



Central Coast Council

Public Hearing 2: Wyong Reclassification Planning Proposal

Prepared by: Micromex Research
Date: June 3, 2024



Table of Contents

Public Hearing Summary	3
Site Discussions	6
48w Wallarah Road, Gorokan	7
Context	7
Discussion.....	7
191 Wallarah Road, Kanwal	8
Context	8
Discussion.....	8
75 Bungary Road, Norah Head	9
Context	9
Discussion.....	9
13 & 15 Yaralla Road, Toukley	10
Context	10
Key themes.....	11
Part 6W Kemira Road, Lake Munmorah	12
Context	12
Key themes.....	12
50W Parraweena Road, Gwandalan	13
Context	13
Key themes.....	13
Part 20 Summerland Road, Summerland Point	15
Context	15
Key themes.....	15
Appendix 1: Supporting Information for 50W Parraweena Road	17
Appendix 2: Supporting Information for Part 20 Summerland Road.....	19



Public Hearing Summary

Background and Purpose

Council publicly exhibited a Draft Planning Proposal from February 20 to March 18, 2024. The purpose of the Draft Planning Proposal was to:

- Outline Council's plans to reclassify 13 lots across 10 sites from community to operational – and where relevant extinguish Trusts and encumbrances to allow for the future long-term lease or sale of Council owned land
- For three of the ten parcels, to rezone them.

The public was able to provide written submissions directly to Council for any of the ten listed parcels of land. This public exhibition feedback is not included in this report.

As part of the public exhibition, the public was also invited to attend one or both of two public hearings and provide comments/ask questions. The public hearings were conducted to ensure those wanting to speak could register and do so.

This Report summarises Public Hearing 2, where the public could comment on the proposed reclassification of seven parcels of Council-owned land from Community Land to Operational Land – and for the proposed rezoning of two sites from RE1 Public Recreation to RE2 Private Recreation.

The first Public Hearing was conducted to receive public comments on three other properties – this first Hearing is reported separately.

Public Hearing 2 – The Process

This report summarises the second hearing held on Thursday May 9, 2024, at Wyong Golf Club. This session covered seven sites:

- 48w Wallarah Road, Gorokan
- 191 Wallarah Road, Kanwal
- 75 Bungary Road, Norah Head (2 lots)
- 13 and 15 Yaralla Road, Toukley
- Part 6W Kerima Road, Lake Munmorah
- 50W Parraweena Road, Gwandalan, and
- Part 20 Summerland Road, Summerland Point

12 members of the public attended Public Hearing 2. One registered to speak about two properties (50W Parraweena Road and 20 Summerland Road).

After these two discussions, the Facilitator asked whether there were any other comments about each of the seven properties, and more detailed discussion of 50W Parraweena Road and 13-15 Yaralla Road followed.

The subsequent discussion about 50W Parraweena Road was based on maps on screen (with participants pointing at elements on screen and discussing without necessarily identifying the part of the map). Thus, participants were asked to submit written comments to summarise their points. For analysis purposes, these written comments have been added to the discussion on the night.

The public hearings were facilitated by Micromex Research (Independent Chair), with technical and expert support provided by Council. The table overleaf provides the attendance summary.



Table 1: Public Hearing Attendance

Hearing	Location Date	Facilitated by Recorded by	Council Assistance	Community Attendees
2	Wyong 9 May	Mark Mitchell Laura Beard	Chris Barrett (CP) Scott Duncan (LPP) John Lowrie (CP) Tiffany Spee (CP) Rachelle Hardaker (LPP) Chelle Leith (LPP)	12

CP refers to 'Commercial Property', and LPP refers to 'Local Planning and Policy' departments within Central Coast Council.

Despite targeting specific sites at separate sessions, the hearings followed a consistent structure and agenda:

1. The independent chair opened the meeting by outlining the purpose and procedures for the public hearing.
2. Council officers delivered a presentation explaining the Planning Proposal and reclassification processes, and outlined the intent and reasons for sites under consideration for reclassification.
3. Registered speakers were brought forward and an open discussion was permitted for public comment, feedback and questions for each site under consideration.

The hearing agenda for both sessions followed the structure set out in Table 2.

Table 2: Public Hearing Agenda

Agenda Item	Speaker
1. Open meeting and introduction	Chair
2. Acknowledgement of Country	Chair
3. Public Hearing guidelines	Chair
4. Process Reclassification	Council
5. Outcome sought	Council
6. Planning Proposal objective	Council
7. Timeline	Council
8. What's next	Council
9. Current status	Council
10. Sites included	Council
11. Property strategy	Council
12. Community feedback/discussion/ questions on sites	Chair and Council
13. Summary and close	Chair

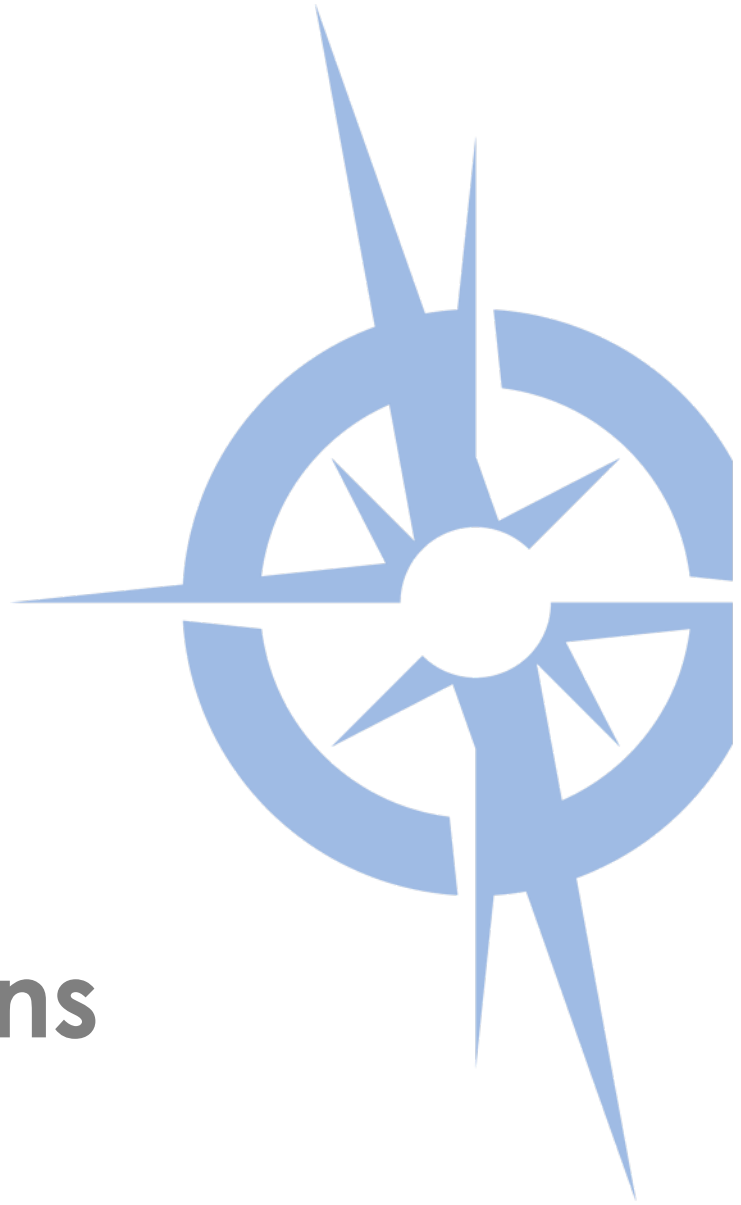


Response Summary – Public Hearing 2

The discussion was mainly seeking clarification and information on what is intended with the parcels of land and concerns raised with reclassifying these sites.

Some of the key points raised included:

- **50W Parraweena Road, Gwandalan:** Preserving nature strips and vegetation buffers in Gwandalan/Summerland Point and the importance this space has with the community e.g. provides a natural character, currently maintained by the community (Tidy Towns) and used as an open recreational space for businesses within the industrial complex.
- **Part 20 Summerland Road, Summerland Point:** The importance of protecting the Heritage Walkway area, which is in close proximity to the proposed reclassification site.
- **13 & 15 Yaralla Road, Toukley:** Concerns about parking availability if the nearby land is developed for affordable housing, as the nearby senior citizens centre currently uses that area for parking.
- **Part 6W Kemira Road, Lake Munmorah:** One speaker sought clarification on what the proposed road at this location would link to, and raised concern that a developer may decide to put a road elsewhere instead.



Site Discussions

48w Wallarah Road, Gorokan

Context

The image below provides a short summary of the details/plans for 48w Wallarah Road, Gorokan.

Image 1: 48w Wallarah Road, Gorokan



ACQUISITION DETAILS

The land was given to Council in 1977 in lieu of \$10,700 bedroom contribution.

CURRENT USE OF THE LAND

The land is currently licenced and maintained by the Wallarah Bay Recreation Club.

REASON FOR RECLASSIFICATION

To rationalise use of land by the adjoining club either via sale or long-term lease.

Discussion

There were no comments on this site.

191 Wallarah Road, Kanwal

Context

The image below provides a short summary of the details/plans for 191 Wallarah Road, Kanwal.

Image 2: 191 Wallarah Road, Kanwal



ACQUISITION DETAILS

Transferred to council from Wyong District Rugby League Football Club on 24 October 1991 as part of subdivision of Lot 112 DP 738263.

CURRENT USE OF THE LAND

Wyong Leagues Club licence the building and store items in the lower section of building.

REASON FOR RECLASSIFICATION

To rationalise use of land by the adjoining club either via sale or long-term lease.

Discussion

There were no comments on this site.



75 Bungary Road, Norah Head

Context

The images below provide a short summary of the details/plans for the two lots at 75 Bungary Road, Norah Head.

Images 3 and 4: 75 Bungary Road, Norah Head



ACQUISITION DETAILS

Lot 5 Sec 24 DP 758779 vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913 - gazetted 16 July 1976 – parcel declared to be public reserve in the gazettal.

CURRENT USE OF THE LAND

The old Norah Head Community Hall is on the land. The Hall is closed as it is termite damaged and beyond repair.

REASON FOR RECLASSIFICATION

To sell via open market to part-fund the new community centre situated at Norah Head Sportsground.



ACQUISITION DETAILS

Lot 1 DP 860696 vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913 - gazetted 16 July 1976 – parcel declared to be public reserve in the gazettal.

CURRENT USE OF THE LAND

The old Norah Head Community Hall is on the land. The Hall is closed as it is termite damaged and beyond repair.

REASON FOR RECLASSIFICATION

To sell via open market to part-fund the new community centre situated at Norah Head Sportsground.

Discussion

One attendee questioned if the land will remain as community land and if sold would it be sold as one. The Chair and council clarified the intent is to sell, with council explaining they intend to sell to fund the current development of a new community centre and they do not intend to build anything else on this land.



13 & 15 Yaralla Road, Toukley

Context

The images below provide a short summary of the details/plans for 13 and 15 Yaralla Road, Toukley.

Image 5: 13 Yaralla Road, Toukley



ACQUISITION DETAILS

Land was acquired by Council via private treaty for car parking on 6.11.1996 and contracts settled on 18.12.1996. Full price was paid for the land.

CURRENT USE OF THE LAND

The Council land at 13 Yaralla Rd is used for informal car parking but has been identified by Community & Culture staff as a potential affordable housing location.

REASON FOR RECLASSIFICATION

To enable inclusion of land in Council's affordable housing sites portfolio, either via sale or long-term lease.

Image 6: 15 Yaralla Road, Toukley



ACQUISITION DETAILS

Land was bought by Council via private treaty for car parking on 16.11.1995 and contracts settled on 14.12.1995. Full price was paid for the land.

CURRENT USE OF THE LAND

A small residential cottage is located on the Council land at 15 Yaralla Rd. the land has been identified by Community & Culture staff as a potential affordable housing location

REASON FOR RECLASSIFICATION

To enable inclusion of land in Council's affordable housing sites portfolio, either via sale or long-term lease.

Key themes

The main issues raised were ensuring adequate parking for seniors/visitors, particularly those with mobility limitations (including current parking constraints in the area meaning 13 Yaralla Road is used for parking by those going to nearby properties), and concerns about building height/size.

The themes that emerged during the hearing/in subsequent submissions include:

Parking concerns

- The speaker identified themselves as a volunteer at the Senior Citizens Centre next door to the two properties under discussion, and stated they often use the car park area at 13 Yaralla Road that will be part of the proposed development site. It was also mentioned that they currently use the Coles parking lot down the street when this existing lot is full, but noted that parking is still limited.
- They raised concerns about where seniors/visitors will be able to park, as many are elderly with limited mobility and cannot walk long distances.
- They gave an example of recently hosting over 200 people for a brass band event, requiring significant parking.
- The site currently has only one road in and out, raising access concerns.

Building height of proposed development

- The speaker questioned how tall the affordable housing building(s) might be, mentioning 3-5 storeys as an example of their concern about the potential size.



Part 6W Kemira Road, Lake Munmorah

Context

The image below provides a short summary of the details/plans for Part 6W Kemira Road, Lake Munmorah.

Image 7: Part 6W Kemira Road, Lake Munmorah



ACQUISITION DETAILS

The land was acquired on 23 October 1969 by Wyong Shire Council. The land was transferred to Council for a nominal fee and for a public purpose as part of the subdivision of Portion 441 Vales Point Estate No 2.

CURRENT USE OF THE LAND

Vacant land with a Council vehicle gate on the eastern boundary with Kemira Road.

REASON FOR RECLASSIFICATION

Reclassification will allow the land to be available for dedication as public road reserve. The consequence will be to correct a procedural oversight that occurred at the rezoning stage. This site is not proposed to be sold.

Key themes

One speaker sought clarification on what the proposed road is linking to and raised concern that a developer may decide to put a road elsewhere instead. Council responded (see below) addressing the two points of discussion.

Residential development and land reclassification

Council explained that the purpose of the reclassification is to allow the land to be available for a road reserve, correcting a procedural oversight that occurred during the rezoning stage. There is a proposed residential development in the area, and the vacant land is intended to become a road that will connect the new residential subdivision. The reclassification from community land to operational land is necessary for the construction of the road.

Transparency and consultation

Council emphasised the importance of being transparent with the community and consulting them about the reclassification process. They assured that the land would be used for the stated purpose of a public road and not for any other purpose, such as selling it.



50W Parraweena Road, Gwandalan

Context

The image below provides a short summary of the details/plans for 50W Parraweena Road, Gwandalan.

Image 8: 50W Parraweena Road, Gwandalan



ACQUISITION DETAILS

Lot 1 DP 1043151 was dedicated as a road landscape buffer in 2005 following road widening affecting the Council owned Lot 1 DP 740701.

CURRENT USE OF THE LAND

Vacant land bordering Parraweena Road and Kanangra Drive.

REASON FOR RECLASSIFICATION

Reclassification will allow the land to be available for dedication as public road reserve, long term-lease or sale. The consequence will be to achieve the full commercial potential of the business centre to the north.

Key themes

The discussions/submissions strongly emphasise preserving the existing vegetation buffers and community spaces around the industrial estate for visual amenity, recreational use by surrounding businesses, and maintaining the unique character of the area. There are concerns that reclassifying this land could lead to it being sold for development in the future, despite assurances that it is just for road widening now.

The themes that emerged during the hearing/in subsequent submissions include:

Preserving natural vegetation buffers

- Maintaining vegetation corridors and parklands along main roads is highly valued by the community as it gives Gwandalan and Summerland Point a unique character.
- The existing 39m setback at Crangan Bay provides visual amenity, space for residents and animals, and noise abatement.
- Maintaining roadside vegetation buffers from the Pacific Highway to Gwandalan Primary School is a paramount concern, especially for the Tidy Towns group that maintains 21 sites.

Community use of green spaces

- There are concerns that reclassifying the buffer zone in front of the industrial estate would negatively impact the community space.
- The area adjacent to the industrial estate (15-20m wide) is used by the community, with the eastern side used by a childcare center and the western side having picnic tables used as meeting places.

- The buffer zone fronting the industrial estate properties on Kanangra Drive and Parraweena Road serves as a community space utilised by surrounding businesses like the childcare, medical center, vet clinic, gym, and café (see Appendix 1 for additional submission for further information on the impact on the industrial estate).
- Strong opposition to any zoning changes to the RE1 recreational land, recommending it remain for community benefit.

Road Development Plans

Alternatives raised include widening on the other side of Kanangra Drive where council owns land already, utilising the existing fire trail access, or accessing from the gazetted Summerland Road extension as originally planned - rather than impacting the vegetation buffer in front of the industrial estate.

- Alternatives for road widening:
 - There is a suggestion that widening of Kanangra Drive for access to the town center could potentially occur on the western side of Kanangra Drive instead of impacting the vegetation buffer on the eastern side where the industrial estate is located.
 - Council responded by stating that the land to the west of Kanangra Drive already has a specific purpose and is used for sewerage treatment.
- Existing road access plans:
 - It is mentioned that around 2 years ago, the council had plans/DAs to purchase the middle section of the road for an entry into the town center, which the progress association objected to as the length was not sufficient for an entry from Parraweena Road roundabout.
 - There is an existing fire trail that the council put in about 12 months ago that goes down to the lake, which was where an original road into the town center was planned.



Part 20 Summerland Road, Summerland Point

Context

The image below provides a short summary of the details/plans for Part 20 Summerland Road, Summerland Point.

Image 9: Part 20 Summerland Road, Summerland Point



ACQUISITION DETAILS

Lot 4 DP 263812 was transferred to Council in 1983 at no cost as part of the subdivision of Lot 102 DP 592126.

CURRENT USE OF THE LAND

Doyalson-Wyee RSL Club ("Doylo") has held the lease since 2012 when the site was rebranded as Summerland Sporties. The lease area includes 4 tennis courts, clubhouse, car parking and outdoor seating.

REASON FOR RECLASSIFICATION

It is intended that the land should be offered to the owner of Sporties (being Doyalson-Wyee RSL Club) on a long-term operational lease on suitable commercial terms, providing opportunity for substantial upgrades and modernisation of facilities on-site.

Key themes

The main themes are clarifying the limited area being leased, the importance of preserving the Heritage Walkway as an educational community asset, and plans to further develop educational resources around the plant species along the walkway.

The themes that emerged during the hearing/in subsequent submissions include:

Discussion on the Heritage Walkway

- Based on the Planning Proposal, the proposed leased area for the club covered 2/3 of the Heritage Walkway. However, this was an error in the Planning Proposal and a correct image of the proposed area was shown on screen (see next theme overleaf – clarification on proposed leased area). Some additional details about the Heritage Walkway were provided, namely:
 - In 1992, the community installed 22 signs along the walkway identifying various plants (trees, shrubs, grasses).
 - It was intended as a community education facility.
 - Tidy Towns group maintains the pathway and is restoring the signs with support from Delta Electricity.
 - There are plans to develop an educational program with slides/information for each plant species to share with local schools.

Clarification on proposed leased area

- Initial confusion over the exact area being proposed for lease to the club.
- Council clarified it is only the existing leased area, with a small corner change. The larger green area surrounding is in a conservation zone and not part of the proposal.
- It was clarified that council has no intention of impacting the Heritage Walkway area.
- Confusion remained after hearing discussions and was addressed in a follow up submission which mentioned that what was still not clear was whether it would be necessary to reclassify the whole Lot or just the Part presently occupied by the Club needed. (see follow-up submission in Appendix 2).

Educational program plans

- Example given of planned slides/information for Sunshine Wattle (*Acacia terminalis*) plant (see Appendix 1).
- Intention to cover common name, botanical name, relationship to environment, and significance.
- Some plants will highlight traditional bush food information.
- Potential to add QR codes in the future to access info via website (would require funding).





**Appendix 1:
Supporting Information
for 50W Parraweena
Road**

Follow up Email for Proposed Changes to 50W Parraweena Road

To all council members,

Thank you very much for your time last night at the public hearing at Wyong golf course and your clarification on the proposed changes to lot 1 DP1043151 at 50 Parraweena Road GWANDALAN.

It is now apparent that the councils proposed changes to the zoning is for the purpose of road widening potentially to gain access into the proposed new town centre.

We strongly oppose this for a number of reasons as follows

Council has maintained a 50 m buffer zone extending from the Pacific Highway right through to The gwandalan public school on Kanangra Dr which serves for purposes You only know too well as this was a council initiative.

To reclassify this parcel of land would have a very negative effect on the overall streetscape of Kanangra Dr, we so far have no objection whatsoever to the proposed development of the new town centre, however access to the town centre can be easily gained from the extension of SUMMERLAND Road which as I understand it has been gazetted and runs directly off the roundabout.

Not only are you proposing to reclassify the parcel of land in front of the proposed town centre on Kanangra Drive you have also included the buffer zone in front of our property being 50 Parraweena Road industrial estate. This buffer zone which fronts our property to Kanangra Drive and Parraweena Road has been planted and maintained in accordance with council requirements set back in the late 90s and serves as a community space for the childcare centre. Medical Centre the veterinary clinic, the gymnasium and also the Cafe where people utilise this space for recreational purposes and relaxation.

To include this parcel of land and have it combined with the land in front of the proposed new town centre will have a serious negative impact on the community.

This parcel of land in particular is maintained by the tidy towns and our self at no expense whatsoever to the council and offers a sanctuary to patrons of the industrial estate.

We strongly oppose any change to the existing zoning and recommend that the land zoned RE1 remain for recreational purposes to benefit the community.

We feel a lot more consideration needs to be given to this proposal as it serves to gain little or no benefit to our community

We have invested millions of dollars in the development of the Medical Centre, the gymnasium, childcare centre, veterinary clinic mechanical services Centre etc which are principally focused to serve the community in this current product mix of tenants.

This proposed change to the zoning should be rejected and remain in its current zoning for the benefit of the community and commercial stakeholders within the industrial estate.





**Appendix 2:
Supporting Information
for Part 20 Summerland
Road**

Supporting commentary and images for Part 20 Summerland Road, Summerland Point NSW 2259

Below is the area that was proposed online to be reclassified and offered to the Sporties Club, a subsidiary of Doyalson Wyee RSL, for their long-term lease and future development.



The meeting was told that this was inaccurate and that the area being offered for long term lease and future development was only the present foot print of the Club. What was not clear to me, on reflection, was whether it would be necessary to reclassify the whole Lot or is just the Part presently occupied by the Club needed. Reclassification of the whole Lot would open the area up to future clearing and development; not something that the community would support.

As stated at the meeting, the area and particularly the areas adjacent to the Heritage Walkway are very important to the Community. The path and surrounds are maintained by the Tidy Towns group and approximately 2/3 of the Heritage Walkway is in that Lot. Currently, with financial support from Delta, the group is replacing the aged and damaged signs that were placed along the Walkway in approximately 1992. These identified 22 different trees, shrubs and grasses beside the track.

It is the intention of Tidy Towns members to add to the signage by providing a Power Point Presentation detailing each of the species and their relationships and significance within their environment. I have detailed below an example for Site 2, The Sunshine Wattle (*Acacia terminalis*). While this is not the final form of the presentation and is information from a prior one that I developed for another group, it indicates the quality and type of information that will be available for each site and species.

Initially it will be made available to the schools in the area so that they can inform their students and take them on the walk to see the subjects first-hand. The species information on the other sites will include traditional sources of bush food as well as information on Botany and Ecology.

Symbiosis is the main theme/concept at the site of the Sunshine Wattle.

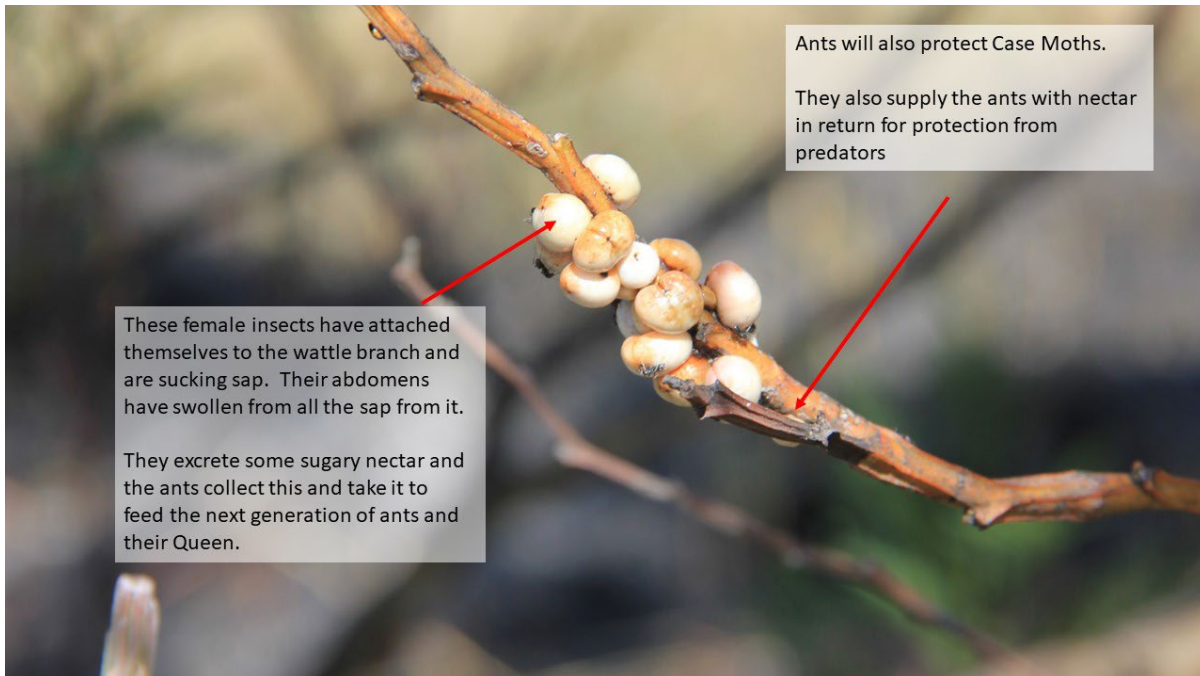


This is a Sunshine Wattle (*Acacia Terminalis*). I watched Meat Ants from a nearby nest help protect some scale insects that were feeding on the wattle stems.



Ants have a symbiotic relationship with many sap sucking insects





Ants will also protect Case Moths.
They also supply the ants with nectar in return for protection from predators

These female insects have attached themselves to the wattle branch and are sucking sap. Their abdomens have swollen from all the sap from it.
They excrete some sugary nectar and the ants collect this and take it to feed the next generation of ants and their Queen.



There are at least 1100 species of ants in Australia.

It is common to see ants going up and down the trunks of trees and shrubs to collect nectar from flowers or the many sap sucking insects.

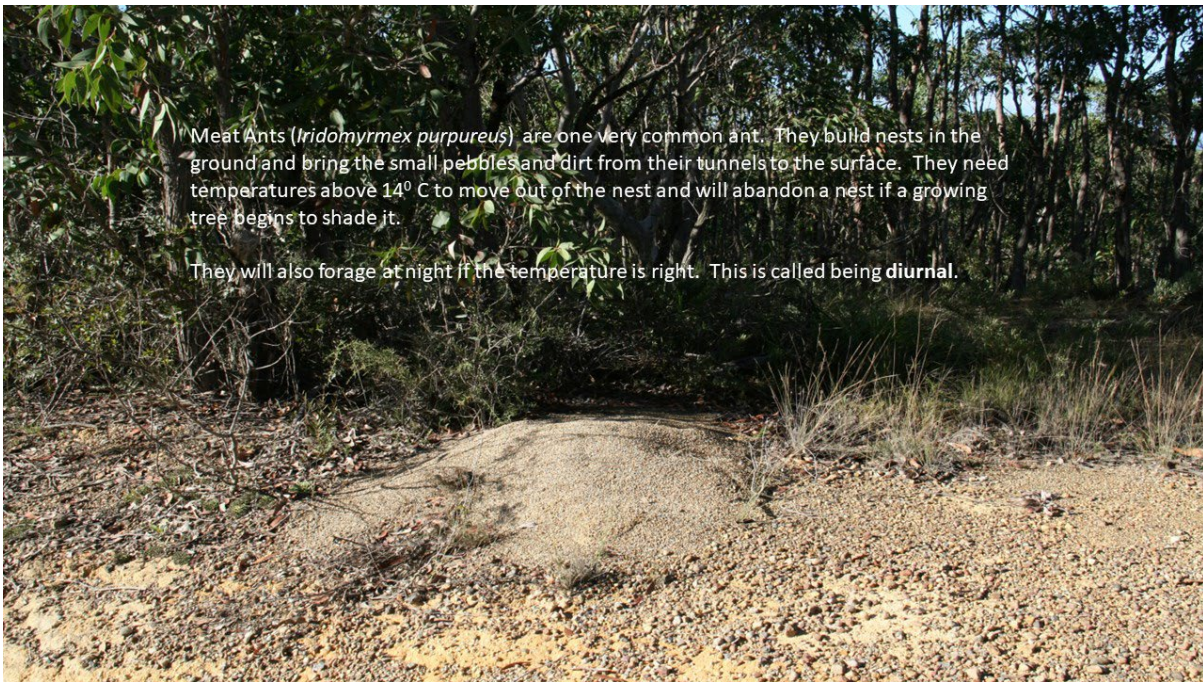
Some ants also eat dead insects and animals. This **Recycling** is very important to the environment.

Ants also collect seeds and take them to their homes in the ground and many plants germinate from there.





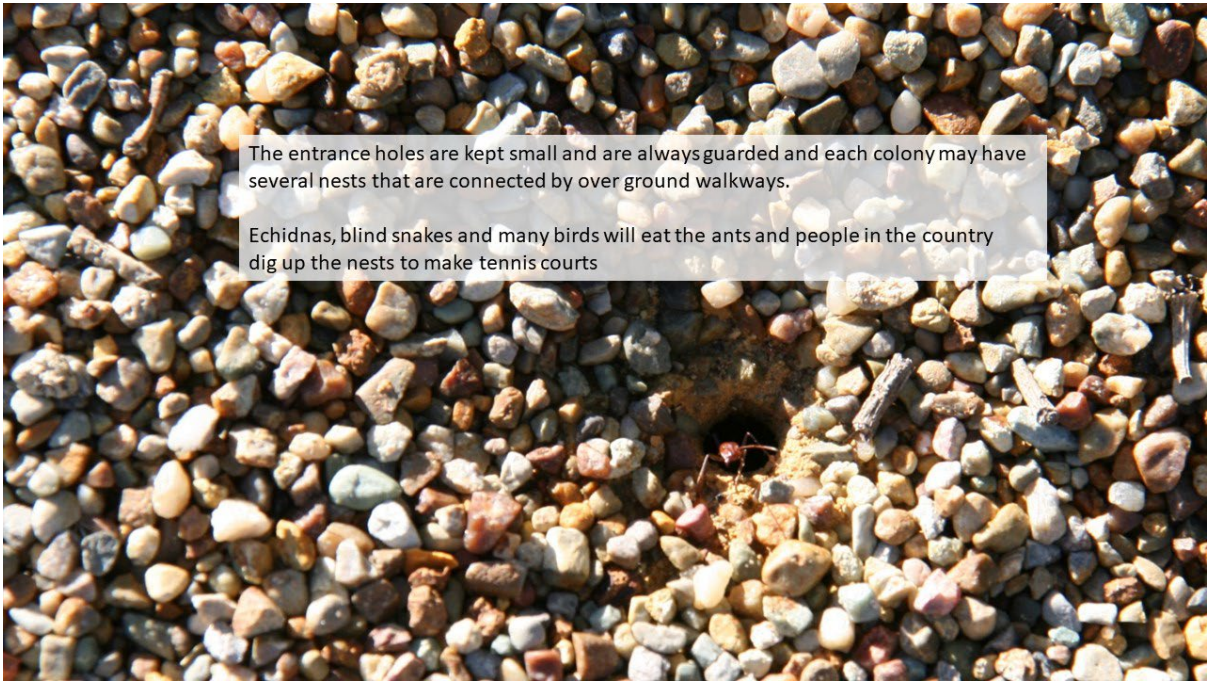
Meat Ants are **omnivores**; they capture and eat other insects and will eat dead animals. Farmers often put dead stock on top a nest for the ants to clean up. The ants, however, mostly live on plant nectar but will also collect seeds.



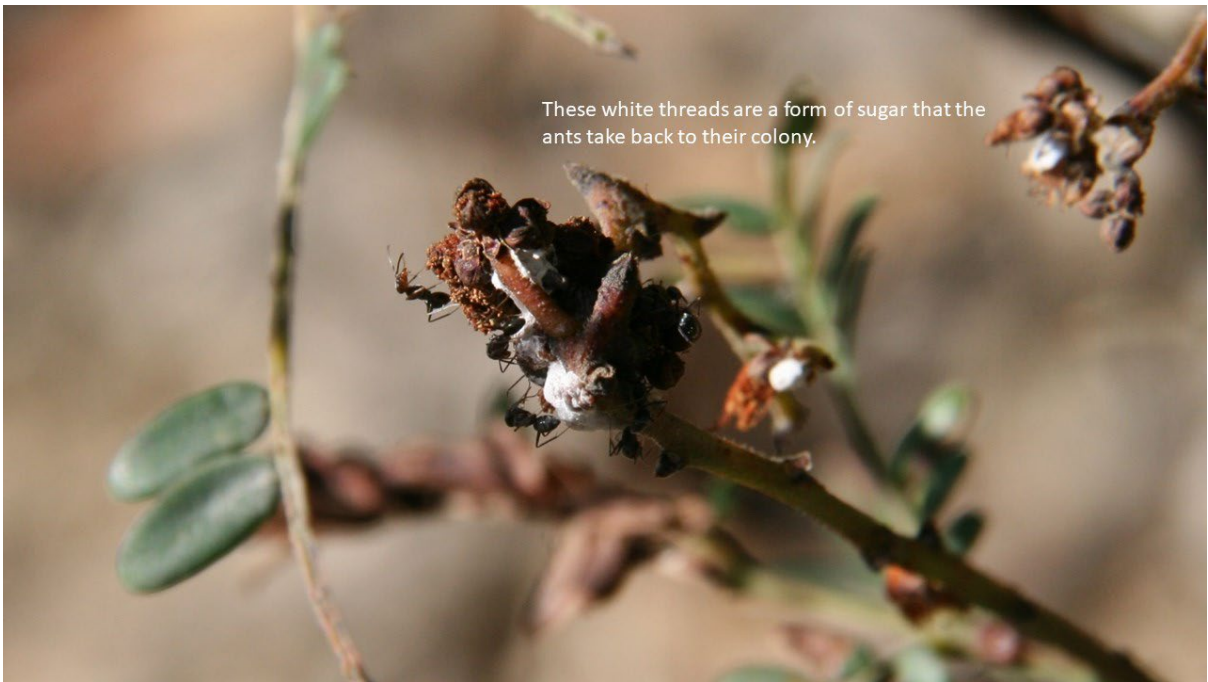
Meat Ants (*Iridomyrmex purpureus*) are one very common ant. They build nests in the ground and bring the small pebbles and dirt from their tunnels to the surface. They need temperatures above 14° C to move out of the nest and will abandon a nest if a growing tree begins to shade it.

They will also forage at night if the temperature is right. This is called being **diurnal**.





The entrance holes are kept small and are always guarded and each colony may have several nests that are connected by over ground walkways.
Echidnas, blind snakes and many birds will eat the ants and people in the country dig up the nests to make tennis courts



These white threads are a form of sugar that the ants take back to their colony.





The ants are helping to cover sap sucking scale insects with the white sticky threads the insects are producing.



When the insects are covered with threads the ants then collect dead flowers and cover the insects.

In future it would be sensible and desirable to add QR Codes to the signage and allow walkers to access the information. This would, however, require the development of a website, something we could do but which would require financial support; something Council could consider.

