

Summary

Introduction

Central Coast Council is currently in the process of reviewing its contributions plans across the Central Coast region.

The Warnervale Contributions Plan (the Plan) is the first to be reviewed given the district's rapid growth. The draft plan will replace the existing adopted Warnervale District Contributions Plan.

The review provides an opportunity to simplify the contributions plan and update information to address current and future needs and costs.

The amended plan must determine the incoming population to assess the types of infrastructure for the incoming community. The value of this infrastructure is determined when the plan is adopted. During periods between plan review's the value of the works is indexed. For more information on indexation see Section 4.6 of the Plan.

The following infrastructure, amenities and services have been identified in the draft plan to meet the needs of the future Warnervale community:

- Transport network requirements including new/upgraded road segments, new/upgraded intersections, cycleways and riparian crossings
- Various parks and playing fields:
 - 15 small parks, 3 large parks and 2 semi natural areas in Warnervale, Wadalba and Hamlyn Terrace;
 - 6 small parks in Warnervale South,
 - 2 small parks in Warnervale Town Centre,
 - 2 small parks, 1 large park and district playing fields in South Wadalba,
 - Hill Top Park and Ridge Top Park in the Warnervale Town Centre.
- Community facilities including the Warnervale Smart Hub including a library and multi-purpose district space. An indoor recreation centre is also included but can only be partially funded under the local plan. Council will be seeking grant funding support from the state and federal government to deliver this local and regionally significant infrastructure.
- Environmental corridor land and works
- Warnervale South Floodplain restoration works
- Acquisition of drainage land, for drainage channels, floodways, and the major floodplain
- Drainage works including open channels, culverts and the Porters Creek Diversion Scheme
- Stormwater quality treatment works, where treatment is not already provided by development on site

Summary

Key changes between the current and amended plan

1. Reduction of contribution rate

The review of the Warnervale Contributions Plan has resulted in a proposed reduction in the local infrastructure development contribution rate. This reduction is expected to have a positive impact on the stimulation of development and employment for the Central Coast.

2. Reduction in catchments

The Contributions Plan identifies a number of catchments for the different categories of infrastructure and services set out in the plan. These catchments are used to calculate contribution rates for all types of development. The amended plan has reduced the number of drainage catchments from 41 to 1. Community Facilities, Open Space and Studies Catchments have been reduced from seven catchments to one. The number of road and intersections catchments has also been reduced from 15 to 5. These amendments will make it easier for developers and the community to determine a contribution rate for their development.

3. Removal of state road intersections from the plan.

A Special Infrastructure Contributions Fund has been set up by the state government to collect contributions for state infrastructure such as roads and intersections. Seven State road intersections along the Pacific Highway and Sparks have been removed from the Warnervale Contributions Plan. It was determined that State Infrastructure should not be included in Local Contributions Plans.