements, kerb and gutter, pavement construction, carriageway widening, landscaping and signage	\$473,500	\$1,466,800	\$50,000	\$159,947
11	GCC	Gosford City Centre - Implementation of the Gosford City Centre Flood and Drainage Studies	Implementation of priority actions for Gosford City Centre	\$1,000,000	\$2,641,210	\$0	\$0
Total \$29,414,675				\$9,852,250	\$12,864,455	\$3,615,568	\$3,082,402

Schedule 2 - Maps

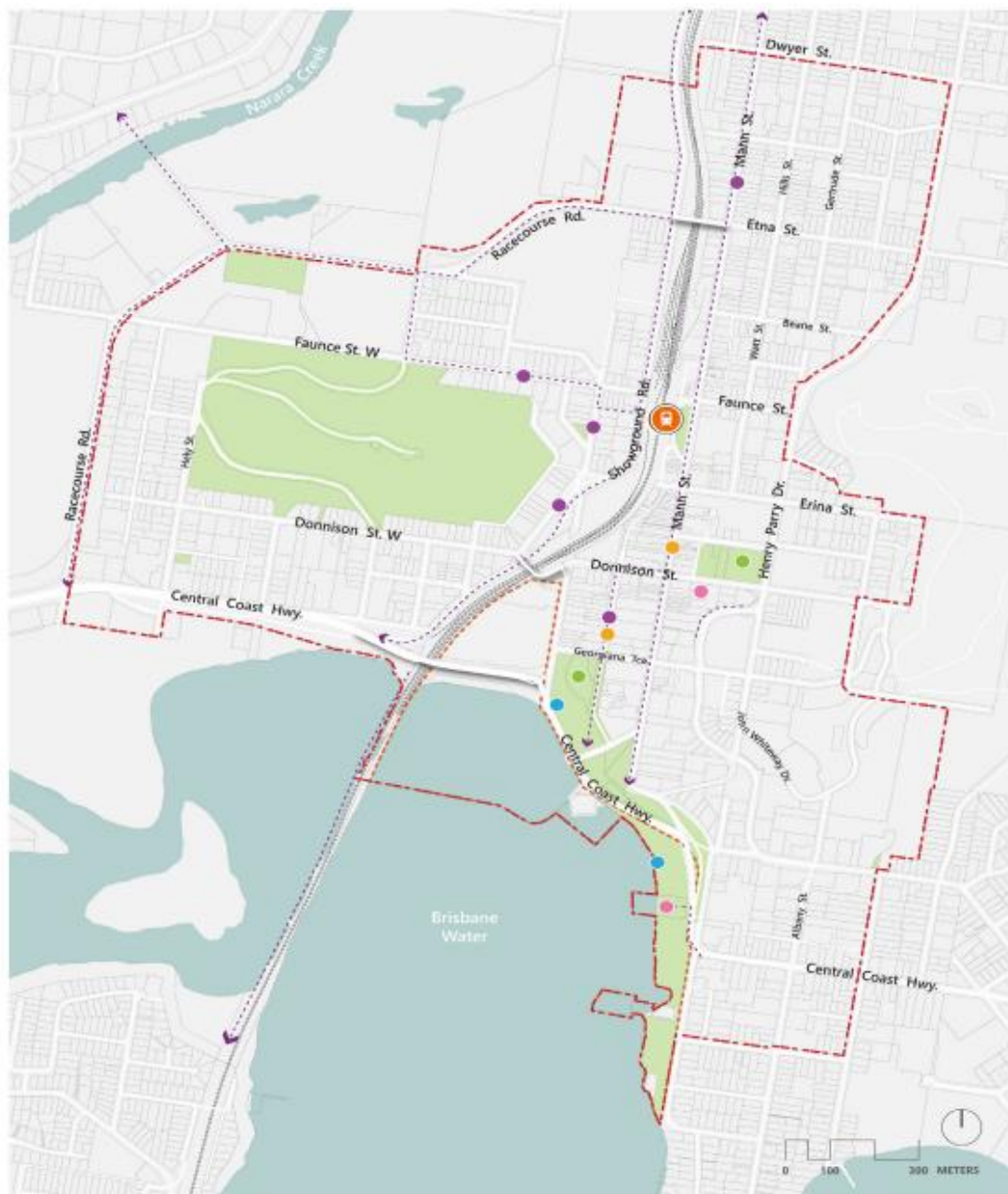
Maps provided in this schedule indicate the location of works where possible. Certain services and works are to be provided across the Central Coast and are therefore not shown by a specific site reference on the maps. Precise location of works and specific projects will be determined through Council's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



Central Coast Section 7.12
Local Infrastructure Contributions Plan



Figure 1: Central Coast Local Government Area (LGA)



**Gosford City Centre Section 7.12
Local Infrastructure Contributions Plan**

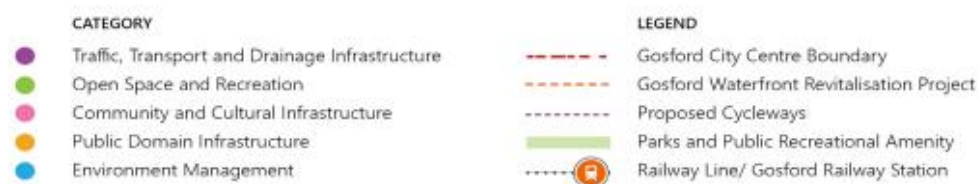


Figure 2: Gosford City Centre (GCC)

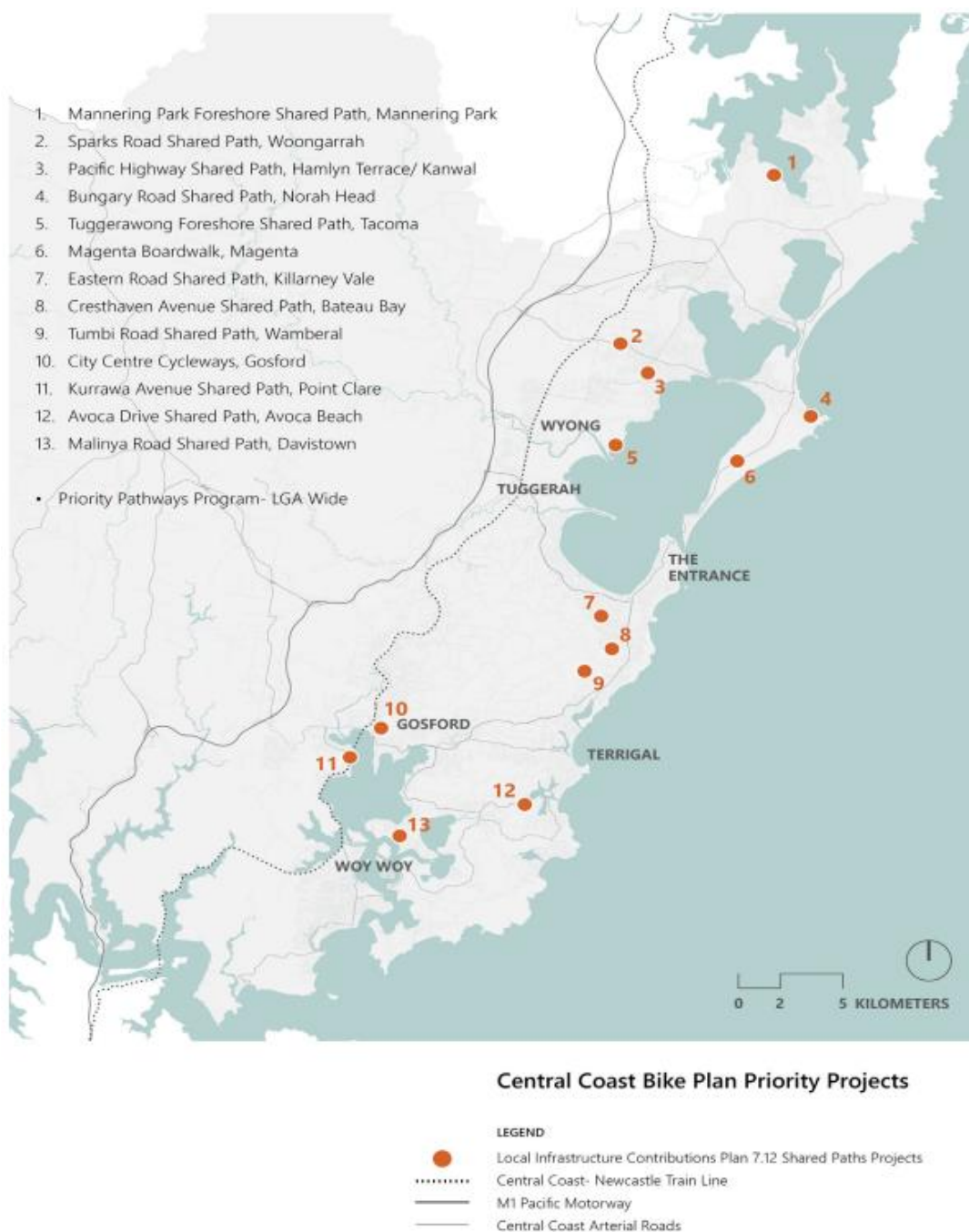


Figure 3: Central Coast Bike Plan Priority Projects

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 no 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)

Quantity Surveyors Report**Registered* Quantity Surveyor's Detailed Cost Report****Development Cost in excess of \$ 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)

Attachment 2 – Section 7.11 Local Infrastructure Contributions Plans to be repealed

	Contribution Plan No and Description	Outstanding Works in the Plan	Funds held in Plan February 2025	Funds to be transferred to
1	Contributions Plan No. 47A – Terrigal-Local Open Space, Pedestrian Footpaths, Town Centre Improvements, Cycleways, Stormwater and Flood Mitigation	Town Centre Improvements & Community Facilities to be reviewed for inclusion in Section 7.12 Local Infrastructure Contribution Plan	\$5,507,784.00	Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024
2	No. 9 – Budgewoi District Development Contributions Plan	Open Space Works to be reviewed for inclusion in Section 7.12 Local Infrastructure Contribution Plan.	\$2,797,654.00	Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024
3	No. 5 – Ourimbah District Development Contributions Plan	Community Facility – to be reviewed for inclusion in Section 7.12 Local Infrastructure Contribution Plan.	\$2,958,222.00	Central Coast Section 7.12 Plan Local Infrastructure Contribution Plan 2024
		Total Funds	\$11,263,660.00	



Central Coast Council
**Engaging on local
and regional land
use planning**

(Draft Community Participation Plan)

Central
Coast
Council

Effective planning shapes the future of the Central Coast while ensuring we protect the things that are most valued by our community. It is more important than ever to make sure we have the right balance of housing, infrastructure and services, while facilitating employment opportunities and looking after our beautiful environment.

This is a big task – made even bigger by the large geographic area we are responsible for. Community participation is essential to inform how we make planning decisions within the legislative framework in which we operate.

What is our Community Participation Plan (CPP)?

The Central Coast Community Participation Plan is designed to make community participation in planning matters easier and clearer for the community.

We have a responsibility to deliver the objectives of the Environmental Planning and Assessment Act 1979 (EP&A Act) including the promotion of orderly and economic use of land, facilitating ecologically sustainable development and promoting social and economic wellbeing. Community participation refers to how we will engage with our community in our work under the EP&A Act.

The NSW Government requires Council to prepare a CPP to identify how and when we will inform and engage with our community as we carry out our planning functions.

How to participate in planning matters

There are a number of ways to get involved in planning matters:

- Make a formal submission to a proposal
- Visit Council's Administration Centre, website or libraries to access public exhibition documents
- Contact a Council officer if you require further information.

Role of exhibition

There are several factors that influence the type and level of community participation carried out during the planning and assessment process. These factors may include the nature, size and potential impact of the project. We will use a variety of notification methods to ensure the community is informed of planning projects and to outline opportunities to participate.

How we will notify

This table outlines planning functions and how we will notify the community.

	Written notification or letter	Newspaper advertisement	Central Coast Council website	Physical notice displayed on site
Draft Community Participation Plan	N	N The <i>Local Government (General) Regulation 2005</i> was permanently amended in April 2020 to remove requirements for newspaper advertising in response to the COVID-19 pandemic.	Y	N
Draft local strategic planning statements	N		Y	N
Planning proposals for local environmental plans subject to gateway determination	N		Y	N
Draft development control plans	N		Y	N
Draft contribution plans	N		Y	N
Application for development consent (other than for complying development certificate, for designated development or for State significant development)	Y *	N	Y	N
Application for development consent for designated development	Y	Y	Y	Y
Application for modification of development consent that is required to be publicly exhibited by the regulations.	Y	Y	Y	N
DA – application for development consent for State significant development	Advertisement of State Significant development is managed by the NSW Department of Planning.			

* There are some instances where notification of a Development Application may not be required. This is generally for minor amendments that do not affect a site. Please contact us or visit our website for further advice.

Consideration of submissions

The purpose of advertising proposed development is to enable the community to participate in the planning process through submissions. We have a duty to consider all submissions received during the assessment process.

For a submission to be recognised as an individual submission it must be unique and distinctive. For example, form letters and petitions will be treated as one unique submission. Similarly, a single submission signed by 10 individuals or identical submissions received from the same address will be counted as one unique submission.

Once submissions are considered, any concerns raised through this process may be conveyed to the applicant for response. Notice of the application's determination will be provided to every individual who makes a submission. In the case of submissions with multiple signatories, the notification will be extended to the first signatory.

Re-notifications/ re-advertisement

Where an applicant makes amendments to their application before a determination is reached, we may re-notify or re-advertise the application if, in the opinion of Council, the environmental impact of the development has significantly increased.

To qualify as a submission, the submission must:



be in writing by email or letter



be submitted within the nominated exhibition time period



reference the application, policy or plan being exhibited



be based on planning grounds in support or objection of the proposal



include the name, address and daytime telephone of the author

Submissions must be lodged with Council by 5pm on the final day of the exhibition period.

Submission process for development applications



An aerial photograph of a city landscape. In the foreground, a multi-lane highway bridge spans over railway tracks. A large, modern stadium with a green field and blue seating is visible. To the left, a river flows. The background shows a dense urban area with various buildings and a large, forested hill. A large teal circle is overlaid on the right side of the image, containing text.

The Joint Regional Planning Panel

In NSW, regionally significant development is assessed by a Joint Regional Planning Panel (JRPP) appointed by the State Government and relevant Councils. The JRPP has the role of making independent and merit-based decisions on planning that may affect the region.

The mandate of the JRPP is specific and more information on its role can be found on the [JRPP](#) page of Council's website.

Local Environment Plan and Development Control Plan notification requirements

Local Environmental Plans are the main environmental planning tool developed by a local planning authority to shape the future of communities and ensuring local development is done appropriately. An LEP sets the planning framework for a local government area.

The Central Coast Local Environmental Plan (LEP) 2022 and Central Coast Development Control Plan (CCDCP) 2022 came into force on 1 August 2022. The CCDCP contains Chapter 1.2 Notification of Development Proposals. Chapter 1.2 identifies the requirements for the notification and advertising of development and other applications.

This chapter may be amended from time to time to reflect changes to legislation or as a result of community feedback when sought.

Planning instruments and minimum exhibition timeframes

This table outlines the planning functions, strategies and minimum exhibition timeframes as set out in Schedule 1 of the EP&A Act.

The number of days in an exhibition period are calendar days, not business days.

Note: As stated in the EP&A Act, if the exhibition period is due to close on a weekend or a public holiday we may extend the exhibition to finish on the first available work day. The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition.

Project timelines

Exhibition timeframes are often just one part of a project's timeline, and some projects can take multiple years from conception and planning, to completion. It is important to know that your feedback is considered and referenced throughout the entire timeline of a project, even if it was provided at the start of the project.

Planning instrument	Minimum exhibition timeframe
Draft Community Participation Plan (this document)	28 Days
Draft local strategic planning statements Local strategic planning statements are a 20-year planning vision, including land use, infrastructure and sustainability objectives that demonstrate how a Council will meet the community's needs into the future.	28 Days
Planning proposals for local environmental plans subject to gateway determination Planning proposals may be initiated by Council or submitted by applicants seeking an amendment to the Central Coast Local Environmental Plan or State Environmental Planning Policy (SEPP). The notification process will vary based on the size and complexity of the proposal.	Various
Draft development control plans Development Control Plans provide detailed planning and design guidelines to support the planning controls in local environmental plans. The Central Coast Local Environmental Plan 2022 and Central Coast Development Control Plan 2022 came into force in August 2022.	28 Days

Planning instrument	Minimum exhibition timeframe
Draft contribution plans Development Contribution Plans are contributions that refer to the money collected from developments to help maintain and build new infrastructure across the Central Coast, such as playgrounds, community facilities and local roads.	28 Days
Application for development consent (Development application/DA) A development application is a formal application to Council for permission to carry out a new development. There are multiple levels of development types, each with different requirements. Specific information is found under Central Coast Development Control Plan 2022 - Chapter 1.2 Notification of Development Proposals.	14 days (to 21 days for certain land uses)
Application for development consent for designated development Designated development refers to developments that are high-impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a coastal wetland)	28 Days
Re-exhibition of any amended application for certain land uses	21 Days
Review of determination	14 Days
Environmental impact statement (EIS) obtained under Division 5.1 An EIS prepared for development under Part 5 of the EP&A Act for certain development such as state significant development.	28 Days
Environmental impact statement obtained under Division 5.2 State significant infrastructure includes major transport and services development such as rail and road infrastructure, pipelines and development in National Parks.	28 Days
Local approvals policy A local approvals policy sets out the requirements for activities which require approval under Section 68 of the <i>Local Government Act 1993</i> . It also establishes exemptions for which certain activities do not require application under Section 68 and relevant criteria that must be satisfied for each activity.	A Local Approvals Policy or amendment to an existing Local Approvals Policy is to be exhibited for a minimum of 28 days and submissions accepted for a minimum of 42 days from commencement of the exhibition period.
Non-statutory strategic planning matters There are a number of non-statutory planning matters that still require adequate public exhibition as part of Council's commitment to community engagement. These projects, studies and documents may include, but are not limited to: <ul style="list-style-type: none"> • Sector studies (e.g., new housing or economic development studies). • Masterplans and place plans • Precinct or centre studies/plans (e.g. Public domain plans). 	28 days (not legislated)



MARCH 2025

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