



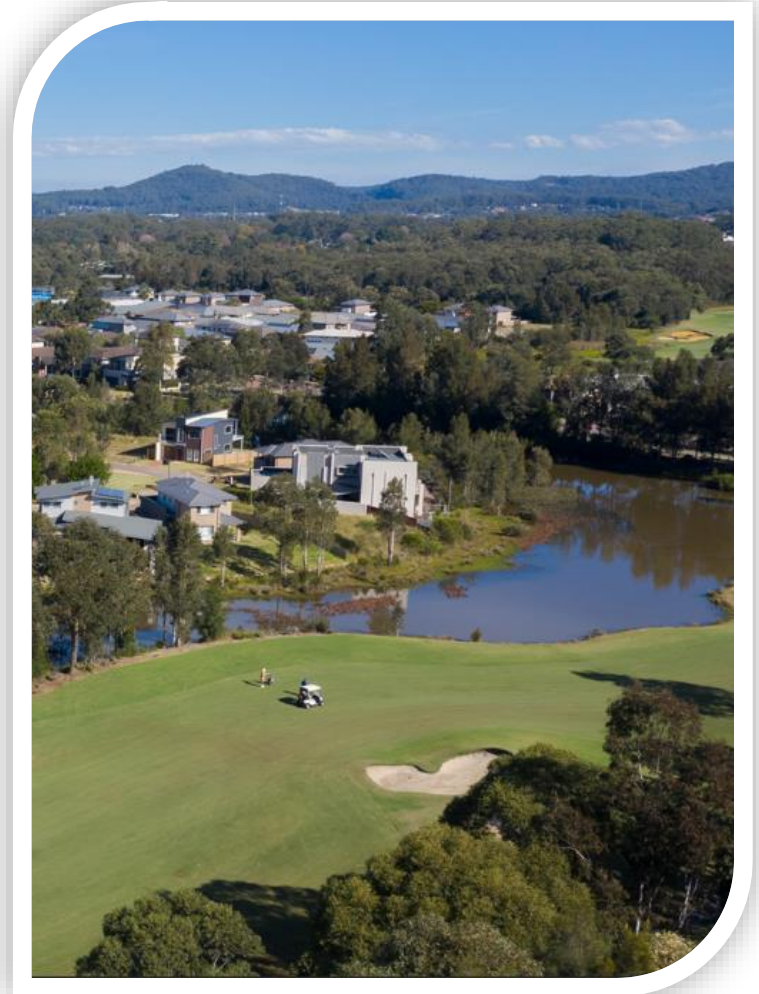
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# Central Coast Regulatory Policy

March 2024

# Recap - Drivers for the policy

- Council's Policy Framework requires that policies are reviewed every 5 years to ensure they are appropriate and fit-for-purpose.
- Council's existing Policy for Compliance and Enforcement (Existing Policy) was implemented in Jan 2017 and requires review/renewal.
- The proposed Central Coast Regulatory Policy (Proposed Policy) will replace the Existing Policy.



# Public exhibition and outcomes



- The Proposed Policy was put to Council in November 2023 where it was resolved to place it on public exhibition and seek community input.
- The Proposed Policy was placed on public exhibition between 7 December 2023 and 7 February 2024.
- 0 submissions were received on the Proposed Policy during this time.

# Final changes to Policy

- Final review of the Proposed Policy has been undertaken to ensure that the document is editorially correct and complies with current document control conventions under Council's Policy Framework.
- Limited changes have been made to the content (text alignment changes and removal of references to state government departments due to recent name changes).
- There have been no substantive changes as a result of these editorial updates.

# Other notable matters

- As outlined in the November Council meeting and accompanying report, it was proposed that a number of outdated policies be revoked if the Proposed Policy is adopted.
- These policies were:
  - a. Council's Policy for Compliance and Enforcement
  - b. Wyong Shire Council's Policy for Parking Enforcement
  - c. Council's Smoke-Free Outdoor Public Spaces Policy
  - d. Council's Tree and Vegetation Vandalism Management Policy
  - e. Gosford City Council's Open Space Encroachment Policy
  - f. Council's Water-Craft Storage on Public Land Policy

# Next steps if adopted



- Formally included in Council's Policy Register and placed on Council's website.
- Proposed Policy will be implemented and considered by all staff undertaking regulatory functions.
- Other policies as shown within will be revoked or updated.
- Supporting actions (e.g., website content, priorities statement) will be progressively rolled-out.

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Council Meeting  
26 March 2024

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Outcomes of Public Exhibition and  
Finalisation of Planning Proposal and  
Planning Agreement,  
Narara Eco Village

March 2024



# Planning Proposal

- On 13 December 2023, Council resolved to support a Planning Proposal and amended Planning Agreement, undertake community and public authority consultation, and request delegation for Council to finalise and make the draft Local Environmental Plan.
- 4 submissions were received during the exhibition period – 3 supported the proposal and 1 objected due to traffic concerns. A further submission was received during exhibition of the amended Planning Agreement – regarding weed management of the land to be dedicated to Council.
- Minor amendments have since been made to the Planning Proposal, site-specific DCP and Planning Agreement.
- The amendments seek to respond to matters raised by agencies (i.e. the Department of Planning and NSW Rural Fire Service), internal feedback from Council officers and recent changes in land ownership on the subject site.

# Proposed Amendments

## Planning Proposal

- Updated Lot and DP references to reflect recent Stage 2 subdivision.
- Updated to include 'attached dwellings' as an additional permitted use.
- Removed references to 'commercial premises' as additional permitted use and replaced with 'restaurants or cafes, take-away food and drink premises, shop, markets and business premises.'
- Updated to include findings of the Strategic Bushfire Study prepared in response to NSW RFS recommendations.
- Updated to include an amendment to Schedule 5 Environmental Heritage of CCLEP 2022 to reflect updated descriptions and Lot and DP as a result of recent Stage 2 subdivision.

## Site-specific DCP

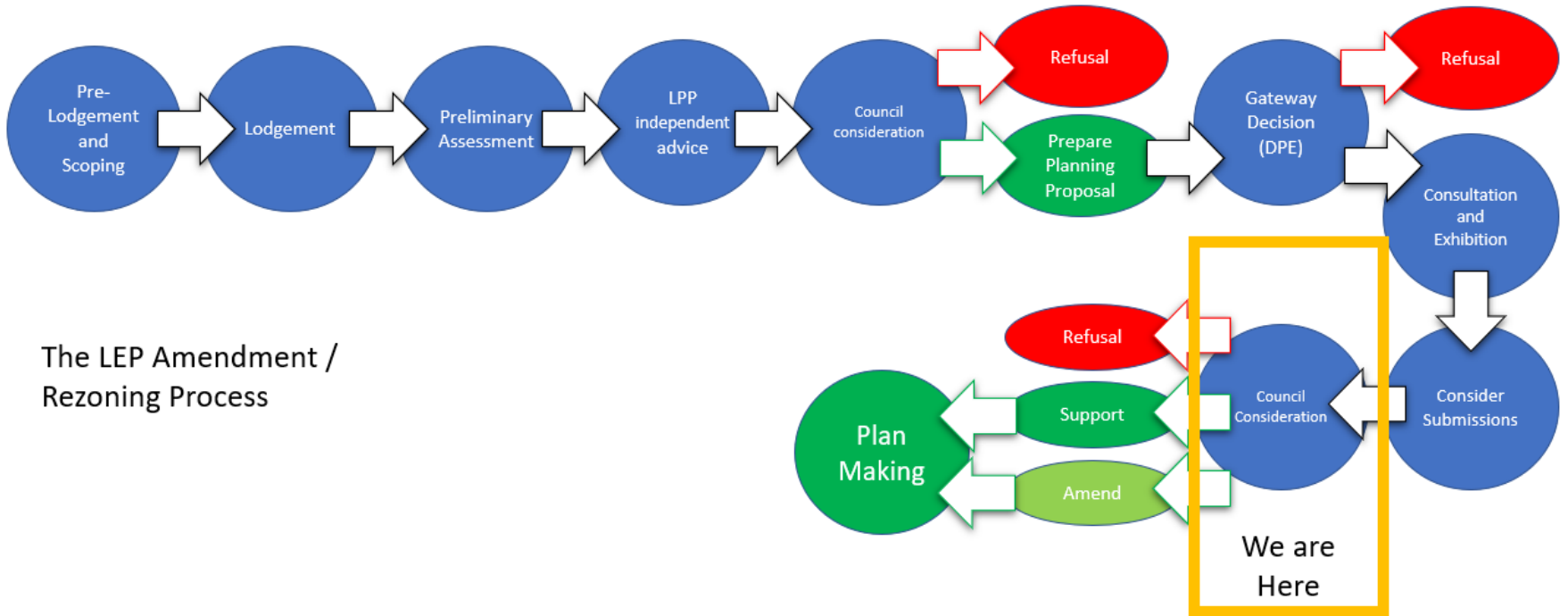
- Amended the definition of flood liable land to be consistent with the Flood Risk Management Manual.
- Amended Section 5.8.4.6 to clarify the flood controls that apply to all flood liable land.
- Amended Section 5.8.4.7 to reflect the updated Conservation Management Plan and include additional heritage provisions.

## Planning Agreement

- Amended Deed of Amendment to Planning Agreement to release the following lots from the Planning Agreement: Lots 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, and 93 in DP 270882.
- Register the VPA on Lots 1, 38, 39 and 95 DP 270882.



# Current Status



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# Council Meeting

26 March 2024



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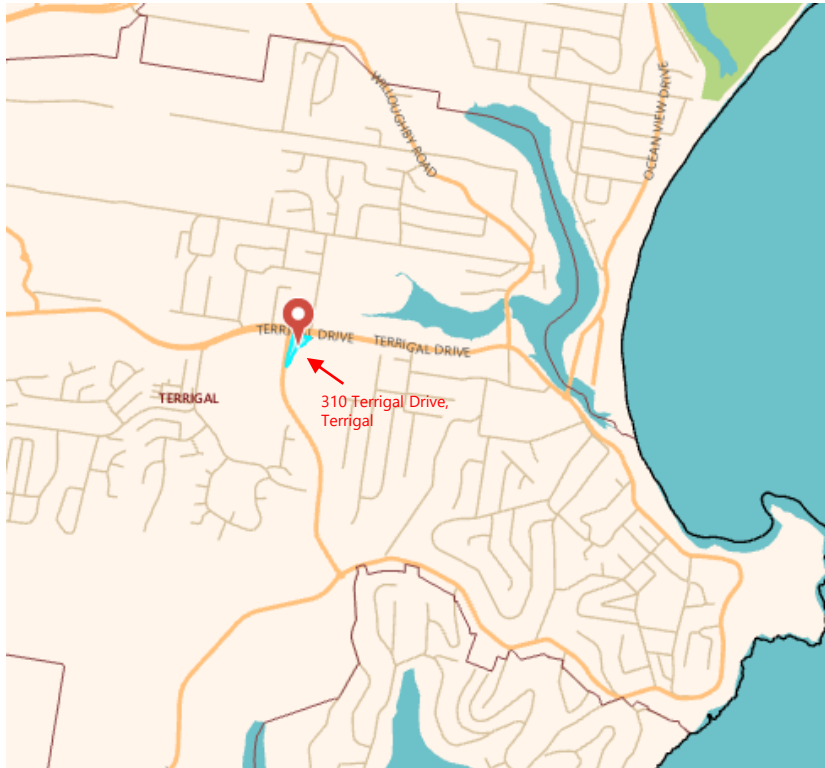
# Planning Proposal

310 Terrigal Drive, Terrigal

March 2024

# The Site

(Corner of Terrigal Drive and Charles Kay Drive)



Location



Aerial view of site

# Planning Proposal

The planning proposal would facilitate the development of a 6-storey residential building with up to 30 residential units and a ground floor retail/café tenancy limited to 150m<sup>2</sup>.

The Planning Proposal will seek to:

- Increase the maximum **height of buildings** (HOB) from 8.5 metres to 25 metres;
- Increase the **floor space ratio** (FSR) from 0.5:1 to 1.3:1;
- Amend **Schedule 1 of CCLEP 2022** to permit a retail premises (limited to 150m<sup>2</sup>) on land zoned R1 General Residential at 310 Terrigal Drive;
- Amend Location Specific Development Controls of the Central Coast Development Control Plan, Chapter 5.11 Terrigal: Corner Charles Kay Drive and Terrigal Drive to include site specific controls.

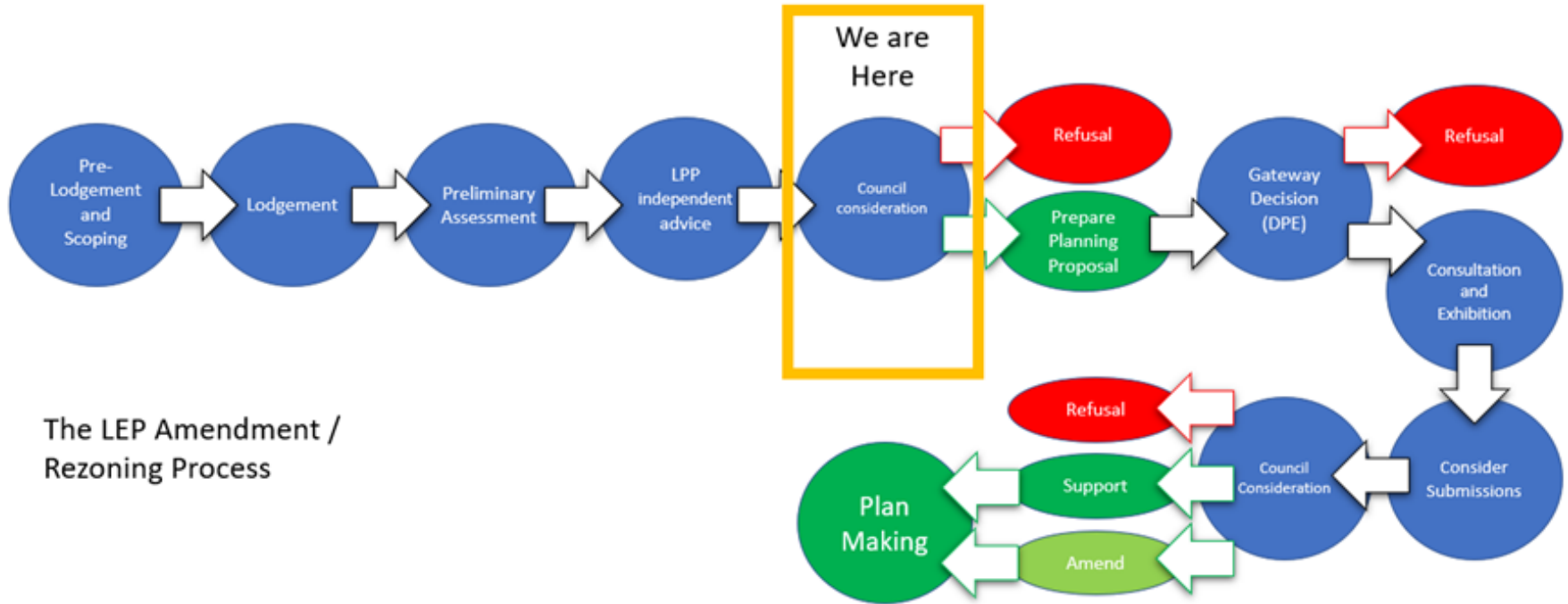
Proposed HOB



Proposed FSR



# Current Status





# Recommendation to Proceed to Gateway Determination

- Advice was sought from the Local Planning Panel
  - Original proposal did not have *"strategic or site-specific merit"*
  - *"Should Council proceed...a maximum size for the retail use should be nominated"*
- Key changes from the original Planning Proposal
  - Reduced height from 32 metres to 25 metres (22%)
  - Limited retail use to 150 m<sup>2</sup>
  - Reduction in Floor Space Ratio from 1.5:1 to 1.3:1
- Assessment of potential constraints (flooding, traffic, water, sewer, ecology etc.) deemed suitable to proceed to gateway determination
- Some matters requiring further consideration throughout the development of the Planning Proposal or at Development Application stage.
- Government agency and public consultation requirement will be detailed in the Gateway Determination and conducted accordingly

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Response to Discussion Paper on  
Short and Long Term  
Rental Accommodation – Review of  
Regulations and Supply in NSW

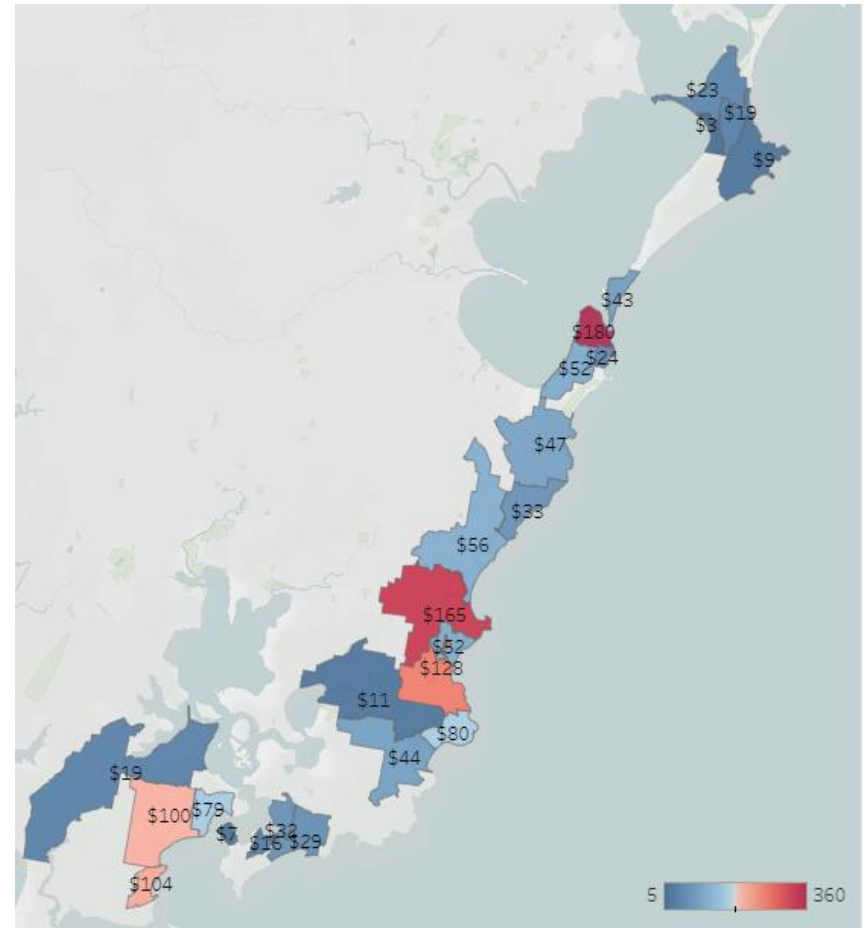
March 2024

# Background

- In early 2024 Department of Planning, Housing and Infrastructure (DPHI) released a discussion paper on reforming the Short-Term Rental Accommodation (STRA) planning and regulatory framework.
- Strategic Planning staff attended a DPHI briefing session on the 23 February 2024 to understand the reasons for the reforms and hear from other Councils on issues arising from proposed changes to *State Environmental Planning Policy (Housing) 2021*.
- Submissions were due with DPHI by 14 March 2024; however, Council has been granted an extension until 31 March 2024 to allow consideration of the submission at a March Ordinary Council Meeting.

# LGA Snapshot

- STRA solutions are not the 'silver bullet' to the housing crisis, (only 1.8% of CCC LGA dwellings) but given growing homelessness and seasonal displacement of residents it is important to address.
- CCC LGA has 2,728 STRA dwellings as at December 2023. This generated \$229.6 Million in revenue; however we don't see any of this income delivered back to the community.



*Active listings of STRA in Central Coast January 2024*

# Discussion paper issues for consideration

- 1. Planning pathway:** STRA is currently allowed as exempt development, but this is impacting the availability of long-term rentals and is being reviewed considering the housing crisis.
- 2. Day Caps:** Cap on the number of days per year a dwelling can be used for STRA. Is this a useful means for deterring STRA usage?
- 3. Reporting:** DPHI recognises that the current system of reporting, monitoring, and data sharing needs improvement.
- 4. Revenue measures:** Should NSW introduce a levy like other states (e.g. VIC 7%)?
- 5. Regulation and compliance:** Needs review to provide more accountability for STRA owners.

# Council staff response

- 1. Planning pathway:** planning provisions must be LGA specific with Council as the local planning authority. Define STRA as a form of tourist accommodation to create a level playing field.
- 2. Day Caps:** Unlikely to have an impact on the Central Coast considering current STRA occupancy rates (highest at 27% during peak summer period).
- 3. Reporting:** Agreed, better data sharing allows greater monitoring.
- 4. Revenue measures:** Where introduced, this must be provided to Council's to manage and be directed to local affordable housing solutions. Should not only focus on levying STRA owners but incentivising long term rental delivery through other tax reforms.
- 5. Regulation and compliance:** Complex system of compliance needs further reform due to temporary nature of residents, difficulty in chasing up nuisance behaviour and poor accountability of STRA owners. Council is 'first point of contact' for residents however we are not the regulatory body.

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26 March 2024



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# Central Coast Destination Management Plan 2022-2025

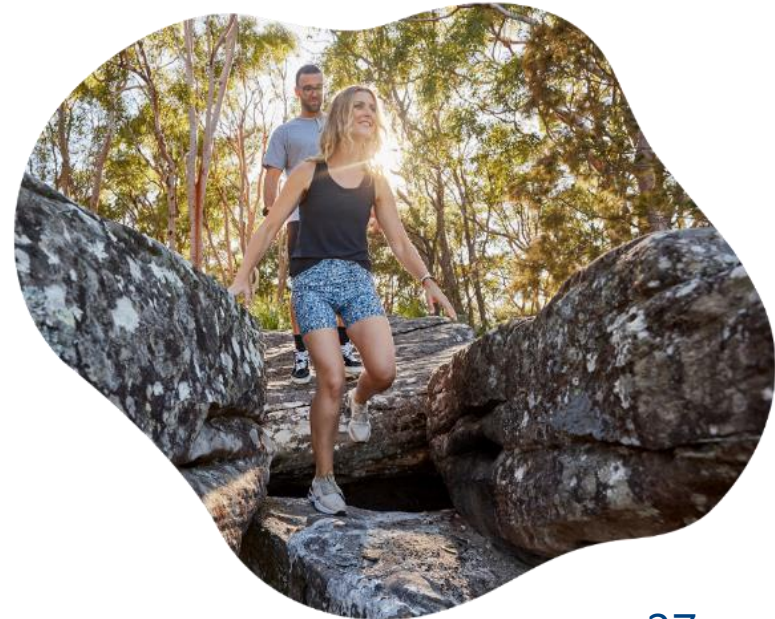
Report: CCDMP Progress of actions 2023

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26 March 2024

# Central Coast Destination Management Plan

## Purpose

- Guiding document for community, industry and Council to establish a shared vision for sustainable destination management.
- **42** aspirational projects, including **17** priority projects identified across **6** themed action plans.



# Central Coast Destination Management Plan Status in 2023

Growth in key visitation metrics aligned to performance targets.

- +24.5% Year on Year (YoY) increase in total regional expenditure (\$1.6B)
- +20.6% YoY increase in total domestic visitation (6M)
- +27.1% YoY increase in day trip visitors (4.1M)
- +63.6% YoY increase in day trip expenditure (\$569.4M)

*Source: Tourism Research Australia,  
National Visitor Survey, Year Ending September 2023  
compared to September 2022; Domestic data only.*



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# Report highlights

- Major **destination marketing, product and industry development** projects delivered in 2023:
  - New Central Coast Destination Marketing Strategy 2023-2026
  - New Central Coast Visitor Centre opens
  - Good Times Summer Gosford activation program
  - FIFA Women's World Cup campaign
  - Pelican Time launched at The Entrance
  - Bushfire Local Economic Recovery (BLER) Fund tourism content launched on [LoveCentralCoast.com](https://www.LoveCentralCoast.com)



# Awards

- **First Place in the world** for Destination Management at Green Destinations Story Awards, ITB Berlin
- **Winner:** NSW Local Government Excellence Awards 2023
- **Gold Winner:** NSW Tourism Awards 2023: Local Government Award for Tourism
- **Top 6** Finalist: 2023 Green Destinations Top 100 List
- **Top 10** domestic travel destination in Australia (*DSpark*)
- **Top 10** NSW National Park (Brisbane Water)
- **Finalist:** National Banksia Sustainability Awards 2023
- **Finalist:** NSW Top Tiny Tourism Town Awards 2023.



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