

The logo for Central Coast Council, featuring the text "Central Coast Council" in a white, sans-serif font, stacked vertically within a white circle.

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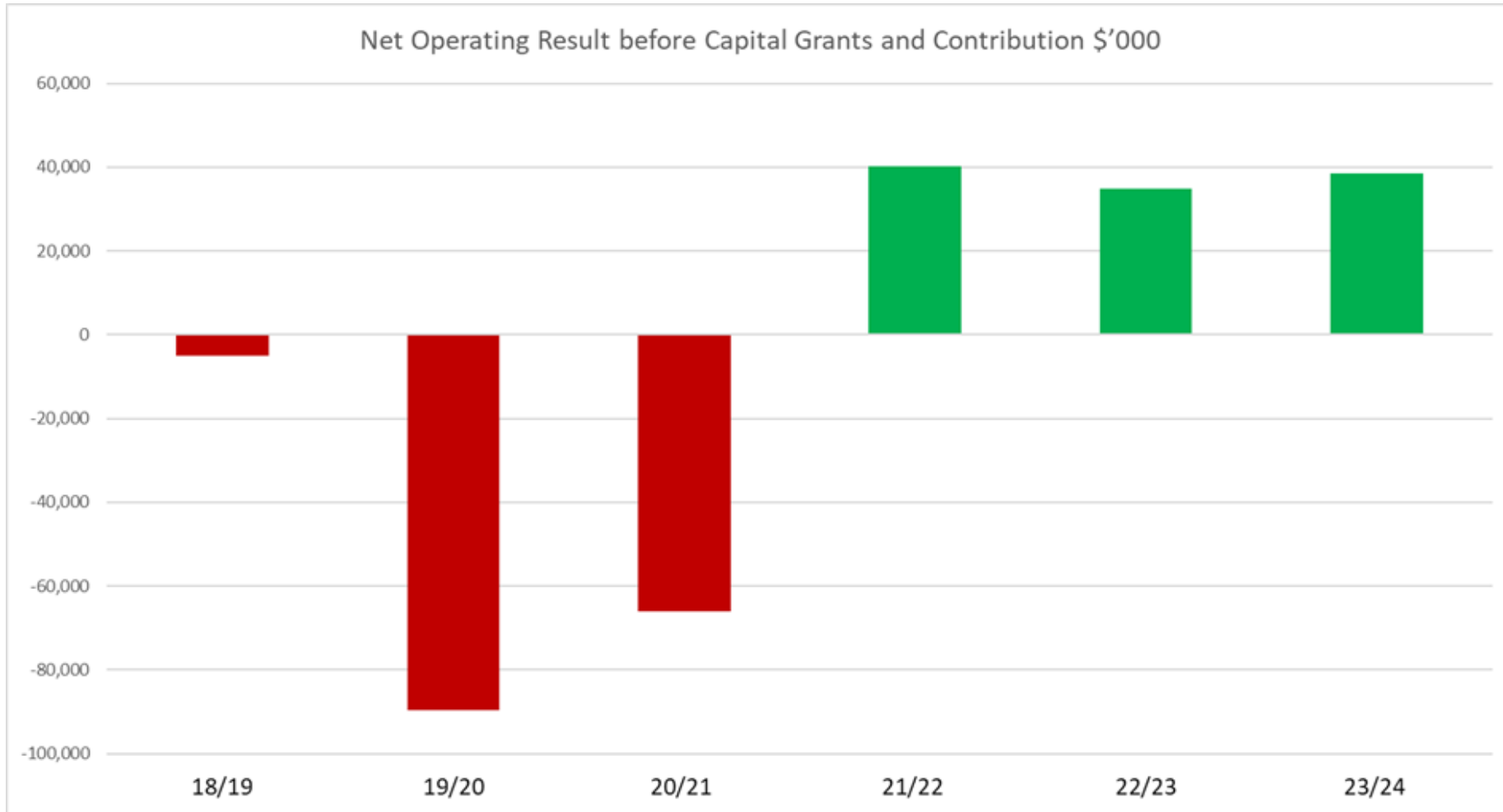
# 2023-24 Annual Financial Statements

Item 3.1 - 27 August 2024

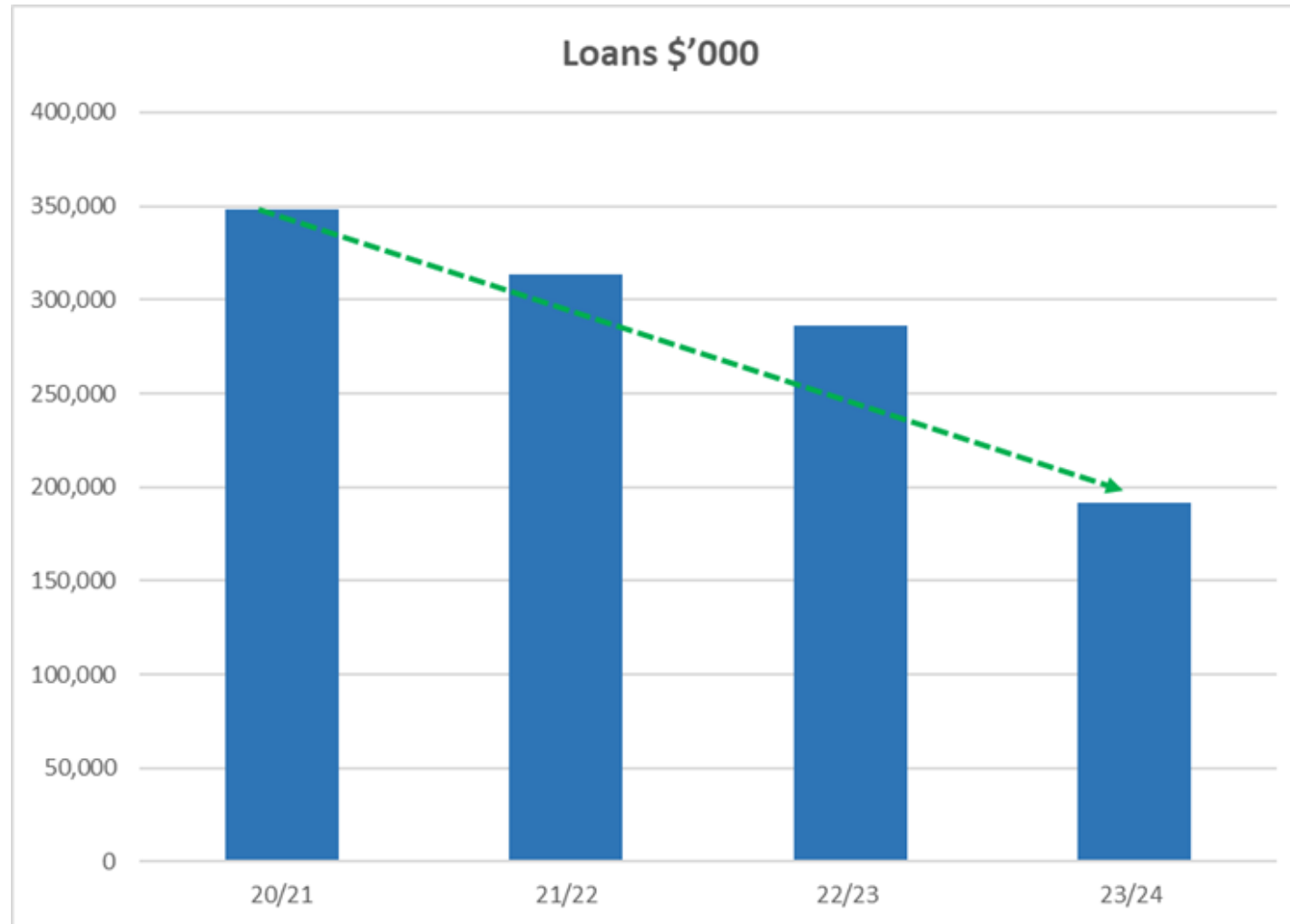
# Improved Financial Management

- Focus on repairing financial settings
- Delivered the Financial Recovery Plan
- Delivered Financial Statements on time and passing audit
- Maintained a sound financial position

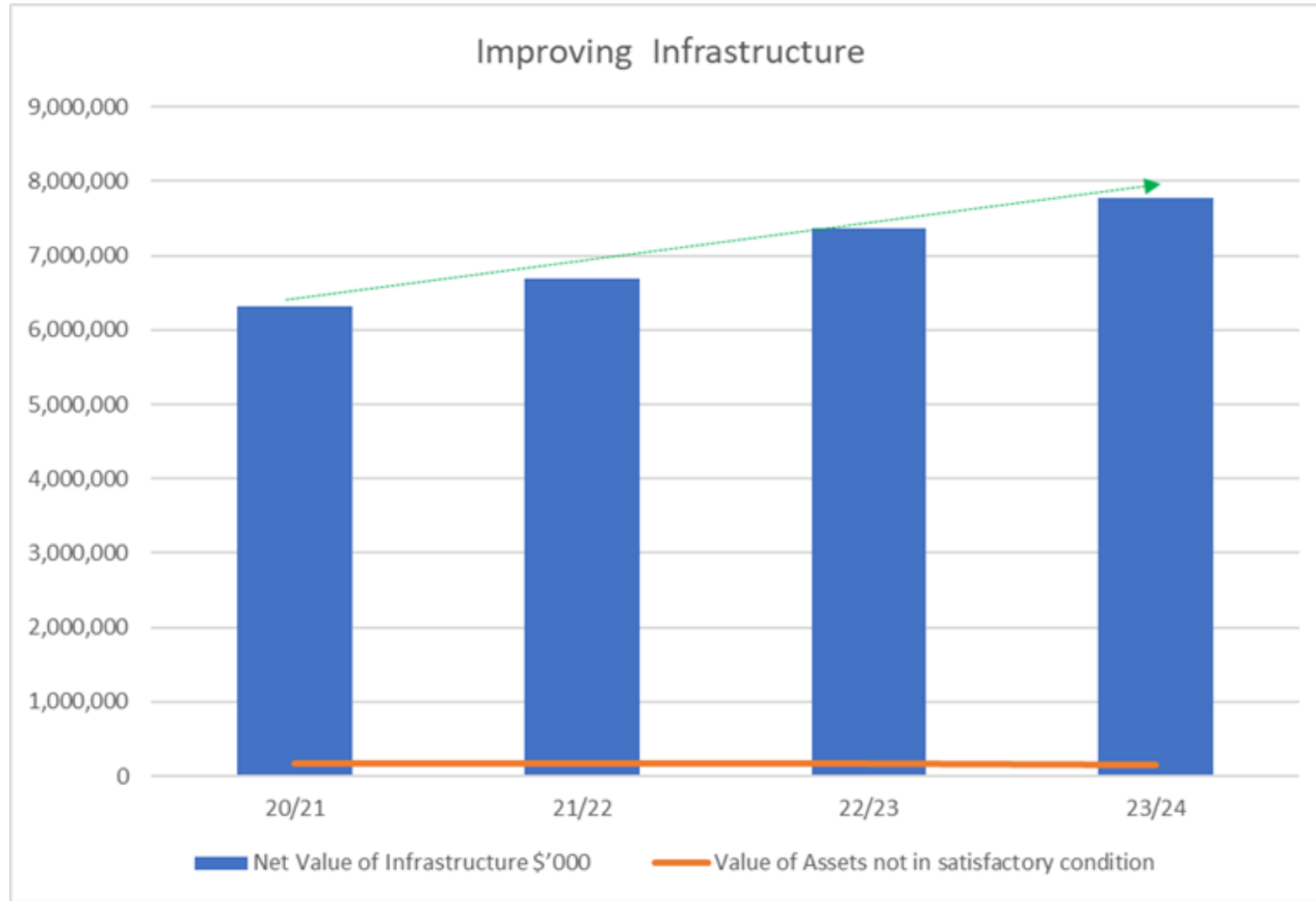
# Positive Operating Result



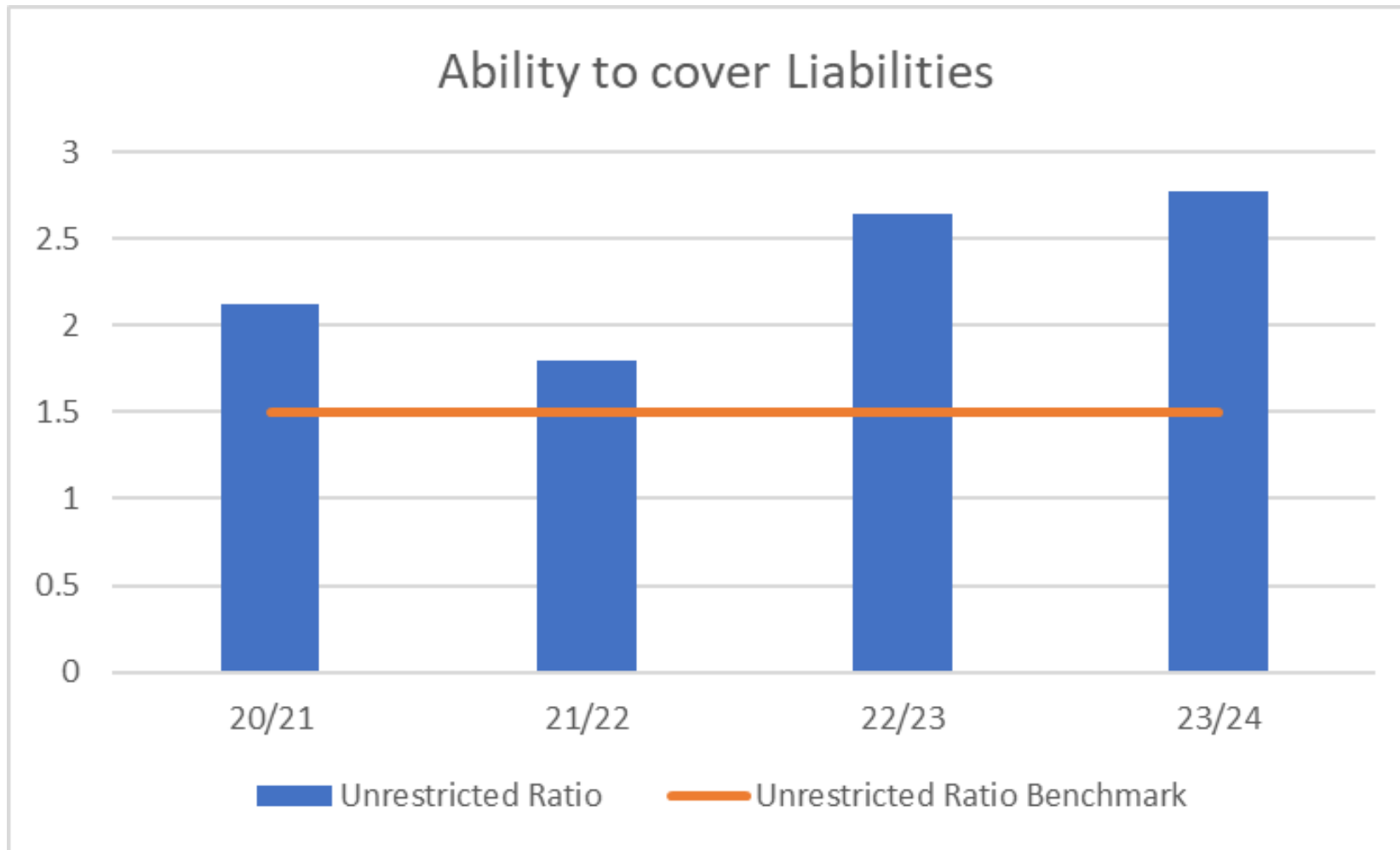
# Reducing Debt



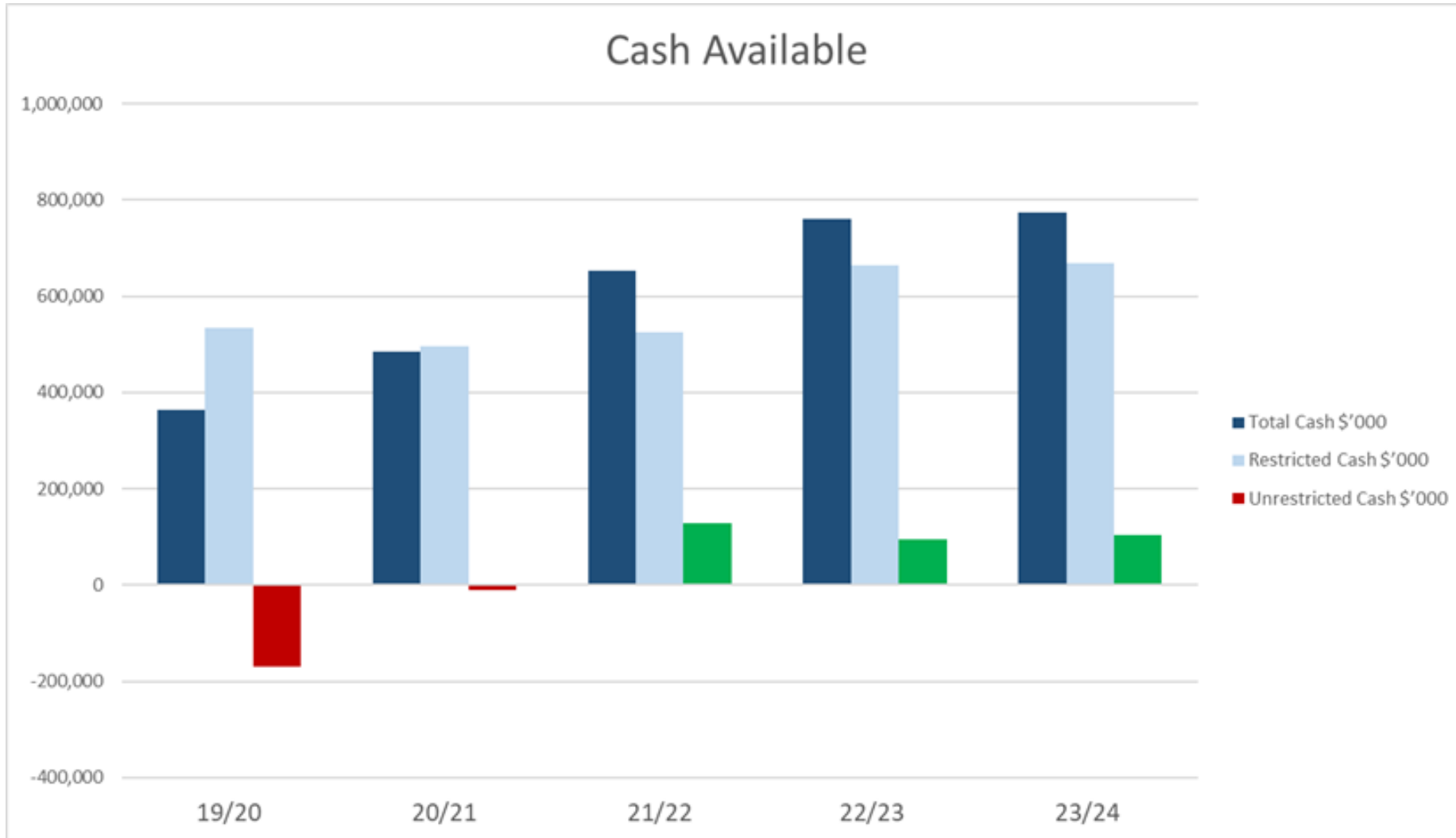
# Investment in Infrastructure



# Cashflow Management



# Positive Unrestricted Cash



# Next Steps

- Established a strong financial position basis
- Balance available revenue and service levels
- Continued investment in the community's infrastructure
- Support growth on the Coast
- Statements ready for audit





# Safer Cities: Her Way Project Evaluation



Supported by



Council Meeting  
Item 3.4 - 27 August 2024



## Safer Cities: Her Way

is one of five project streams under the Safer Cities program by Transport for NSW which invested \$30 million to trial place-based approaches.

The project looked at how we can improve perceptions of safety for women, girls and gender diverse people when travelling to, through and within public spaces and transport hubs.

- **Co-design** of solutions with women
- **Trial** of interventions around transport hubs to improve negative perception of safety
- **Evaluation** to inform future projects

# Location

Gosford Transport interchange and surrounding areas was selected for the focus for Her Way as it is one of the main public transport entry points to the Central Coast with in-excess of 6,000 commuters daily.



# Engagement

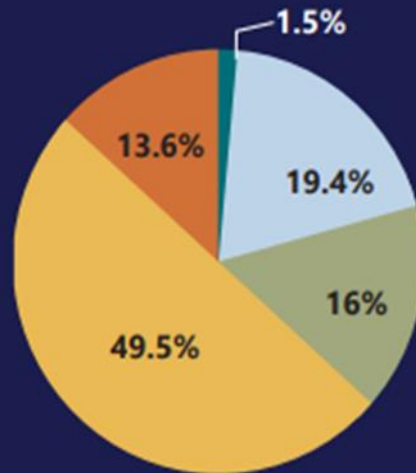
Between 1 March and 30 June 2023, we asked the community how we can improve perceptions of safety in Gosford utilising a survey, interactive map, walkshops and co-design workshops.

We had a phenomenal response from our community:

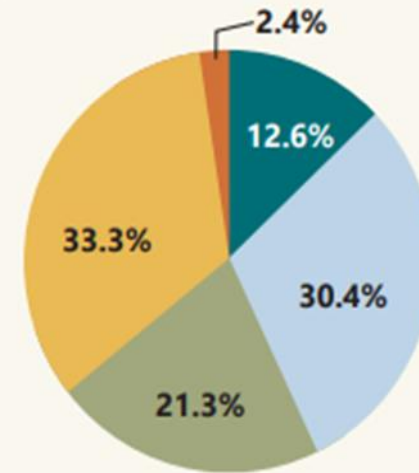
- 3,500 community responses,
- 5,340 visits to the web page
- 30+ in person experiences and
- 136,000 pieces of data

# Engagement Result

50% of walkshop participants felt unsafe in Gosford during the night and 33% felt unsafe during the day



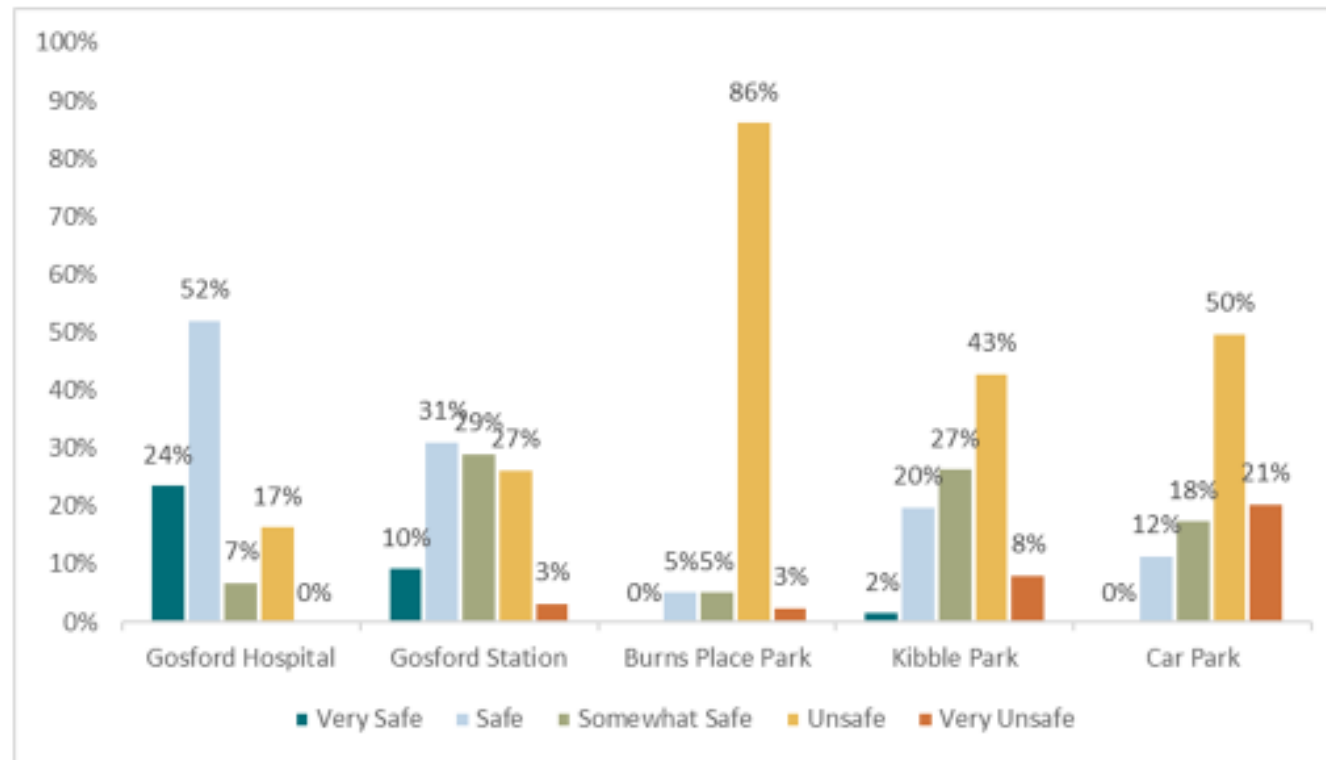
Night




Day

# Engagement Result

Walkshop participants perceptions of safety at key locations in Gosford





## What we heard:

Key findings from the community consultation and analysis of over **136,000 pieces of data**

Key themes affecting perceptions of safety in Gosford include:

1. **Lack of Vision:** lighting, lines of sight, passive surveillance
2. **Lack of Beautification:** well-maintained spaces, pride of place, public art
3. **Lack of Activation:** events, improved connections, economic stimulation, revitalisation

## What we planned – Co-design outcomes



**Burns Park refresh** – improve lines of sight, increase lighting, install public art, temporary activations



**Good Times Summer series** 16 Dec – 28 Jan – weekly markets, park and laneway activations, events, shuttle bus city loop



**Laneway transformations** – public art, lighting, parklet installations, beautification

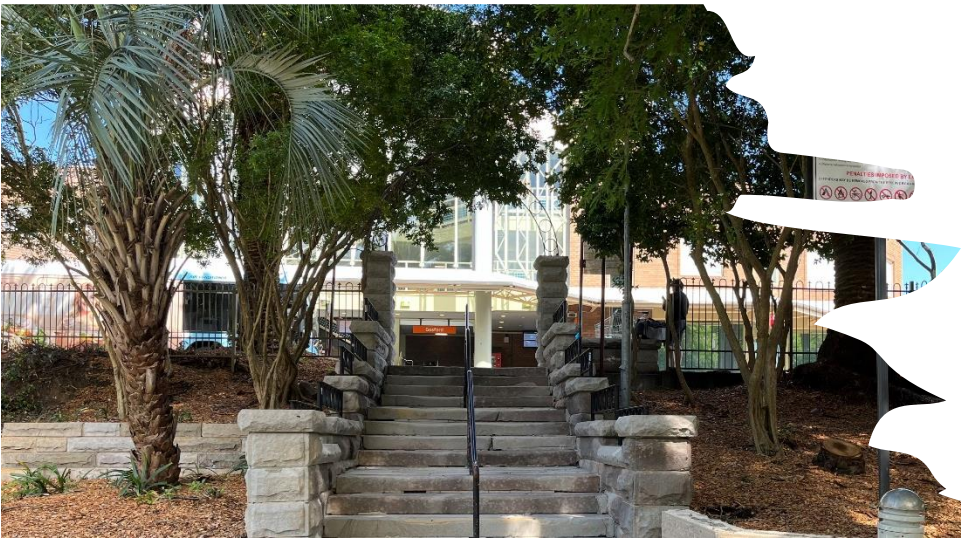


**Wayfinding** – new signage, directional decal, walking route maps

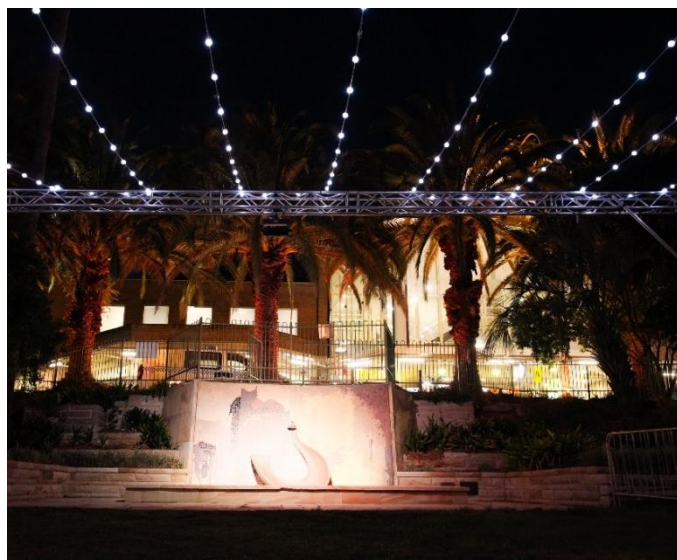




Burns Park – Before  
Vegetation Works

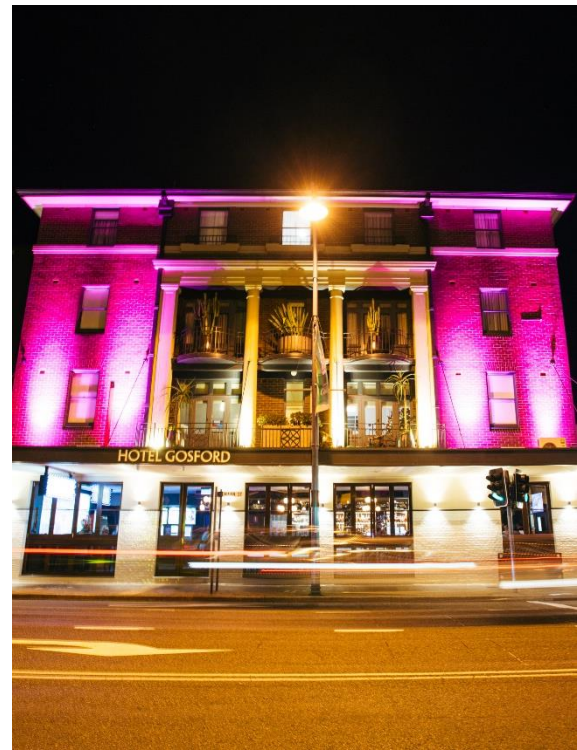
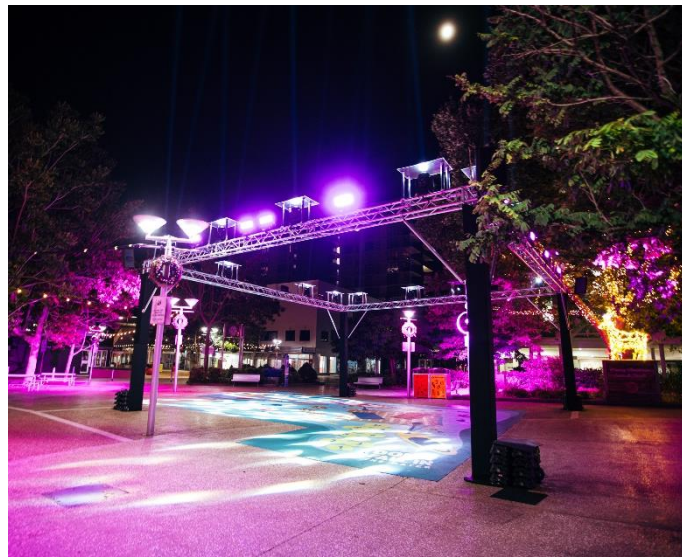
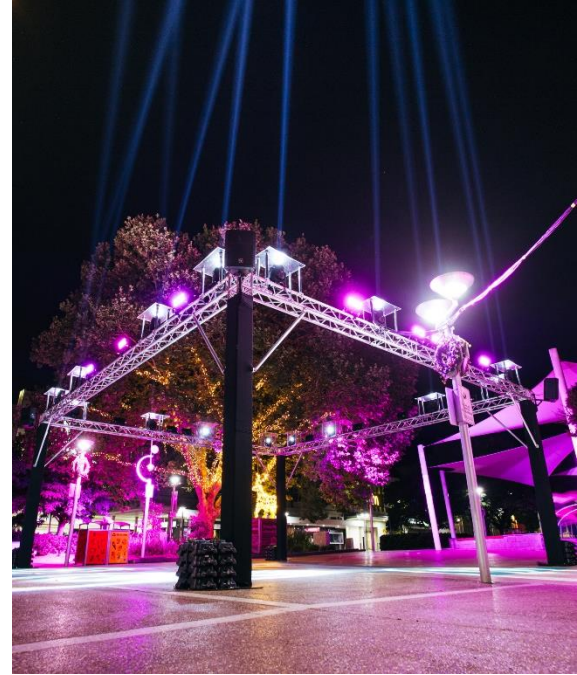


Burns Park – After  
Vegetation Works



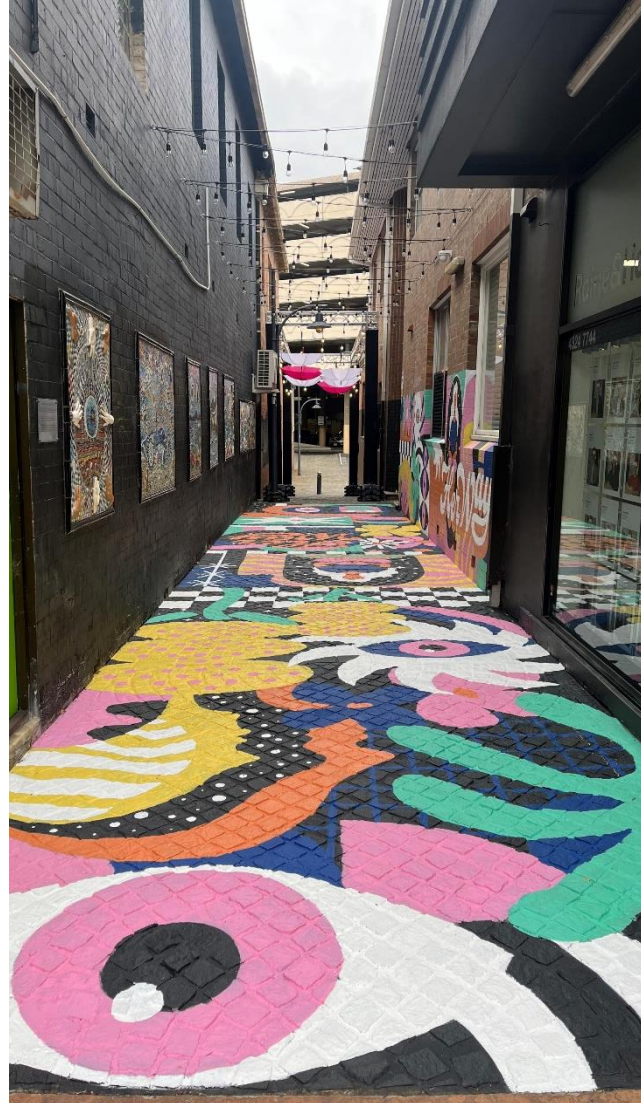
## Lighting Installations

# Lighting/ Projection Activations





Mann Street Laneway - Before



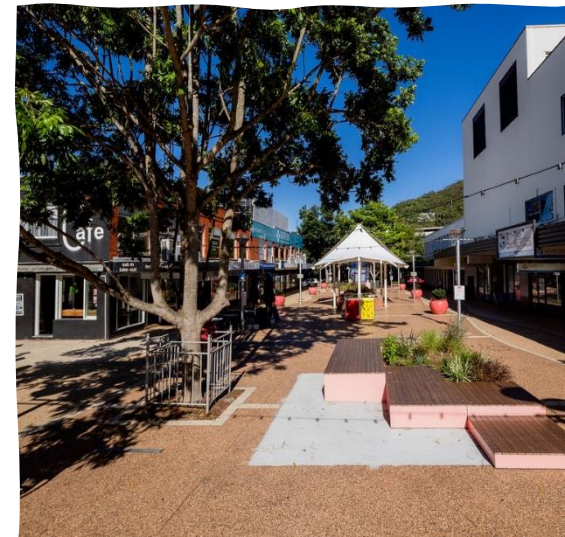
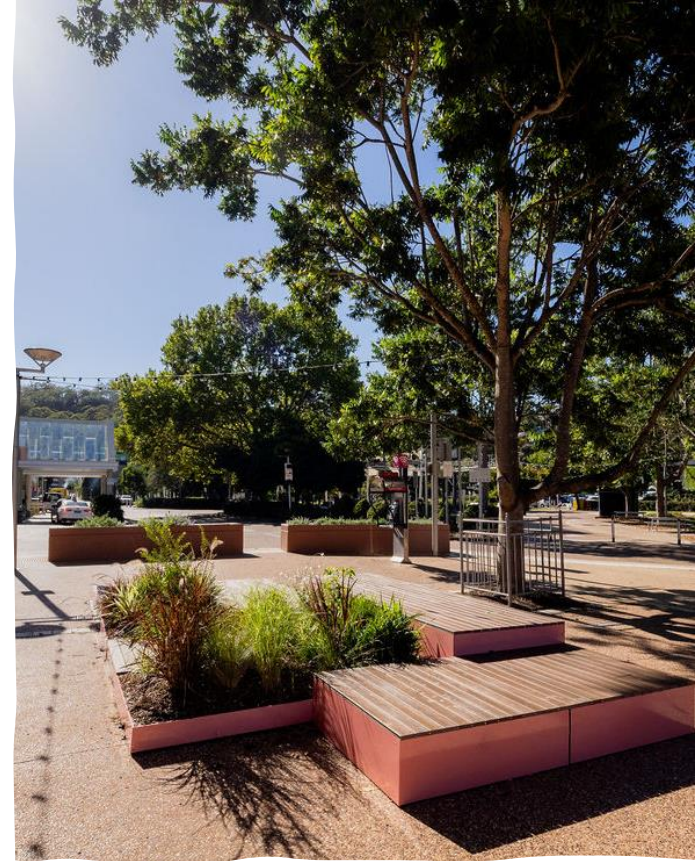
Mann Street Laneway Mural –  
Brent Smith

@biffybrentano

# William Street Plaza - Before



# William Street Plaza Now





Kibble Park  
Pavement  
Mural –  
Tim Travers



# Wayfinding Interventions



# Gosford Carpark



Sporting Hall of Fame

## Artwork



# Gosford Carpark - Lighting

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Coloured programmable  
lighting – can align with Burns  
Park lighting



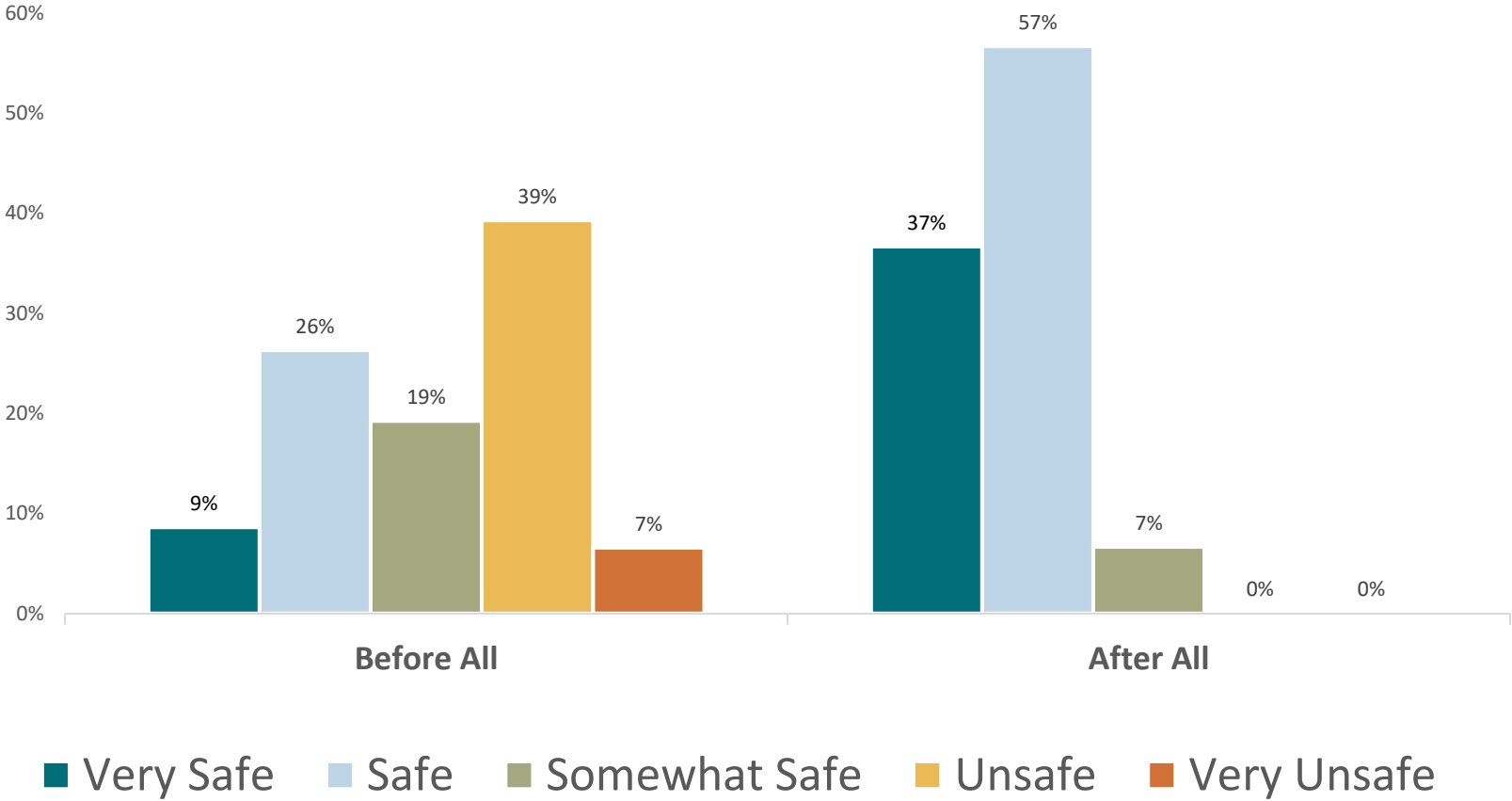
# Evaluation

- 7/10 participants had a negative perception of safety **prior** to the interventions
- 1/10 participants had a negative perception of safety **after** experiencing interventions
- Overall - **significant improvement** in perception of safety post interventions

The feedback from the community evaluation survey shows that the interventions that had the most profound improvement on perceptions of safety were **lighting and activation**.

Our evaluation has been submitted to Transport for NSW, along with those of nine other Councils and will be used to build the case for longer-term change to support the planning, management, and creation of inclusive public spaces and transport hub precincts.

# Results

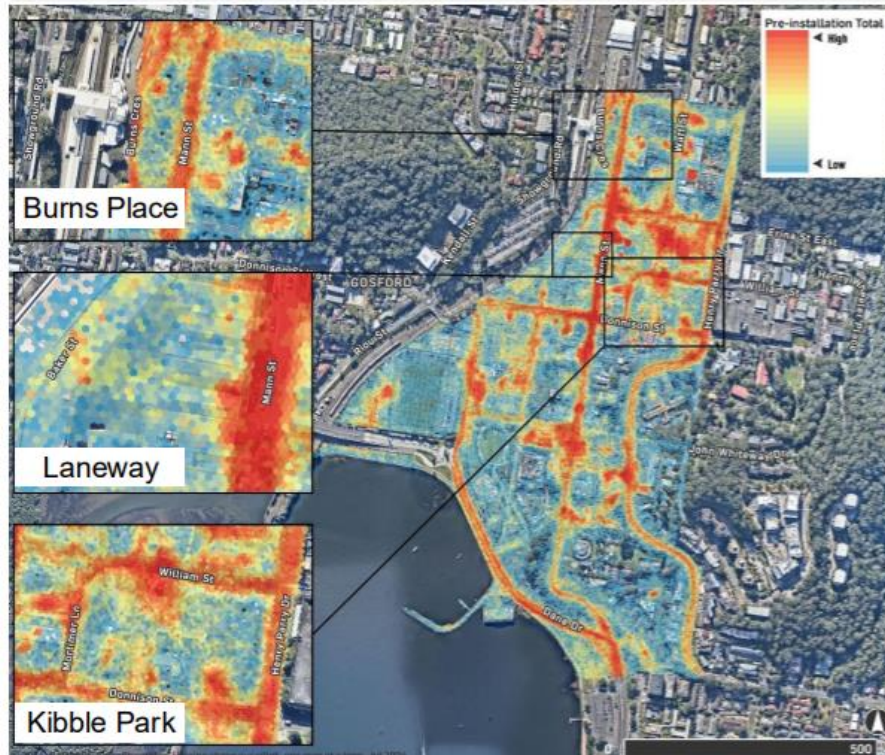


# IMPACT OF INSTALLATIONS ACROSS GOSFORD STUDY AREA

## Key Findings

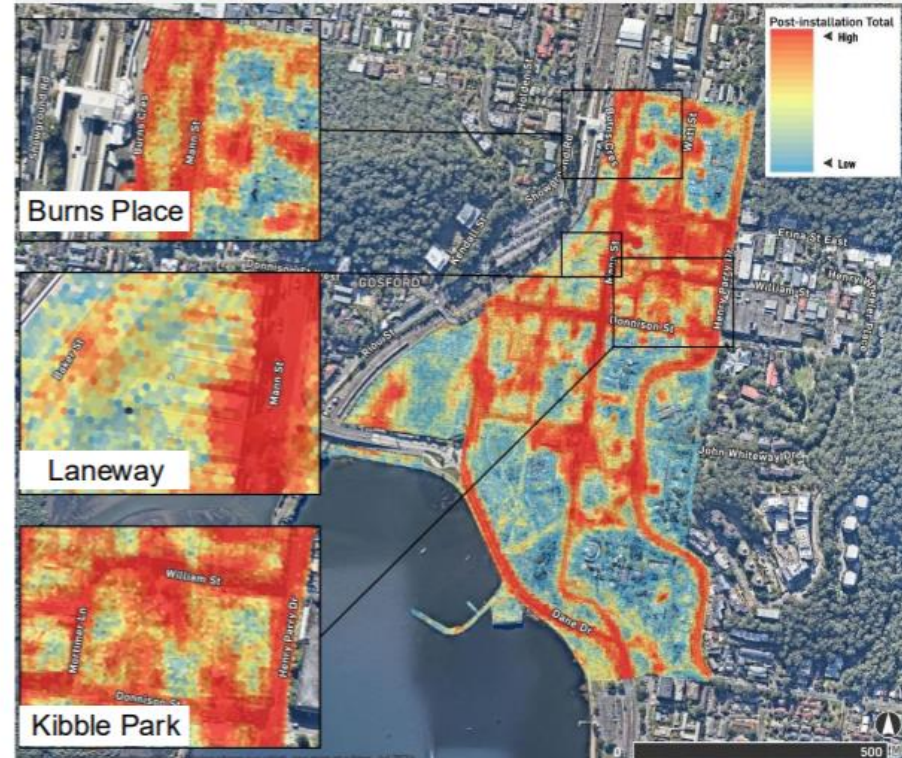
- The maps below illustrate the activity level across Gosford Study Area, comparing pre-installation and post-installation periods.
- Activities are observed to be more spread out with notable increase in interaction with the stores along Mann Street.
- Both Burns Place and Kibble Park see an increase in movement with Kibble Park having more concentrated activity around the library.
- The tables in the previous pages show that the majority of visitors to Gosford Study Area continue to be from with Central Coast.

## Pre-Installation



Source: Azira

## Post Installation



Source: Azira

# Into the future.....

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- Keep the momentum going
- Planning and design of future places
- Night-time economy strategy
- Co-design principles
- Partnerships
- Inform Kibble Park masterplan







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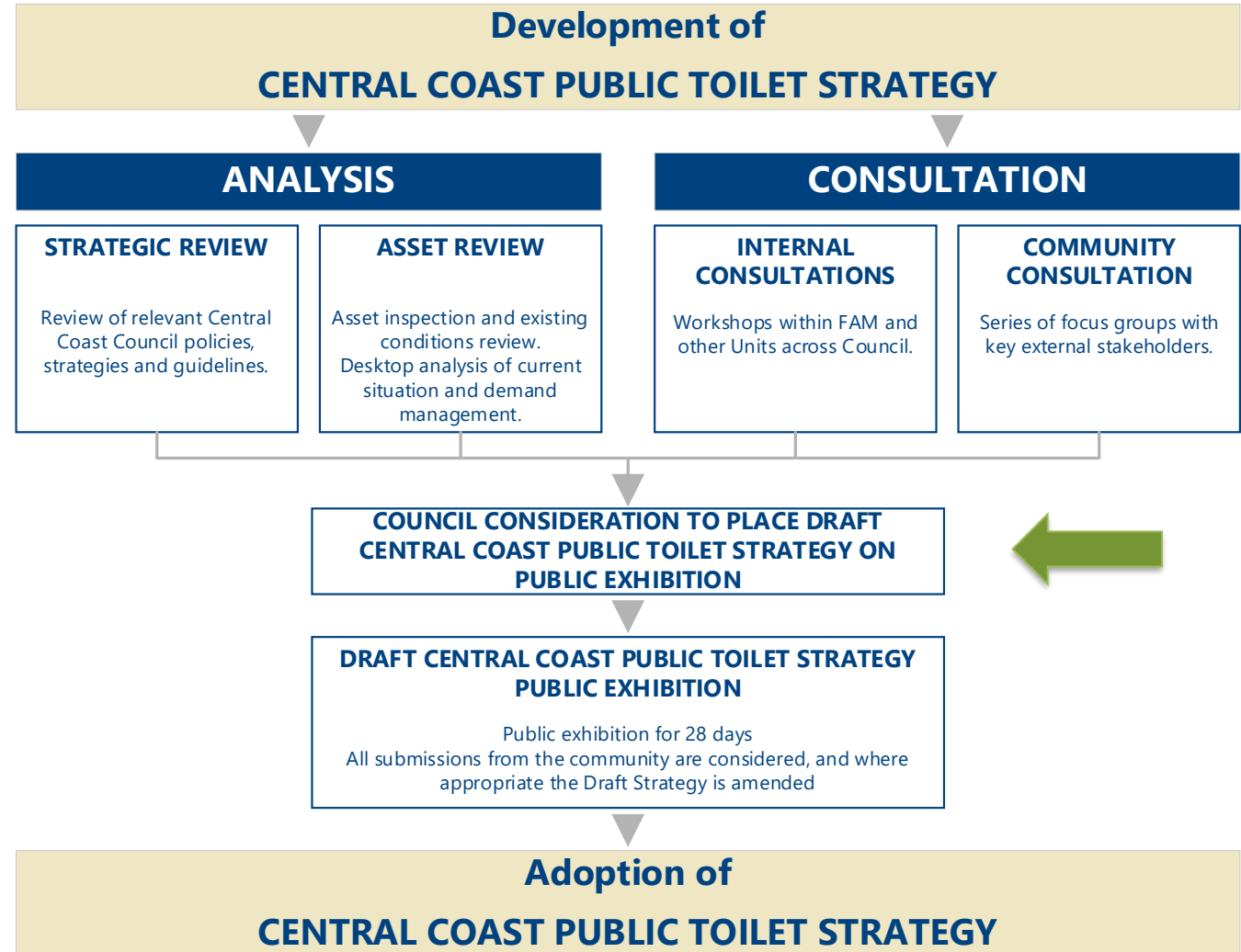
Council Meeting

**Draft Central Coast Council Public Toilet  
Strategy – For Public Exhibition**

Item 3.5 - 27 August 2024

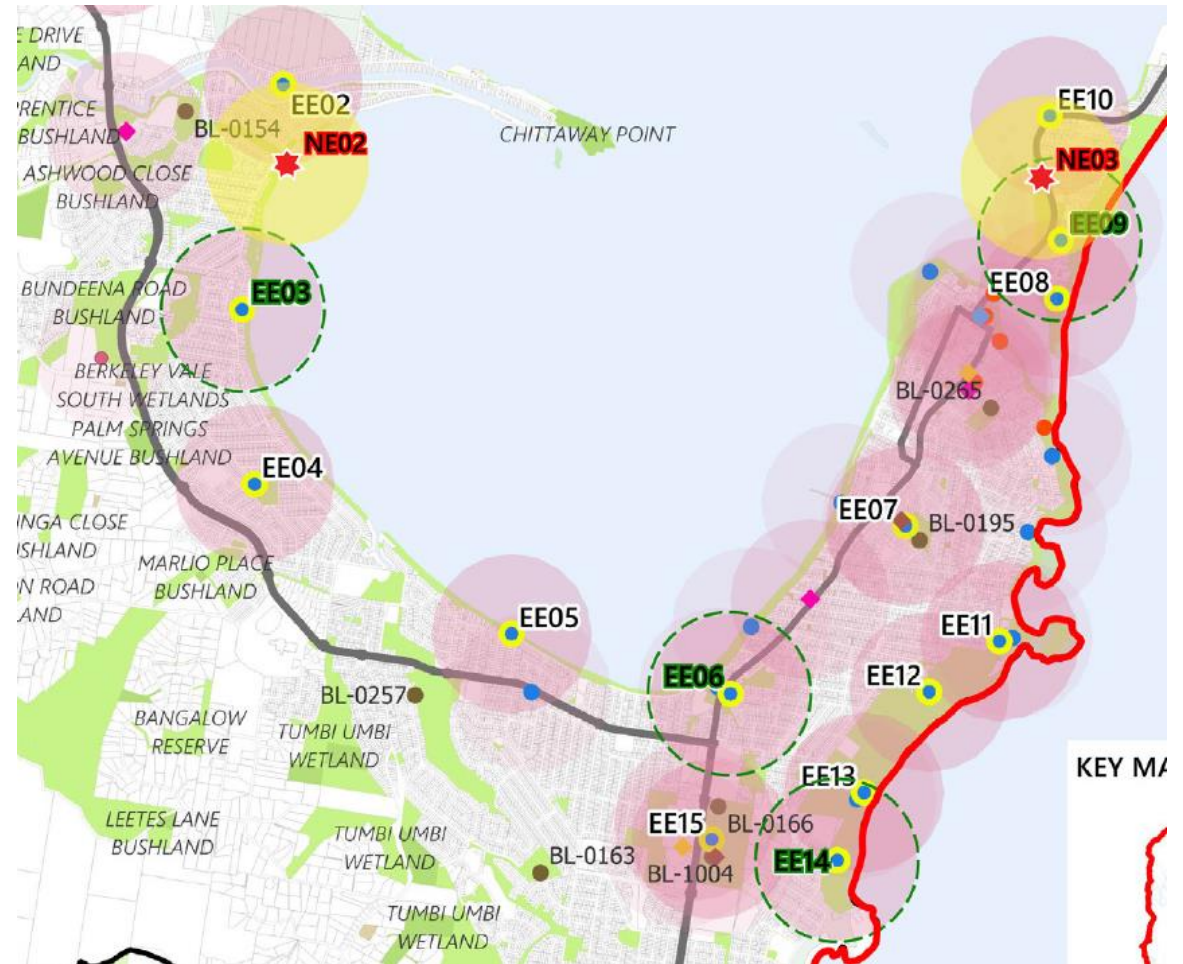
# Development of the Public Toilet Strategy

- Strategic review
- Early community consultation
- Benchmarking public toilets
- Review of assets
- Establishing design guidelines
- Recommendations and priorities for public toilet works
- Rationalise the number of toilets

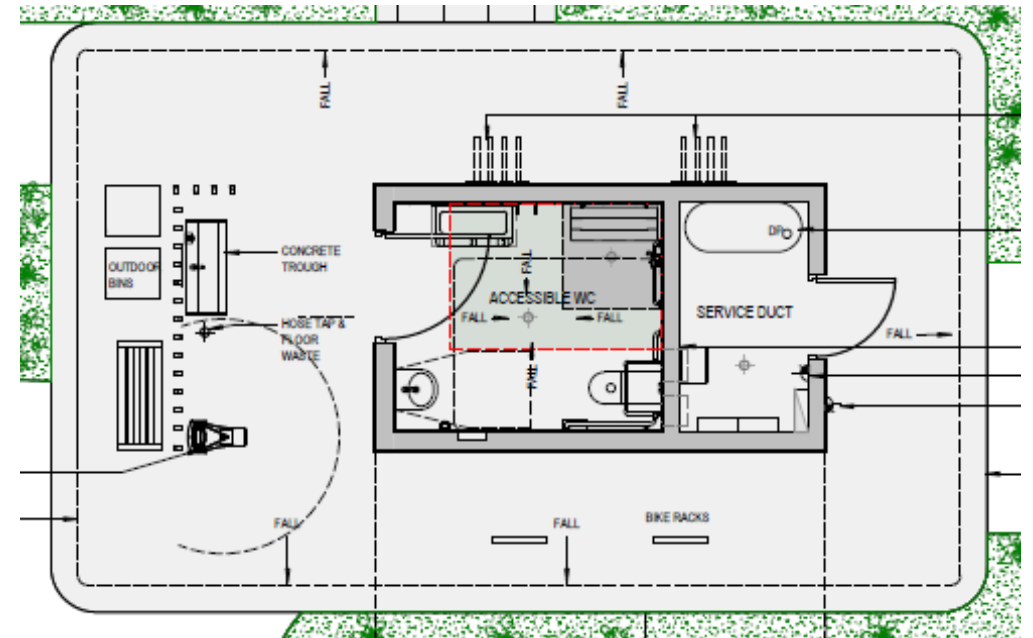
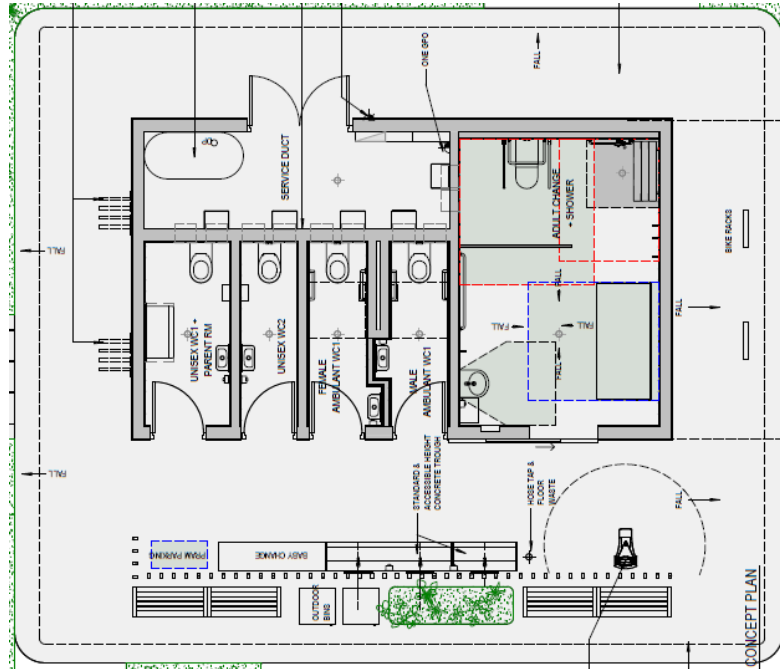


# Assessment and Framework

- Public Toilet Catchment Area
  - Average 600m radius
- Toilets to Population Ratio
  - 0.55 – 0.60 toilets per 1,000 people
- Location Demand Factors
  - Open Space hierarchy
  - No of co-located facilities
  - Transit paths
- Availability
- Accessibility
- Asset Condition



# Design Standardisation



# Next Steps

- Report to Council on 27 August 2024 to recommend placing the Public Toilet Strategy on public exhibition for a period of 28 days
- Upon assessment of submissions made by the public a follow up report will be prepared for the elected Council's consideration, leading to Council adoption of a Public Toilet Strategy

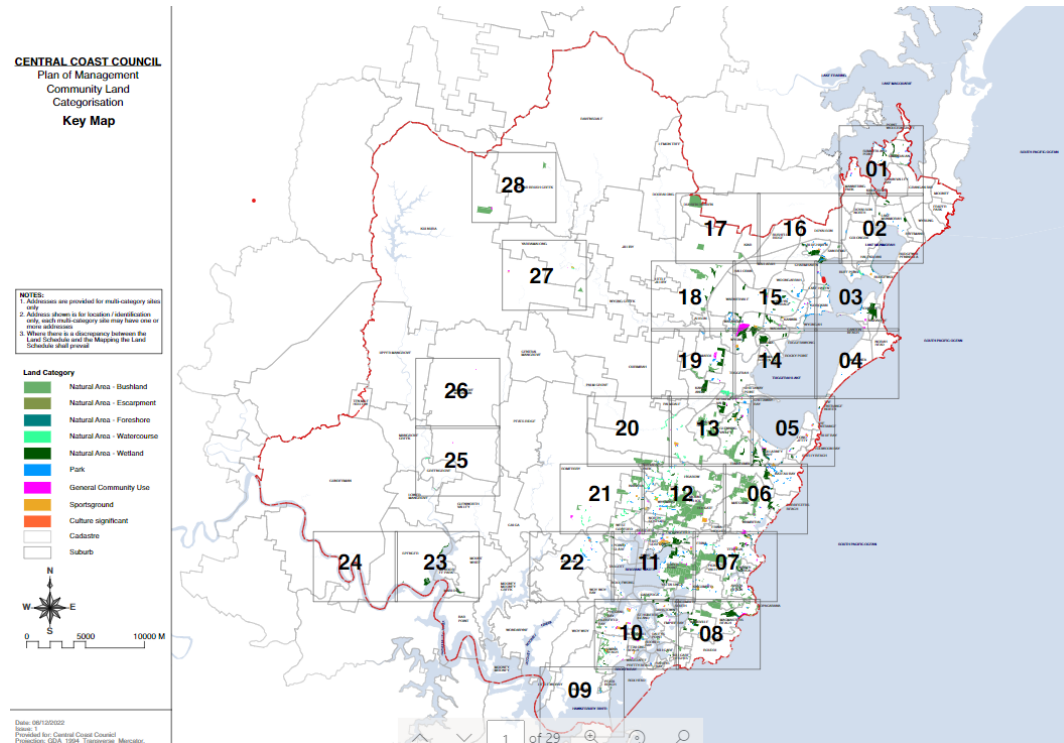
The logo for Central Coast Council, featuring the text "Central Coast Council" in a blue, sans-serif font, centered within a white circle.

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Proposed Update  
Council Community Land  
Plan of Management (POM)  
Environment & Planning

Item – 3.6 – 27 August 2024  
Ordinary Meeting

# Propose Update: Council Community Land Plan of Management (POM)



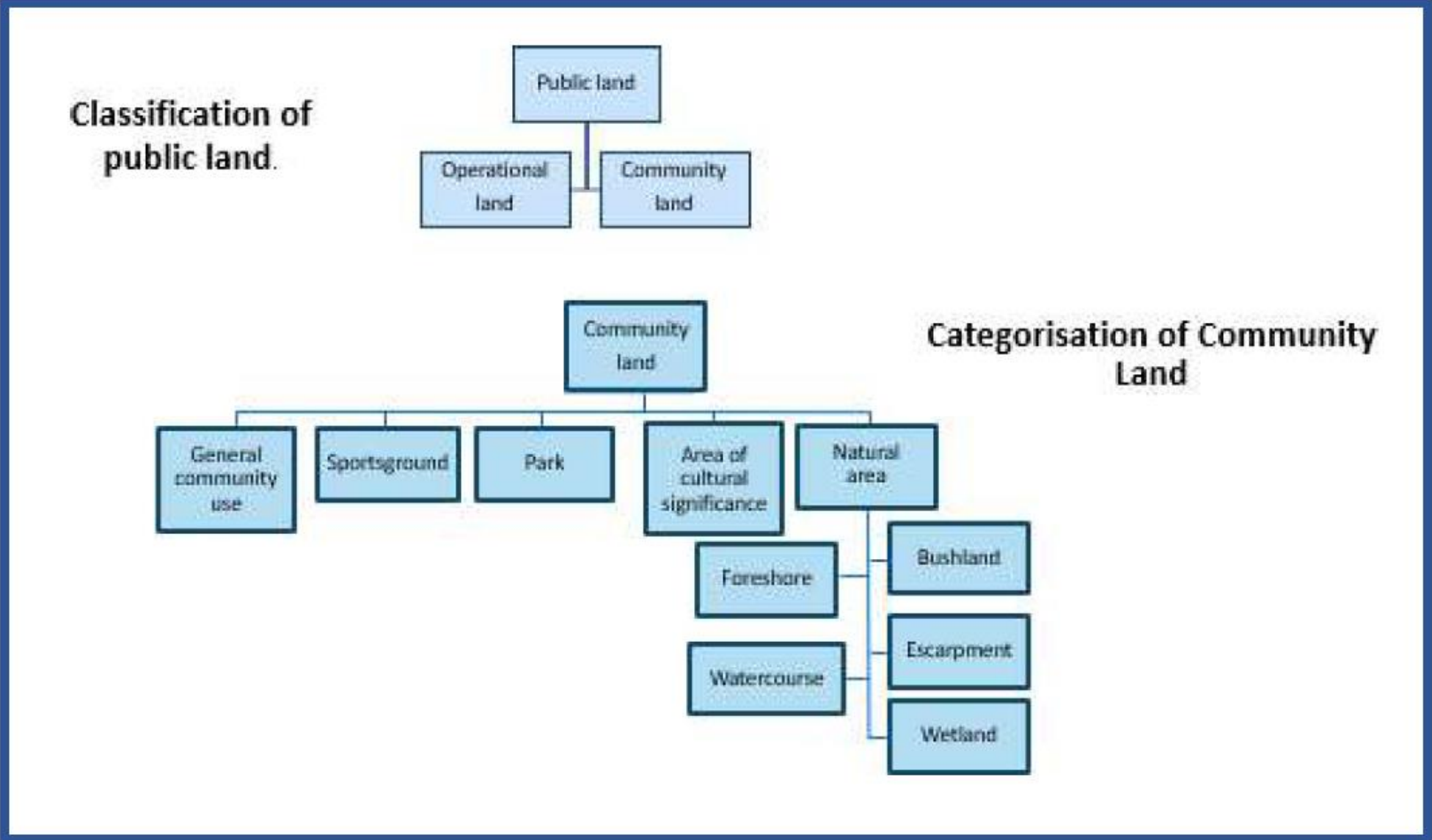
# Purpose

- To provide information about the process of managing community land via Plans of Management (POMs)
- To report on work already done, including pre-consultation, to prepare the proposed update to Community Land POM
- To seek approval for Council to take relevant actions, including public exhibition and hearing activities, to progress an update for the Community Land POM





# Background: Public Land – Classification & Categorisation



# Background: Management of Public Land

- Council manages over 5,500 lots of public & NSW Government land
  - About 2500 lots are classified as operational land
  - About 2500 lots are classified as community land
  - About 700 lots are NSW Government owned land
- An area-wide Plan of Management (POM) was adopted in early 2023
- It is an essential tool for managing Community Land
- Most Council-owned community land is included in the POM
- Because it is so essential, other community land (nearly 200 lots) needs to be added to the POM to manage it effectively.
- More information about the POM is on the next slide ....



# Background: The Community Land Plan of Management

- The Community Land POM now covers about 2300 lots of community land
- The Community Land POM categories include land as General Community Use, Park, Sports Field
- Natural Area is subcategorised e.g. as Bushland, Foreshore
- The Community Land POM includes comprehensive rules on how land can be used
  - The rules are different for each category & sub-category
- A schedule of land is included in the Community Land POM
- Maps are included to show how land has been categorised
- Another POM is in preparation to manage Crown land
  - This will manage Crown land that is formally under Council control



# Proposal

- Council staff are therefore seeking to update the Community Land POM:
  - 160+ lots of Council community land need to be added
  - 100+ lots of community land need to be re-categorised
    - For example, from Park to Natural Area
    - Further information about such lots has come to light
    - Further community feedback has been taken on board
- Extensive investigation has been undertaken on each affected lot
- Early engagement with stakeholders/community has been a key step
- Early engagement has been fully documented (see next slide)
- If the recommendation is adopted, formal consultation will be undertaken



# Early engagement was extensive ...

## Community Land POM - Draft POM Update 2024 - Sites Reviewed/Category Reconfirmed LIST PROVIDED FOR THE PURPOSES OF PRE CONSULTATION ONLY

This list includes sites for which community feedback has been received but sufficient justification for change of category has not yet been identified.

### Community Land POM - Draft POM Update 2024 - Added Sites & Category Change Sites

#### LIST PROVIDED FOR THE PURPOSES OF PRE CONSULTATION ONLY

[Sites previously excluded from POM because of multiple submissions - now recategorised](#)

[Sites to be added to POM \(not included in prior community consultation\)](#)

[Sites for which submissions were received AND changes are proposed](#)

Suburb	Street Address	Lot & DP	Aerial Image of Location	Proposed Change (Not Yet Adopted)	Explanation for Proposed Change	Current Category (If Any)	Community Submission (Category Change)
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#### Sites previously excluded from POM - now recategorised - based on community feedback

DMYSTOWN	11 Martin Cr	Lot 9 DP 12514					
DMYSTOWN	121 Skoura Rec 121A Skoura Rec 7 Magnolia Ave (formerly 3 Magnolia Ave) 8A Magnolia Ave 5 Magnolia Ave (now 7 Magnolia Ave) 7 Magnolia Ave	Lot 1 DP 988079 Lot 1 DP 988348 Lot 3 DP 1110942 Lot 104 DP 5820 Lot 2 DP 1110942 Lot 1 DP 1110942					

Here are some examples of the documentation that was used to inform & record the early engagement process ....

#### APPENDIX A – 2024 UPDATE – COUNCIL COMMUNITY LAND PLAN OF MANAGEMENT

#### 2024 Council Community Land Plan of Management Update

#### Summary of Outcomes of Pre-Consultation Process Conducted from January to March 2024

Following an extensive review of its land holdings and a program of formal community consultation, Central Coast Council adopted a new **Plan of Management (POM)** for Council Community land in April 2023.

In late 2023 Council commenced an update of the POM focusing principally on categorisation of sites (both single lots and groups of lots) that are already included in the adopted POM.


In response to feedback received from the community during the formal community consultation process for the POM in 2023, it was agreed that an informal pre-consultation process should occur prior to the formal public exhibition process. The rationale is that this allows for more information to be provided about sites of interest and also extends opportunities for community participation.

It also provided more opportunity for feedback to be incorporated into the final categorisation of sites to be taken to the formal Public Hearings, with the expectation that it would result in a closer alignment between the categorisation proposed by Council and the views of community members.

Pre-consultation began on 29 January 2024, and was initially directed to community members who had made submissions or attended hearings for the community consultation in 2023. A total of 361 individuals received an email invitation to be part of the 2024 POM update pre-consultation exercise.

Provisional listings of proposed additions and amendments to the list of land included in the POM were circulated on 30 January in two files referred to as **File A (Added, Changed Sites)** and **File B (Reviewed, Confirmed Sites)**.

Each list of sites included a high-level explanation for the proposed category (for newly added land) or for the proposed category change (for land in

Image of Location	Current Category (As per 2023 POM)	Explanatory notes- Current Choice of Category	Proposed Category Change (Community Submission)
	General Community Use (Lot 1 DP 835902)	General Community Use applied to Lot 1 DP 835902 - sewer pump station	Park (Lot 1 DP 835902)
	Park & General Community Use (Lot 650 DP 1126404)	General Community Use applied to part Lot 650 ad 69 Avoca Dr - constructed footpath and access way. Remainder of lot is Park - Indicators such as mowing	Natural Area - Bushland (Lot 650 DP 1126404 and Lot 1 DP 1144935)
	Park (Lot 1 DP 1144935)	Park is most suitable for Lot 1 DP 1144935. Indicators include mowing, landscaping and park assets.	

#### category not proposed

Area - Bushland

To assist with the provision of feedback, a structured fee evening workshop hosted by an external facilitator at the 28 community members.

In response to the pre-consultation exercise, a total of 17 Environment Network (EN). The responses ranged from categorisation changes that have been considered in detail.

The outcomes of pre-consultation are summarised in the

**Table 1** reports on feedback on categorisation for sites in process due to the number of submissions received or to categorisation was proposed and has been provisionally

**Table 2** reports on those sites not included in the current Proposed.

**Table 3** reports on a small number of sites where the cat response to internal and external feedback.

# Mapping the proposed update

Updates to the Community Land POM are depicted on a series of 28 maps attached to Report

Some sites are large and include many lots while other sites are small

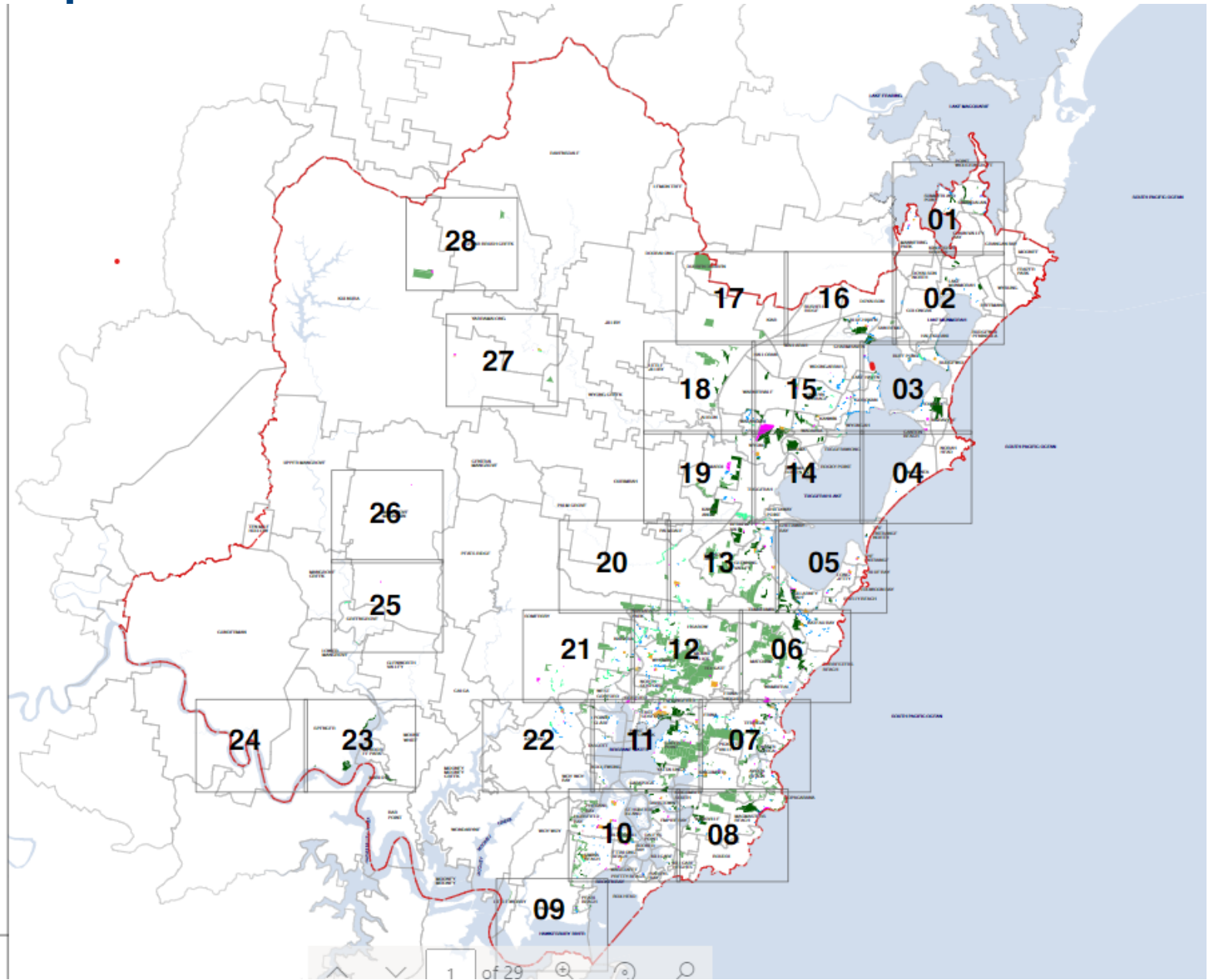
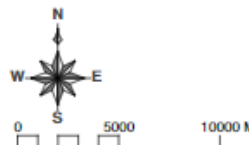
Land is mapped by category

Any land that is more than one category is identified & labelled

## CENTRAL COAST COUNCIL Plan of Management Community Land Categorisation Key Map

**NOTES:**  
1. Addresses are provided for multi-category sites only  
2. Address shown is for location / identification only, each multi-category site may have one or more addresses  
3. Where there is a discrepancy between the Land Schedule and the Mapping the Land Schedule shall prevail

Land Category	
	Natural Area - Bushland
	Natural Area - Escarpment
	Natural Area - Foreshore
	Natural Area - Watercourse
	Natural Area - Wetland
	Park
	General Community Use
	Sportsground
	Culture significant
	Cadastre
	Suburb



# Key considerations

- Council must undertake public exhibition of the proposed Community Land POM update
  - This could start on 23 September and must run for at least 28 days
  - Public submissions must be accepted for at least 42 days
- Council must conduct public hearings of the proposed Community Land POM update
  - Public hearings are conducted by an independent person
  - They consider the categorisation of lots included in the update
- After review of submissions & public hearing reports, a further report will be made to Council in early 2025 with the outcomes of those items and with a final recommendation in relation to the Community Land POM update



# The Recommendation – Excerpt from Report

- 1 Gives notice of a proposed update to the Community Land Plan of Management (to be known as the Community Land POM Update) in accordance with Chapter 6 of the Local Government Act 1993.**
- 2 Notes that outcomes from a program of early engagement with community representatives are incorporated in the Community Land POM Update.**
- 3 Resolves to place the Community Land POM Update on public exhibition on or about Monday 23 September for a period of at least 28 days in accordance with Chapter 6 of the Local Government Act 1993.**
- 4 Authorises that the relevant schedule of maps showing proposed amendments to the categorisation of land, and proposed inclusions, are also placed on public exhibition.**
- 5 Authorises the Chief Executive Officer to make minor adjustments to the Community Land POM Update where required prior to the start of the period of public exhibition.**
- 6 Authorises the holding of 3 or more public hearings presided over by an independent person.**
- 7 Resolves that a further report be provided to Council that outlines the community feedback received during the exhibition period, provides a summary of the outcomes of the public hearings and outlines any proposed variations to the Community Land POM update after the close of community consultation.**





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State Assessed Planning Proposal  
Wallarah Road and Pacific Highway,  
Kanwal  
Environment & Planning

Item 3.7 – 27 August 2024 Ordinary Meeting

# Purpose

- To outline Council's previous submission in relation to this proposal
- To outline Council's key concerns in relation to the proposal
- To seek approval for Council's Chief Executive Officer to make further representations to relevant NSW Government Ministers in respect of these concerns



# Background

- The State Assessed Planning Proposal (SAPP) process seeks to enable direct consideration by the Department of Planning, Housing and Infrastructure (DPHI) of proposals that are of state or regional significance. The Kanwal 'Oasis' SAPP was 1 of 5 nominated to proceed across NSW.
- Council is a stakeholder only and is not the determining authority. Council has participated in the assessment process to ensure 'local knowledge' is available to DPHI in their assessment.
- The proposal was exhibited from 27 May until 24 June 2024 with Council staff submitting an objection.
- NSW Government agencies have been consulted in accordance with the statutory requirements for rezoning.



# The Proposal

- The site is located in Kanwal, opposite Kanwal Village local centre and immediately adjacent to the Wyong Rugby League Club.
- The exhibited documents seek approval for amendments to the *Central Coast Local Environment Plan 2022* to enable:
  - 675 high density residential units (including 200 Independent Living Units)
  - 1000sqm of commercial gross floor area
  - 15% Affordable Housing (for a 10-year period)



# The Proposal

This includes changes to allow:

- Dwelling density 125 dwelling/Ha (Floor Space Ratio 1.35:1)
- Variable height 4 – 12 storey (18 – 42m)



# Key issues included in Council's Submission

1. Lack of strategic merit, and overdevelopment of the site and disproportionate scale for a local centre without supporting infrastructure.
2. Traffic and transport issues remain unresolved, and intersection upgrades are unfunded. Critical impact where existing road infrastructure is already failing.
3. Displacement of residents on site in a market with poor affordable housing options.
4. Inadequate assessment of ecological values of the site.
5. The development is not supported by a Development Control Plan to guide future development on the site
6. Affordable Housing is untested in this locality so may not be feasible as proposed. No draft local provision included in the exhibition materials.
7. Poorly designed public open space areas that provide no connection to the existing Kanwal locality and beyond.

# Regional Context



Council's key concern is the proposal lacks strategic merit and is out of context to the strategically developed centres hierarchy for the Central Coast.



High density development should be centralised around existing centres, with existing infrastructure to support the demand for services.



The proposal lacks supply of additional infrastructure to support the demand the development will create.



The proposal is in competition with Council's identified strategic growth areas of Warnervale and Lake Munmorah.



# Key considerations

- Exhibition has now closed and DPHI are finalising their assessment.
- Agency comments have been received by key stakeholders.
- DPHI advised that they are proceeding to prepare mapping and finalisation documents as a matter of priority.
- DPHI continues to update Council on the progress of the proposal.
- Any future DA for this work is likely to be lodged as a State Significant Development and assessed by the DPHI.





# The Recommendation – Excerpt from Report

- 1 Notes the staff submission to the Department of Planning, Housing and Infrastructure, as provided at Attachment 1, in response to the exhibition of the State Assessed Planning Proposal at 207-209 Wallarah Road and 755-757 Pacific Highway.***
- 2 Endorse Council's Chief Executive Officer making further representations in writing to the Minister for Planning and Public Spaces and the Minister for Transport seeking a commitment for the immediate funding and programming of the infrastructure upgrades required at the Sparks Road/Central Coast Highway Roundabout and Walker Avenue/Wallarah Road should the site be rezoned by the NSW State Government.***

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Proposed Classification of Land  
46 to 48 Ocean Beach Road,  
Woy Woy  
Environment & Planning

Item 3.8 – 27 August 2024  
Ordinary Meeting

# Proposed Classification of Land: 46 to 48 Ocean Beach Road, Woy Woy



Images:  
Exterior of building  
46 to 48  
Ocean Beach Road  
Woy Woy



# Purpose

- To outline why Council is seeking to acquire 46 to 48 Ocean Beach Road, Woy Woy
- To explain why this land (if acquired), must be classified as Operational Land
- To seek approval to undertake the necessary public notification regarding the proposed reclassification



# Background: Where is 46-48 Ocean Beach Road, Woy Woy?



# Background: Why is Council Acquiring this Land

- 46 to 48 Ocean Beach Road, Woy Woy is located at the intersection of Ocean Beach Road and Rawson Road
- This site comprises 4 Lots being Lot 2 in DP 1040919 and Lots A, C & D in DP372116
- Acquisition of this site, which was authorised by Council resolution, is required to facilitate an upgrade of the intersection and to reduce traffic congestion
- After the intersection upgrade is complete, part of the site will be surplus to Council's requirement



# Proposal

- Council has reached agreement with the owner to purchase the site at 48 Ocean Beach Road, Woy Woy, at fair market value, with a contract of sale entered into in late July (prior to the start of the caretaker period).
- The acquisition of this land is required for an essential road widening project with the balance of the land not associated with the project to be re-sold after this project is completed
- To facilitate the sale of the balance of land, it must be classified as Operational Land
- Ongoing and more formal consultation will be undertaken regarding the proposal.



# Key considerations

- The sale of the subject is due to complete in September 2024.
- The proposed classification of the land must go through a period of public exhibition and consultation
- Council must consider any submissions received from the public
- After review of submissions, a further report will be made to Council in late 2024 with the outcomes of those items and with a final recommendation in relation to the classification of this land





# The Recommendation – Excerpt from Report

**1 That Council gives public notice in accordance with the provisions of Section 34 of the Local Government Act 1993 (LG Act) of its intention to classify the following land when acquired as operational land, in accordance with Council's decision of 23 July 2024:**

- **Lot A in DP 372116**
- **Lot C in DP 372116**
- **Lot D in DP 372116**
- **Lot 2 in DP 1040919**

**Note: The 4 lots listed are referred to as 46-48 Ocean Beach Road, Woy Woy.**

**2 That public notification starts on or about Monday 2 September 2024.**