

CONTRIBUTIONS PLAN NO. 164

# GOSFORD REGIONAL CENTRE



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## **1 INTRODUCTION**

### **1.1 History of Contributions Plan Area**

The Gosford CBD is the primary administrative and commercial centre of the Gosford Local Government Area. Its role as a regional level retailing centre has been diminished, however, as a result of major retail developments at Erina and Tuggerah. This has led to a perception that the CBD was in decline and has resulted in speculation as to development potential for sites, including variations in floor space ratio controls and heights.

A number of initiatives have been undertaken to foster the revitalization process, including the Gosford CBD Strategic Plan, the Urban Design and Landscape Masterplan and the more recent Review of Strategic Directions for the Revitalisation of Gosford City Centre. Development within the CBD has in the past been guided by the work of the CBD Working Party that has been responsible for the implementation of the CBD upgrade as financed under the Financial Strategy and provided guidance in relation to development proposals. Other initiatives include the Integrated Building Facades for Mann Street. These previous initiatives are more directly related to commercial and retail revitalisation. Council has also formed the Living City Team in March 2002 with a view to furthering the revitalisation process from a more holistic perspective, encompassing development issues together with social, cultural and community factors, to ensure a more coordinated approach to the management of the City Centre.

Recently, with development reaching full capacity in surrounding medium/high density residential zones (ie John Whiteway and Henry Parry Drives), there has been increased demand for a greater level of residential development (as part of mixed commercial/retail/residential developments). There are currently no Contributions Plans in place for the City centre to ensure that commensurate services and facilities are provided for an incoming residential population. There are also no current plans for services and facilities for workers within the CBD.

It is important to recognize the role and significance of the CBD and its immediate suburbs, and the higher order services and facilities that are required for a regional centre such as Gosford. Planning NSW's Shaping the Central Coast also recognizes Gosford as a regional centre with compact city emphasis.

Within the zoned CBD area there are no contributions being levied to increase the range of services and facilities for residents or workers. For the outlying suburbs of the CBD, Contributions Plans only exist for local level facilities to serve medium density areas.

Given the regional role of Gosford CBD, there is a need to recognize that new developments shall increase the demand for regional level services and facilities and that the provision of such will enhance the attraction of the CBD as a living city.

### **1.2 Name of Contributions Plan**

This Plan is called Contributions Plan No 164 Gosford Regional Centre and consists of this document and map marked Contributions Plan No 164 – Gosford Regional CBD. This Plan has been prepared in accordance with Section 94B of the Environmental Planning and Assessment Act and Part 4 of the Environmental Planning and Assessment Regulation, 2000.

The Contributions Plan came into effect on the 11 June 2003.

### **1.3 Abbreviations within Contributions Plan**

“LEP” means the deemed Local Environmental Plan, the Gosford Planning Scheme Ordinance, as amended by subsequent Local Environmental Plans.

“EPA Act” means the Environmental Planning and Assessment Act, 1979, as amended.

“CP” means Contributions Plan No. 164 – Gosford Regional Centre, comprising both this document and accompanying map.

“MPB” means material public benefit, that may be works in kind undertaken in lieu of the payment of a monetary contribution.

### **1.4 Land to which Contributions Plan applies**

This CP applies to land to which the Gosford Planning Scheme Ordinance (as subsequently amended) applies, as outlined by a bold black line on the map marked “Section 94 Contributions Plan No. 164 – Gosford Regional Centre” encompassing the suburbs of Gosford, North Gosford, West Gosford, East Gosford and Point Frederick.

### **1.5 Relationship to other Plans**

This CP is made under, and generally conforms to the provisions of deemed Environmental Planning Instrument, the Gosford Planning Scheme Ordinance (as subsequently amended) that contains the legal planning controls for development within the area to which the CP applies.

The CP is to be read in conjunction with:

- Section 94 Contributions Plan No. 43A – East Gosford Local Open Space Contributions Plan (which includes land at Point Frederick within Zone No 2(c) Residential)
- Section 94 Contributions Plan No. 49A – North Gosford Medium Density Area Contributions Plan
- Section 94 Contributions Plan No. 50A – West Gosford (Presidents Hill) Medium Density Area Contributions Plan
- Section 94 Contributions Plan No. 57A – John Whiteway Drive

It should be noted that the above medium density CPs assume a take-up rate of development of 50% (ie only one in two lots zoned for medium density would be developed for that purpose). Given development trends since the plans’ adoption in October 1993, higher take up rates may actually ultimately occur and this is reflected in the population projections under this CP. Review of these CPs will progressively be carried out. Other plans to be considered include:

- Gosford City Centre Strategic Plan, December 1997

- Gosford CBD Urban Design and Landscape Masterplan, April 2000
- Various Development Control Plans that may relate to specific forms of development, such as DCP 100 – Medium Density Development, DCP 111 – Carparking, and DCP 127 – Cluster Housing
- Shaping the Central Coast

### **1.6 Purpose of Contributions Plan**

The purpose of the CP is to enable the levying of developer contributions for the provision and upgrading of public services and amenities which will be required as a result of the increase in demand generated by workers in new retail and commercial enterprises and residents in new residential development within the CBD and its immediate suburbs.

### **1.7 Operation of Contributions Plan**

This CP will come into force on the date of public notification pursuant to Clause 31(4) of the Environmental Planning and Assessment Regulation, 2000, giving notification of Council's adoption of the plan being 18 April 2012.

### **1.8 Application of Contributions Plan**

When a Development Application is lodged which relates to land to which this CP applies, Council shall take the provisions of this CP into consideration in determining that application.

Compliance with this CP does not necessarily imply that Council will consent to any application.

Contributions levied under this plan will be payable as follows:

- (a) Development applications involving subdivision – payment prior to the release of the subdivision certificate.
- (b) Development applications involving building – payment prior to the release of the construction certificate.
- (c) Development applications not accounted for in (a) or (b) above – payment prior to the release of development consent.
- (d) Complying Development Certificates prior to the release of the complying development certificate.

Deferred payment may be accepted (Bank Guarantee or similar) and the form of payment will be considered at the Development Application stage.

### **1.9 Review Process for Contributions Plan**

This CP will be reviewed when considered appropriate having regard to the rate of development of the area, number of applications received for residential development within the CBD and review of works that may be required.

### **1.10 Accounts**

A Register is kept by Council, which outlines the following information:

- funds received from the date of the Contributions Plan coming into effect in accordance with Clause 31(4) of the Environmental Planning and Assessment Regulation, 2000;
- funds levied under this plan will be accounted for separately (that is, funds levied under this plan shall have a separate account);
- the source of all funds received from the date of the plan coming into effect shall be separately identified (that is, identifying which specific development paid which specific contribution);
- expenditure of all funds received, identifying works on which the funds were spent, and timing of expenditure;

These records are kept in accordance with the Environmental Planning and Assessment Regulation, 2000. In accordance with the Environmental Planning and Assessment Regulation, these records are available for public perusal at the Ground Floor Counter of Council's Administration Building, Mann Street, Gosford, during normal business hours. Copies of the Contributions Plan are available to interested persons.

In accordance with the Regulation, an Annual Statement will be prepared and be available for public perusal, along with the Register of Accounts. The first annual statement shall be issued as soon as practical after the end of the first financial year in which the plan came into effect, and from then on, annually, as soon as practical after the end of each financial year.

### **1.11 Complying Development and the obligation of Accredited Certifiers**

In accordance with section 94EC (1) of the Environmental Planning and Assessment Act 1979, accredited certifiers must impose a condition requiring monetary s94 contributions for any complying development which satisfies the requirements of this contributions plan. The amount of the contribution is to be determined in accordance with the formulae contained within the contributions plan and the current contributions' rate.

The conditions imposed must be consistent with Council's section 94 conditions relating to complying development in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to keep up to date with any amendments or changes to the plan (including changes to contributions' rate arising from indexation) accurately calculate the contributions and to apply the section 94 condition correctly.

### **1.12 Construction Certificates and the obligation of Accredited Certifiers**

In accordance with section 94EC of the Environmental Planning and Assessment Act and Clause 146 of the Environmental Planning and Assessment Regulation, 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 payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions 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 142(2) of the Environmental Planning and Regulation. The only exceptions to the requirement are where works in kind, material public benefit, dedication of land or a deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## **2 WORKFORCE / RESIDENTIAL POPULATION PROJECTIONS**

### **2.1 Residential Population**

The existing Contributions Plans for the medium density areas of East Gosford, North Gosford, West Gosford and John Whiteway Drive form the basis for the projections of residential growth with the Regional Centre CP area, with an assumption based on development expectations for the CBD itself. The residential projections are provided in the table below.

<b>LOCALITY</b>	<b>2001 POPULATION (2001 CENSUS)</b>	<b>EXPECTED INCREASE<sup>1</sup></b>	<b>FULL DEVELOPMENT</b>
Gosford CBD	2751	2500 <sup>2</sup>	5251
West Gosford	1636	1024 <sup>3</sup>	2660
North Gosford	3241	1576	4817
John Whiteway Drive Precinct	(inc in Gosford CBD)	1900	1900
East Gosford	3332	1408 <sup>4</sup>	4740
Point Frederick	1621	(inc in East Gosford CP projection)	1621
Sporadic across CP		1500 <sup>5</sup>	1500
<b>TOTAL</b>	<b>12,581</b>	<b>9908</b>	<b>22,489</b>

**Note:** Some Census localities actually divide existing CP areas.

- <sup>1</sup> Expected increase in population is derived from ultimate additional units assumed under the existing medium density CPs, less units commenced as at 31 December 2001, with an average assumed occupancy rate of 2 persons/unit.
- <sup>2</sup> For Gosford CBD, there is no quantum to extrapolate an expected population increase, given the lack of residential unit development to-date. An expected 2500 persons is considered reasonable given previous rezoning applications and enquiries made to Council in relation to this form of development and would be subject to review and monitoring.
- <sup>3</sup> For West Gosford, given previous development trends, a 75% take up rate is considered reasonable.
- <sup>4</sup> For East Gosford, given previous development trends, an 85% take up rate is considered reasonable.
- <sup>5</sup> Within the CP boundary, land that is zoned Zone No 2(a) Residential or Zone No 3(b) Business (Special) has development potential for sporadic medium density residential development, including: dual occupancy developments, cluster housing, secondary dwellings or any other medium density residential development respectively. It is considered reasonable that the future projection be increased, and Section 94 Contributions be levied on these forms of development as well.

For the purposes of this plan, the number of new residents expected within Gosford Regional Centre CP is 9908 persons. (This represents an increase of approximately 80% for full development).

It is noted that assumptions have had to be made having regard to the uncertain number of applications for mixed developments within the CBD itself, rate of development within the existing medium density areas and potential for other forms of medium density residential uses outside of areas formally zoned for this purpose.

## **2.2 Workforce Population**

There is very little quantifiable information available as to the number of persons who currently work in the Gosford CBD. Information provided by the Transport NSW (Transport Data Centre) indicates that within the Contributions Plan boundary at the 1996 Census, there was 14,669 workers, with a projection for 2001 of 15,196, representing a growth rate of 3.5% over the period (or 0.7% per annum). Given that with the revitalisation strategy and other initiatives such as the redevelopment of Gosford Hospital this growth rate could be expected to rise, the following projections (based on a 1% per annum increase) are made:

<b>YEAR</b>	<b>ESTIMATED WORKFORCE</b>
2001	15,196
2005	15,813
2010	16,620
2015	17,407
2020	18,358

For the purposes of this plan, the total increase in the CBD workforce is estimated to be 3162 workers. (This represents an increase of approximately 20%, most of which will be located within Gosford CBD itself)

The total increase of workforce/residential population within the Regional CBD is 13,070 persons.

### **3 OBJECTIVES**

The objectives of this Contributions Plan are:

- (a) to ensure that infrastructure, works, services and facilities associated with increased population from medium and high density living within the regional CBD are funded under Section 94 of the Environmental Planning and Assessment Act;
- (b) to ensure that Council provided infrastructure, works, services and facilities associated with an increase in the workforce population within the CBD are funded under Section 94 of the Environmental Planning and Assessment Act;
- (c) for Council to effectively manage implementation of the Contributions Plan to ensure provision of infrastructure, works services and facilities meet demand;
- (d) to provide a basis for determining fair and reasonable developer contributions;
- (e) to establish a nexus between anticipated development and contributions sought;
- (f) to enable the timely provision of infrastructure, works, services and facilities;
- (g) to encourage public participation in the formulation of the plan;
- (h) to provide the development industry with certainty as to the amount of contributions required for particular types of developments;
- (i) to facilitate proper financial management and accountability for expenditure of contributions received;
- (j) to identify approximate locations and estimated costs of infrastructure, works, services and facilities to be provided;

### **4 CONTRIBUTIONS**

#### **4.1 Nexus**

The Section 94 Contributions were derived using the information and formulae outlined in this document. Section 94 gives Councils the power to levy contributions from developers for facilities and works/services required as a consequence of development. This power relies upon there being a clear link or nexus between the development and the works or facilities for which the levy is being required. This nexus has been established by this plan.

#### **4.2 Apportionment**

For the purposes of this plan, the majority of works are considered to be new works required as a direct result of the increase in residential and workforce population. It should be noted that Council shall have to identify funding sources for those works where only a portion of the cost has been attributable to Section 94 contributions. Some works identified in the Schedule are apportioned, however, where the total cost of the facility cannot be solely attributed to new residents/workers. Council shall also have to identify other funding sources to pay for the remainder of these works.

#### **4.3 Recreational Facilities**

Council's Recreation Services Unit has reviewed the existing Contributions Plans for local medium density areas and considers that additional facilities are required to accommodate a regional level population increase in workers and residents. As noted in the Gosford CBD Urban Design and Landscape Masterplan (April 2000) the existing CBD recreation reserves contain little or no infrastructure. In order to offer a range of recreational opportunities to cater for the predicted residential and workforce increase the reserves will require considerable embellishment works to make them useable, enjoyable places for the incoming population. There is a demonstrated need for a range of embellishment to recreational facilities to cater for the predicted population increase. It should be noted that the implementation of these facilities would require a commitment from Council to allow for an increase in recurrent funding in order to provide a whole of life asset management service that is commensurate with community expectations.

In relation to active recreational facilities, a number of playing fields are already provided within the CP boundary however these facilities (not including Grahame Park) are utilised year round and are at or near capacity. It is clear that an increased resident population will have a significant impact on the ability of these facilities to cater for the demand. The option for expansion of these facilities is not feasible due to lack of space. Therefore the best option (as opposed to embellishment of existing facilities) would be to provide an additional facility if space were available. It is recognised that an additional facility would also provide for residents outside the catchment so the contribution would be a percentage of the development cost (50% apportioned).

The Gosford Showground Trust has approached Council with an offer to develop an area at the showground for community use playing fields, which is also supported by the Showground Trust. This represents one of the last opportunities for Gosford City Council to gain playing fields within the designated contributions boundary. The facilities to be provided are detailed in Appendix 1 – Works Schedule.

#### **4.4 Roadworks**

The basic road network within the regional CBD is already established. Added capacity can only be provided through the provision of improvements to the existing network, through traffic management facilities, pavement upgrading etc or significant new works to create new routes. Any new routes may also be subject to agreement from the RTA in relation to location of routes, funding, etc.

Increased residential developments at higher densities and redevelopment of retail/commercial areas results in more vehicles using the road network and thus placing greater demands on the existing road network. This has potential to reduce the road network's ability to operate safely and efficiently, and increase in noise, congestion, emissions and accidents. The end result is higher demands on the existing road network directly attributable to increased levels of development.

There is a clear nexus between increased residential, retail, commercial and industrial development and its affect on the road network and it is thus reasonable to levy a contribution on these developments for improvements to the road network to accommodate these developments.

#### **4.5 Community Facilities**

Development that increases residential population shall place increased demand on existing community facilities and services. An increase in the workforce within the CBD shall also place pressure on existing services such as child care centres. There is also a need to provide regional level community facilities and services that shall promote the Gosford CBD a regional centre and contribute to cultural diversity and enhancement.

It is thus reasonable to levy for Section 94 contributions, as the new residential and workforce population will have a direct affect on community and cultural services and facilities.

#### **4.6 Environmental Protection**

##### **4.6.1 Water Quality**

The increase in residential and workforce population within the regional centre shall result in increased potential and actual stormwater pollution, such as litter, silt, nutrients, etc. This will impact on the water quality and ecological health of Brady's Gully Creek, Narara Creek, Erina Creek and Brisbane Water. As a result, it is necessary to install stormwater treatment devices at some key outlets, as well as restore and increase the buffering capacity of the abovementioned creeks (including some erosion and bank and bed controls structures). It is well documented that riparian zones help improve water quality in creeks and to hold river banks together. This is important with increased flows expected from higher density development and consequent increase in sealed areas generating increased runoff volume and velocity.

##### **4.6.2 Natural Reserves**

Within the CP boundary there are three natural reserves that are important for environmental protection and the provision of nature based recreational opportunities for the future residents of Gosford. The proposed increase in population as indicated in the CP will result in an increased demand for passive recreation.

The three main natural areas are Rumbalara Reserve, President's Hill Reserve and Carawah Reserve. Within each of the natural reserves, nature based recreational infrastructure such as picnic areas, lookouts and walking trails have been developed. The proximity of the natural reserves to the development areas in the Gosford Regional Centre coupled with the high percentage of unit developments that are likely to occur will result in the increased use of the natural reserve areas for passive recreation. The current level of recreational infrastructure in the natural reserves will not meet the increased demand for passive recreation opportunities from the projected population numbers. Enhancement of the infrastructure in the natural reserves is required to cater for the additional use associated with increased numbers of residents. Embellishment works would encompass the provision of additional facilities such as walking tracks, lookouts, barbecues and picnic area. Each of the reserves will require enhancement works to be undertaken as outlined in Appendix 1 – Works Schedule

#### **4.7 Material Public Benefit**

Contributions made in accordance with this plan will usually be in the form of a monetary contribution in accordance with this plan, however alternative "in kind" contributions may be acceptable if they are deemed by Council to represent an equivalent public benefit (MPB). In the case of alternative payments/works being proffered, a proponent is required to make prior written representations to Council at which time the proposal may be considered and negotiated.

An offer for the provision of an MPB should be made in writing prior to works commencing and where possible at the time of the development application being assessed. The request should clearly state:

- what MPB or land dedication is proposed;
- the value of the MPB or land dedication;
- what contributions the MPB is proposed to offset;
- if the work has not been identified under the plan, why it is of an equivalent benefit to the community compared to what has been identified under this plan.

An assessment of MPB is then to be undertaken by Council. This assessment shall include such consideration as:

- the impact of the MPB will have on the levels of services and facilities for the community, when compared with what has been identified under the existing CP;
- the impact on the provision of other essential services and amenities; and
- the impact on work schedules and cash flow that shall result.

It should be noted in the event of draft Local Environmental Plan applications that propose significant departures from existing planning controls and statutory limitations, MPBs may be negotiated for other works and facilities not necessarily identified under this plan. In this event, the provisions of this CP shall also continue to apply and relevant contributions required in addition to MPBs that may be negotiated as part of the draft LEP process.

## 5 FORMULAS

### 5.1 Recreational Facilities

The contribution for recreational facilities is determined as:

total cost of recreational facilities  
population increase (workforce and resident)

Which equates to:  $\frac{\$3,950,000}{13,070}$

= \$ 303 / person\*  
\* subject to indexation  
(refer to Appendix 1 Schedule A)

### 5.2 Roadworks

The contribution for roadworks is determined as:

total cost of roadworks  
population increase (workforce and resident)

Which equates to:  $\frac{\$5,580,000}{13,070}$

= \$ 427 / person\*  
\* subject to indexation  
(refer to Appendix 1 Schedule B)

### 5.3 Community Facilities

The contribution for community facilities is determined as:

total cost of community facilities  
population increase (workforce and resident)

Which equates to:  $\frac{\$3,250,000}{13,070}$

= \$249/ person\*  
\* subject to indexation  
(refer to Appendix 1 Schedule C)

### 5.4 Environmental Protection

The contribution for environmental protection treatments is determined as:

total cost of environmental protection works  
population increase (workforce and resident)

Which equates to:  $\frac{\$1,645,000}{13,070}$

= \$ 126/person\*  
\* subject to indexation  
(refer to Appendix 1 Schedule D)

## **5.5 Indexation Figures**

All contributions are indexed quarterly in accordance with the following formula:

per person contribution rate x I1/I2

Where:

I/1 = Current Consumer Price Index (ALL Groups Index) for Sydney issued by the Australian Statistician (i.e. the latest quarter index)

I/2 = Original Consumer Price Index (ALL Groups Index) for Sydney issued by the Australian Statistician (Note: Original means at the time of each CP being adopted)

## **5.6 Density Assumptions**

For residential developments, the following occupancy rates are assumed:

Small unit	–	1.5 persons
Medium unit	–	2.0 persons
Large unit	–	3.0 persons
New lot	–	3.0 persons

Whilst the current trend is for lower occupancy rates within proximity to major urban centres, the assumed occupancy rates under this plan are slightly higher, given the exhaustion of urban release areas, increased amenity and liveability of the CBD as a result of the revitalization strategy and attractiveness for families currently within some sectors of the Sydney market.

In the event of medium density residential development outside of the 3(c) zone, a credit of 2 persons for an existing allotment of land shall apply except in relation to where the development is for a secondary dwelling. Medium density residential development includes units, villas, dual occupancies, townhouses, residential flat buildings, apartments, secondary dwellings and the like.

Although this is lower than the assumption for large unit occupancy and new single lot occupancy, this is considered reasonable, given the small size of existing dwellings and age of housing stock which render it unlikely to be used by large family units. A credit shall only apply for land zoned 3(c) where an existing dwelling is located on the land and is to be replaced by new development.

Although only a small proportion of existing residential lots throughout the wider CBD may have potential for resubdivision, this may still occur subject to compliance with minimum lot criteria. For any infill Torrens title subdivision, however, the new occupancy density shall be assumed to be 3 persons, given the trend for larger dwelling houses and attractiveness of new housing for family groups.

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For retail, commercial, industrial and tourist/hotel developments, the following workforce density rates are assumed:

Commercial floor space	=	1 worker/20m <sup>2</sup> of floor space
Retail floor space	=	1 worker/ 40m <sup>2</sup> of floor space
Industrial floor space	=	1 worker/50m <sup>2</sup> of floor space
Tourist/hotel floor space	=	1.5 person/room and 1 worker/50m <sup>2</sup> of public area floor space

These assumptions are based on accepted industry standards.

For the purposes of this CP, commercial floor space includes activities such as communication facilities, finance and investment, insurance, property and business services, public administration, health, welfare and religious institutions and other community services and the like. Industrial floor space includes such uses as bulky goods stores, furniture and building material showrooms, motor showrooms and other activities that are dependent upon a large amount of floor or site area to conduct the activity and the like.

Floor space is defined in Clause 3 of the Gosford Planning Scheme Ordinance as being:

“Floor space in relation to a building or work, includes all wall thickness, ducts, vents, staircases and lift wells, but does not include:

- (a) in the case of a building, any parking space in the building being a space provided to meet the standards required by the consent authority (but not a space provided in excess of those standards) or any internal access to that space;
- (b) space used for the loading or unloading of goods; or
- (c) lift towers, cooling towers, machinery and plant rooms or any storage space related thereto.”

(Clause 3, Gosford Planning Scheme Ordinance)

In the event of a building being demolished and replaced by a new building, a credit shall be applied equivalent to the number of workers/floor space of the building to be demolished.

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**APPENDIX I**

**WORKS SCHEDULE**

**A RECREATIONAL FACILITIES**

<b>PROJECT</b>	<b>WORKS DETAILS</b>	<b>COST</b>
Kibble Park upgrade	Enhanced works identified under UDLM	\$1,200,000
Gosford Foreshore	Upgrade in accordance with UDLM including edge plantings, shade trees, boulevards, play equipment, artworks, furniture @\$1 mill/ha x 2 ha	\$2,000,000
Gosford Showground	2 senior/2 junior fields, irrigation, lighting and new amenities	\$750,000*
<b>TOTAL COST OF WORKS:</b>		<b>\$3,950,000</b>

\* Indicates contributions towards total cost

**B ROADWORKS**

<b>INTERSECTIONS</b>		
<b>PROJECT</b>	<b>WORKS DETAILS</b>	<b>COST</b>
Faunce St/Watt St, Gosford	Mini roundabout	\$ 50,000
Racecourse Rd/Batley St, Gosford	Mini roundabout	\$100,000
Holden St/Faunce St, Gosford	Mini roundabout	\$ 60,000
Showground Rd/Racecourse Rd, Gosford	Major upgrading involving grade separation	\$300,000*
Gertrude St/Dwyer St, Gosford	Mini roundabout	\$ 50,000
Albany St/Donnison St, Gosford	Roundabout	\$100,000
Albany St/William St, Gosford	Mini roundabout	\$ 50,000
Albany St/Erina St, Gosford	Mini roundabout	\$ 50,000
Georgina Tce/John Whiteway Dr, Gosford	Safety improvements	\$ 40,000
Brougham St/Althorp St, East Gosford	Roundabout	\$ 70,000*
Melbourne St/Adelaide St, East Gosford	Roundabout	\$ 50,000*

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<b>INTERSECTIONS</b>		
<b>PROJECT</b>	<b>WORKS DETAILS</b>	<b>COST</b>
Russell St/Adelaide St, East Gosford	Roundabout	\$ 80,000*
<b>Sub total</b>		<b>\$1,000,000</b>

<b>FOOTPATHS / CYCLEWAYS</b>		
<b>PROJECT</b>	<b>WORKS DETAILS</b>	<b>COST</b>
Racecourse Rd, Pacific Hwy to Showground Rd, West Gosford	1900 metres of off road shared foot path/cycleway, with stenciling @2.5 metres wide	\$400,000
Duke St/Frederick St/Lynn Ave/York St, East Gosford	400 metres of off road shared foot path/cycleway, with stenciling @ 2.5 metres wide	\$80,000
Hylton Moore Park/Russell St/Punt Bridge, East Gosford	240 metres of off road shared foot path/cycleway, with stenciling @ 2.5 metres wide	\$50,000
<b>Sub-total</b>		<b>\$530,000</b>

<b>KERB AND GUTTER AND ADJACENT ROAD SHOULDER</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Brougham Street, East Gosford (east side) - <i>Caroline Street to George St</i> (to complete)	\$ 60,000
Russell Street, East Gosford (east side) – <i>Adelaide St to Althorp St</i> (to complete)	\$ 40,000*
Donnison Street (north end), Gosford - <i>Kendall St to Moore St</i> (to complete)	\$150,000*
Faunce Street, West Gosford – <i>Young St to Batley St</i> (to complete)	\$170,000
Etna Street, Gosford (south side) – <i>Henry Parry Dr to Jarrett St</i> (to complete)	\$ 50,000
Jarrett Street, North Gosford (east side) – <i>Etna St to Dwyer St</i> (to complete)	\$ 80,000
Mann Street (Pacific Hwy), North Gosford (west side) – <i>Etna St to Henry Parry Dr</i> (to complete)	\$300,000
Kendall Street, Gosford – <i>Showground Rd to Hargraves St</i> – road pavement rehabilitation/footpath (200 metres)	\$170,000

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<b>KERB AND GUTTER AND ADJACENT ROAD SHOULDER</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Showground Road – <i>Racecourse Rd to Glennie St West</i> – kerb & gutter/adjacent road shoulder & 2.5 metre cycleway (to complete) (700 metres)	\$200,000*
Faunce Street West, Gosford and West Gosford – <i>Cape St North to Racecourse Rd</i> – pavement width, kerb & gutter, adjacent road shoulder to complete. 1.2 metres footpath north side (900 metres)	\$250,000*
Batley Street North, West Gosford – <i>Sinclair St to Faunce St West</i> – pavement widening, kerb & gutter, adjacent road shoulder (to complete)	\$50,000*
Watt Street, Gosford – <i>Erina St to Faunce St</i> – carriageway widening & realignment of entry to Gateway Shopping Centre (200 metres)	\$70,000
Gertrude Street, North Gosford – <i>Ormond St to Dwyer St</i> – pavement widening, kerb & gutter, adjacent road shoulder, 1.2 metre footpath east side (to complete) (300 metres)	\$300,000
Etna Street, North Gosford – <i>Hill St to Henry Parry Drive</i> – pavement safety improvements (300 metres)	\$80,000
Holden Street, West Gosford - <i>Faunce St West to Hargraves St</i> – pavement rehabilitation, kerb & gutter, adjacent road shoulder, footpath east side (to complete) (150 metres)	\$100,000
Dwyer Street, Gosford – <i>Gertrude St to Henry Parry Drive</i> – carriageway widening, rehabilitation, kerb & gutter adjacent road shoulder, 1.2 metre footpath (to complete) (230 metres)	\$200,000
Webb Street, East Gosford – <i>Adelaide St to Caroline St</i> – pavement widening, kerb & gutter, adjacent road shoulder (380 metres)	\$300,000
Lushington Street, East Gosford – <i>Brougham St to Henry Parry Drive</i> – carriageway widening, kerb & gutter, adjacent road shoulder	\$250,000
<b>Sub total</b>	<b>\$2,820,000</b>

<b>FOOTPATHS REQUIRED / UPGRADING</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Henry Parry Drive, Gosford – <i>Erina Street East to Etna St (west side)</i> 850 metres	\$100,000
Racecourse Road, Gosford/West Gosford – <i>Beane Street West to Holden St (south side)</i> – 280 metres/1.2 metres wide	\$ 50,000*
Henry Parry Drive, Gosford – <i>Georgiana Tce to Frederick St (isolated sections – east side)</i> 400 metres/1.2 metres	\$ 70,000

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<b>FOOTPATHS REQUIRED / UPGRADING</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Dane Drive, Gosford – <i>Georgiana Tce to Masons Parade (east side)</i> 600 metres/1.2 wide	\$ 60,000
Masons Parade, Gosford – <i>Broadview Avenue to York Street (east side)</i> 420 metres/1.2 metres wide	\$ 50,000
<b>Sub-total</b>	<b>\$330,000</b>

<b>BRIDGE AND UNDERPASS / OVERPASS INFRASTRUCTURE</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Donnison Street Railway Overbridge – replacement/widening	\$300,000*
Racecourse Road – Etna Street Railway Overbridge – replacement/widening	\$200,000*
Masons Parade – pedestrian overpass/underpass	\$200,000*
Gosford Foreshore – pedestrian overpass/underpass	\$200,000*
<b>Sub-total</b>	<b>\$900,000</b>
<b>TOTAL COST OF ROADWORKS:</b>	<b>\$5,580,000</b>

\* Indicates contribution towards total cost

**C COMMUNITY FACILITIES**

<b>SCOPE OF WORKS</b>	<b>COST</b>
Contribution to Civic/Performance Space (1000m2 of floor space)	\$1,000,000
Contribution to Child care center (40 spaces, with some spaces available for workers)	\$1,000,000
Shop front gallery/exhibition space within CBD	\$750,000
Funding to allow commissioning of CBD art works	\$500,000
<b>TOTAL</b>	<b>\$3,250,000</b>

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**D ENVIRONMENTAL PROTECTION**

<b>WATER QUALITY</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Installation of pollution control devices at Hylton Moore Park, East Gosford	\$200,000
Installation of pollutant control devices at Russell Drysdale, Street	\$100,000
Installation of pit baskets in West Gosford Gosford Shopping Centre	\$100,000
Riparian rehabilitation, buffer creation, bed and bank control structures, in Narara, Brady's Gully and Erina Creeks	\$500,000
<b>Sub total</b>	<b>\$900,000</b>

<b>NATURAL RESERVES</b>	
<b>SCOPE OF WORKS</b>	<b>COST</b>
Embellishment of Rumbalara Reserve – walking track, lookout and picnic area enhancement	\$460,000
Embellishment of Presidents Hill Reserve – walking track, lookout and picnic area enhancement	\$220,000
Embellishment of Carawah Reserve – picnic area enhancement	\$65,000
<b>Sub total</b>	<b>\$745,000</b>
<b>TOTAL COST:</b>	<b>\$1,645,000</b>

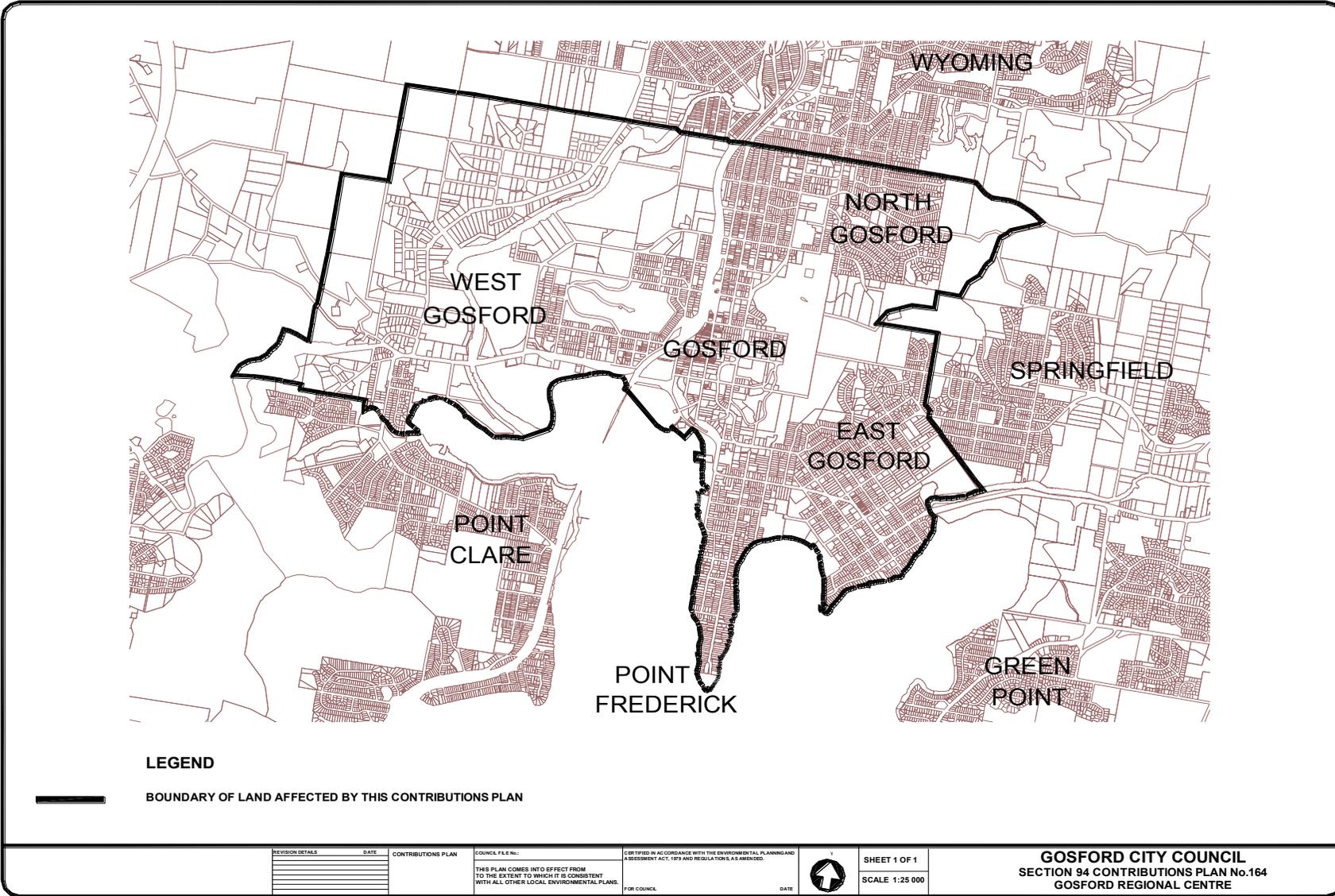
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**APPENDIX II**

**CONTRIBUTIONS SUMMARY**

	<b>DENSITY</b>	<b>REC FACILITIES</b>	<b>ROADWORKS</b>	<b>COMM FACILITIES</b>	<b>ENVIRONMENT PROTECTION</b>	<b>TOTAL</b>
\$/person		\$303	\$427	\$249	\$126	\$1,105
Small unit	1.5	\$455	\$641	\$374	\$189	\$1,659
Medium unit	2.0	\$606	\$854	\$498	\$252	\$2,210
Large unit	3.0	\$909	\$1,281	\$747	\$378	\$3,315
Single lot	3.0	\$909	\$1,281	\$747	\$378	\$3,315

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PLAN REFERENCE: Q:\CP\_GOSFORDCBD.DWG