



Central Coast Council

Ordinary Council Meeting

Attachments

Tuesday, 27 July, 2021

Central Coast Council
Attachments Provided Under Separate Cover to the
Ordinary Council Meeting
to be held remotely - online
on Tuesday, 27 July 2021,
commencing at 6:30pm

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Central Coast Council
Ordinary Council Meeting
held remotely, online

29 June 2021

MINUTES

Present

Rik Hart

In Attendance

David Farmer	Chief Executive Officer
Natalia Cowley	Director Corporate Affairs and Chief Financial Officer
Boris Bolgoff	Director Infrastructure Services
Julie Vaughan	Director Community and Recreation Services
Scott Cox	Director Environment and Planning
Jamie Loader	Director Water and Sewer

Notes

The Administrator, Rik Hart, declared the meeting open at 6.30pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Administrator, Rik Hart acknowledged the traditional custodians of the land on which the meeting was being held, and paid respect to Elders past, present and emerging.

The Administrator updated the meeting on recent activities of Council.

The Administrator, Rik Hart adjourned the meeting at 6.43pm and advised the meeting would resume following the conduct of the Open Forum.

The Open Forum commenced at 6.43pm with the speakers addressing the Council on each of the subjects below;

- Erin Kelly – Woy Woy Playground Removal

The Open Forum closed with the Ordinary Meeting resuming at 6.53pm.

1.1 Disclosure of Interest

Time commenced: 6.53pm

Moved: Rik Hart

185/21 Resolved

That Council receive the report on Disclosure of Interest and the fact that no disclosure was made be noted.

1.2 Confirmation of Minutes of Previous Meeting

Time commenced: 6.53pm

Moved: Rik Hart

186/21 Resolved

That Council confirm the minutes of the Ordinary Meeting of Council held on 15 June 2021.

1.3 Notice of Intention to Deal with Matters in Confidential Session

Time commenced: 6.54pm

Moved: Rik Hart

187/21 Resolved

That Council notes Item 3.1 has been considered and it is not required to be dealt with in Confidential Session.

2.1 Consideration of Submissions and Adoption of the Operational Plan 2021-2022

Time commenced: 6.54pm

Mr Kevin Brooks addressed the meeting at 6.54pm

Moved: Rik Hart

188/21 Resolved

- 1 ***That Council note that the draft Operational Plan 2021-2022 was publicly exhibited from Thursday 29 April 2021 to Wednesday 26 May 2021, as required by ss. 405(3) of the Local Government Act 1993.***
- 2 ***That Council consider, as required by ss. 405(5) of the Local Government Act 1993, the submissions received during the public exhibition of the draft Operational Plan 2021-2022 as per Attachment 3.***
- 3 ***That Council note the amendments to the draft Operational Plan 2021-2022 that are set out in Attachments 4 and 5 to this report.***
- 4 ***That Council adopt, pursuant to s. 405 of the Local Government Act 1993, the Operational Plan 2021-2022 as per Attachment 1.***
- 5 ***That Council authorise, subject to resolution 4, the Chief Executive Officer to make final editorial amendments to the Operational Plan 2021-2022 to ensure correctness and clarity.***
- 6 ***That Council approve the estimates of income and expenditure as detailed in the Operational Plan 2021-2022, as adopted by resolution 4.***
- 7 ***That Council authorise the Chief Executive Officer to refinance existing loan balloon repayments.***
- 8 ***That Council note the proposed legislative and minor typographical amendments to the Fees and Charges 2021-2022, as set out in Attachments 6 and 7.***
- 9 ***That Council adopt the Fees and Charges 2021-22 as per Attachment 2.***
- 10 ***That Council authorise the Chief Executive Officer to waive or reduce fees in appropriate cases.***
- 11 ***Council note that upon closing The Entrance Library, Council will continue to provide a customer service outlet (ability for customers to pay bills at a reduced level of service) 14 hours per week and 2 public access computers at the Visitor Information Centre, The Entrance, as well as visits from our mobile library service.***
- 12 ***That Council seek an urgent meeting with the Chair of IPART to discuss a further application being made for the continuation of the 15% SRV beyond three years.***
- 13 ***That Council write to the Co-Ordinator General, Planning Delivery and Local Government, outlining where Council does not receive certainty of revenue***

beyond three years, our inability to plan for the future and enter into funding agreements puts the organisation and its services to the community at risk.

2.2 Making and Fixing of 2021-22 Rates and Charges

Time commenced: 7.45pm

Moved: Rik Hart

189/21 Resolved

- 1 That Council note rates and charge rebates to pensioners are prescribed by s. 575 of the Local Government Act 1993.**
- 2 That Council is of the opinion that all rateable land that is used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 will derive benefit from the provision of certain facilities, services and activities contributing to business and tourism development that are funded in part or whole by a Business/Tourism Development Special Rate (as set out in Attachment 1).**
- 3 That Council is of the opinion that the following rateable land will derive benefit from the activities that are funded in part or whole by the Gosford Parking Special Rate and/or funded in whole or in part by the Gosford Central Business District Special Rate, which (respectively) fund the operation and maintenance of the Baker Street Parking Station and the provision of facilities, services and activities that contribute to business and tourism development in the area:**
 - a Rateable land within Registered Plan 97/6.**
 - b Rateable land within the area indicated in the Gosford Central Business District Improvement and Parking Area map (as set out in Attachment 2):**
 - i Commencing west of Mann Street, at Lot 1 DP 156665, bounded by Etna, Hills, Watt and Faunce Streets; and**
 - ii From Henry Parry Drive to Allotment 1, Section 96, Town of Gosford to the intersection of Erina Street, north to Donnison Street, west of Henry Parry Drive to Georgiana Terrace to include unnamed lane in DP 13734; and**
 - iii Then from Allotment 4, Section 9, Town of Gosford to its intersection with the centre line of the Great Northern Railway bounded by Henry Parry, Mann Street, Georgiana Terrace, Dane Drive to the railway line and back to the point of commencement.**

- 4 That Council is of the opinion that the following rateable land will derive benefit from the activities that are funded in part or whole by The Entrance Area Special Rate, which promotes the economic development, marketing and development of The Entrance area and provides for the organisation and management of promotional events within and around The Entrance area for the purpose of improving the market penetration of The Entrance area and its traders (as set out in Attachment 3):**
- a All rateable land used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 in the suburb known as The Entrance; and**
 - b All rateable land in the suburbs of Magenta, The Entrance, North, The Entrance, Blue Bay, Long Jetty, Toowoan Bay, Shelly Beach and Bateau Bay used predominately for any of the following purposes, as those terms are defined in the Wyong Local Environmental Plan 2013 or the former Wyong Council's "Retail Centres Strategy":**
 - i. amusement centres,**
 - ii. camping grounds,**
 - iii. caravan parks,**
 - iv. eco-tourist facilities,**
 - v. pubs,**
 - vi. registered clubs, or**
 - vii. service stations,**
 - viii. tourist and visitor accommodation**
- 5 That Council is of the opinion that all rateable land in the suburbs known as Toukley, Canton Beach, Noraville and Norah Head that is used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 will derive benefit from the activities that are funded in part or whole by the Toukley Area Special Rate, which markets and promotes the economic development of the Toukley area (as set out in Attachment 4).**
- 6 That Council is of the opinion that the following rateable land will derive benefit from the activities that are funded in part or whole by the Wyong Area Special Rate, which is used to market and promote the economic development of the Wyong area within which this special rate applies (as set out in Attachment 5):**
- a All land used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 in the suburb known as Watanobbi.**
 - b All land used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 in the suburb known as Wyong, bounded by the following:**

- i **North of the Wyong River from Tacoma in the east to the M1 Freeway in the west;**
- ii **East of the M1 Freeway from the Wyong River to the suburb boundary between Wyong and Warnervale but to exclude Lot 32 DP 814964;**
- iii **South of the northern Wyong boundary to its intersection with the Pacific Highway and then south of the Pacific Highway to the intersection of Pollock Avenue, but to include the land known as Lot 400 DP 1114793 (being to the north of the Pacific Highway);**
- iv **The eastern boundary of the suburb of Wyong from Johns Road to Wyong River.**

- 7 **That Council resolve to make, the following ordinary rates for the 2021-22 rating and financial year consisting of an ad valorem amount and subject to a minimum amount, pursuant to sections 492-494, 497-498, 533-535 and 543 (inclusive) of the Local Government Act 1993 (refer to Attachment 6):**

Ordinary Rate Category Section 493	Ordinary Rate Sub Category Section 529	Ad Valorem Amount (cents in the \$)	Minimum Rate Amount
Farmland	-	0.183622	\$565.00
Residential	-	0.342450	\$565.00
Business	-	0.663713	\$565.00
Business	Local Retail	0.716435	\$565.00
Business	Major Retail	1.078595	\$565.00
Mining	-	46.766206	\$565.00

- 8 **That Council resolve to make, the following special rates for the 2021-22 rating and financial year consisting of an ad valorem amount, pursuant to ss. 492, 495, 497-500, 535-538 and 543 (inclusive) of the Local Government Act 1993 where those special rates are to apply only to and be levied on only the rateable land identified in the table below:**

Special Rate	Ad Valorem Amount (cents in the \$)	Special rate applies to the following rateable land
Business/Tourism Development	0.050684	All rateable land identified in resolution 2
Gosford Parking	0.137966	All rateable land identified in resolution 3
Gosford Central Business District Improvement	0.359930	All rateable land identified in resolution 3
The Entrance Area	0.409161	All rateable land identified in resolution 4
Toukley Area	0.304089	All rateable land identified in resolution 5

Wyong Area	0.124524	All rateable land identified in resolution 6
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- 9 ***That Council apply land valuations, with a base date 1 July 2019, for rating purposes in the 2021-22 rating and financial year.***
- 10 ***That Council resolve to make, the following annual domestic waste management service charges for the 2021-22 rating and financial year, pursuant to ss. 496 and 535 of the Local Government Act 1993 (refer Attachment 7):***

<i>Name</i>	<i>Charge Amount</i>
<i>Domestic Waste Management - Availability Charge</i>	<i>\$72.00</i>
<i>Domestic Waste Management Service – Eastern Area</i>	<i>\$520.00</i>
<i>Domestic Waste Management Service – Western Area</i>	<i>\$461.00</i>
<i>Domestic Waste Management Service – 140 litre to 240 litre Waste Upgrade</i>	<i>\$138.00</i>
<i>Domestic Waste Management Service – 140 litre to 360 litre Waste Upgrade</i>	<i>\$276.00</i>
<i>Domestic Waste Management Service – Additional 140 litre Waste Bin Service</i>	<i>\$273.00</i>
<i>Domestic Waste Management Service – Additional 240 litre Waste Bin Service</i>	<i>\$413.00</i>
<i>Domestic Waste Management Service – Additional 360 litre Waste Bin Service</i>	<i>\$552.00</i>
<i>Domestic Waste Management Service – 240 litre to 360 litre Recycling Bin Upgrade</i>	<i>\$36.00</i>
<i>Domestic Waste Management Service – Additional 240 litre Recycling Bin Service</i>	<i>\$104.00</i>
<i>Domestic Waste Management Service – Additional 360 litre Recycling Bin Service</i>	<i>\$138.00</i>
<i>Domestic Waste Management Service – Additional 240 litre Vegetation Bin Service</i>	<i>\$112.00</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 140 litre Waste Bin - price per service</i>	<i>\$18.93</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 240 litre Waste Bin - price per service</i>	<i>\$20.15</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 360 litre Waste Bin - price per service</i>	<i>\$21.37</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 660 litre Waste Bin - price per service</i>	<i>\$39.18</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 1.1 cubic meter Waste Bin - price per service</i>	<i>\$65.26</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 1.5 cubic meter Waste Bin - price per service</i>	<i>\$89.02</i>
<i>Domestic Waste Management Service – Additional Short Term Extra Service – 240 litre Recycling Bin - price per service</i>	<i>\$20.15</i>

Domestic Waste Management Service – Additional Short Term Extra Service – 360 litre Recycling Bin - price per service	\$21.37
Domestic Waste Management Service – Additional Short Term Extra Service – 660 litre Recycling Bin - price per service	\$39.18
Domestic Waste Management Service – Additional Short Term Extra Service – 1.1 cubic meter Recycling Bin - price per service	\$65.26
Domestic Waste Management Service – Additional Short Term Extra Service – 1.5 cubic meter Recycling Bin - price per service	\$89.02
Domestic Waste Management Service – Additional Short Term Extra Service – 240 litre Vegetation Bin - price per service	\$20.15

- 11 ***That Council provide domestic waste management services only to parcels of land which have current Council consent or approval for a residential building.***
- 12 ***That Council resolve to make, the changes set out in the adopted Delivery Program and Operational Plan for the 2021-22 financial year including but not limited to the following waste management charges for the 2021-22 rating and financial year, pursuant to ss. 501 and 535 of the Local Government Act 1993:***

Name	Charge Amount
Waste Management Service – 140 litre Waste Bin Service	\$389.00
Waste Management Service – 240 litre Waste Bin Service	\$519.00
Waste Management Service - 360 litre Waste Bin Service	\$640.00
Waste Management Service - 660 litre Waste Bin Service	\$2,216.00
Waste Management Service - 1.1 cubic metre Waste Bin Service	\$3,094.00
Waste Management Service - 1.5 cubic metre Waste Bin Service	\$4,167.00
Waste Management Service – 240 litre Recycling Bin Service	\$104.00
Waste Management Service – 360 litre Recycling Bin Service	\$139.00
Waste Management Service – 660 litre Recycling Bin Service	\$287.00
Waste Management Service – 1.1 cubic meter Recycling Bin Service	\$476.00
Waste Management Service – 1.5 cubic meter Recycling Bin Service	\$651.00
Waste Management Service – 240 litre Vegetation Bin Service	\$112.00

- 13 ***That Council apply, a proportional charge adjustment, calculated on a daily basis, where domestic waste management services or waste management services commence or cease during the 2021-22 rating year.***

14 That, for the period between 1 July 2021 and 30 June 2022 in respect to overdue rates and charges, Council charge the lesser of the following:

- a the maximum rate of interest as determined by the Minister for Local Government under s. 566(3) of the Local Government Act 1993, being 6%;
or**
- b the maximum rate of interest payable on overdue rates and charges under s. 356 of the Water Management Act 2000, being the rate applicable on an unpaid judgment of the Supreme Court;**
- c and this interest to be calculated on a daily basis using the simple interest method in accordance with s. 566 of the Local Government Act 1993.**

2.3 Investment Report for May 2021

Time commenced: 7.53pm

Moved: Rik Hart

190/21 Resolved

That Council receive the Investment Report for May 2021.

2.4 Administrator Expenses and Facilities Report to 30 April 2021

Time commenced: 7.58pm

Moved: Rik Hart

191/21 Resolved

That Council receive the report Administrator Expenses and Facilities Report to 30 April 2020.

2.5 Pecuniary Interest Disclosure Returns - Recently Appointed Designated Persons

Time commenced: 7.59pm

Moved: Rik Hart

192/21 Resolved

That Council receive the report on Pecuniary Interest Disclosure Returns - Recently Appointed Designated Persons.

2.6 Request to Prepare a Planning Proposal for 43-49 The Esplanade, Ettalong Beach

Time commenced: 7.59pm

Mr Peter Gillis addressed the meeting at 8.00pm

Moved: Rik Hart

193/21 Resolved

1 That Council, pursuant to Section 3.33 of the Environmental Planning and Assessment Act, 1979, prepare a Planning Proposal to amend the Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan (if in effect), to:

a increase the maximum building height from 11.5m to 17m and floor space ratio from 1:1 to 1.75:1 on the following lots:

- Lot 117 in DP 10650 (No 46 The Esplanade);
- Lot 118 in DP 10650 (No 46 The Esplanade);
- Lot 119 in DP 10650 (No 46 The Esplanade);
- Lot 120 in DP 10650 (No 45 The Esplanade);
- Lot 121 in DP 10650 (No 44 The Esplanade); and
- Lot 122 in DP 10650 (No 43 The Esplanade), and

b to increase the maximum building height and floor space ratio on Lot 2 in DP1249007 and O/SP 99403 (No 49 The Esplanade) to be consistent with the planning controls approved as part of the State Significant Project Approval (MP 09_0121) for this site.

2 That Council, pursuant to Section 3.34 of the Environmental Planning and Assessment Act, 1979, forward the Planning Proposal to the Minister requesting a Gateway Determination

3 That Council request delegation for the Chief Executive Officer (or delegate) to finalise and make the draft Local Environmental Plan, pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979

- 4 ***That Council authorise the Chief Executive Officer (or delegate) to enter into a Planning Agreement (PA), and to negotiate and execute all documentation in relation to the finalisation of the PA (if required).***
- 5 ***That Council undertakes public authority and community consultation in accordance with the Gateway Determination requirements***
- 6 ***That Council considers a further report on the results of public authority and community consultation***

2.7 Adoption of Works-In-Kind Policies

Time commenced: 8.08pm

Mr David Kitson addressed the meeting at 8.09pm

Moved: Rik Hart

194/21 Resolved

- 1 ***That Council adopt the draft Works-In-Kind Policy (for works under the Environmental Planning & Assessment Act, 1979), the draft Works-In-Kind Policy (for works under the Water Management Act, 2000) and their respective guidelines, as outlined in Attachments 1, 2 3 and 4 to this report.***
- 2 ***That Council notify those persons who lodged submissions of Council's decision.***

2.8 Beach Nourishment Opportunity: Sydney Metro West Tunnel

Time commenced: 8.20pm

Moved: Rik Hart

195/21 Resolved

- 1 ***That Council writes to the Ministers for Transport and Local Government expressing in principle support to participate in beach nourishment opportunities for Wamberal Beach resulting from the Sydney Metro West Tunnel or similar projects.***

- 2 That Council request the NSW Government partner with Central Coast Council to seek and obtain the necessary approvals for beach nourishment at Wamberal Beach using sand from the Metro West Tunnel including:**
- a Providing Council written confirmation that a minimum of 50% of all costs associated with the design and approval phase of the project will be met by the NSW government.**
 - b Providing Council with written confirmation that the NSW Government will make staff resources and departmental assistance available to Council to prepare all necessary approvals.**
- 3 That Council subject to the outcome of Item 2, and other favourable outcomes from preliminary project risk assessments, that in consultation with the NSW Government, staff seek to have more detailed impact assessments undertaken, consult with stakeholders and the local community, and obtain the necessary approvals for using sand from the Sydney Metro West Tunnel project for beach nourishment.**
- 4 That Council Delegate authority to the Chief Executive Officer to enter into any agreements with the NSW Government (including Transport for NSW) to facilitate the investigations and approvals for beach nourishment using sand from the Sydney Metro West Tunnel project.**
- 5 That Council acknowledge that should the works identified in Item 3 proceed, staff will present the outcomes of the impact assessments and community consultation at a future Council meeting for determination prior to approving the acceptance of any sand from the Metro West Tunnel project.**

2.9 Review of application of Social Media Policy for Councillors

Time commenced: 8.23pm

Moved: Rik Hart

196/21 Resolved

That Council receive the report Review of application of Social Media Policy for Councillors.

3.1 CPA/3632 - Tender Evaluation - Animal Care Facility Management

Time commenced: 8.24pm

Moved Rik Hart

197/21 Resolved

- 1 ***That Council declines to accept any of the tenders received for CPA/3632 - Animal Care Facility Management as per cl.178 (1b) of the Local Government (General) Regulation 2005.***
- 2 ***That Council resolve to invite fresh tenders for CPA/3632 - Animal Care Facility Management, with a revised Scope of Work in accordance with cl.167 Open Tendering, of the Local Government (General) Regulation 2005.***
- 3 ***That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that this report and attachments remain confidential in accordance with section 10A(2)(d)(i) of the Local Government Act as it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast community.***

The Administrator acknowledged Ms Shane Sullivan, Unit Manager Governance and Risk as this was to be her last Council Meeting at Central Coast Council and thanked her for her work.

The Meeting closed at 8.29pm.



Asset Sales Program – Tranche 3

CONSULTATION REPORT

Central Coast Council

8 July 2021

1 Executive Summary

The aim of the engagement for the Asset Sales Program – Tranche 3 was to provide an opportunity for ratepayers and residents to have their say on the proposed asset sales list. The engagement included:

- a comprehensive information package available on Your Voice Our Coast (inform)
- an interactive map to inform the community of the locations of the proposed assets for sale (inform)
- an online submit a question tool, the questions (where appropriate) and Councils response were made available for the community to view (consult)
- an online survey (feedback form) for the community to provide feedback on the proposal (consult)

This consultation report presents the information gathered during the engagement period, in particular the feedback received via the survey, which was conducted from 30 April to 28 May 2021, how the community was made aware of the proposed asset sales and the feedback Council received. Every survey response and piece of self-initiated written feedback (including emails and letters), has been read and recorded by Council staff. The survey results and written feedback assists in providing the community and Council with a clear understanding of the issues and concerns that the community need addressed, level of understanding on the purpose of the Asset Sales Program – Tranche 3 and the broader sentiment of and impacts to our community in relation to the proposal.

The total number of responses received via the survey was 1,333. Self-initiated written feedback sent to Council up to 28 May totalled 611 emails and letters.

Key findings from consultation

Of the responses received, some of the key points raised were: :

- maintaining greenspace for environmental, amenity and recreational purposes
- ensuring parking is maintained, for instance at the Umina shops and East Gosford
- over development, particularly on the Peninsula
- ongoing provision of community services, particularly childcare, homeless support services and the youth refuge
- loss of community facilities, such as the Norah Head Community Centre
- security of tenure through private ownership of assets
- potential for community-based organisations to raise capital through asset ownership

Next steps

Comments received during the community consultation process for the Asset Sales Program – Tranche 3 will be used to inform the recommendations for the Tranche 3 Asset Sales Program. A report detailing these recommendations as well as a copy of this consultation report will be presented to Council.

The community will be kept up to date as the project progresses.

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2 Introduction

2.1 Background

Central Coast Council was formed in May 2016 with the amalgamation of the former Gosford City and Wyong Shire Councils. Central Coast Council is the fourth largest Council in New South Wales and the seventh largest in Australia by population. The Central Coast covers an area of 1,681 square kilometres and is the only Local Government Area (LGA) that is a region in its own right. At the 2016 census, Council had an estimated population of 343,968 (ABS ERP 2019). As a growing region close to Sydney, the Central Coast has also been identified as growth area by the State Government, with a population projection of 354,915 by the end of 2021 and 414,615 by 2036.

On 6 October 2020, Council announced it was in a 'serious financial situation' and faced an 'immediate and serious liquidity' issue. Council advised the Office of Local Government of the situation, undertook an immediate review of its budget and developed a 100-Day Recovery Plan (now Business Recovery Plan).

On 30 October 2020, Minister for Local Government Shelley Hancock MP suspended the Council and appointed an Administrator, Mr Dick Persson AM. Mr Persson was supported by Mr Rik Hart as Acting CEO to oversee Council's operational recovery.

On 2 December 2020, Administrator Dick Persson released a '30 Day Interim Report' to the Central Coast community, following an initial investigation into Council's financial situation. As part of the report, community members were assured that there was no evidence that theft or corruption had occurred. The report did highlight, however, that there had been unlawful use of restricted funds. The community expressed substantial outrage and concern regarding the size of the debt (\$565M) and the extent of financial mismanagement, with many residents indicating that their trust in Council has been eroded.

On 8 February 2021, following community consultation Council resolved to apply to IPART for a 15% one-off permanent special rate increase. Council adopted the revised Long-Term Financial Plan (General Fund) as well as the Debt Recovery and Hardship Policy for purpose of public exhibition.

On 3 March 2021, Mr David Farmer was appointed the new CEO for Central Coast Council commencing on 12 April and Mr Rik Hart (Acting CEO) and Mr Malcolm Ryan (interim COO) step down.

On 13 May 2021, Rik Hart commenced as Administrator of Central Coast Council.

On 17 May 2021, the Independent Pricing and Regulatory Tribunal (IPART) approved a 15 percent Special Variation (SV) rates increase for the Central Coast for three years.

Council continues to communicate to the community the number of savings measures that are being implemented to address the financial situation, including:

- reducing staff numbers back to pre-amalgamation numbers from over 2,500 to under 2,000 – cost savings of \$30M
- reducing materials and contracts by \$20M
- maintaining infrastructure spending at \$170M
- obtaining \$150M in bank loans
- generating additional revenue
- selling \$40-\$60M in underperforming assets, which is the subject of this community consultation report.

Council's Business Recovery Plan required a review of Council's property assets which could be disposed of to assist with its financial situation. A report to Council detailed properties (Tranche 3) which are surplus to Council's current and future needs was tabled at the 27 April Council meeting. Council deferred the decision and requested a 3-week community consultation be undertaken; this was later extended to 4 weeks.

Council sought community feedback on the Tranche 3 asset sales program between 30 April and 28 May 2021, the engagement included:

- a dedicated [project webpage](#)
- an [interactive map](#) displaying identified properties and overview information
- an online submission form
- an online tool for the community to submit a question

The tranche 3 properties were grouped into four categories due to the different legislative and disposal processes involved, these categories are:

- Operational classified and appropriately zoned land
- Operational classified land which requires rezoning
- Land parcels where Council is seeking reclassification from community to operational land, and requiring Council to prepare a planning proposal to rezone the land prior to sale
- Land parcels where Council is seeking reclassification from community to operational prior to sale

The information presented and feedback collected were broken into the 4 categories.

The list proposed assets can be viewed in **Appendix F**.

3 Engagement Approach

3.1 Purpose of Engagement

The purpose engagement was to:

- Inform the community of Councils continued commitment to financial recovery.
- Seek feedback on the proposed list of assets identified for inclusion in the Tranche 3 Asset Sales Program.
- Understand community sentiment about the proposal, how they use the identified property and broader sentiment about the long-term commitment to financial recovery.
- Work with stakeholders and the community to identify issues which may affect the proposal.

3.2 Our engagement framework

Consultation has been designed in accordance with Central Coast Council's Engagement Framework. This framework is available to view at <https://www.yourvoiceourcoast.com/Central-Coast-CouncilEngagement-Framework>

3.3 How we consulted

Consultation methods

Information package	All residents and stakeholders could view the information package presented on Your Voice Our Coast which provided all of the information relating to the Asset Sales Program - Tranche 3. A copy of the content can be found in Appendix A
Written feedback	All residents and stakeholders could provide written feedback via email, the online submission form on yourvoiceourcoast.com, or via post. A copy of the submission form can be found in Appendix C
Submit a question	All residents and stakeholders could submit questions via the online tool on yourvoiceourcoast.com, participants could elect to have their questions made available on yourvoiceourcoast.com. A copy of the tool can be found in Appendix B

Interactive map	<p>All residents and stakeholders could view the interactive map which detailed all of the proposed assets and provided an overview of the land.</p> <p>A copy of the map can be found in Appendix D</p>
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Promotion of activities

We carried out promotion of the consultation to ensure the community and stakeholders were aware of the opportunity to participate.

Media Releases	<ul style="list-style-type: none"> • 27 April 2021 – Administrator calls for community consultation on proposed property sales • 4 May 2021 – Next stage asset sales program now on public exhibition • 24 May 2021 – Council clears confusion around asset sales • Copies of the media releases can be found in Appendix E
Coast Connect articles	<ul style="list-style-type: none"> • 5 May 2021 – We want your feedback on our asset sales program – sent to 11,389 subscribers achieving a 43.4% open rate • 12 May 2021 – Asset Sales Program – sent to 11,410 subscribers achieving a 42.5% open rate • 19 May 2021 – Asset sales and land reclassification program – sent to 11,410 subscribers achieving a 42.5% open rate • Copies of the articles can be found in Appendix F
Your Voice – Our Coast website	<ul style="list-style-type: none"> • Project page launched on 30 April 2021 under <i>Asset Sales Program – Tranche 3</i> • https://www.yourvoiceourcoast.com/asp • 7,648 visits during consultation period
Social Pinpoint Interactive Map	<ul style="list-style-type: none"> • Interactive map displaying the Tranche 3 properties and individual information packages • https://centralcoastcouncil.mysocialpinpoint.com/asp#/ • 17,176 visits during the consultation period • A copy of the content can be found in Appendix D
Social media	<ul style="list-style-type: none"> • Facebook posts on 3, 11 and 25 May 2021 reaching 30,925 users, generating 214 likes, comments and shares • Instagram post 25 May 2021 generating 36 engagements and one comment

	<ul style="list-style-type: none"> Copies of the posts can be found in Appendix F
Stakeholder meetings	<ul style="list-style-type: none"> 17/5/2021 - Emma McBride – Staffing Changes & Asset Sales 25/5/2021 - Community Environment Network (CEN) Reps, ACF & SOR - Tranche 3 Asset Reclassification & Sales 1/6/2021 - Mounties Group - Discuss Purchase Breakers Basketball Stadium 2/6/2021 - Coast Shelter - Gosford Admin Building, Umina Car Park, Rumbalara Cubby House 7/6/2021 - Wales & Associates - Proposed sale of part of 1 Austin Butler Acc to Peninsula Plaza

Media coverage achieved

Radio	<p>Coverage of Council's decision to conduct community consultation on Tranche 3 Asset Sales Program:</p> <ul style="list-style-type: none"> ABC Central Coast Scott Levi – 7.21am – 3 May 2021 Talkback caller Joy says she has been looking closely at the list of Central Coast Council assets likely to be sold. She says the list has been put together in such haste that many of the addresses are incorrect. She says Council has to act in the best interest of the residents. ABC Central Coast Radio News – 7.30am – 3 May 2021 Central Coast Council has released an interactive map of sites it may sell as part of the community consultation process. ABC Central Coast Radio News – 7.30am – 3 May 2021 Residents opposed to the sale of Central Coast Council assets met yesterday at one of the proposed sites on The Peninsula yesterday. ABC Central Coast Scott Levi – 7.54am – 3 May 2021 David Farmer, Central Coast Council CEO says the Council's financial situation has prompted extraordinary actions. He says the proposed asset sales is out for community consultation and Council will be looking at this closely before any action is taken. He says Council will have to recoup the restricted funds that it spent. ABC Central Coast Radio News – 6.30am – 4 May 2021 The new CEO of Central Coast Council says parcels of land in the latest asset selloff will be assessed on their long-term merits.
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	<ul style="list-style-type: none">• ABC Central Coast Radio News – 7.30am – 4 May 2021 The new CEO of Central Coast Council has defended the speed of Council's latest asset sale saying extraordinary action is required.• ABC Central Coast Scott Levi – 7.26am – 5 May 2021 Leshay Rowan (ph.sp) talks about the importance of the Norah Head community hall to the local area. She says the community is looking at ways to save their local hall and stop it from being sold by Central Coast Council.• MMM Central Coast Radio News – 7.00am & 8.30am – 5 May 2021• HIT 101.3 Radio News – 7.00am & 8.30am – 5 May 2021• STAR Radio News – 10.00am – 5 May 2021 Central Coast Council is calling for community comment on rezoning options for Central Coast Stadium to allow for greater flexibility in masterplan designs.• ABC Central Coast Scott Levi – 7.12am – 6 May 2021 Gary Chestnut, Community Environment Network says a number of parcels of land earmarked for sale by Central Coast Council will have to be rezoned. He talks about the planning anomalies of some of these parcels of land. He says Council is looking to rezone Central Coast Stadium to allow for greater development. He says it's important that the community comments. He says land under Council's deferred matters consideration is being threatened.• ABC Central Coast Scott Levi – 7.23am – 6 May 2021 Talkback caller Rod says he opposes the sale of the Umina shops' car park by Central Coast Council. He says he believes that the 1994 resolution to zone the car park as operational land is null and void.• ABC Central Coast Scott Levi – 7.38am – 6 May 2021 Dick Persson, interim administrator of Central Coast Council responds to the interviews of the last half hour. He says he made it clear that there would be asset sales in his 30-day report. He says he has been able to slow the process because the councillors were suspended further. He says the sales are needed to pay down debt and there is a sense of urgency. He refers to land adjacent to the Gosford Race Club mentioned in Gary Chestnut's interview.• ABC Central Coast Scott Levi – 8.48am – 6 May 2021 Jane Hendy, Blackwall resident talks about her concerns
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	<p>regarding the future of two reserves near her residence where wildlife is released. She says the reserves have been largely ignored by Central Coast Council which makes it animal-friendly.</p> <ul style="list-style-type: none"> • MMM Central Coast Radio News – 6.00am – 6 May 2021 • HIT 101.3 Radio News – 6.00am – 6 May 2021 Community uproar is growing over the proposed sale of a Central Coast Council car park at the Umina shops. • ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 7 May 2021 The interim administrator of Central Coast Council has scoffed at claims that green space that doesn't derive income should be removed from a list of assets earmarked for sale. • ABC Central Coast Scott Levi – 7.39am – 7 May 2021 Talkback caller Col asks why the administrator of Central Coast Council fails to see that open space returns value to the community through flora and fauna. He says the administrator's view that land which doesn't provide a monetary return to Council is narrow-minded and insulting. • ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 10 May 2021 Central Coast residents are calling for more time to consider the potential sale of Council assets. • ABC Central Coast Scott Levi – 7.52am – 10 May 2021 Sue Gigi, Save Our Reserves says she wrote to the administrator at the beginning of his tenure who indicated to her that reserves and green spaces wouldn't be targeted as Central Coast Council moves to drive down debt. She says she is fighting for community assets. She says she is concerned that this process is being rushed. She says some of the information on the list of assets proposed for sale is very vague. • ABC Central Coast Radio News – 6.30am; 7.30am – 11 May 2021 Central Coast Council has bowed to public pressure and extended the community consultation period on asset sales and reclassification lists. • ABC Central Coast Radio News – 7.30am – 11 May 2021 The Central Coast's Labor MPs says the community deserves
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	<p>more time to consider the Council's asset sales and reclassification lists.</p> <ul style="list-style-type: none"> • ABC Central Coast Scott Levi – 7.40am – 11 May 2021 Member for The Entrance David Mehan says Central Coast Council can do better on consulting with the community over proposed asset sales. He suggests at least a month extension on the community consultation period. He says there are also a number of other draft strategies out for public comment. He calls for the full list of assets for sale to be published online. He says it is a concern that Council seems to be rushing this process. He says Council has never been properly supported by the NSW Government. • ABC Central Coast Scott Levi – 7.50am – 11 May 2021 Talkback caller Joy says the neighbours of properties to be sold by Council to be informed about the proposed sales. She calls for ads to be published in local papers. • MMM Central Coast Radio News – 7.00am; 8am;10am – 11 May 2021 • HIT 101.3 Radio News – 7.00am; 8am; 10am – 11 May 2021 The administrator of Central Coast Council has agreed to extend the public consultation period on Council asset sales. • MMM Central Coast Radio News – 11.00am – 11 May 2021 • HIT 101.3 Radio News – 11.00am – 11 May 2021 The administrator of Central Coast Council says the proposed sale of Council assets is not a fire sale. • ABC Central Coast Scott Levi – 6.42am – 12 May 2021 Part interview with Caroline Perryman, ABC Central Coast reporter who says an 11,000 signature has been presented to Central Coast Council calling for The Entrance Library to stay open. There is concern about the future of Bateau Bay Library which is on the list of proposed Council asset sales. • ABC Central Coast Scott Levi – 7.47am – 12 May 2021 Talkback caller Kate expresses concern about the closure of The Entrance Library and the proposed sale of Bateau Bay Library. Scott Levi says any sale of Bateau Bay Library to the shopping centre is contingent on library facilities being provided. • MMM Central Coast Radio News – 12.00pm – 14 May 2021
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	<ul style="list-style-type: none">• HIT 101.3 Radio News – 12.00pm – 14 May 2021 Member for The Entrance David Mehan says it's important that no rushed decisions are made regarding the sale of Central Coast Council assets.• ABC Sydney (Saturday breakfast with Simon Marnie) – 15 May 2021 Asset sales - Reserves, carpark, community are just some of the public properties which could be for sale on the Central Coast as the local council continues to recover from financial collapse. Interview with Jackie Pearson Community Environment Network concerned that natural spaces are marked for sale and people were led to believe that these sales wouldn't have environmental impacts. Some operational land around Warnervale Airport was taken off the list and reserves came on. Locals aren't happy and there are two separate rallies to be held this weekend to protest. The possibility of sales includes up to 30 properties - 11 reserves, bowling clubs, halls, green buffers. Rik Hart, Administrator Central Coast Council explains history of negotiation with creditors prior to Christmas and need to secure the \$100M loan to stabilise Council. There are a number of measures put in place for financial recovery but some of the strings attached to the loan was to raise \$60M from asset sales. Council is considering how to minimise the impact to the community. Council will be looking for an indication from the community as to which are more valuable to the community to decide what is to remain on the list.• ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 17 May 2021 The fight to save assets earmarked for sale by Central Coast Council continues to gain momentum with Gosford City Bowling Club has joined the fight against the selloff of public assets.• ABC Central Coast Scott Levi – 7.16am – 17 May 2021 Part interview with Heather McColl, Gosford Women's Bowling Club says Central Coast Council has proposed to rezone the Gosford Bowling Club land as operational land. She says no one from Council has come to see what they do at the Club. She says they play an important role in the
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	<p>community. She talks about the Club's social and charitable work.</p> <ul style="list-style-type: none"> • ABC Central Coast Radio News – 6.30am; 7.53am;8.30am – 19 May 2021 Greens MLC David Shoebridge says he's distressed by plans to quick sell off public land to recoup money that was mismanaged by Central Coast Council. • ABC Central Coast Scott Levi – 8.38am – 19 May 2021 Talkback caller Pat says Council, even before the amalgamation has had a bad track record of managing assets or finances. He says Council will sell assets and waste the money again. • ABC Central Coast Scott Levi – 8.42am – 20 May 2021 Rik Hart, administrator of Central Coast Council says Council does not have choices but to sell assets because Council was essentially insolvent. He says he wants to make it clear that assets that require rezoning won't be brought onto the sales list at the early stages. He says this process takes 18 months. • ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 21 May 2021 The administrator of Central Coast Council says there is no alternative but to sell assets in a bid to raise \$60 million and cannot be delayed. • ABC Central Coast Scott Levi – 6.53am; 7.30am – 21 May 2021 Part interview with Merv Lane who says the Terrigal 50 Plus Leisure and Learning Centre has been taken off the assets sale list according to Central Coast Council. He says it seems to be ok. • ABC Central Coast Scott Levi – 6.19am – 25 May 2021 Member for Gosford Liesl Tesch says precious green space land in Gosford CBD should not be on the list of potential Central Coast Council asset sales. She says it is quite easy to make a submission. She says she's noticed that some of the sites on the sale list that were removed were in the Terrigal electorate. She says green space will never be returned once it's gone. She calls for the out of town administrators to listen to the community. • ABC Central Coast Radio News – 7.30am; 8.30am – 25 May 2021
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	<p>Central Coast Council has received over 800 responded from the community on Council's proposed asset sales.</p> <ul style="list-style-type: none"> • MMM Central Coast Radio News – 6.00am; 6.30am – 25 May 2021 • HIT 101.3 Radio News – 6.00am; 6.30am – 25 May 2021 Central Coast Council is calling for public feedback on a list of its assets that are proposed for sale. Deadline is this Friday. • MMM Central Coast Radio News – 7.00am; 8.30am – 25 May 2021 • HIT 101.3 Radio News – 7.00am; 8.30am – 25 May 2021 Central Coast Council is calling for public feedback on a list of its assets that are proposed for sale. The administrator of Central Coast Council says Council is proposing to sell only one percent of its asset base to reduce its deficit. • MMM Central Coast Radio News – 8.00am; 10am – 25 May 2021 • HIT 101.3 Radio News – 8.00am; 10am – 25 May 2021 The administrator of Central Coast Council says there are many rumours and fake news circulating about the proposed sale of Council assets. • ABC Central Coast Radio News – 6.30am – 26 May 2021 Central Coast Council says changes to the current legal tenure of the Gosford Bowling Club are not being considered as part of its proposed rezoning of the area. • ABC Central Coast Radio News – 7.30am – 26 May 2021 Member for Gosford Liesl Tesch believes politics is at play with the list of Central Coast Council assets touted for sale. • STAR Radio News – 11.00am – 26 May 2021 Central Coast ratepayers have until Friday to comment on Council's list of proposed assets to be sold. • ABC Central Coast Radio News – 7.30am – 27 May 2021 The administrator of Central Coast Council has defended the selection of sites proposed for sale by Council. • MMM Central Coast Radio News – 6.00am; 7am; 10am – 27 May 2021 • HIT 101.3 Radio News – 6.00am; 7am; 10am – 27 May 2021 The administrator of Central Coast Council says only about two thirds of the assets on the list for proposed sale will actually go on the market. Tomorrow is the last day the
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	<p>community can make submissions on Central Coast Council's proposed sale of assets.</p> <ul style="list-style-type: none"> • STAR Radio News – 5.00pm – 27 May 2021 Tomorrow is the last day the community can make submissions on Central Coast Council's proposed sale of assets. • ABC Central Coast Scott Levi – 6.55am; 7.30am – 28 May 2021 Harvis Beaumont (ph.sp), Rumbalara Youth Refuge talks about the services the refuge offers. She says Central Coast Council is considering selling off the land the refuge sits on. She calls on Council to ensure that services won't be disrupted if the land is sold. She says there is no interim plan. • ABC Central Coast Radio News – 8.30am – 28 May 2021 There have been over 1000 submissions on Central Coast Council's plan to sell some assets as part of Council's business recovery plan. • MMM Central Coast Radio News – 6.00am; 7.30am; 11am – 28 May 2021 • HIT 101.3 Radio News – 6.00am; 7.30am; 11am – 28 May 2021 Submissions on Central Coast Council's proposed list of assets to be sold will close at end of business today.
<p>Newspaper – printed and online</p>	<p>The Daily Telegraph Central Coast Express coverage:</p> <ul style="list-style-type: none"> • 5 May – Asset sale program on public exhibition until May 28 Mistakes in a report of assets proposed for sale has forced Central Coast Council to delay the controversial plan. • 24 May - Asset sales program attracts more than 800 submissions Revealed: How much land cash-strapped council will sell - With four days left to have a say on potential asset sales, the council has set the record straight on controversial parcels of land that may be sold. <p>Central Coast Newspapers (Coast Community News, Coast Community Chronical and Pelican Post – print articles</p> <ul style="list-style-type: none"> • Pelican Post – 6 May - Peninsula assets on the block

	<ul style="list-style-type: none"> • Pelican Post – 6 May - Locals rally to save Council assets earmarked for sale on Peninsula • Pelican Post – 6 May - Prospective Umina Beach carpark sale raises local ire • Coast Community News – 7 May – CEN says asset sales put cart before the horse • Coast Community News – 7 May - Forum - Sale of Mt Penang Parklands will be devastating • Coast Community News - 12 May - Asset sales community consultation period extended • Coast Community Chronical - 12 May – Council Property Listed for Sale • Coast Community Chronical - 12 May - Forum - Land sale decisions give contradictory signals • Coast Community News – 14 May - Rezoning proposal threatens important community programs • Coast Community News – 14 May - Forum - Strange manoeuvrings on land sales • Coast Community Chronical – 19 May - Community rally to save our reserves • Pelican Post – 20 May - Forum - Bullion Street carpark sale makes sense • Pelican Post – 20 May - Forum: We can never replace open spaces • Pelican Post – 20 May - Forum: Sale of Bullion St carpark will hurt local business • Coast Community News – 21 May - Labor MPs call for more time on asset sales • Coast Community News – 28 May – Council clears confusion around asset sales <p>Central Coast Newspapers (Coast Community News, Coast Community Chronical and Pelican Post – online articles</p> <ul style="list-style-type: none"> • <u>Terrigal Bowling Club off the list of Council asset sales - April 30</u> - Terrigal Bowling Club is claiming a major victory for people power after the land on which it sits was removed from a list of sites proposed to be reclassified. • <u>Community groups fight to save facilities listed for sale – 5 May</u> – Fifteen groups of operational classified land listed for sale and located across the Coast include: six properties
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	<p>located at Manning Rd, The Entrance, that are identified as affordable housing sites and may be sold for affordable housing projects; and two land parcels at 8 and 10 Bay Village Rd, Bateau Bay, once a new library facility is built within the Bateau Bay Square shopping centre.</p> <ul style="list-style-type: none"> • Council putting the cart before the horse – 5 May - The Community Environment Network (CEN) says that selling off community land is not the best way to address Central Coast Council's financial woes and is encouraging residents to provide feedback on the proposed list of asset sales before the deadline on May 21. • Peninsula assets on the block - 6 May - Community land across the Peninsula – including green spaces, a retirement community and a sports oval – is set to be reclassified and sold off. • Locals rally to save Council assets earmarked for sale on Peninsula - 6 May - Six years ago, as young boys, they banded together to fight to save the reserve at 83-85 Brisbane Ave, Umina. Now, the same boys are fighting yet again to save their playground, which is one of the parcels of land Central Coast Council is planning to sell to help pay off its debts. • Forum - Sale of Mt Penang Parklands will be devastating - 7 May - Do we really want them sold off to pay a debt? Have your say before May 21. • Prospective Umina Beach carpark sale raises local ire – 11 May - Under Council's list of proposed assets for sale, the Umina Beach carpark on West St has been identified as a key sell-off, and businesses are not happy. • Asset sales community consultation period extended - May 12 - Central Coast Administrator, Dick Persson, has decided to extend the community consultation period on the proposed asset sales and reclassification list. • Forum - Land sale decisions give contradictory signals - 12 May - The Administrator continues to attempt to convince the Central Coast community that pockets of green spaces in residential areas must be sold off, but his actions seem to contradict his statements about the financial situation being dire. • Rezoning proposal threatens important community programs – 14 May - An All Ability Bowls program and school and community bowling events are just some of the activities
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	<p>under threat with a proposed rezoning of Gosford City Bowling Club, says Women's Bowling Club president, Heather McColl.</p> <ul style="list-style-type: none"> • Forum - Strange manoeuvrings on land sales – 14 May - The Administrator continues to attempt to convince the Central Coast community that pockets of green spaces in residential areas must be sold off, but his actions seem to contradict his statements about the financial situation being dire. (Joy Cooper) • Community rally to save our reserves – 19 May - The groundswell of opposition to Central Coast Council's sell-off of community land will roll into The Entrance on Sunday, May 23. The Community Rally to Save Our Reserves will be at 2pm at 10 Lakeside Pde, The Entrance, one of the properties on the list of asset sales to help fix Council's financial crisis. • Forum - Bullion Street carpark sale makes sense – 20 May – The site is large and strategically placed and is absurdly underutilized as an open car park. It has the potential to be a landmark development for Umina. • Forum - Sale of Bullion St carpark will hurt local business - 20 May - This idea was discussed, at length, some years ago, and the proposal was, overwhelmingly, rejected by those with both business and social interests. • Labor MPs call for more time on asset sales - 21 May - With submissions on proposed Tranche 3 asset sales in the region to close on May 28, Labor MPs on the Central Coast are calling on Central Coast Council Administrator Rik Hart to give people more time. • Administrator implores the community to get the facts around asset sales - May 26 – Central Coast Council is reminding the community to have their say on the next stage of the asset sales program, Tranche 3, which closes for consultation at 5pm on Friday, May 28. • Third asset sales community protest rally held - May 26 – Local environment groups and scores of people turned out for the third community protest rally held on the Coast, this time at The Entrance on Sunday, May 23. <p>Grapevine – print & online articles</p> <ul style="list-style-type: none"> • Battle to save community land begins now – 6 May
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	<p>Central Coast Council is moving forward to sell off community land under the guise that it needs to do so to help to solve its financial problems. Yet the Administrator has failed to recognise that community land cannot be sold unless it is first rezoned to operational land. Link to online article included in media report.</p> <ul style="list-style-type: none"> • Administrator extends community consultation period on proposed asset sales – 11 May Central Coast Council Administrator, Mr Dick Persson AM has decided to extend the community consultation period on the proposed asset sales and reclassification list, although an angry community say it's not enough time to fully understand which properties are being sold and the full impact it will have. • Asset sales - Hands off our reserve: Residents from the Peninsula – 17 May Community have sent a clear message to the Central Coast Council Administrator that Blackwall Reserve is an important community asset and should not be sold to solve Council's financial crisis. • Community rally to save public assets – 21 May People are angry at Council's proposed sell-off of community land, and rightly so. The groundswell of opposition and increased anger to the proposed land sell-off of community assets will culminate at a rally on Sunday May 23 at The Entrance. • Gosford City Bowling Club must stay – 26 May The Central Coast Council asset sales have targeted the Gosford community with the Gosford City Bowling Club (GCBC) to be zoned for commercial use. <p>The Weekly Source online – 4 May - Massive land set for reclassification on the NSW Central Coast</p>
Television	<ul style="list-style-type: none"> • NBN Central Coast TV News – 6.00-7.00pm – 5 May 2021 The community is being reminded they have a fortnight left to comment on Central Coast Council asset sales. • NBN Central Coast TV News – 6.00-7.00pm – 10 May 2021 There are new calls for more time to be given for the community to comment on the proposed sale of Central Coast Council assets. Grab(s) of Member for Gosford Liesl Tesch;

	<p>Parliamentary Secretary for the Central Coast Adam Crouch.</p> <ul style="list-style-type: none">• NBN Central Coast TV News – 6.00-7.00pm – 26 May 2021 The administrator of Central Coast Council outlined at last night's Council meeting what needs to be done to achieve financial sustainability.• 7News – 9 May 2021 Central Coast is selling off public land to drive down their debt. Interview with CEO David Farmer, Clr Greg Best, local resident.
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4 What we heard

Council sought feedback from the community between 30 April and 28 May 2021. **1,333** surveys were completed and **611** letters and emails were received during the consultation period. These were provided as online submissions through yourvoiceourcoast.com and as direct emails and letters.

4.1 Method 1: Submit a question

On 30 April 2021 an online tool was launched to assist the community in gathering information on the Asset Sales Program – Tranche 3. The form required participants to provide their contact information, detail their question and elect if they would like the questions and response to be made publicly available. Council received **68** questions via the online tool resulting in **42** question and answers being uploaded to the yourvoiceourcoast.com project page.

4.2 Method 1: Online feedback form (survey)

On 30 April 2021 an online survey was launched to understand community sentiment on the proposed list of properties identified for the Tranche 3 Asset Sales Program. The survey stepped respondents through a list of the four categories applied, asked them to select which property their feedback was in relation to, requested information on its current uses and asked for detail on how/what impacts the sale of the property would have on them, their community or business. Council received **1,333** responses to the survey.

A note about sampling bias: The online surveys was 'opt-in', which means participants proactively sought to complete the surveys as opposed to a sample or respondents being selected to more accurately reflect and represent the population makeup of the Central Coast community.

4.3 Method 3: Petitions

On 26 May Council were presented with a petition signed by 104 people. The statement of subject matter and action requestion on the petition was:

"The Carpark located at 116 Hammond Rd and 49 Hammond Rd Toukley is in the process of being sold by Council to developers on the basis that it is underutilised by the community.

We, the undersigned, ask Council to provide evidence the carpark is underutilised, consult more closely with the surrounding businesses and community as to the potential effects of removing this public carpark from community use."

On 28 May 2021 Council were presented with a petition signed by 96 people. The statement of subject matter and action requested on the petition was:

"This Petition of residents of The Gosford Electorate calls upon Central Coast Council to stop the proposed sell-off of the Public Reserve at 83 & 85 Brisbane Ave, Umina."

On 28 May 2021 Council were presented with a petition signed by 875 people. The statement of subject matter and action requested on the petition was:

"Central Coast Council has ear-marked the car park at West Street, Umina Beach to be sold off. Sign the petition below to tell Council we need more carparks not less."

4.4 Sample of comments from consultation

Below is a sample of comments respondents provided via survey.

Loss of greenspace

"Loss of these natural areas in our local area would be loss of habitat for many of our fauna species and of samples of remaining vegetation species and have a negative effect on the well-being of community and individuals. Loss of these well-loved spaces, as proven by the past (2015/16) reaction to proposed sell-offs, and the current concern, indicates their value to the community."

"The sale of community land is actually a sale of amenity land. This land has attributes and values that make a positive contribution to people's quality of life in the Central Coast community. This land includes, but is not limited to, facilities in the form of community buildings and urban green space. These facilities provide community wellbeing through e.g. health support, recreation, vegetation, wildlife corridors, visual enjoyment and places for exercise and cultural experiences. People in the community value the characteristics and qualities that amenity land provides, and the sale would make a negative contribution to people's quality of life as this land cannot be replaced. A recent example of the importance of such land is when there were Covid-19 restrictions there was an increased use of open space."

Loss of parking

"This space is heavily used by the community and helps support local business and jobs. We have an elderly population that struggle to park and walk long distances so this land should remain in council hands and continue as a car park."

"The parking is being used by St Joseph's Catholic college and this car parking is very much essential for the parking facility for the neighbouring schools & community."

Overdevelopment

"These small parcels of green space are so important in high density housing areas such as the peninsula. The small gain achieved from the sale is far outweighed by the benefit to local families by having a small relief from concrete and gives the opportunity to plant shade."

"The community will be impacted by the loss of community and green space in favour of development and short-term financial gains. We can never get these spaces back again and we do not consent to the selloff of our assets."

Loss of community services

"My community and the future of the young people who use this facility. This would particularly impact youth homelessness and could potentially put young people at risk if taken away. Many turn to this facility in order to escape domestic and family violence, it's the only safe place they know."

"Would make me really sad that Preschool isn't been valued and what they need put first after all these years of giving amazing care to our kids"

Loss of community access

"My grandchildren use the community hall facilities on a weekly basis as it is a safe space for the children and a space where they can interact with other families within the community. They would be devastated to lose such a great asset to their community. We have also held the children's birthday parties there and the venue was perfect. Once this is gone, there will never be a chance to replace this type of facility."

The hall and playground provide the community with a place to interact and enjoy activities such as playgroup where people meet especially those isolated or new to the area. I believe there has been offers by local builders to renovate the hall with no cost to the ratepayers. The local community should not have to suffer because the council have no money due to mismanagement and when the locals are prepared to step up and save this hall at their expense."

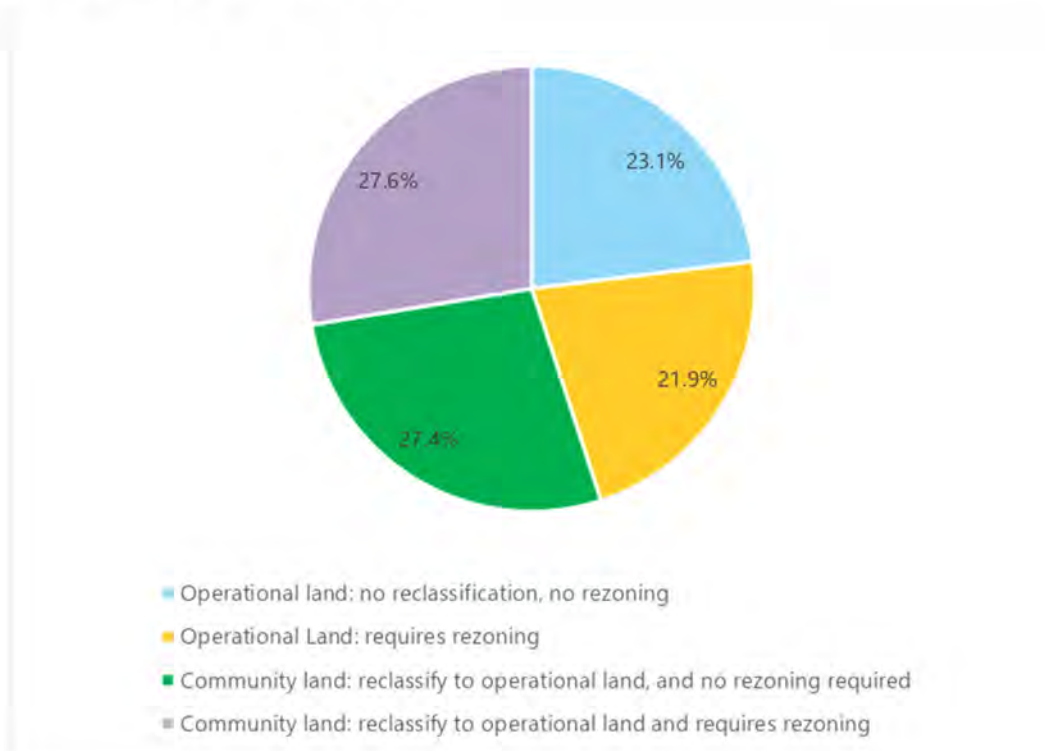
The community is concerned that the sale of these assets will result in:

- a loss of greenspace for environmental, amenity and recreational purposes
- a reduction in parking, for instance at the Umina shops and East Gosford
- over development, particularly on the Peninsula
- no ongoing provision of community services, particularly childcare, homeless support services and the youth refuge
- a loss of community facilities, such as the Norah Head Community Centre

Comprehensive graphs on the themes raised for each categorisation throughout consultation can be found in the following sections of this report. Council's response to these themes are available in section 5.

Figure 1: Submissions per category selected

Participants could select multiple.



4.5 Operational land: no reclassification, no rezoning

Identified as light blue pins on the interactive map.

Figure 2: Which of the following criteria are your comments in relation to?

Participants could select multiple.

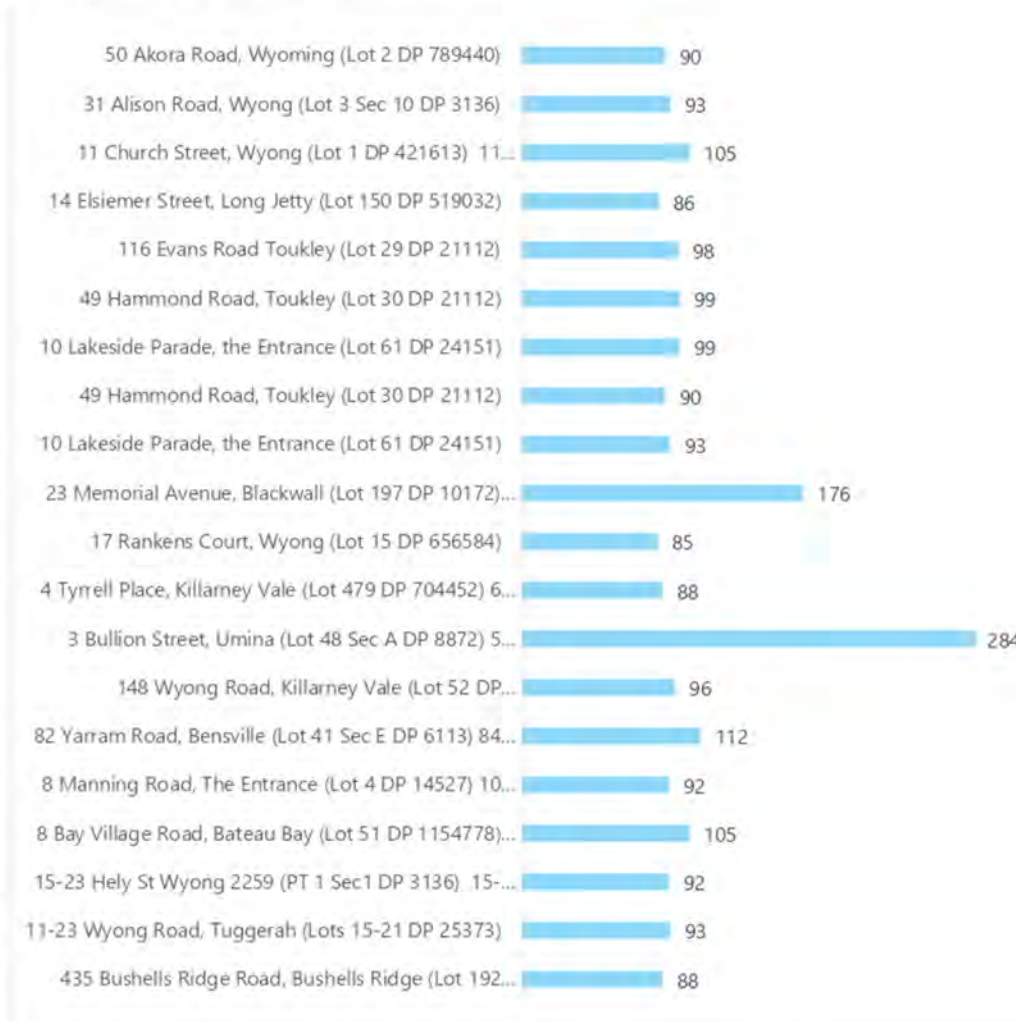


Figure 3: How are you currently using this land?

Participants could select multiple.

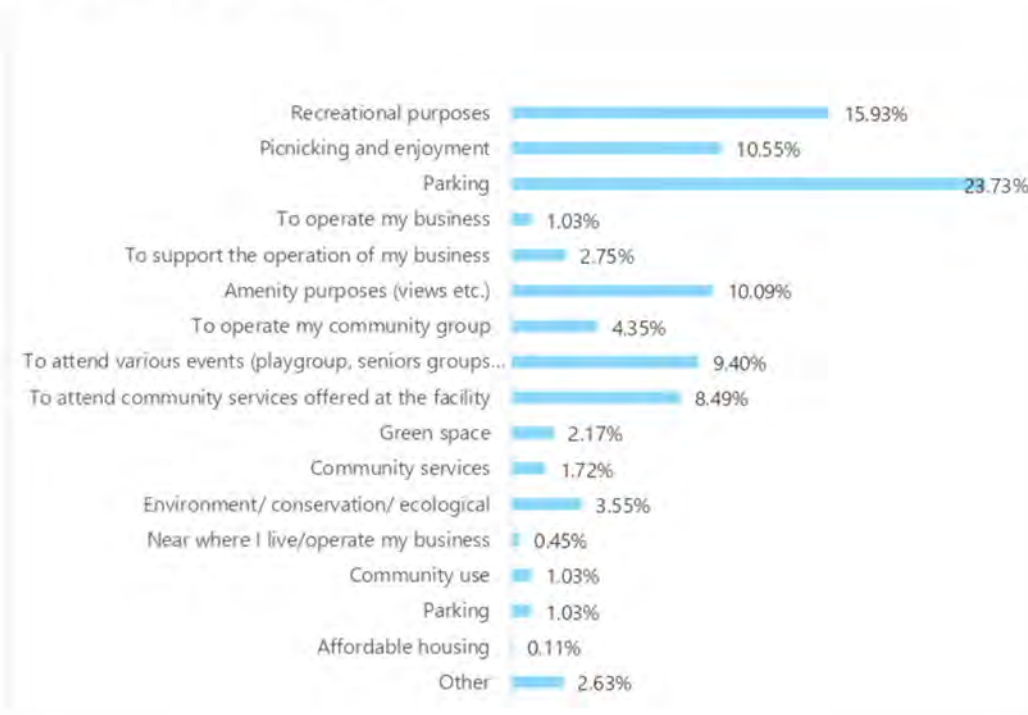
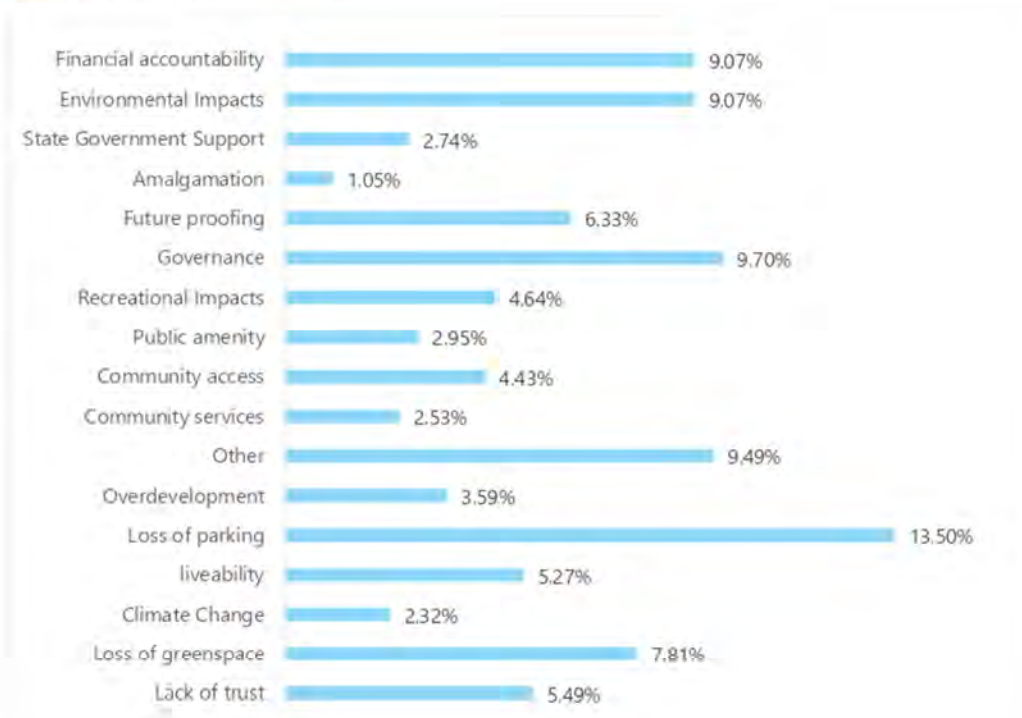


Figure 4: How would the sale of this land impact you, your community or your business?



Figure 5: Other comments.



4.6 Operational land: requires rezoning

Identified as yellow pins on the interactive map.

Figure 6: Property selections per category

Participants could select multiple.



Figure 7: How are you currently using this land?

Participants could select multiple.

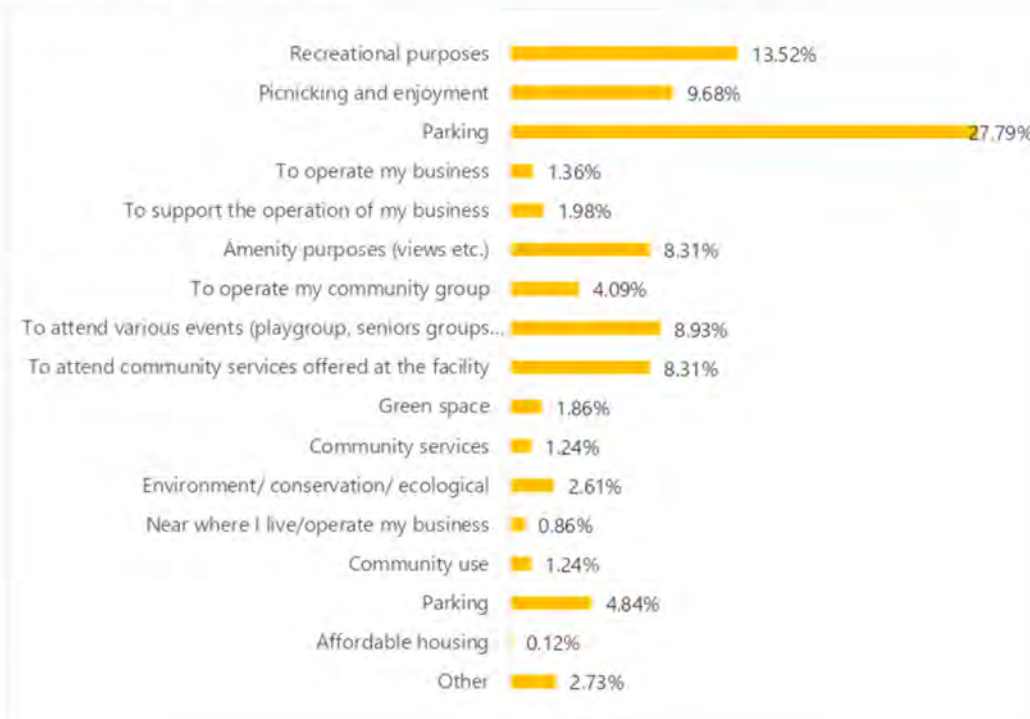
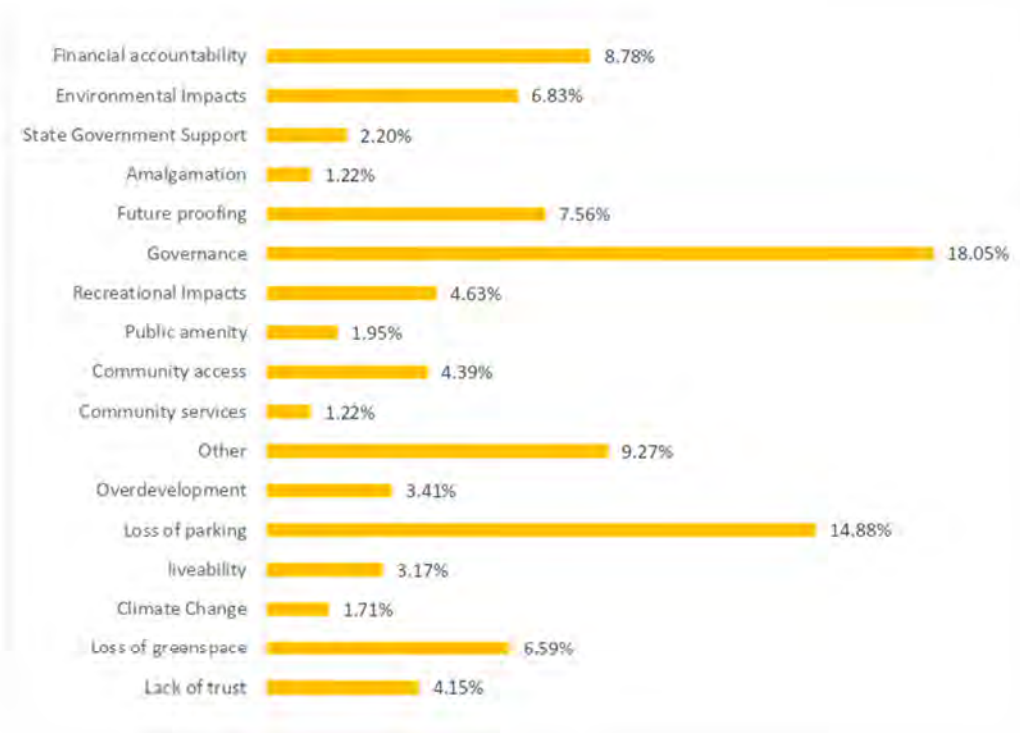


Figure 8: How would the sale of this land impact you, your community or your business?



Figure 9: Other comments.



4.7 Community land: reclassify to operational land and requires rezoning

Identified as purple pins on the interactive map.

Figure 10: Property selections per category

Participants could select multiple.

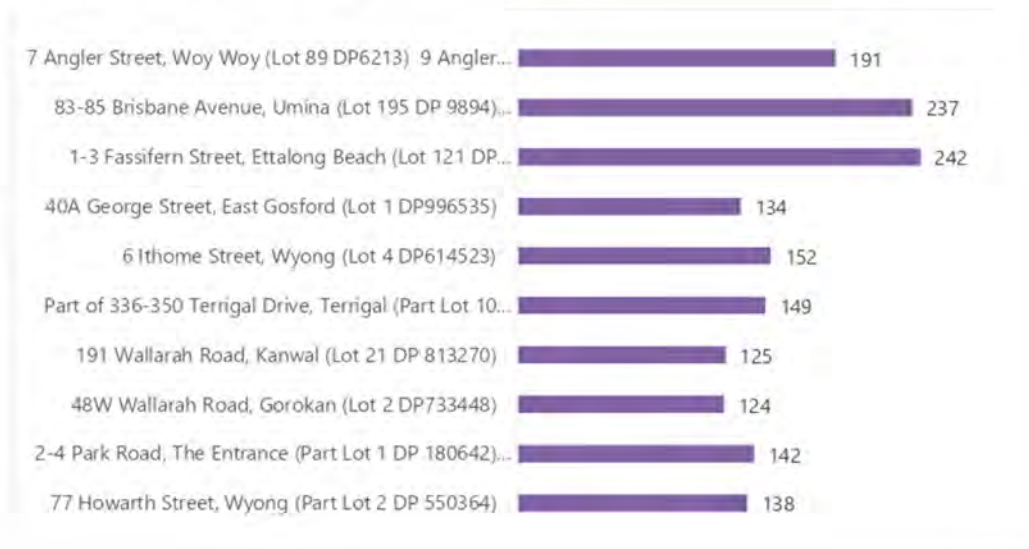


Figure 11: How are you currently using this land?

Participants could select multiple.

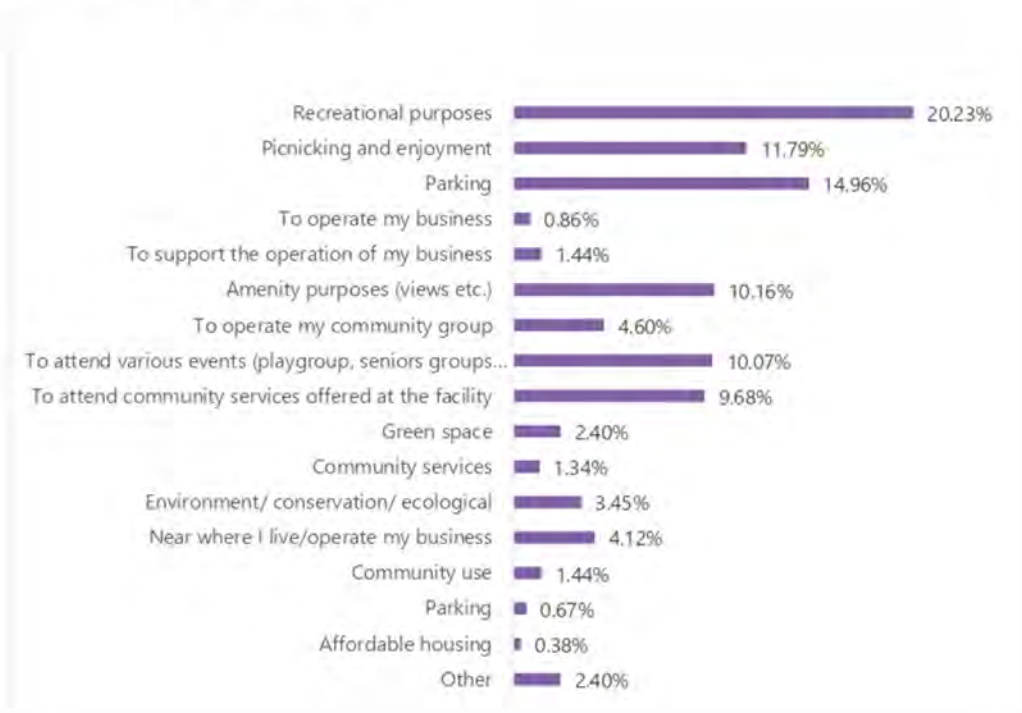
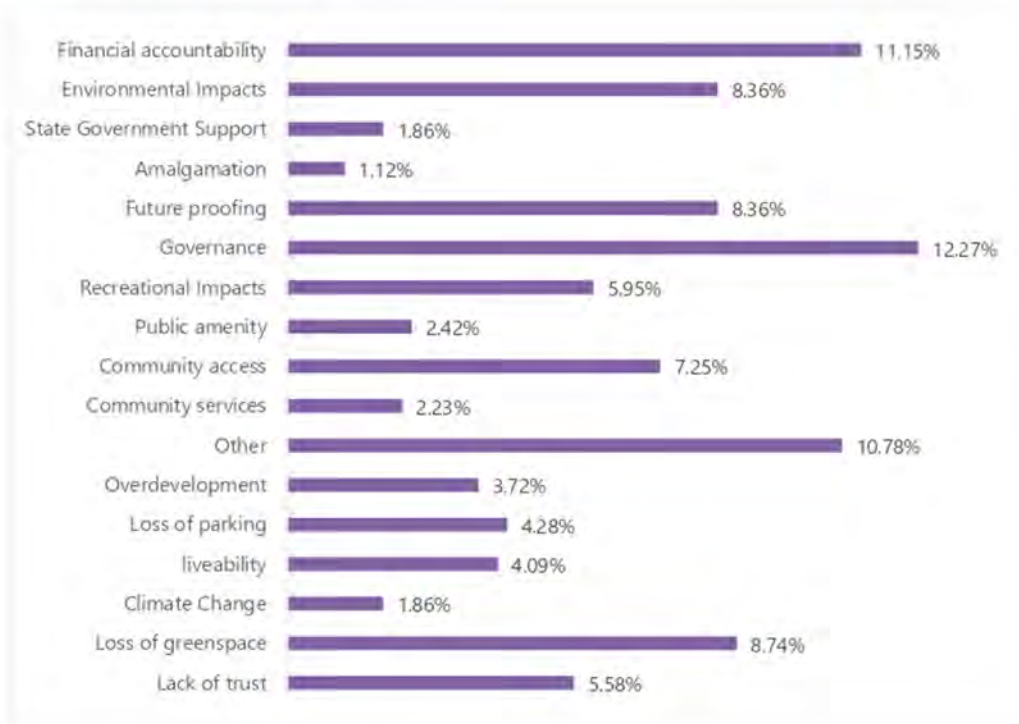


Figure 12: How would the sale of this land impact you, your community or your business?



Figure 13: Other comments.



4.8 Community land: requires reclassification to operational land and no rezoning required

Identified as green pins on the interactive map.

Figure 14: Property selections per category

Participants could select multiple.



Figure 15: How are you currently using this land?

Participants could select multiple.

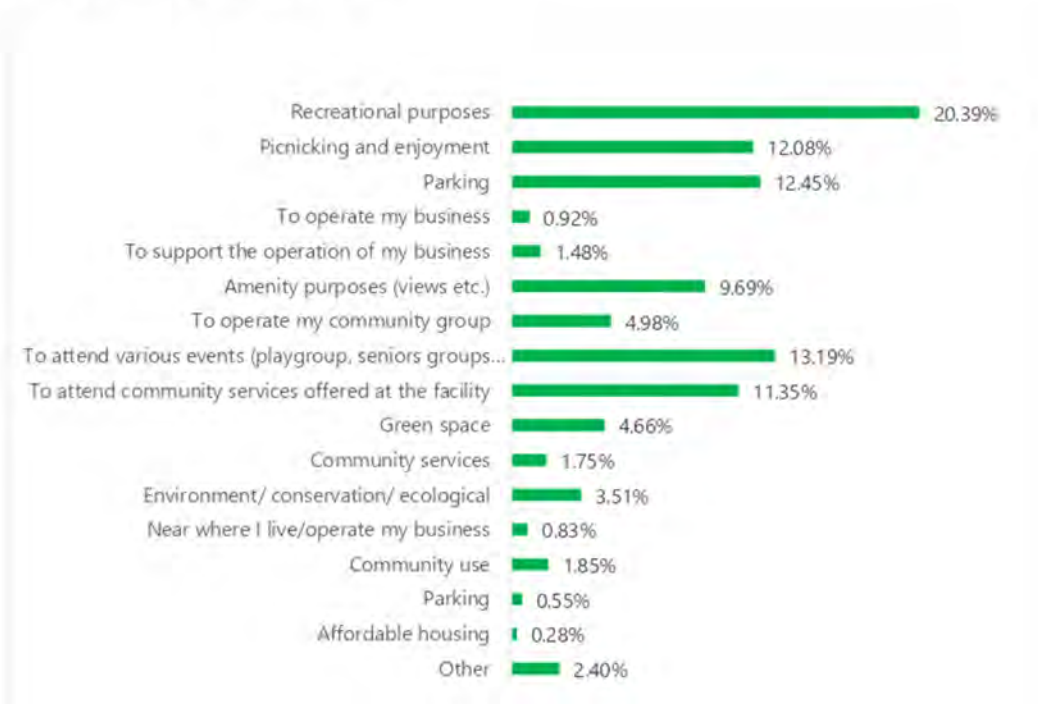
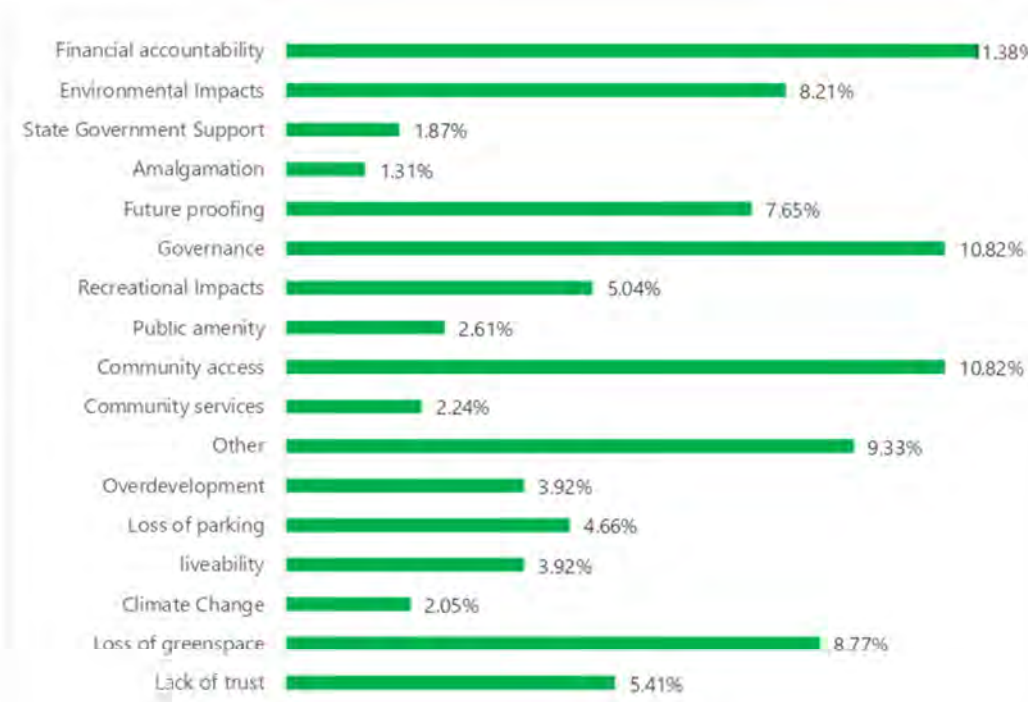


Figure 12: How would the sale of this land impact you, your community or your business?



Figure 13: Other comments.



5 Council's response

Due to the large volume and variety of content contained within community feedback, not every issue or theme was able to be included and responded to in the following table, however all feedback has been read and will be considered in the recommendations put forward to Council.

Theme	Summary of theme/ Example of comment	Council's Response
Long term planning impacts / future proofing	<p>Long term impacts...</p> <p>Once they are sold there is no getting them back.</p> <p>Other options should be explored before the sale of community assets.</p>	<p>Council has adopted the Business Recovery Plan with the objective of raising capital through a variety of measures, this includes the sale of surplus or underperforming assets.</p> <p>The sale of assets is a crucial part of our business recovery plan, which was adopted by the last sitting Council, and will allow us to deliver much needed capital to improve Council's financial position and provide assurance to our lenders.</p> <p>There is an urgent need for income that may override historic strategic direction, with potential for the community better realised by the private sector.</p> <p>In some cases the decision to rezone and reclassify land is not a consequence of Council's financial situation but to release the sites full potential for the community better realised by the private sector.</p> <p>An assessment of assets was undertaken, taking into account the current and future needs (e.g. community expectation)/strategy for maintaining the property)</p> <p>Council staff undertook a cost benefit analysis of Council retaining its income producing assets (i.e. commercially leased properties) and consolidation of Council administrative or operative land holdings and facilities (i.e. council admin buildings and depots) to ensure highest and best use.</p>
Loss of recreation space / recreational impacts	<p>We need more recreation space</p> <p>COVID showed how important</p>	<p>Council manages approximately 7,000 parcels of land; noting though, that any one park or reserve could be made up of several individual land parcels. However, it must be</p>

	<p>recreational space is</p> <p>I use this space for walking etc.</p>	<p>stressed that Council is only considering selling 1% of its property portfolio.</p> <p>Any site currently zoned RE1 "Public Recreation" would be required to be rezoned if the land is to be held by a private entity. The zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.</p> <p>Since the adoption of the Local Government Act 1993, Council is required to classify all "public land" as either 'community' or 'operational', which impact how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.</p> <p>Classification determines the ease or difficulty with which land may be sold, leased or licensed. Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.</p> <p>Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council - as such there are still some parcels of land that have been incorrectly classified, or are now outdated and need to be changed in order to put the land to better use.</p> <p>Changing the classification of 'operational' land to 'community' land is an in-depth process that can take up to 18 months and includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.</p> <p>The NSW Governor's approval is also required when a reclassification proposal seeks to remove public reserve status and/or the discharge of any identified interests.</p>
<p>Impacts to surrounding properties</p>	<p>The sale of the property will adversely impact...</p> <p>I live next door and...</p>	<p>In our current financial situation, it is important that our resources are prioritised against community facilities which are well used and deliver the most impact to the community.</p>

	I do not want affordable housing near me.	<p>The Council Affordable Housing Land (CAHL) proposal has been drafted as a framework for identifying Council land sites for affordable housing developments.</p> <p>The CAHL Proposal is a recommended action of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) specifically linked to the direct creation of affordable housing.</p>
Quality of life / liveability	<p>My quality of life will be impacted.</p> <p>Quality of life will diminish with restricted access to...</p> <p>The reason I chose to move to the Central Coast is...</p> <p>This will impact the way I use...</p> <p>This will impact my quality of life.</p>	<p>In undertaking this review of surplus land, Central Coast Council is committed to reviewing the social, environmental and operational purposes for which Council held this land and what needs to be retained for the benefit of the community.</p> <p>Council currently leases land to a variety of commercial operators, who manage sites on an ongoing basis. Under the terms of these leases, Council has limited influence on the commercial operation of the sites.</p> <p>Council intends to provide a condition of sale that current commercial operations should be continued by the purchaser.</p> <p>Should the site require rezoning, the zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.</p>
Loss of community access	<p>I/the community will no longer have access to...</p> <p>I may have to pay for...</p>	<p>Land across the region has come into Council ownership through a variety of ways, the Local Government Act 1993 allows Council to sell land under certain circumstances.</p> <p>Council only intends to reclassify and/or rezone a small portion of its leased community land in order to enable the site to be sold. This will allow tenants to access 3rd party funding to improve the facilities and to the secure ongoing tenure.</p> <p>If the sale of a Car Park was to proceed, strict sale conditions would be applied. The conditions of sale would ensure that there is no loss of parking and that access is maintained if necessary.</p> <p>Council has no intention of charging for parking in current free parking areas. It is however impossible to guarantee this will continue in perpetuity because demand for parking may need to be regulated to ensure that parking is managed during peak tourist seasons for the whole community.</p>

<p>Loss of community services</p>	<p>My child's childcare will be impacted.</p> <p>Support services for vulnerable community members will be restricted.</p> <p>I will no longer have access to services.</p>	<p>Feedback received during the consultation period will be reviewed and a report based on this feedback along with recommendations on next steps will be reported to Council.</p> <p>Sadly some buildings have reached the end of their functional use. Prior to discontinuing the public use of these buildings, bookings were assessed to establish if they were underutilised.</p> <p>To date, Council has met with many community groups to understand their concerns and to work with them on solutions to issues that have been raised.</p> <p>This consultation process has already provided many positive outcomes for Council and the community</p> <p>Where possible Council will require purchasers of facilities to demonstrate that the existing tenants are included in any future Masterplan of the site.</p> <p>The sites identified provide many opportunities for improvements to facilities, this includes new libraries and community groups being able to secure their tenure which will allow them to access funding to improve the facilities.</p> <p>The library at Bateau Bay will continue to be managed and operated by Central Coast Council, even though the library will be located within the shopping centre.</p> <p>The proposal sale for 1-3 Fassifern St Ettalong Beach will include a condition of contract that the purchaser is required to continue to operate the existing land lease community operation and not to change the use of the existing business (i.e. affordable housing operation).</p>
<p>Environmental impacts / climate change</p>	<p>Will cause detrimental impacts to the environment.</p> <p>Will have impacts on flora and fauna.</p> <p>Impacts to heat mapping.</p> <p>This will have detrimental</p>	<p>Land sold with environmental constraints will continue to be maintained and managed in accordance with the environmental zoning and development guidelines</p>

	<p>impacts on our climate</p> <p>Council committed to the Climate Change Policy, I don't believe this aligns</p>	
Financial incompetence / accountability	<p>What guarantees are there?</p> <p>Council need to improve financial management.</p> <p>Council will waste the money again.</p> <p>Ratepayers should not pay for financial mismanagement.</p>	<p>Under the Local Government Act, the CEO is the 'accountable officer', with responsibility for financial management.</p> <p>Once Council has resolved to sell any property, the Chief Executive Officer (CEO) is authorised to finalise the terms of the sale in accordance with the Land Transaction Policy adopted by Council. The properties will either require an independent valuation or to be sold for not less than Council previously paid for the sites. The properties will be listed with agents and competitively marketed for the highest market price. The terms of the sales do not need any further Council resolution as long as they sell for more than the independent valuation or sell for more than Council previously paid for the sites.</p> <p>The proceeds of any asset sales that were originally purchased using restricted funds will be returned to restricted funds.</p> <p>This is addressed in the Administrator's Progress Report where he states "Acting CEO Rik Hart, along with our new CFO, Natalla Cowley, and our new Chief Operating Officer, Mr Ryan, are well advanced with the development of new financial reporting systems which will play a major role in ensuring this does not occur again. They will provide the community with online access to Council's financial position at the end of each month. This information will show how well council is adhering to its budget and how the cash reserves are being used.</p> <p>The Administrator will be recommending that Mr Hart then be appointed by the Minister as Financial Controller once the new CEO takes office. A Financial Controller has powers that override the Councillors (should they return) regarding all financial matters."</p>

Lack of trust	<p>I don't trust...</p> <p>I am still concerned about...</p> <p>Who is being held accountable...</p>	<p>Council's Code of Conduct and Land Transaction Policy are in place to ensure that all interests are protected throughout this process.</p> <p>Council has engaged with independent property development experts Michael Filo and Steve Rowe to execute the functions of the independent Property Advisory Committee.</p> <p>Their function is to provide an independent panel to review the asset sales program prior to going to Council, review and advise on conditional sales for commercial and industrial sales and to review opportunities and advise Council on a potential highest and best use analysis to ensure Council is receiving value for the sale.</p> <p>They have also ensured that adequate probity measures around any direct sale are considered in evaluating the terms of the sale.</p>
Overdevelopment	<p>Overdevelopment is already impacting...</p> <p>The overdevelopment of...</p> <p>Overdevelopment has a detrimental impact on...</p>	<p>Any development or redevelopment on any of the land parcels will require a development application (DA).</p> <p>A DA is a formal request for consent to execute proposed development. This could include change of use of land, subdividing land, carrying out work on a building, and landscaping amongst other things.</p> <p>The approval of any DA is subject to a range of criteria including noise pollution.</p> <p>Analysis has determined that some Council sites are currently underutilised and that the zoning of the land allows for a higher and better use of the land. In some cases the land could be developed for a commercial use incorporating parking.</p> <p>All developments are required to be approved pursuant to the Environmental Planning and Assessment Act 1979 and associated legislation.</p>
Impacts to amenity	<p>The impacts to amenity for...</p> <p>This would impact the amenity of...</p>	<p>Any development or redevelopment on any of the land parcels will require a development application (DA).</p> <p>A DA is a formal request for consent to execute proposed development. This could include change of use of land, subdividing land, carrying out work on a building, and landscaping amongst other things.</p>

		<p>The approval of any DA is subject to a range of criteria including amenity.</p> <p>All developments are required to be approved pursuant to the Environmental Planning and Assessment Act 1979 and associated legislation.</p>
Economic impacts	<p>This would have positive economic impacts to my business</p> <p>This would be detrimental to my business</p> <p>This would impact my ability to operate...</p> <p>This would impact my income stream...</p> <p>This would have positive economic results for...</p>	<p>Any sale would be conditional on ensuring that the existing public car parking was "retained" and that interim measures were put in place to ensure that the area did not lose spaces during a development phase. Temporary parking at an alternate location would be required for the duration of any disturbance to the carpark.</p>
Loss of parking	<p>Parking is already restricted.</p> <p>How would parking provisions be maintained?</p> <p>I am concerned about loss of parking.</p> <p>Parking is already a concern.</p>	<p>An assessment of parking within town centres was carried out as part of the now adopted Central Coast Parking Strategy – this has been taken into consideration when identifying potential properties for inclusion in the asset sales program.</p> <p>Any redevelopment will require the owner to demonstrate that suitable parking and traffic management considerations have been put in place. This is will be considered by Council when any development application is submitted.</p>
State Government support	The State Government should...	<p>Council's former Administrator, Mr Dick Person released a 30-Day Interim Report on 2 December 2020, a 3 Month Progress Report on 3 February 2021 and on 15 April his final report was released.</p>

	<p>State Government have a role to play.</p> <p>Support from the State Government should...</p>	<p>On 26 April 2021 the NSW Government announced a public enquiry into Central Coast Council's financial situation.</p> <p>All of this information is available on Council's Financial Recovery Plan page on our website.</p>
Amalgamation	<p>De-amalgamate</p> <p>The amalgamation is responsible for...</p> <p>The amalgamation should never have...</p>	<p>Council's former Administrator, Mr Dick Person released a 30-Day Interim Report on 2 December 2020, a 3 Month Progress Report on 3 February 2021 and on 15 April his final report was released.</p> <p>On 26 April 2021 the NSW Government announced a public enquiry into Central Coast Council's financial situation.</p> <p>All of this information is available on Council's Financial Recovery Plan page on our website.</p>
Governance	<p>The process is flawed.</p> <p>Who is overseeing this process?</p> <p>The sales should be open market so that the best results are achieved.</p> <p>Engagement with key stakeholders has not occurred.</p> <p>I would like this process paused until key stakeholder engagement is undertaken.</p> <p>Sell it to...</p> <p>I would like a condition put on...</p>	<p>Any land sale price will be determined by an independent valuer.</p> <p>Current valuations specific to each parcel of land are commercial in confidence, however the Tranche 3 properties have been identified as they are likely to attract interest and a positive financial return for Council.</p> <p>Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or in the case of direct sales with a proposed buyer, properties are sold for no less than the market value, which will be determined by an independent valuer.</p> <p>The sale will be negotiated by an independent real estate agent acting on Council's behalf.</p> <p>No valuations will be provided to the community prior to the sale as this is commercial in confidence information.</p> <p>While Council will not publicise the sale price achieved on any one sale, this information is freely available to the public, similar to any other land sale.</p> <p>Landowners are not required to notify neighbours of their intention to sell, however Council is undertaking community consultation - which makes its intention to sell properties available to everybody, including neighbouring property owners.</p>

	I would like to express interest in purchasing s property listed.	
Loss of greenspace	<p>Once its gone, you can't get it back.</p> <p>Greenspace is important to the quality of life.</p> <p>It is the reason I live on the Coast.</p>	<p>The evaluation process has included the review of proposed sites against Council resolutions and historical records; ensuring that Council retains ownership of land that is needed for its current and future service delivery, that any sale would not contravene legislative requirements, consultation with internal and external stakeholders affected by the disposal of these assets.</p> <p>Some lots have been identified for sale as the lot is unusable and/or in isolation.</p>

6 Next steps

Council will use the feedback received to identify priorities and inform the recommendations put forward to Council. The community will be kept updated as this program progresses.

In the first instance, further report(s) will be brought back to a Council meeting to review the Asset Sales Program – Tranche 3 consultation comments and feedback.

At this meeting the Administrator may make a determination on the *Asset Sales Program – Tranche 3* properties previously brought to meeting on 27 April 2021 where the matter was deferred.

Assets approved for sale may be prepared and brought to market in accordance with the relevant Council guidelines. Any disposal of Councils assets is governed by Councils Land Transaction Policy (Policy No: CCC 057 - October 2020).

For assets approved for rezoning and/or reclassification (prior to sale); reclassification and rezoning reports will be prepared and lodged. This is an in-depth process that can take up to 18 months and includes further chances for the community to have their say via a formal exhibition, followed by a public hearing with an independent facilitator. Only when formal rezoning and/or reclassification has taken place can these assets be brought to market in accordance with the Council guidelines.

7 Appendices

7.1 Appendix A – Your Voice Our Coast project page

Asset Sales Program – Tranche 3

This project is open for consultation.

Council is seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of its business recovery plan.

Council's business recovery plan required a review of Council's property assets that could be sold to assist with its financial situation. Properties that have been identified in this next stage for sale have been grouped into four categories due to the different legislative and disposal processes involved. These groupings and the descriptions of the properties are:

1. Operational classified and appropriately zoned land, including:
 - o 15 groups of operational classified land located across the Coast.
- o 6 properties located at Manning Road, The Entrance that are identified as affordable housing sites and may be sold for affordable housing projects.
- o 2 land parcels at 8 and 10 Bay Village Road, Bateau Bay once a new library facility is built within the Bateau Bay Square shopping centre. The land at 10 Bay Village is the site of the existing library and the other adjoining land is vacant. The conditions for the sale of these sites require that a new modern library facility is provided for the community.
- o 7 land parcels on Wyang Road Tuggerah with environmental zoning, to be sold to the Mariners FC who plan to continue to maintain and manage this green space as part of a Hotel development.
2. Operational classified land which requires rezoning, including:
 - o 2 properties located at Bushells Ridge Road, Kiar and Bushells Ridge that will have planning proposals lodged by Council to rezone from RU6 Transition to the IN1 General Industrial enabling employment on these sites.
3. Land parcels where Council is seeking reclassification from community to operational land, and requiring Council to prepare a planning proposal to rezone the land prior to sale:



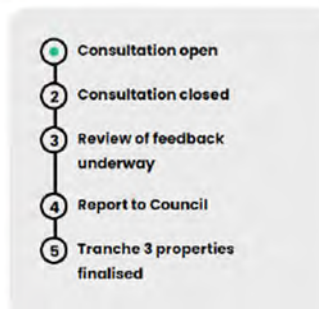
Useful Links

- o Council Reports
- o View the identified parcels on the interactive map
- o Central Coast Stadium: Rezoning and Reclassification
- o News

Document Library

- o List of land being considered for sale (updated for accuracy 25 May 2021)

Timeline



Who's listening

Name: Joe O'Connor
Email: property@centralcoast.nsw.gov.au

- o 10 groups of community classified land, including:
 - 2-4 Park Road, The Entrance will retain the existing bowling club as part of the condition of sale to Mingara Recreation Club to build a new club house.
 - 336-350 Terrigal Drive with the Basketball Stadium and public parking to be retained with the intention to sell to the Breakers Country Club so they can invest in additional basketball courts.
 - 191 Wallarah Road, Kanwal with current use as the Wyong District Youth and Community Centre able to be incorporated in the sale process to the Wyong Rugby League Club who plan on upgrading facilities to an improved standard.
- 4. Land parcels where Council is seeking reclassification from community to operational prior to sale:
 - o 7 groups of community classified land, including:
 - 219 Albany Street, North Gosford, where Council intends to issue an EOI to seek a partner to develop this area to its full potential, while ensuring the existing tenants will be accommodated in new improved facilities.
 - 75 Bungary Road, Norah Head which contains a community hall that is dilapidated beyond repair and requiring demolition and 4 lots that may be sold or used subject to the Council Affordable Housing (CAH) proposal.

[A comprehensive list of all of the properties identified is](#)

[available here.](#)

How can I get involved?

You are invited to:

- view the frequently asked questions available below
- find out more by [viewing our interactive map here](#)



Screenshot of the interactive map which details all of the identified Tranche 3 land.

- submit your feedback by completing the [online feedback form](#)

Got a question?

- [submit a question and we'll get back to you](#)

Feedback will be accepted until **5pm on Friday 28 May 2021**.

Council will receive a further report in consideration of all feedback received during the consultation period.

Something you need to know: Under the Government Information (Public Access) Act, 2009 (GIPA ACT),

members of the public can seek access to the submissions and Council cannot give assurance that the document will remain confidential.

[View The Identified Properties On The Interactive Map](#)

▸ Why is Council selling assets?

The sale of Council assets is crucial to deliver much needed capital to improve Council's financial position, provide assurance to our lenders and to support the ongoing sustainability of Council and the services we provide to the community.

▸ Where are the properties located?

Properties are located across the Coast in various locations.

▸ How do you decide what to sell?

Property being considered for sale is assessed against Council's Community Strategic Plan, strategic planning issues as well as whether the property could be better utilised or its potential better realised by the private sector. For instance, some of the asset sales are also expected to provide additional benefits for our region and the community, such as local jobs and a boost to the economy, due to the planned land use and zoning. Due diligence and a sound strategic approach have been undertaken in the asset sale program to ensure the best short and longer term outcomes are achieved for Council, the region and the community.

• Is the process independent?

The evaluation process has included the review of proposed sites against Council resolutions and historical records; ensuring that Council retains ownership of land that is needed for its current and future service delivery, that any sale would not contravene legislative requirements, consultation with internal and external stakeholders affected by the disposal of these assets, and consultation and discussion with the an independent Property Advisory Committee.

• How is the value of the properties being determined?

Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or in the case of direct sales with a proposed buyer, properties are sold for no less than the market value, which will determined by an independent valuer.

• Why is this called Tranche 3? Has there already been other asset sales stages?

Yes. Council resolved on 30 November 2020 to progress with the sale of other properties and in December 2020 advised it was progressing with the sale of a group of 16 properties that had been resolved to be sold previously by the former Wyong Council. The properties in Tranche 3 have been of greater complexity and required considerable due diligence, requiring historical issues to be resolved, such as the acquisition details and land status.

• How much land is Council selling overall?

Council manages approximately 7,000 parcels of land; noting though, that any one park or reserve could be made up of several individual land parcels. However, it must be stressed that Council is only considering selling 1% of its property portfolio.

• What is the process for selling the sites? Does each sale have to come back to Council to be included in any sale?

Once Council has resolved to sell any property, the Chief Executive Officer (CEO) is authorised to finalise the terms of the sale in accordance with the Land Transaction Policy adopted by Council. The properties will either require an independent valuation or to be sold for not less than Council previously paid for the sites. The properties will be listed with agents and competitively marketed for the highest market price. The terms of the sales do not need any further Council resolution as long as they sell for more than the independent valuation or sell for more than Council previously paid for the sites.

• How much does Council expect to get from these asset sales?

These properties have been identified as they are likely to attract interest and a positive financial return for Council. While it is hard to estimate final sale's price on the complete tranche at this time, Council will only be selling for market value and with that expectation it is expected to improve Council's financial position by at least \$50M.

• What is an independent Property Advisory Committee and their function in the process?

Council has engaged with independent property development experts Michael Filo and Steve Rowe to execute the functions of the independent Property Advisory Committee. Their function is to provide an independent panel to review asset sales program prior to going to Council, review and advise on conditional sales for commercial and industrial sales and to review opportunities and advise Council on potential highest and best use analysis to ensure Council is receiving value for the sale. They have also ensured that adequate probity measures around any direct sale are considered in evaluating the terms of the sale.

• Why does classification of land matter?

Since the adoption of the Local Government Act 1993, Council is required to classify all 'public land' as either 'community' or 'operational'. This impacts how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.

- What's the difference between Community and Operational land?

Community land – Council owned land which should be kept for use by the general public and would ordinarily comprise land such as a public park. The use and management of community land is to be regulated by a plan of management.

Operational land – Council owned land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.

- Why is Council reclassifying land now?

Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council. There are still some parcels of land that have been incorrectly classified, or are now outdated, and need to be changed in order to put the land to better use.

- Will there be other opportunities to have my say on what happens with this land?

No further consultation is required for operational land that does not require reclassification or rezoning – these parcels of land can be seen as the blue pins on the interactive map. You will have another chance to have your say on the parcels of land coded with yellow, green or purple pins.

Council is preparing to lodge a Planning Proposal to reclassify certain parcels of land from community to operational and to rezone certain lands. This land is owned Central Coast Council.

The process for a Planning Proposal will take approximately 12-18 months to complete.

As part of the process, Council will be required to undertake formal public consultation. For the reclassification process, Council is also required to undertake a public hearing which will be convened by an independent facilitator. The outcomes of the public hearing will be required to be reported back to Council. Ultimately, the NSW Department of Planning, Industry, and Environment will decide the outcome of any planning proposal submitted by Council.

Community questions

- Regarding 2 land parcels at 8 and 10 Bay Village Road, Bateau Bay once a new library facility is built within the Bateau Bay Square shopping centre. The land at 10 Bay Village is the site of the existing library and the other adjoining land is vacant. The conditions for the sale of these sites require that a new modern library facility is provided for the community. Does this mean the new library will be owned and operated by a private party (who built and provided the new building)?

If the sale of 8 and 10 Bay Village Road, Bateau Bay was to proceed, one of the conditions of sale would be that a new library facility be provided for the community.

The library would continue to be managed and operated by Central Coast Council.

- My question is in regard to the loss of some community centre facilities to be replaced by what appears to be further sporting venues. Not all young people want to be involved in sport so centres for youth should not be sacrificed over sport and what community consultation has occurred over the many sites proposed. Is there also a staged plan for each site before the firewall?

None of the Tranche 3 properties are being replaced with sporting facilities.

No further consultation is required for operational land that does not require reclassification or rezoning – these parcels of land can be seen as the blue pins on the interactive map. However, you will have another chance to have your say on the parcels of land coded with yellow, green or purple pins.

Council is preparing to lodge a Planning Proposal to reclassify certain parcels of land from community to operational and to rezone certain lands. This land is owned Central Coast Council.

The process for a Planning Proposal will take approximately 12-18 months to complete. As part of the process, Council will be required to undertake formal public consultation. For the reclassification process, Council is also required to undertake a public hearing which will be convened by an independent facilitator. The outcomes of the public hearing will be required to be reported back to Council. Ultimately, the NSW Department of Planning, Industry, and Environment will decide the outcome of any planning proposal submitted by Council.

- What assets does the proposed sale of part of 336-350 Terrigal Drive include?

The proposed sale of part of 336-350 Terrigal Drive, Terrigal is only in relation to the basketball courts.

The properties surrounding the basketball courts have not been identified for the Tranche 3 Asset Sales Program.

- Have the implications to parking been considered for the sale of the Umina Mall Car Park?

If the sale of the Umina Mall Car Park (11, 5, 7, 9, 11 Bullion Street Umina and 4A, 4B, 6, 8, 10 Alfred Street Umina (10 x lots in total)) was to proceed, strict sale conditions would be applied.

The conditions of sale would ensure that there is no loss of parking and that rear lane access for West Street businesses is maintained.

- Is the Gosford City Bowling Club going to be affected by any rezoning/development due to the current financial problems or future earmarked for council development due to Council's existing financial problems?

The decision to rezone and reclassify the bowling club land is not a consequence of Council's financial situation.

This decision stems from the endorsed Central Coast Stadium Strategy which outlines that a Masterplan for the site be delivered by December 2021, including opportunities for future complementary uses at the Stadium and surrounding land. Changes to the bowling club's current legal tenure is not being considered.

- What restrictions are imposed on how the funds can be spent from each specific sale? For example:
 1. Land purchased for carparking was this purchased via developer contributions and therefore bound to be used for that purpose in the future?
 2. Similarly is that was purchased for future carparking really surplus to future needs in which case the sale would not make sense in the long term?

The proceeds of any asset sales that were originally purchased using restricted funds will be returned to restricted funds.

An assessment of parking within town centres was carried out as part of the now adopted Central Coast Parking Strategy – this has been taken into consideration when identifying potential properties for inclusion in the asset sales program.

- Have the implications to the existing tenants of 219B, 219C, and 219 Albany Street, North Gosford (in particular the youth refuge) been considered?

If the sale of 219B, 219c & 219 Albany Street North Gosford was to proceed, as part of the conditions of sale, the entity who develop the properties must demonstrate that the existing tenants (which includes the youth refuge) are included in any planning for the site.

- Is the green space at Solstice Place on St Huberts Island on, or will be on, the list of assets Central Coast Council is selling-off?

There are no land parcels identified in the Tranche 3 Asset Sales Program on St Huberts Island.

- What is the current valuation of each of the assets in the CCC balance sheet?

Current valuations specific to each parcel of land are commercial in confidence, however the Tranche 3 properties have been identified as they are likely to attract interest and a positive financial return for Council. While it is hard to estimate a final sales price on the complete tranche at this time, Council will only be selling for market value and with that expectation it is expected to improve Council's financial position by at least \$50M.

• Who will value the assets before the sale? Who in the Council will negotiate the asset sales?

Council has engaged with independent property development experts Michael Filo and Steve Rowe to execute the functions of the independent Property Advisory Committee. Their function is to provide an independent panel to review the asset sales program prior to going to Council, review and advise on conditional sales for commercial and industrial sales and to review opportunities and advise Council on potential highest and best use analysis to ensure Council is receiving value for the sale. They have also ensured that adequate probity measures around any direct sale are considered in evaluating the terms of the sale.

• How will the assets be sold – auction, listed sale?

Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or, in the case of direct sales with a proposed buyer, properties are sold for no less than the market value, which will be determined by an independent valuer.

• Will residents be advised as to who is purchasing the asset before the sale is completed?

No, this information is commercial in confidence and Council is unable to disclose this information.

• Will it be a condition of the sale of the asset that the eventual purchaser has no direct, indirect association with the asset purchaser or an associate of the asset purchaser?

Council's Code of Conduct and Land Transaction Policy are in place to ensure that all interests are protected throughout this process.

• Are the sales of assets open to foreign investment?

Council's sales process will adhere to all of the relevant state and federal legislation, including the Foreign Investment Review Board (FIRB).

• How are the implications of any future redevelopment of any of the parcels being considered?

Any development or redevelopment on any of the land parcels will require a development application (DA). A DA is a formal request for consent to execute proposed development. This could include change of use of land, subdividing land, carrying out work on a building, and landscaping amongst other things. The approval of any DA is subject to a range of criteria including provision of parking and traffic management. For some of the properties, conditions of sale have been included and therefore approval would be subject to the conditions of sale being met.

• Why can't the community fix Norah Head Community Hall? The land was donated, it is disrespectful to sell something that was donated to the council when it is really the community's property.

Sadly the community centre reached its end of use in early 2020 given the level of termite damage causing the building to be structurally unsafe and beyond repair. Prior to discontinuing the public use of the building, the building was vastly underused, receiving only 11% of bookings against the available hours. In our current financial situation, it is important that our resources are prioritised against community facilities which are well used and deliver the most impact to the community. It is important to note that should Council decide to proceed to dispose this site, Council would be required to reclassify this asset to operational land prior to any sale being made. This requires demonstration to the NSW Department of Planning, Industry and Environment that this sale would not significantly reduce open space areas within the region. During this process a public hearing is arranged where the public can have a further say on the reclassification of the land.

• I have been made aware that Terrigal Bowling Club is to be sold but is not included in this list?

The Terrigal Bowling Club is not included in the Tranche 3 Asset Sales Program.

• What evidence is Council relying on when it says that the Noraville Carpark (116 Evans Road and 49 Hammond Road, Toukley) is underutilised?

What is meant by the term "underutilised" in this instance, is that the zoning of the land allows for a higher and better use of the land rather than just car parking alone. In this example, the land is zoned B2 (Local Centre) which could be developed for a commercial use incorporating parking.

• Will the money from asset sales be used for low cost housing?

Central Coast Council has developed a Draft Council Affordable Housing Land (CAHL) Proposal which is currently on Exhibition.

This proposal has been drafted as a framework for identifying Council land sites for affordable housing developments.

The CAHL Proposal is a recommended action of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) specifically linked to the direct creation of affordable housing.

For more information and to have your say, [click here](#).

• What sale conditions will be imposed to protect the aged residents and homeowners on the Ettalong Lifestyle Village site?

Council currently leases the land to Ingenia Communities, who manage and operate this site and as such Council does not have any influence in the commercial operation of the site. Council intends to provide a condition of sale that the community estate is continued by the purchaser.

• Why is council not re-zoning some areas to sell to developers?

Tranche 3 of the Asset Sales Program includes a range of sites, some of which are being considered for rezoning to allow further development.

• I have been made aware that the Umina Tennis Courts is to be sold but is not included in this list?

The Umina Tennis Courts are not included in the Tranche 3 Asset Sales Program.

• Will Ingenia Community Village be rezoned?

The Ingenia Community Village is currently zoned REI "Public Recreation", if the land is to be held by a private entity (and be included in the Tranche 3 Asset Sales Program), the site needs to be rezoned. The zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.

• What is the exact meaning of "may be sold for affordable housing projects"? What kind of projects would this include?

Central Coast Council has developed a Draft Council Affordable Housing Land (CAHL) Proposal which is currently on Exhibition.

This proposal has been drafted as a framework for identifying Council land sites for affordable housing developments.

The CAHL Proposal is a recommended action of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) specifically linked to the direct creation of affordable housing.

For more information and to have your say, [click here](#).

• The Tuggerah Lakes District Band Hall has been included in a map of Tranche 3 properties. Will the rezoning of the land shown in the map affect the band hall in the area close to Shore Park?

The interactive map initially shows the complete site, due to our mapping system which identifies a lot in its entirety, without the ability to consider part areas of lots. Council is only reviewing the ownership and sale of the bowling greens to the south of the site, as indicated by the blue outline of the image listed in the [marker description](#).

• Has the Memorial Avenue Reserve at Blackwall always been classified as Operational land?

Memorial Avenue Reserve, Blackwall has always been classified as operational land.

• Why is it necessary to sell and rezone the site upon which The Green's Bowling Club, The Entrance stands?

The land in which The Greens Bowling club is located is currently zoned RE1 "Public Recreation", if the land is to be held by a private entity (and be included in the Tranche 3 Asset Sales Program), the site needs to be rezoned. The zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.

• I have been made aware that the reserve on Lakeside Parade, The Entrance is to be sold but is not included in this list?

The reserve on Lakeside Parade, The Entrances is not included in the Tranche 3 Asset Sales Program. This reserve is Crown Land and will not be included in any sales programs.

• It has been reported that the 2 bush blocks in Umina have been removed from the sales list, could you confirm if this is true?

The two lots at 83-85 Brisbane Avenue, Umina have not been removed from the Tranche 3 Asset Sales Program.

• Are there any plans to sell the existing car park adjacent to Denning Street, Theatre Lane, Bayview Avenue and Short Street, The Entrance?

The car park adjacent to Denning Street, The Entrance is not included in the Tranche 3 Asset Sales Program.

• Is there any plan to rezone and sell the land on Main Rd Noraville where the Girl Guides hall is located?

The Girl Guides Hall in Toukley is not included in the Tranche 3 Asset Sales Program.

• Could you please explain why 43A Ulana Ave, Halekulani (Lot 2 DP218406) is listed as being part of Tranche 2, however the same property is listed as part of tranche 3?

This is because the Tranche 2 sites had previously been resolved to sell by the former Wyong Council, however through historical searching it has been determined that this site requires reclassification as there may be a public trust over the land. As such, a further resolution has been sought to ensure proper governance has occurred to sell this site.

• The land next to the Greens Bowling Club at The Entrance was donated to Council in the 1940s for public use, is Council allowed to sell the land even though it was donated?

Land across the region has come into Council ownership through a variety of ways, the Local Government Act 1993 allows Council to sell land under certain circumstances. Council only intends on selling part of the land which is currently leased to the Mingara Club. The sports fields and band hall will be retained and kept in Council ownership. Further, the Mingara Club will be able secure ongoing tenure through purchasing the site and this will allow them to access funding to improve the facilities.

• Community consultation is an appropriate process for council to pursue and is commended, how will the feedback collected be used?

Feedback received during the consultation period will be reviewed and a report based on this feedback along with recommendations on next steps will be reported to Council.
To date, Council has met with many community groups to understand their concerns and to work with them on solutions to issues that have been raised.
This consultation process has already provided many positive outcomes for Council and the community.

• Has there been or is there going to be an inquiry into how council got into this financial black hole?

Council's former Administrator, Mr Dick Person released a 30 Day Interim Report on 2 December 2020, a 3 Month Progress Report on 3 February 2021 and on 15 April his final report was released.

On 26 April 2021 the NSW Government announced a public enquiry into Central Coast Council's financial situation.

All of this information is available on Council's [Financial Recovery Plan](#).

• You have specified that the sale of the car parks in Bullion Street and Alfred Street, Umina will be subject to the condition that there is no loss of parking and that rear lane access for West Street businesses is maintained. Can you further specify that parking here will remain free of charge?

While Council has no intention of charging for parking at this location, it would be impossible to guarantee this would continue in perpetuity. This is because demand for parking would need to be regulated to ensure that parking is managed during peak tourist seasons for the whole community.

• I am concerned about the approval of multi storey developments in Ettalong and the impacts the lack of parking will have, what is Council doing to ensure the impacts are minimised?

All developments are required to be approved pursuant to the Environmental Planning and Assessment Act 1979 and associated legislation.

• How will sufficient parking be maintained during construction on the current car park behind the shops in West Street, Umina?

Temporary parking at an alternate location would be required for the duration of any disturbance to the carpark.

▸ Are there any plans for the sale of Council car parks to the private sector?

Yes, these can be reviewed in the interactive map which shows the proposed sites.

▸ Have the neighbouring properties of these sites been notified of the possible sale?

Landowners are not required to notify neighbours of their intention to sell, however Council is undertaking community consultation - which makes its intention to sell properties available to everybody, including neighbouring property owners.

▸ How can 10 Lakeside Parade, The Entrance be on the list and map for sale, when at the same time you have answered a question and claimed it is Crown Land?

Council has confirmed that the Crown Land that is located on the waterfront is not included for sale. The land known as 10 Lakeside Parade, The Entrance is included in the Tranche 3 Asset Sales Program as resolved by the Administrator.

▸ I've heard that there is a proposal to develop the Duffy playing fields where the kids play soccer, is this true?

The oval on Duffys Road, Terrigal is not included in the Tranche 3 Asset Sales Program.

You may also be interested in



Central Coast Stadium Strategy

[\[READ MORE\]](#)



Draft Operational Plan 2021-22

[\[READ MORE\]](#)



Securing your future with a rate rise

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7.2 Appendix B – Submit a question tool



Submit a question: Asset Sales Program - Tranche 3

Welcome to the 'submit a question' option for the Tranche 3 - Asset Sales Program.

Central Coast Council welcomes your questions and will provide you with a response as soon as possible.

Name:

* Email:

Phone:

Question:


* Can we publish this question on yourvoiceourcoast.com? We won't include your personal details.

Yes

No

Submit

7.3 Appendix C – Survey (feedback) form



Feedback form: Asset Sales Program – Tranche 3

* 1. Name:

* 2. Email:

* 3. Suburb:

* 4. Daytime telephone number:

5. Which of the following criteria are your comments in relation to? You can select multiple.

- Operational land: no reclassification, no rezoning
- Operational Land: requires rezoning
- Community land: reclassify to operational land, and no rezoning required
- Community land: reclassify to operational land and requires rezoning

6. Of the Operational land (no reclassification, no rezoning) that are identified for the Asset Sales Program are your comments in relation to?

You can select multiple.

- 50 Akors Road, Wyoming (Lot 2 DP 789440)
- 31 Alison Road, Wyong (Lot 3 Sec 10 DP 3136)
- 11 Church Street, Wyong (Lot 1 DP 421613)
11 Church Street, Wyong (Lot 2 DP 421613)
11 Church Street, Wyong (Lot 3 DP 421613)
11 Church Street, Wyong (Lot 4 DP 421613)
2W Rankens Street, Wyong (Lot 4 DP 659489)
- 14 Elsiemer Street, Long Jetty (Lot 150 DP 519032)
- 116 Evans Road Toukley (Lot 29 DP 21112)
- 49 Hammond Road, Toukley (Lot 30 DP 21112)
- 10 Lakeside Parade, the Entrance (Lot 61 DP 24151)
- 49 Hammond Road, Toukley (Lot 30 DP 21112)
- 10 Lakeside Parade, the Entrance (Lot 61 DP 24151)
- 23 Memorial Avenue, Blackwall (Lot 197 DP 10172)
23A Memorial Avenue, Blackwall (Lot 198/DP10172)
- 17 Rankens Court, Wyong (Lot 15 DP 656584)
- 4 Tyrrell Place, Killarney Vale (Lot 479 DP 704452)
6 Tyrrell Place, Killarney Vale (Lot 478 DP 704452)
- 3 Bullion Street, Umina (Lot 48 Sec A DP 8872)
5 Bullion Street, Umina (Lot 49 Sec A DP 8872)
7 Bullion Street Umina (Lot 50 Sec A DP 8872)
9 Bullion Street, Umina (Lot 51 Sec A DP 8872)
11 Bullion Street, Umina (Lot 52 Sec A DP 8872)

4A Alfred Street, Umina (Lot 41 Sec A DP 8872)
4B Alfred Street, Umina (Lot 42 Sec A DP 8872)
6 Alfred Street, Umina (Lot 43 Sec A DP 8872)
8 Alfred Street Umina (Lot 44 Sec A DP 8872)
10 Alfred Street, Umina (Lot 45 Sec A DP 8872)

- 148 Wyong Road, Killarney Vale (Lot 52 DP 1106308)
150 Wyong Road, Killarney Vale (Lot 51 DP 845787)
- 82 Yarram Road, Bensville (Lot 41 Sec E DP 6113)
84 Yarram Road, Bensville (Lot 42 Sec E DP 6113)
89 Yarram Road, Bensville (Lot 55 Sec D DP 6113) (has not been considered by the Administrator and therefore will not be included in the Tranche 3 consultation currently underway)
- 8 Manning Road, The Entrance (Lot 4 DP 14527)
10 Manning Road, The Entrance (Lot 5 DP 14527)
14A and 14B Manning Road, The Entrance (Lot 7 DP 14527)
18 Manning Road, The Entrance (Lot 9 DP 14527)
20A Manning Road, The Entrance (Lot 10 DP 14527)
24A Manning Road, The Entrance (Lot 12B DP 408523)
- 8 Bay Village Road, Bateau Bay (Lot 51 DP 1154778)
10 Bay Village Road, Bateau Bay (Lot 2 DP 1154356)
- 15-23 Hely St Wyong 2259 (PT 1 Sec1 DP 3136)

15-23 Hely St Wyong 2259 (PT 2 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 3 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 4 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 5 Sec1 DP 3136)

- 1-23 Wyong Road, Tuggerah (Lots 15-21 DP 25373)
- 435 Bushells Ridge Road, Bushells Ridge (Lot 192 DP 1032847)

7. Of the Operational (and (requires rezoning) that are identified for the Asset Sales Program are your comments in relation to?
You can select multiple.

- 305 Bushells Ridge Road, Kilar (Lot 185 & 186 DP 823132)
- 3 Albert Street East Gosford (Lot 9 DP 819624)
- 9 Russell Drysdale Street East Gosford (Lot E DP 839240)

Feedback form: Asset Sales Program – Tranche 3

8. Of the Community land (reclassify to operational land and requires rezoning) that are identified for the Asset Sales Program are your comments in relation to?

You can select multiple.

- 7 Angler Street, Woy Woy (Lot 89 DP6213)
9 Angler Street, Woy Woy (Lot 88 DP6213)
- 83-85 Brisbane Avenue, Umina (Lot 195 DP 9894)
85 Brisbane Avenue, Umina (Lot 196 DP 9894)
- 1-3 Fassifern Street, Ettalong Beach (Lot 121 DP 1179469)
- 40A George Street, East Gosford (Lot 1 DP996535)
- 6 Ithome Street, Wyong (Lot 4 DP614523)
- Part of 336-350 Terrigal Drive, Terrigal (Part Lot 10 DP 1187594)
- 191 Wallarah Road, Kanwal (Lot 21 DP 813270)
- 48W Wallarah Road, Gorokan (Lot 2 DP733448)
- 2-4 Park Road, The Entrance (Part Lot 1 DP 180642)
2-4 Park Road, The Entrance (Part Lot 1 DP 406038)
- 77 Howarth Street, Wyong (Part Lot 2 DP 550364)

9. Of the Community land (reclassify to operational land, and no rezoning required) that are identified for the Asset Sales Program are your comments in relation to?

You can select multiple.

- 219 Albany Street North, Gosford (Lot 201 DP 840680) comprising Henry Wheeler Place (formally Lots 7 & 10 DP 238231);
219B Albany Street North, Gosford (Lot 203 DP 840680)
219C Albany Street North, Gosford (Lot 204 DP 840680)
- 9 Berrys Head Road, Narara (Lot 2 DP 1025043)
- 75 Bungary Road, Norah Head (Lot 1 DP 860696)
75 Bungary Road, Norah Head (Lot 5 Sec 24 P 759779)
- 43A Ulana Avenue, Halekulani (Lot 2 DP 218406)
- 10W Woodcutters Road, Woongarah (Lot 32 DP 1044070)
- 9 Yaralla Road, Toukley (Lot 76 DP 20493)
11 Yaralla Road, Toukley (Lot 77 DP 20493)
13 Yaralla Road, Toukley (Lot 78 DP 20493)
15 Yaralla Road, Toukley (Lot 79 DP 20493)
- 325 Pacific Hwy, Wyong (Part Lot 103 DP 877557)
- 1 Austin Butler Ave Woy Woy (Part Lot 9 in DP 235385)

10. How are you currently using this land?

- Recreational purposes
- Picnicking and enjoyment
- Parking
- To operate my business
- To support the operation of my business
- Amenity purposes (views etc.)
- To operate my community group
- To attend various events (playgroup, seniors groups etc.)
- To attend community services offered at the facility
- Other (please specify)

11. How would the sale of this land impact you, your community or your business?

12. Please provide any additional comments:

13. Attachment 1:

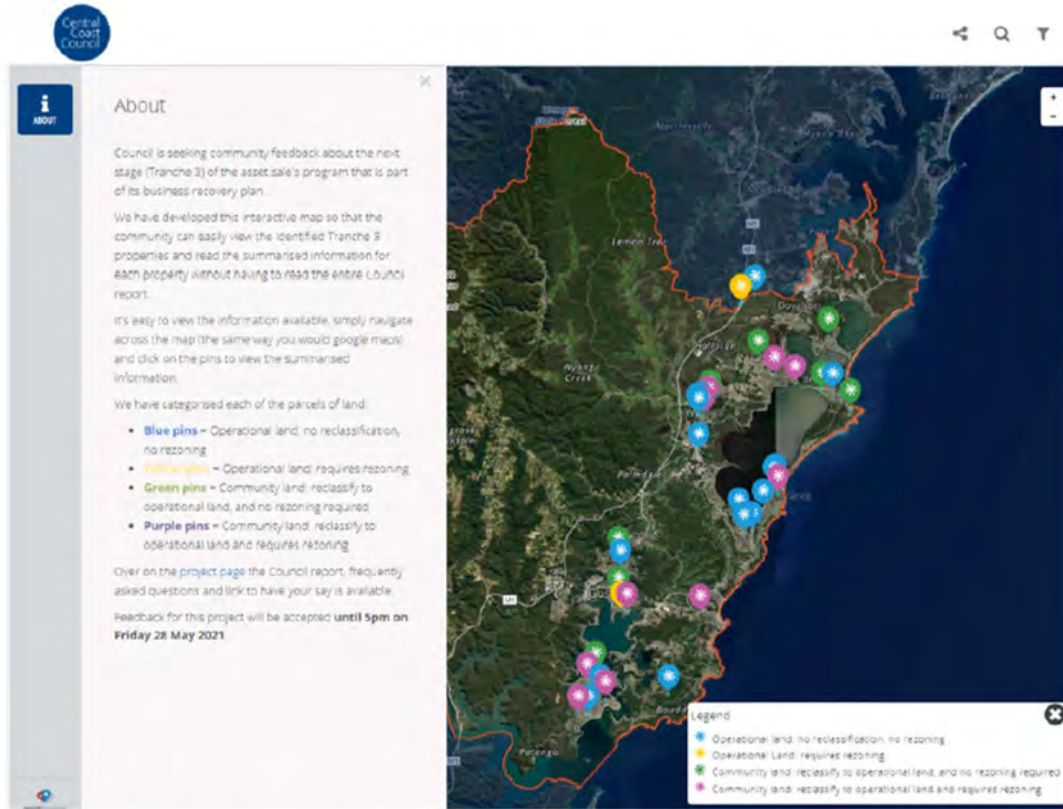
[Choose File](#) no file chosen

14. Attachment 2:

[Choose File](#) no file chosen

[Prev](#) [Done](#)

7.4 Appendix D – Interactive Map



Sample of information provided on each of the pins:



Proposed area of sale



Proposed development

Current use: Vacant land

Land Size: 4,497.53m²

How it came into Council ownership: Lots progressively acquired as part of sewer buffer zone

Zone: E3 (Environmental Management) You can view the definition of [this zone here](#).

Reason for sale: This site is underutilised as vacant land and has potential for consolidation with neighbouring land, allowing for higher and better economic use, as well as the ongoing environmental management of the land.

The E3 Environmental Management land will be retained and not developed. The intended use is for pedestrian access and to protect the conservation area.

7.5 Appendix E – Media releases

Administrator calls for community consultation on proposed property sales

Tuesday, 27 April 2021

Central Coast Council Administrator, Mr Dick Persson AM has today agreed with community requests for a formal community consultation process around a tranche of proposed property sales and reclassification items listed for consideration at tonight's Ordinary Council meeting.

"There is still a need for Council to raise funds through the sale of surplus or 'lazy' assets if we are to pay down the huge debts run up by the suspended Councillors," Mr Persson said.

"Now that the Minister has confirmed the Councillors will not be returning on Friday there is a chance to consult in a less politicised environment. I regret my handling of the matter has caused widespread concern.

"This is not a 'fire sale' as some are claiming. Any properties sold will be at market price or better, and the market is very strong at the moment," said Mr Persson.

"In regard to the matter of Terrigal Bowling Club, I was not aware of what was being proposed. I do not agree with this proposal and will take it off the list.

"At tonight's Ordinary Council meeting I will move that the proposed disposals and reclassification items be deferred to allow for three weeks public consultation to ensure members of the community have a chance to have their say, and to ensure the new Administrator understands their views before making a decision."

Next stage asset sales program now on public exhibition

Tuesday, 4 May 2021

Council is seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of its financial recovery plan.

Council's financial recovery plan required a review of Council's property assets which could be disposed of to assist with the financial situation. Properties that have been identified in this next stage for sale have been grouped into three categories due to the different legislative and disposal processes involved. These groupings are:

- 1) Operational classified and appropriately zoned land
- 2) Operational classified land which requires rezoning
- 3) Land parcels where Council is seeking reclassification from community to operational land, and requiring Council to prepare a planning proposal to rezone the land prior to sale

Residents can provide feedback, view the location and a description of the land parcels by visiting yourvoiceourcoast.com.

Council Administrator, Mr Dick Persson AM encouraged residents to have their say now as their feedback will assist the new Administrator to understand all viewpoints prior to making a final decision on any property sales.

"There is still a need for Council to raise funds through the sale of surplus or 'lazy' assets to pay down debt and keep moving forward with financial recovery," Mr Persson said.

"I can assure residents that all due diligence is being undertaken in this process. This includes assessment against the Community Strategic Plan, consultation with the independent Property Advisory Committee and always independent market valuation assessment."

The public exhibition closes 5pm 21 May 2021. A further report about the proposed property sales will return to the Council before the end of June this year.

Go to yourvoiceourcoast.com for more information.

Council clears confusion around asset sales

Monday, 24 May 2021

Central Coast Council is reminding the community to have their say on the next stage of the asset sales program (Tranche 3), which closes for consultation 5pm Friday 28 May.

The consultation forms part of Council's business recovery plan, which along with the rate increase, required a review of property assets that could be sold to assist with the current financial situation.

Council Administrator Rik Hart said to date there has been more than 800 responses from the community, along with spreading of misinformation.

"There has been a lot of concerns raised from the community based on hearsay, which are completely inaccurate and creating unnecessary distress," Mr Hart said.

"It must be stressed that Council is only considering selling one percent of its property portfolio, and of what is listed for potential sale there are only 13 open space areas listed to be rezoned before sale, which are all in close proximity to other open space areas.

"I implore the community to get the facts and take the time to read the frequently asked questions and the interactive map, which provides specific details for individual parcels, such conditions of sale to allow for continued public parking.

"It is also important to note that only parcels classified as operational land and zoned for the correct purpose of sale, will initially go back to Council for endorsement to sell – these can be identified as the blue pins on the online interactive map.

"Other properties that need to be rezoned or reclassified prior to sale require an in-depth, lengthy process that can take up to 18 months and includes further chances for the community to have their say.

"I want to emphasise the significant liquidity issue that Council is facing, which needs to be resolved as quickly as possible in order for community infrastructure to be maintained and community services to continue.

"The sale of assets, along with the 15 percent rate rise, are crucial components of our business recovery plan, which was adopted by the last sitting Council, and will allow us to deliver much needed capital to improve Council's financial position and provide assurance to our lenders.

"This urgent need for income may override historic strategic direction, with potential for the community better realised by the private sector.

"Any parcels sold will not only provide economic return from the sale of land, but also provide opportunity to raise income from future rates as well as realise savings from maintenance costs and loss of depreciation of assets.

"Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or in the case of direct sales with a proposed buyer that properties are sold at no less than the market value determined by an independent valuer.

"I encourage the community to inform themselves and if you are still concerned or any land that is earmarked for potential sale or have ideas about how the land could be better utilised make sure to have your say."

Community members are invited to check the facts and submit feedback via yourvoiceourcoast.com/asp.

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Fact check – sale of assets:

- **Bateau Bay Library** will remain open at its current location until an improved service is relocated within the shopping centre, where it will continue to be managed and operated by Council.
- **The Umina carpark at Bullion Avenue** would include strict conditions of sale so there is no loss of public parking, as well as ensuring that the businesses on West Street maintain their rear lane access.
- **Austin Butler Acc, Woy Woy** is only the part sale of 4,130m² from the total 10,629m², which sees Council retain the dense treed area to the south of the flood channel. Any redevelopment from **Peninsula Plaza** would require suitable parking and traffic management considerations as part of a development application for proposed changes to the shopping centre. Furthermore, the Plaza would be required to beautify the adjoining flood channel and provide a pedestrian and cycle link.
- **Norah Head Community Centre** reached its end of use in early 2020 given the level of termite damage causing the building to be structurally unsafe and beyond repair. Before COVID hit, the building was vastly under used receiving only 10% of bookings against available hours.
- **Gosford Bowling Club** proposed rezoning and reclassification is a result of the endorsed Stadium Strategy and is not a consequence of Council's financial situation. The Strategy requires a Masterplan of the site by December 2021, including opportunities for future complementary uses at the Stadium and surrounding land. Changes to the Bowling Club's current legal tenure is not being considered.
- **Wyong Racecourse** sale would provide better economic use of the land, without the golf course holes or greens being reduced. With the building of a new horse stable complex, which is where the golf course tenants will reside. The development of this new complex will result in additional economic and social benefits, including \$5-\$7 million in economic activity, and approximately 50 direct, and in direct, jobs. Race club is aware there is a SEPP Coastal Wetland and committed to managing and no encroaching on the land.
- **Terrigal Stadium** is a proposed direct sale to the Breakers Country Club, so that they can use the land as equity to raise capital to further expand the number of Basketball Courts and provide an upgraded facility to the community. This property will be rezoned to RE2 (Private Recreation) which is the best compatible zone for the current uses. The site being considered for sale does not include the BMX facility, tennis facilities, Terrigal 50+ Centre or childcare centre.

Fact check – sale process:

- Any **land sale price** will be determined by an independent valuer. The sale will be negotiated by an independent real estate agent acting on Council's behalf. No valuations will be provided to the community prior to the sale as this is commercial in confidence information. While Council will not publicise the sale price achieved on any one sale, this information is freely available to the public, similar to any other land sale.
- Any land that was purchased using **restricted funds** will require that money is returned to that fund. Council's car parking strategy has assessed the current and future needs of parking for various town centres. This has been developed by undertaking various studies and analysis of usage and predicted growth.

Fact check – reclassification of land:

- Only parcels classified as operational land and zoned for the correct purpose of sale, will initially go back to Council for endorsement to sell – these can be identified as the blue pins on the online interactive map
- Since the adoption of the Local Government Act 1993, Council is required to classify all "public land" as either 'community' or 'operational', which impact how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.

- Classification determines the ease or difficulty with which land may be sold, leased or licensed. Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.
- Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council - as such there are still some parcels of land that have been incorrectly classified, or are now outdated and need to be changed in order to put the land to better use.
- Changing the classification of 'community' land to 'operational' land is an in-depth process that can take up to 18 months and includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.
- The NSW Governor's approval is also required when a reclassification proposal seeks to remove public reserve status and/or the discharge of any identified interests.

7.6 Appendix F – List of properties being considered for sale

* Operational land: no reclassification, no rezoning

- i. 50 Akora Road, Wyoming (Lot 2 DP 789440)
- ii. 31 Alison Road, Wyong (Lot 3 Sec 10 DP 3136)
- iii. 11 Church Street, Wyong (Lot 1 DP 421613)
11 Church Street, Wyong (Lot 2 DP 421613)
11 Church Street, Wyong (Lot 3 DP 421613)
11 Church Street, Wyong (Lot 4 DP 421613)
2W Rankens Street, Wyong (Lot 4 DP 659489)
- iv. 14 Elsiemer Street, Long Jetty (Lot 150 DP 519032)
- v. 116 Evans Road Toukley (Lot 29 DP 21112)
- vi. 49 Hammond Road, Toukley (Lot 30 DP 21112)
- vii. 10 Lakeside Parade, the Entrance (Lot 61 DP 24151)
- viii. 23 Memorial Avenue, Blackwall (Lot 197 DP 10172)
23A Memorial Avenue, Blackwall (Lot 198/DP10172)
- ix. 17 Rankens Court, Wyong (Lot 15 DP 656584)
- x. 4 Tyrrell Place, Killarney Vale (Lot 479 DP 704452)
6 Tyrrell Place, Killarney Vale (Lot 478 DP 704452)
- xi. 3 Bullion Street, Umina (Lot 48 Sec A DP 8872)
5 Bullion Street, Umina (Lot 49 Sec A DP 8872)
7 Bullion Street Umina (Lot 50 Sec A DP 8872)
9 Bullion Street, Umina (Lot 51 Sec A DP 8872)
11 Bullion Street, Umina (Lot 52 Sec A DP8872)
4A Alfred Street, Umina (Lot 41 Sec A DP 8872)
4B Alfred Street, Umina (Lot 42 Sec A DP 8872)
6 Alfred Street, Umina (Lot 43 Sec A DP 8872)
8 Alfred Street Umina (Lot 44 Sec A DP 8872)
10 Alfred Street, Umina (Lot 45 Sec A DP 8872)
- xii. 148 Wyong Road, Killarney Vale (Lot 52 DP 1106508)
150 Wyong Road, Killarney Vale (Lot 511 DP 845787)
- xiii. 82 Yarram Road, Bensville (Lot 41 Sec E DP 6113)
84 Yarram Road, Bensville (Lot 42 Sec E DP 6113)

- xiv. 8 Manning Road, The Entrance (Lot 4 DP 14527)
10 Manning Road, The Entrance (Lot 5 DP 14527)
14A and 14B Manning Road, The Entrance (Lot 7 DP 14527)
18 Manning Road, The Entrance (Lot 9 DP 14527)
20A Manning Road, The Entrance (Lot 10 DP 14527)
24A Manning Road, The Entrance (Lot 12B DP 408523)
- xv. 8 Bay Village Road, Bateau Bay (Lot 51 DP 1154778)
10 Bay Village Road, Bateau Bay (Lot 2 DP 1154356)
- xvi. 15-23 Hely St Wyong 2259 (PT 1 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 2 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 3 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 4 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 5 Sec1 DP 3136)
- xvii. 11-23 Wyong Road, Tuggerah (Lots 15-21 DP 25373)
- xviii. 435 Bushells Ridge Road, Bushells Ridge (Lot 192 DP 1032847)

☀ Operational Land: requires rezoning

- i. 305 Bushells Ridge Road, Kiar (Lot 185 & 186 DP 823132)
- ii. 3 Albert Street East Gosford (Lot 9 DP 819624)
9 Russell Drysdale Street East Gosford (Lot E DP39240)

✱ Community land: reclassify to operational land, and no rezoning required

- i. 219 Albany Street North, Gosford (Lot 201 DP 840680) comprising Henry Wheeler Place (formally Lots 7 & 10 DP 238231);
219B Albany Street North, Gosford (Lot 203 DP 840680)
219C Albany Street North, Gosford (Lot 204 DP 840680)
- ii. 9 Berrys Head Road, Narara (Lot 2 DP 1025043)
- iii. 75 Bungary Road, Norah Head (Lot 1 DP 860696)
75 Bungary Road, Norah Head (Lot 5 Sec 24 P 758779)
- iv. 43A Ulana Avenue, Halekulani (Lot 2 DP 218406)
- v. 10W Woodcutters Road, Woongarah (Lot 32 DP 1044070)

- vi. 9 Yaralla Road, Toukley (Lot 76 DP 20493)
11 Yaralla Road, Toukley (Lot 77 DP 20493)
13 Yaralla Road, Toukley (Lot 78 DP 20493)
15 Yaralla Road, Toukley (Lot 79 DP 20493)
- vii. 325 Pacific Hwy, Wyong (Part Lot 103 DP 877557)
- viii. 1 Austin Butler Acc Way Woy (Part Lot 9 in DP 235385)

* Community land: reclassify to operational land and requires rezoning

- i. 7 Angler Street, Woy Woy (Lot 89 DP6213)
9 Angler Street, Woy Woy (Lot 88 DP6213)
- ii. 83-85 Brisbane Avenue, Umina (Lot 195 DP 9894)
85 Brisbane Avenue, Umina (Lot 196 DP 9894)
- iii. 1-3 Fassifern Street, Ettalong Beach (Lot 121 DP 1179469)
- iv. 40A George Street, East Gosford (Lot 1 DP996535)
- v. 6 Ithome Street, Wyong (Lot 4 DP614523)
- vi. Part of 336-350 Terrigal Drive, Terrigal (Part Lot 10 DP 1187594)
- vii. 191 Wallarah Road, Kanwal (Lot 21 DP 813270)
- viii. 48W Wallarah Road, Gorokan (Lot 2 DP733448)
- ix. 2-4 Park Road, The Entrance (Part Lot 1 DP 180642)
2-4 Park Road, The Entrance (Part Lot 1 DP 406038)
- x. 77 Howarth Street, Wyong (Part Lot 2 DP 550364)

7.7 Appendix F – Coast Connect articles



Draft 2021-22 Operational Plan open for community feedback

Every year we present a plan of works to the community in line with what you have told us is important – the continued delivery of essential services and the maintenance of our community facilities, recreation and open spaces.

Our draft 2021-2022 Operational Plan, including proposed Fees and Charges,

provides residents with an overview of essential services, programs and capital works projects for the year ahead and is now on exhibition for community feedback.

Our draft plan has taken into consideration our current financial situation and we encourage everyone interested to take a look and Have Your Say.

Have Your Say



We want your feedback on our asset sales program

We are seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of our Business Recovery Plan. View our FAQs and interactive map of assets.

Have Your Say by 21 May >



Helping Learner Drivers Become Safer Drivers

Are you teaching a learner driver? Get help with this important task at these free two hour workshops provided through a Council and Transport for NSW joint initiative.

Book now >



Unsolicited proposals

Did you know we have a policy for when we are approached over a commercial proposition, including land sales.

[Learn more](#)



Harvest Festival is back!

A celebration of the Central Coast's spectacular hinterland, Harvest Festival is back in 2021, dishing out a range of unique events and experiences across 30 event hubs this June long weekend!

[Explore the event trail >](#)



Our Coast, Our Waterways

Help shape our Coastal Management Programs for the Tuggerah Lakes catchment, our entire coastline, large coastal lagoons as well as Brisbane Water and the lower Hawkesbury River.

[Your view matters >](#)

More across the Coast



Administrator's weekly message



Development applications



Online Customer Service Centre



Have my say

Contact us

Gosford Office

49 Mann Street
Gosford NSW 2250
Ph: 1300 463 954

Wyong Office

2 Hely Street
Wyong NSW 2259
Ph: 1300 463 954

Email us

ask@centralcoast.nsw.gov.au

Important links

[Storm and flood recovery update](#)

[Rates Harmonisation – what does it mean for you?](#)

[No-one benefits from empty spaces! How we're livening our town centres](#)

[Council affordable housing land proposal on exhibition](#)

[The Entrance Management Strategy report released](#)



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[Web version](#) / [Unsubscribe](#) / [Preference Centre](#)



New era for Central Coast Stadium

As part of the Central Coast Stadium Strategy, we are developing a refreshed masterplan for the Stadium to ensure it reaches its full potential as a major event facility and sporting precinct.

Before we can do this, we must look at rezoning the land and reclassifying it from Community 'Sportsground' so there is greater flexibility in how we can improve the site and allow complementary uses such as new retail activity.

If you have any ideas or suggestions for Central Coast Stadium, we'd like to hear them.

[Share your ideas](#)



Referendum on Councillor numbers this year

In favour of reducing the number of Central Coast Councillors from 15 to nine, resulting in a reduction of Wards from five to three? The community will decide at a constitutional referendum on 4 September 2021.

[See Council resolution summary>](#)



Experience Adventures in Time and Space!

We are inviting the community to celebrate Library and Information Week, Monday 17 to Sunday 23 May, with a mixture of online and in-person events, including National Simultaneous Storytime.

[Find out more>](#)



Asset Sales Program

Did you know we have an interactive map of identified Tranche 3 properties with information on each?

[Provide feedback](#)



Fish safe off the rocks - Your guide for the Central Coast

Did you know it's now the law to wear a life jacket when rock fishing on the Central Coast? Rock fishing is one of the most dangerous sports in Australia – if you plan on taking part, there are many ways you can reduce your risk.

[Find out more >](#)



Supporting inclusive sport and active recreation

As part of Activate Central Coast, we're helping local sport and active recreation providers make their venues and activities more accessible with a new resource that includes information, tips and easy-to-follow checklists.

[Learn more >](#)

More across the Coast



Administrator's weekly message



Development applications







Online Customer Service Centre



Have my say

<h2>Contact us</h2> <h3>Gosford Office</h3> <p>49 Mann Street Gosford NSW 2250 Ph: 1300 463 954</p> <h3>Wyong Office</h3> <p>2 Hely Street Wyong NSW 2259 Ph: 1300 463 954</p> <h3>Email us</h3> <p>ask@centralcoast.nsw.gov.au</p>	<h2>Important links</h2> <p>Council Meeting Highlights - 11 May 2021</p> <p>Rates Harmonisation – what does it mean for you?</p> <p>View our proposed plan of programs and works for 2021-22</p> <p>\$1500 rebate on offer for small businesses</p> <p>What do you love about our coast and waterways?</p>
--	--



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Your rates are changing

Former Wyong and former Gosford Local Government Areas (LGAs) previously had different rate structures for residents in place.

When the two councils amalgamated, the NSW State Government put a rate freeze in place which meant no amalgamated council could make changes to their rates structure. Now this freeze has been lifted and the State Government requires all amalgamated councils to have one rating path/structure in place for their LGAs by July 2021.

In addition to the legislatively required rates harmonisation, the Independent Pricing and regulatory Tribunal (IPART) has determined a 15 percent Special Variation rates increase for ratepayers for three years commencing in 2021-22. Your rates notice from 1 July 2021 will include these changes.

Find out what this means for you or calculate your rates online.

[Find out more](#)



Asset sales and land reclassification program

Consultation is still open on our proposed asset sales (Tranche 3) as part of our business recovery plan to assist with our current financial situation. This has led to a lot of misinformation. Understand the facts and have your say.

Have your say by 28 May >



The Central Coast shines in State awards

Every day, Council staff complete projects to better our region. They also advocate for the Central Coast to get the recognition it deserves more broadly. Our region has been recognised in over a dozen industry awards.

Read more >



National Volunteer Week

Did you know we have over 700 volunteers for our beaches, dunes, natural areas and arts sector?

[Volunteer today](#)



Behind the curtain of 'Cleverman'

Step inside 'Cleverman' – a dystopian sci-fi tv series exploring Aboriginal origin stories in a contemporary context – through the eye-opening new exhibition at Gosford Regional Gallery from Saturday 22 May.

[Find out more >](#)

The results are in following community consultation

Every few years Council reviews how much it costs to produce drinking water, treat sewage and manage stormwater. We asked the community what's important to them about how we provide these services.

[Check out what was said >](#)

More across the Coast



Contact us

Gosford Office

49 Mann Street
Gosford NSW 2250
Ph: 1300 463 954

Wyong Office

2 Hely Street
Wyong NSW 2259
Ph: 1300 463 954

Important links





[Changes to waterfront addressing](#)
[Rates Harmonisation – what does it mean for you?](#)

[View our proposed plan of programs and works for 2021-22](#)

[Y4Y: Sustainability Starts With You](#)





[Help shape programs for our estuaries, rivers, lakes, beaches and lagoons](#)

Email us
ask@centralcoast.nsw.gov.au




   

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7.8 Appendix G – social media posts





 **Central Coast Council** 
Published by HubSpot  · May 3 at 4:50 PM · 

We are seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of our business recovery plan. We have identified properties in this next stage and encourage anyone interested to:

-  read our frequently asked questions
-  view our interactive map of assets
-  submit your feedback by completing the online feedback form by 5pm Friday, 21 May












<https://hubs.la/H0Mnbt10>



 **Central Coast Council** 
Published by HubSpot  · May 11 at 2:04 PM · 

We want to hear from you! The Your Voice Our Coast online consultation hub is making it easy for the community to provide feedback on projects that interest them 24 hours a day, 7 days a week.

Projects open now for feedback include:

-  Kariong Oval Recreational Area (until 17 May)
-  Central Coast Stadium rezoning and reclassification (until 21 May)
-  Asset Sales Program – Tranche 3 (until 28 May)
-  Draft Operational Plan 2021-22 and Fees and Charges (until 26 May)
-  Council Affordable Housing Land Proposal (until 26 May)
-  Coastal Management Plans (until 15 June)
-  Tuggerah Lakes
-  Lake Macquarie
-  Open Coast
-  Hawkesbury-Nepean River system including Brisbane Water
-  Tuggerah Lakes foreshore restoration works (until 2022)

Please continue to share your thoughts, ideas and opinions with us – Have Your Say at <https://hubs.la/H0N1zC80>



Central Coast Council
Published by HubSpot · May 25 at 6:30 PM ·

Our online consultation hub is open 24/7 so you can Have Your Say on projects that interest you, when it suits you. Projects open now for feedback include:

- 🏠 Council Affordable Housing Land Proposal (until 26 May)
- 📄 Draft Operational Plan 2021-22 and Fees and Charges (until 26 May)
- 📍 Asset Sales and Land Reclassification Program – Tranche 3 (until 28 May)
- 🏢 Waterfront Addressing (until 7 June)
- 🌊 Coastal Management Plans for Tuggerah Lakes, Lake Macquaria, Open Coast and the Hawkesbury-Nepean River system including Brisbane Water (until 15 June)
- 🌿 Tuggerah Lakes foreshore restoration works (until 2022)

Please continue to share your thoughts, ideas and opinions with us at <https://hubs.la/H0N-NQb0>



**Reclassification
of Council
owned Land**
(and how it impacts asset sales)

centralcoastcouncil

centralcoastcouncil · There's still time to have your say on the next stage (Tranche 3) of the asset sales program, which closes for consultation 5pm Friday 28 May.

The consultation forms part of our business recovery plan and has resulted in a lot of misinformation. You can get the facts by reading the frequently asked questions and viewing what parcels are potentially listed for sale on the online interactive map.

Submit your feedback online via [in bio](#).

3x

Liked by krishnawest_ and 35 others
1 DAY AGO

Add a comment...

We are currently asking for community feedback on proposed asset sales (Tranche 3) as part of our business recovery plan to assist with our current financial situation.



Only properties that are classified as operational land and zoned for the correct purpose of sale, will go back to Council for endorsement to sell – these parcels can be identified as the blue pins on our online interactive map.

All other properties identified for potential sale need to be rezoned and/or reclassified before sale. This involves an in-depth process that can take up to 18 months and includes further chances for the community to have their say.

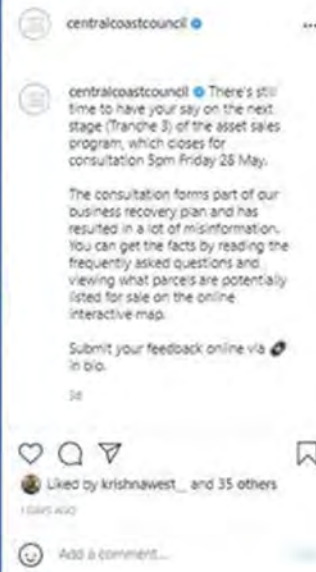


Since the adoption of the Local Government Act 1993, Council is required to classify all 'public land' as either 'community' or 'operational', which impact how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.

So what's the difference?

Community land – Council owned land which should be kept for use by the general public and would ordinarily comprise land such as a public park. The use and management of community land is to be regulated by a plan of management.

Operational land – Council owned land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.



Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.



Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council and as such there are still some parcels of land that have been incorrectly classified, or are now outdated, and need to be changed in order to put the land to better use.



Changing the classification of 'community' land to 'operational' land is required to be done through an LEP process, which includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.

Changing the classification of 'community' land to 'operational' land is required to be done through an LEP process, which includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.







Asset Sales Program – Tranche 3

Date: 20 July 2021

Proposed for Sale

50 Akora Road, Wyoming			
Current Use	Unused vacant land	Land Size	1,766 m ²
How it came into Council ownership	A residual lot from a previous subdivision.	Zone	R1 (General Residential) You can view the definition of this zone here .
Reason for sale	This land has been assessed and recommended for sale, being a residential zoned vacant land and unused for any specific purpose. The sale of this site could provide a range of housing options to the area. Community and internal consultation have concluded that this site is appropriate to sell.		



14 Elsiemer Street Long Jetty			
Current Use	Vacant land and carpark	Land Size	695.50 m ²
How it came into Council ownership	Purchased for parking.	Zone	R2 (Low Density Residential) You can view the definition of this zone here .
Reason for sale	This residential zoned vacant site was acquired by Council for parking purposes; however, the location and Parking Strategy no longer supports this site for car parking. The sale of this site could provide a range of housing options to the area. This land is underutilised as a vacant residential site and this property has been assessed as appropriate to sell through an open marker transaction.		



17 Rankens Court, Wyong			
Current Use	Vacant land	Land Size	853.6 m ²
How it came into Council ownership	Acquired for car parking	Zone	B3 (Commercial Core) You can view the definition of this zone here .
Reason for sale	Further investigations have determined that the site is not suitable for car parking due to the site gradient. The land being vacant and free of vegetation, has potential for improved economic use as appropriate commercial development.		



4 Tyrrell Place Killarney Vale – known as Brooke Avenue Early Learning Centre			
Current Use	Childcare Centre	Land Size	1,912 m ²
How it came into Council ownership	Acquired by Council 17/2/1999	Zone	R1 (General Residential) You can view the definition of this zone here .
Reason for sale	<p>This site was formerly a Council run Childcare Centre. It was a resolution of the former Wyong Shire Council in April 2014 the site be leased as the Centre had been operating at a loss.</p> <p>The Centre needs an upgrade and maintenance to facilities which is unbudgeted, and Council would be unable to complete these essential works. The sale would be subject to the ongoing operation of Brooke Avenue Early Learning Centre Commercial Childcare Centre Council lease, which does not expire July 2026.</p>		



6 Tyrrell Place, Killamey Vale			
Current Use	Vacant land	Land Size	2,083 m ²
How it came into Council ownership	Acquired by Council in 1999	Zone	R1 (General Residential) You can view the definition of this zone here .
Reason for sale	This site is surplus to Council's strategic needs, being vacant and not included in any strategic plans. As the land is zoned residential there is greater potential that the sale could lead to redevelopment as a residential development site. Any development proposal would need to address tree removal in accordance with the relevant legislation.		



82 & 84 Yarram Road, Bensville			
Current Use	Vacant land	Land Size	2,062m ²
How it came into Council ownership	Council purchased in 1986.	Zone	R2 (Low Density Residential) You can view the definition of this zone here .
Reason for sale	These two sites are vacant and are not included in any strategic plans. As the land is zoned residential there is greater potential from a sale which could lead to redevelopment as a residential development site. Any development proposal would need to address tree removal in accordance with the relevant legislation.		



435 Bushells Ridge Road, Bushells Ridge			
Current Use	Vacant land	Land Size	10,520 m ²
How it came into Council ownership	Compulsory Acquisition for infrastructure	Zone	IN1 (General Industrial) You can view the definition of this zone here .
Reason for sale	There is no ongoing need to retain this land as the initial requirement was for the provision of infrastructure which has now been completed. It has potential as an industrial site, creating local employment opportunities and generating economic growth for the community.		



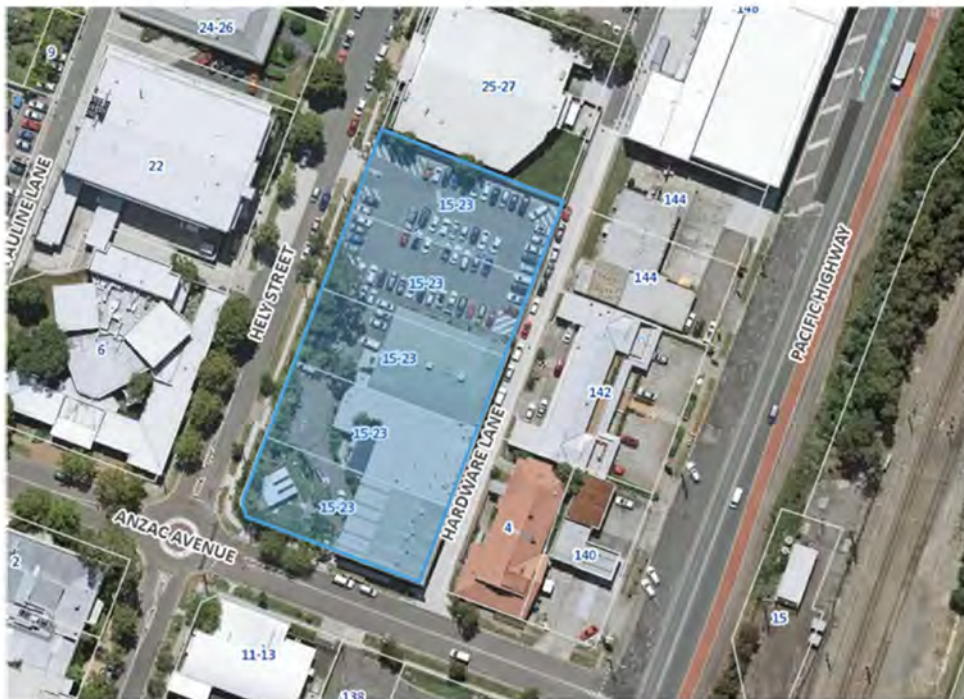
11 Church Street & 2W Ranken Street, Wyong – known as Ranken Street Carpark			
Current Use	Vacant land and carpark	Land Size	4,035 m ²
How it came into Council ownership	Purchased by Council, former public pool site.	Zone	B4 (Mixed Use) You can view the definition of this zone here .
Reason for sale	<p>While the sites are currently heavily used for parking by the adjacent neighbours, it is recommended that a condition of sale be required to ensure that there is no loss of parking through any redevelopment of the sites. Council would also be required to close the unformed road so that a consolidation of the land could occur. Given the zoning and permissible land use on this consolidated land, the sale of this site could provide for increased economic activity. This site is underutilised as carparking and has potential for improved economic use as a mixed-use commercial development site.</p> <p>The proposal includes the closing of the unformed road between 11 Church Street & 2W Ranken Street, to be consolidated with these sites.</p>		



11-23 Wyong Road Tuggerah- known as Mariner's Park			
Current Use	Vacant land	Land Size	4,497m ²
How it came into Council ownership	Lots progressively acquired as part of sewer buffer zone.	Zone	E3 (Environmental Management) You can view the definition of this zone here .
Reason for sale	<p>The Mariners are seeking to develop their land on 1E Bryant Drive, Tuggerah (Lot 3 DP 270998) for a Hotel Development within their Centre for Excellence. As part of the proposal, they have made an unsolicited proposal to purchase this site being adjacent to the Centre of Excellence.</p> <p>The land is surplus to Council's current and future requirements. The Mariners propose to continue the use of the Land as a vegetation buffer between their proposed Hotel and Wyong Road. Given the constraints of the Land, an open market sale would not lead to a desirable outcome. The E3 Environmental Management land will be retained and not developed. The intended use is for pedestrian access and to protect and manage the conservation area.</p>		



15-23 Hely Street Wyong – known as the Oasis			
Current Use	Carparking and Community Centre also known as 'Oasis'	Land Size	4,834m2
How it came into Council ownership	Purchased 5 December 1997.	Zone	B3 (Commercial Core) You can view the definition of this zone here .
Reason for sale	Council resolved to sell this land via an open market transaction on 30 November 2020. It is recommended that Council undertake a direct sale to the Salvation Army so as to ensure the ongoing tenure of the services provided at the Oasis. Council has discussed the sale with the Salvation Army and they have provided an in principle agreement to purchase the land from Council.		



3 Albert Street, East Gosford – known as Russell Drysdale Street Carpark			
Current Use	Car parking	Land Size	2032 m ²
How it came into Council ownership	Purchased as flood liable land.	Zone	RE1 (Public Recreation) You can view the definition of this zone here .
Reason for sale	St Joseph's Catholic College approached Council regarding the potential purchase of this land. The School previously licenced the car parking site for its use; however, the licence has now expired. In purchasing the site, the School would be able to secure ongoing parking in the area. The land does not have any other strategic use for Council, and it is recommended that a direct sale to the School be resolved by Council.		



10W Woodcutters Road, Woongarrah			
Current use	Vacant land	Land size	719m ²
How it came into Council ownership	Transferred to Council	Zone	R2 (Low Density Residential) You can view the definition of this zone here .
Reason for sale	The neighbour on the adjoining land at 7 Chestnut Grove, Woongarrah have approached Council to purchase the land. Given the land is undevelopable in its own right and would be best consolidated with the neighbouring land, it has been considered appropriate for the reclassification and sale to the neighbour. The land is not identified as having any strategic value to Council.		



Part of 1 Austin Butler Acc Woy Woy – known as Peninsula Plaza			
Current Use	Parking and landscaping for Austin Butler Oval	Land Size	4,130m ²
How it came into Council ownership	Dedicated for public reserve.	Zone	RE1 (Public Recreation) You can view the definition of this zone here .
Reason for sale	<p>The Peninsula Plaza is seeking to purchase an area of 4,130m² of the total site area of 10,630m², with Council retaining the majority of the vegetated area being 6,500m².</p> <p>Council has been in on-going discussions with Peninsula Plaza since 2018 to resolve their on-going issues with access and egress of their loading bay, as well as their desire to increase the floor area of the Plaza. Woolworths, being the anchor tenant, has put the Plaza on notice due to the limitations of access, egress and the floor plate restrictions, they may not enter into a new lease which is due for renewal within the next few years. It is understood that Woolworths are wishing to undertake a full renewal of the supermarket, Council initially proposed a long-term lease over an area of 4,130m² as a solution. However it was later suggested by Council that it would be better that the Plaza purchase the land given the requirements to gain a long term lease would be similar to that of a sale, but the terms of the lease may not allow for resolution of the planning issues.</p> <p>The proposed sale area currently provides a thoroughfare from the Plaza to Austin Butler Oval, including a pedestrian path and car parking. Access through the site to the existing car parks will be maintained as a condition of the sale. Of the proposed sale area (4,130m²), 2,210m² is treed and 1,930m² is hardstand or drainage channel. The site is identified within the draft Woy Woy Masterplan, with the subject land forming part of a vegetated public domain spine following the creek. It should be noted that Council's financial situation has resulted in the masterplan being placed on hold for the time being. The sale would allow the Plaza to undertake works to reach some of the objectives of the Woy Woy Masterplan.</p>		



Figure 1 – Proposed sale area (4,130m²)



Figure 2 – Green Space (2,210m²), existing parking, drainage, hardstand (1,930m²)

191 Wallarah Road Kanwal – known as Kanwal Sport's Club			
Current Use	Sport's Club	Land Size	2,433 m2
How it came into Council ownership	Transferred to Council as part of subdivision	Zone	RE1 (Public Recreation)
Reason for sale	There are two levels within this sport's hall, used by various sports. It is proposed to sell to the Wyong Rugby League Club who plan on upgrading the facilities to an improved standard, while continuing the use for other sporting groups. Given the ability for the Club to finance upgrade works to the facilities, it is considered appropriate to reclassify and sell the land to the Club.		



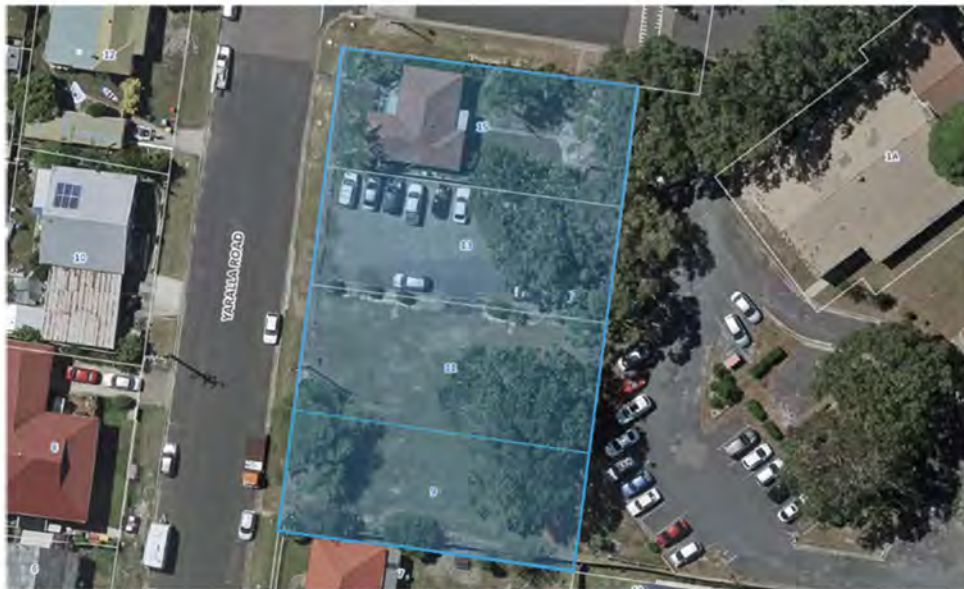
48W Wallarah Road Gorokan – known as the Wyong Roos League Club			
Current Use	Vacant foreshore space	Land Size	2385 m2
How it came into Council ownership	Public Reserve created through subdivision	Zone	RE1 (Public Recreation)
Reason for sale	This site is land-locked with no access for Council maintenance. The site has potential to be consolidated with the Wyong Rugby League Club. It is recommended that the land be reclassified to operational land and sold to the Club.		



Part of 2-4 Park Road The Entrance – known as The Greens , The Entrance			
Current Use	Bowling club consisting of 3 x bowling greens, a clubhouse and registered club with bar and bistro.	Land Size	Total of 1.67 ha with the bowling club footprint being ± 6941 m ²
How it came into Council ownership	The land was originally donated to Council in 1940's	Zone	RE1 (Public Recreation)
Reason for sale	The area being considered for sale is a portion of the overall land having an area of approximately 7,000m ² and generally is contained by the current leasehold area to the Mingara Leisure Group. The area being considered excludes the sports field, and community hall used by Tuggerah Lakes District Band. The Greens, The Entrance recently experienced fire damage and the sale would help the Club secure ownership of the land so that club can be rebuilt.		



9,11,13 & 15 Yaralla Road, Toukley (4 x lots) – known as Yaralla Road Toukley			
Current use	Vacant land, informal carpark and a vacant residential house identified for demolition.	Land size	2,276m ² combined
How it came into Council ownership	Council purchased this land for carparking.	Zone	B4 Mixed Use You can view the definition of this zone here .
Reason for sale	<p>The land is mostly vacant with a vacant house scheduled for demolition. This site is zoned for commercial use and currently underutilised.</p> <p>The sale of this site will allow for mixed use development of the land, providing economic activity and local jobs to the community. There is also a community carpark adjacent to this property that can be utilised, instead of this site. This site has been identified for affordable housing.</p>		



8 & 10 Bay Village Road Bateau Bay – known as Bateau Bay Medical Centre and Library			
Current Use	Medical Centre, Library, car park and vacant land	Land Size	3,039m ²
How it came into Council ownership	#8 was transferred to Council as part of subdivision; #10 purchased from Stockland's.	Zone	B4 (Mixed Use) You can view the definition of this zone here .
Reason for sale	These two sites include a library, building leased to a medical centre and vacant land. The sale will only occur once Council has secured a new library facility within the Bateau Bay Square shopping centre.		



75 Bungary Road, Norah Head – known as the Norah Head Community Hall			
Current use	The site contains Norah Head Community Hall, which is beyond repair, requires demolition and is not currently leased.	Land size	2,466 m ² combined
How it came into Council ownership	Purchased by Council in 1976	Zone	R1 (General Residential) You can view the definition of this zone here .
Reason for sale	Council received much community concern regarding the proposed sale of this site. While Council maintains that the building is beyond repair having extensive termite damage, there is an opportunity in the potential sale and redevelopment of another community facility at an adjacent park. It is recommended that Council commence the reclassification now, and sell only once construction has commenced on a new community facility in a new location within Norah Head.		



Proposed for further consideration

8, 10, 14A, 14B, 18, 20A, & 24A Manning Road The Entrance – known as Manning Road, The Entrance			
Current Use	Vacant Land – 8, 10 and 20A. Residential dwellings – 14A, 14B, 18 & 24A.	Land Size	4,154m ²
How it came into Council ownership	Acquired for car parking however the Car Park Strategy no longer includes this land.	Zone	B4 (Mixed Use) You can view the definition of this zone here .
Reason for sale	<p>Council owns 6 sites on Manning Road; 3 of which are vacant land, with 4 having houses.</p> <p>In order to progress the potential sale of the land, The Entrance Town Centre Masterplan will need to be revised. The requirement for car parking will then be reviewed once the details of the revised masterplan are confirmed. If Council determines that this car parking is no longer required, then Council could progress to prepare a Planning Proposal. This is because there is an acquisition clause restricting the redevelopment or sale of this land. The Proposal would need to analyse the context as part of the application process in order to amend the acquisition clause in the Local Environment Plan.</p>		



Central Coast Council Summary of Investments as at 30-June-2021							
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	As a % of the total Portfolio	Interest Rate %
CASH AT CALL:							
Westpac Banking Corporation	Corporate Investment Account	A-1+	AA	Daily	1,790	0.00%	1.10%
Macquarie Bank	At Call	A-1	A	Daily	20,058,102	4.49%	0.90%
Commonwealth Bank of Australia	Business On-line Saver	A-1+	AA	Daily	1,000	0.00%	0.90%
AMP limited	At Call	A-2	BBB	Daily	10,098,392	2.26%	1.30%
Total Cash At Call					30,159,285	6.74%	
TERM DEPOSITS, FLOATING RATE NOTES & BONDS:							
Rabo Bank	Term Deposit	P-1	A	05-Jul-2021	10,000,000	2.24%	2.92%
Bank of Queensland	Term Deposit	A-2	BBB	26-Aug-2021	10,000,000	2.24%	1.75%
Westpac Banking Corporation	Term Deposit	A-1+	AA	26-Nov-2021	5,000,000	1.12%	BBSW + 0.93%
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	24-Jan-2022	10,083,504	2.25%	BBSW + 1.65%
Rabo Bank	Term Deposit	P-1	A	12-Dec-2022	10,000,000	2.24%	3.18%
Westpac Banking Corporation	Term Deposit	A-1+	AA	27-Nov-2023	5,000,000	1.12%	BBSW + 0.93%
Bank of Queensland	Term Deposit	A-2	BBB	26-Sep-2024	10,000,000	2.24%	2.00%
NSW Treasury Corporation	Bonds	A-1+	AA	20-Mar-2025	2,047,214	0.46%	1.25%
NSW Treasury Corporation	Bonds	A-1+	AA	15-Nov-2028	16,762,188	3.75%	3.00%
Bank of Queensland	Term Deposit	A-2	BBB	16-Jun-2025	10,000,000	2.24%	1.53%
National Australia Bank	Term Deposit	A-1+	BBB	14-Jun-2024	10,000,000	2.24%	1.15%
AMP limited	Term Deposit	A-2	BBB	14-Jun-2022	5,000,000	1.12%	1.40%
Macquarie Bank	Term Deposit	A-1	A	12-Oct-2021	10,000,000	2.24%	0.80%
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	4,002,699	0.90%	1.17%
Bank of China Australia	Float TCD	A1	A	06-Nov-2023	8,054,152	1.80%	0.85%
China Construction Bank	Floating Rate Note	A1	A	24-Jun-2022	9,060,233	2.03%	0.93%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	07-Jul-2021	5,000,000	1.12%	0.43%
AMP limited	Floating Rate Note	A-2	BBB	30-Mar-2022	2,001,040	0.45%	1.05%
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	5,003,374	1.12%	1.08%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	04-Aug-2021	5,000,000	1.12%	0.37%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	07-Jul-2021	5,000,000	1.12%	0.37%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	28-Jul-2021	5,000,000	1.12%	0.37%
Bank of China Australia	Floating Rate Note	A1	A	18-Aug-2023	3,423,121	0.77%	0.82%
Bank of China Australia	Float TCD	A1	A	27-Oct-2023	2,818,730	0.63%	0.79%
Bank of Communications Co. Ltd. Sydney Branch	Float TCD	A-	A	29-Sep-2023	2,918,724	0.65%	0.83%
Canadian Imperial Bank of Commerce	Floating Rate Note	A	A	09-Jun-2023	3,056,847	0.68%	1.35%
Canadian Imperial Bank of Commerce	Floating Rate Note	A	A	09-Jun-2023	5,094,745	1.14%	1.35%
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	11-Aug-2021	5,000,000	1.12%	0.35%
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	18-Aug-2021	5,000,000	1.12%	0.35%
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	25-Aug-2021	5,000,000	1.12%	0.35%
Bank of Queensland	Term Deposit	A-2	BBB	14-Jul-2021	5,000,000	1.12%	0.45%
Bank of Queensland	Term Deposit	A-2	BBB	21-Jul-2021	5,000,000	1.12%	0.45%
Bendigo and Adelaide Bank	Bonds	A-2	BBB	06-Sep-2024	5,517,189	1.23%	1.70%
HSBC Sydney Branch	Bonds	A-1	A	27-Sep-2024	1,503,955	0.34%	1.50%
Macquarie Bank	Bonds	A-1	A	12-Feb-2025	15,299,739	3.42%	1.70%
Macquarie Bank	Bonds	A-1	A	12-Feb-2025	10,199,826	2.28%	1.70%
UBS Australia Limited	Bonds	A	A	30-Jul-2025	4,000,382	0.89%	1.20%
UBS Australia Limited	Floating Rate Note	A	A	30-Jul-2025	5,077,296	1.14%	0.87%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,987,374	2.23%	0.52%
Industrial & Commercial Bank of China Ltd	Floating Rate Note	A	A	24-Feb-2023	10,066,083	2.25%	1.50%
National Australia Bank	Term Deposit	A-1+	BBB	31-Jan-2022	850,000	0.19%	0.42%
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	6,504,386	1.45%	1.08%
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	04-Mar-2026	1,000,923	0.22%	0.63%
Members Banking Group Limited t/as RACQ Bank	Floating Rate Note	A2	BBB	24-Feb-2023	1,005,616	0.22%	0.93%
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	6,788,047	1.52%	0.50%
Macquarie Bank	Floating Rate Note	A-1	A	09-Dec-2025	9,978,495	2.23%	0.48%
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	2,001,350	0.45%	1.08%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,987,374	2.23%	0.52%
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	11,978,906	2.68%	0.50%
Auswide Bank	Floating Rate Note	A3	BBB	22-Mar-2024	12,008,078	2.69%	0.60%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	22-Mar-2024	4,506,031	1.01%	0.75%
UBS Australia Limited	Floating Rate Note	A	A	30-Jul-2025	5,077,296	1.14%	0.87%

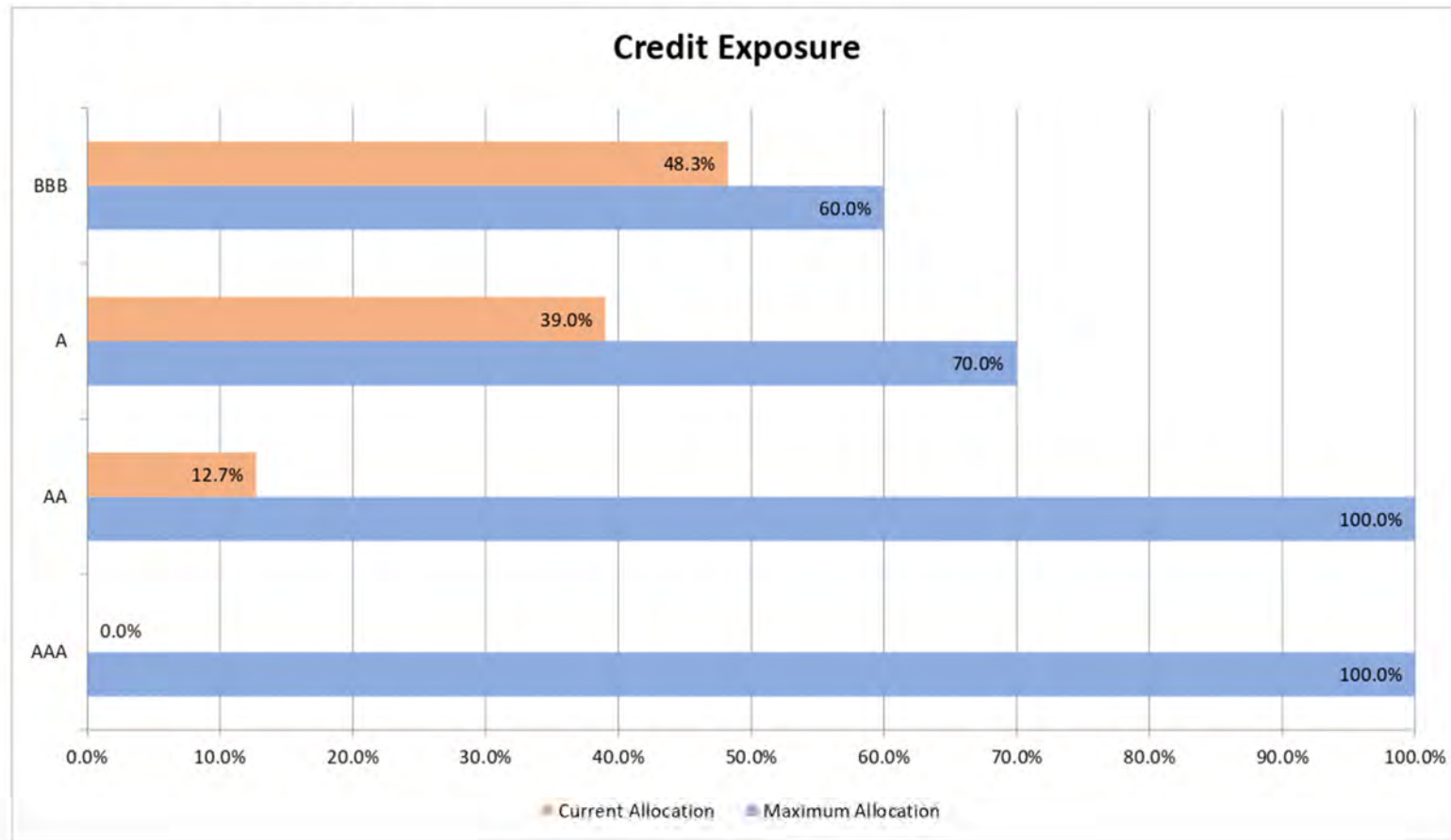
Central Coast Council Summary of Investments as at 30-June-2021							
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	As a % of the total Portfolio	Interest Rate %
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,987,374	2.23%	0.52%
Macquarie Bank	Floating Rate Note	A-1	A	09-Dec-2025	9,978,495	2.23%	0.48%
Credit Union Australia	Floating Rate Note	A2	BBB	22-Apr-2026	11,025,728	2.47%	0.68%
AMP limited	Term Deposit	A-2	BBB	11-Feb-2022	5,000,000	1.12%	0.55%
Members Equity Bank	Term Deposit	A2	BBB	20-May-2022	10,000,000	2.24%	0.05%
NSW Treasury Corporation	Term Deposit	A-1+	AA	03-May-2022	8,098,000	1.81%	0.30%
National Australia Bank	Term Deposit	A-1+	BBB	03-Jun-2022	807,000	0.18%	0.33%
Members Equity Bank	Term Deposit	A2	BBB	09-Nov-2021	5,000,000	1.12%	0.45%
Members Equity Bank	Term Deposit	A2	BBB	09-May-2022	5,000,000	1.12%	0.50%
Members Equity Bank	Term Deposit	A2	BBB	09-Jun-2022	5,000,000	1.12%	0.50%
MyState Bank	Floating Rate Note	P-2	BBB	16-Jun-2025	9,499,926	2.12%	0.65%
Total Term Deposit & Bonds:					417,061,439	93.26%	
TOTAL PORTFOLIO					447,220,723	100.00%	
Current:					153,570,671	43.28%	
Non-Current:					293,649,852	66.72%	
TOTAL PORTFOLIO					447,220,723	100.00%	



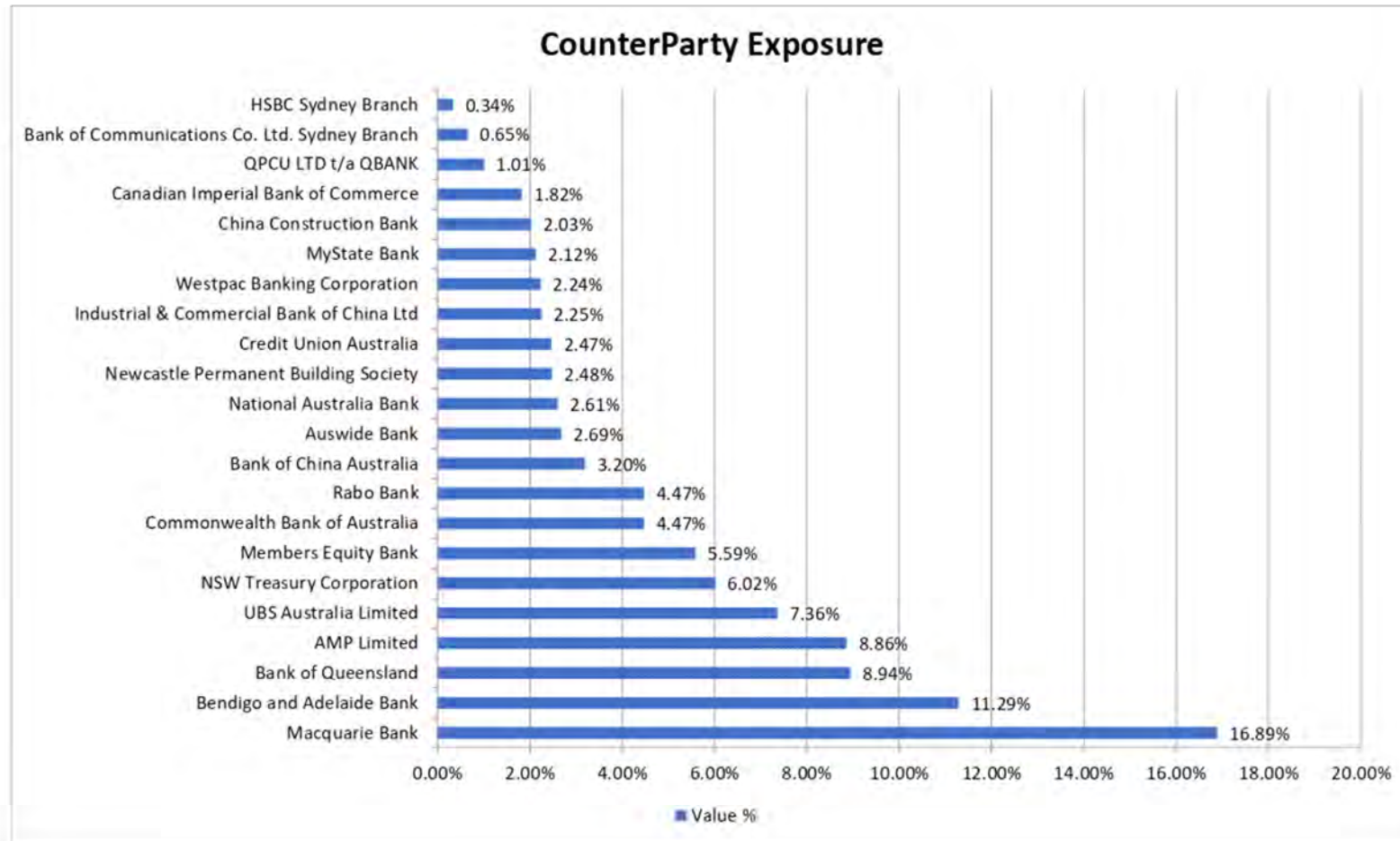
SUMMARY OF RESTRICTIONS as at 30 June 2021

		Jun-21
FUND	SOURCE	Principal Amount \$'000
GENERAL FUND	Developer contributions	99,915
	Developer contributions – bonus provisions	5,452
	Developer Contributions – Sec 94A Levy	17,663
	Developer contributions – VPA	2,713
	Specific purpose unexpended grants	15,086
	Self insurance claims	6,519
	Stormwater Levy	754
	RMS Advance	0
	Holiday Parks	14,744
	Cemeteries	745
	Coastal Open Space	6,582
	Bio Banking	311
	Crown Land Business Enterprises	1,349
	Crown Land Patonga Camping Ground	1,074
	Other External	171
	Terrigal Tourism Special Rate Levy	0
	Tourism Special Rate	2,811
	Gosford CBD Special Rate Levy	0
	Gosford Parking Station Special Rate Levy	1,082
	The Entrance Town Centre Special Rate Levy	0
	Toukley Town Centre Special Rate Levy	35
	Wyong Town Centre Special Rate Levy	0
	TOTAL GENERAL FUND RESTRICTIONS	
Water FUND	Developer contributions	3,106
	Developer contributions – VPA	1,053
	Specific purpose unexpended grants	2,352
	Self insurance claims	1,208
	Other External	44
	TOTAL WATER FUND RESTRICTIONS	
SEWER FUND	Developer contributions	19,831
	Developer contributions – VPA	494
	Self insurance claims	2,027
	Specific purpose unexpended grants	0
TOTAL SEWER FUND RESTRICTIONS		22,352
DRAINAGE FUND	Developer contributions	34,655
	Developer contributions – VPA	1,369
	Specific purpose unexpended grants	9
	Other External	100
TOTAL DRAINAGE FUND RESTRICTIONS		36,134
DOMESTIC WASTE FUND	Specific purpose unexpended grants	0
	Domestic Waste Management	93,026
	TOTAL WASTE FUND RESTRICTIONS	
TOTAL EXTERNALLY RESTRICTED FUNDS		336,284
GENERAL FUND		90,940
Water FUND		1,026
SEWER FUND		877
DRAINAGE FUND		55
DOMESTIC WASTE FUND		0
INTERNALLY RESTRICTED FUNDS		92,898

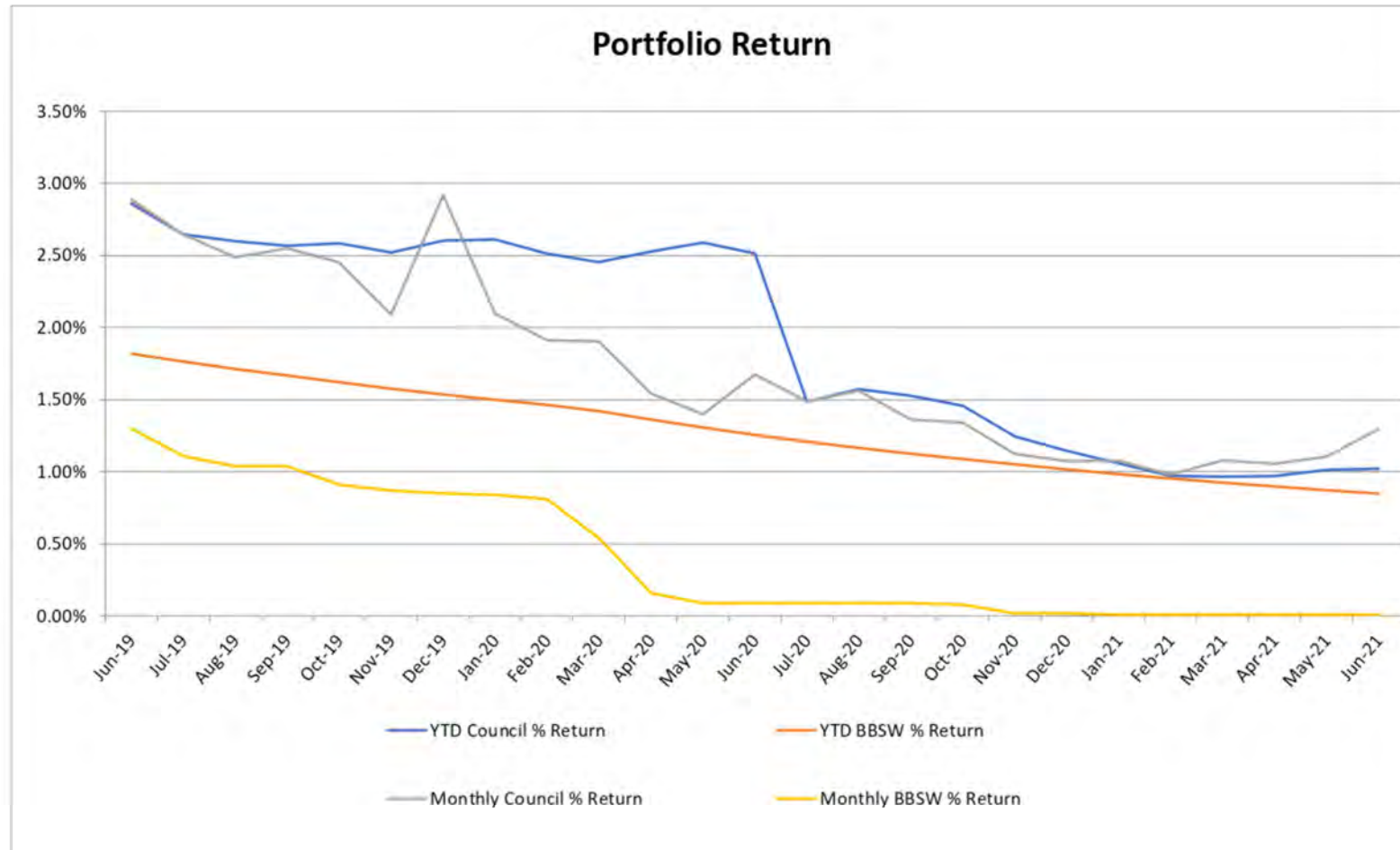
Graph 1 – Credit Exposure



Graph 2 Counterparty Exposure



Graph 3 – Portfolio Returns





Trading Limit Report 125
Central Coast Council
As At 30 June 2021

↑ Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded (with Issuer Group) Face Value	Limit For Book or Entity Notional	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AMP Bank Ltd	BBB+ to BBB-		39,596,392.27	Book	10.00	% of 444,184,284.67	44,418,428.47	89.00	11.00	4,820,036	0.00	0
ANZ Banking Group Ltd	AA+ to AA-		0.00	Book	100.00	% of 444,184,284.67	444,184,284.67	0.00	100.00	444,184,285	0.00	0
Auswide Bank Limited	BBB+ to BBB-		12,000,000.00	Book	10.00	% of 444,184,284.67	44,418,428.47	27.00	73.00	32,418,428	0.00	0
Bank of China (Australia) Limited	A+ to A-		8,000,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	9.00	91.00	80,836,857	0.00	0
Bank of China Limited	A+ to A-		6,200,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	7.00	93.00	82,636,857	0.00	0
Bank of Communications Co. Ltd. Sydney Branch	A+ to A-		2,900,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	3.00	97.00	85,936,857	0.00	0
Bank of Melbourne	AA+ to AA-	Westpac Banking Corporation Ltd	18,099,790.40	Book	100.00	% of 444,184,284.67	444,184,284.67	4.00	96.00	426,084,494	0.00	0
Bank of Queensland Ltd	A+ to A-		65,000,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	73.00	27.00	23,836,857	0.00	0
BankSA	AA+ to AA-	Westpac Banking Corporation Ltd	18,099,790.40	Book	100.00	% of 444,184,284.67	444,184,284.67	4.00	96.00	426,084,494	0.00	0
BankWest Ltd	AA+ to AA-	Commonwealth Bank of Australia Ltd	20,001,000.00	Book	100.00	% of 444,184,284.67	444,184,284.67	5.00	95.00	424,183,285	0.00	0
Bendigo & Adelaide Bank Ltd	A+ to A-		50,390,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	57.00	43.00	38,446,857	0.00	0
Canadian Imperial Bank of Commerce	AA+ to AA-		8,000,000.00	Book	30.00	% of 444,184,284.67	133,255,285.40	6.00	94.00	125,255,285	0.00	0
China Construction Bank	A+ to A-		9,000,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	10.00	90.00	79,836,857	0.00	0
Commonwealth Bank of Australia Ltd	AA+ to AA-		20,001,000.00	Book	100.00	% of 444,184,284.67	444,184,284.67	5.00	95.00	424,183,285	0.00	0
Credit Union Australia Ltd	BBB+ to BBB-		11,000,000.00	Book	10.00	% of 444,184,284.67	44,418,428.47	25.00	75.00	33,418,428	0.00	0
HSBC Bank Australia Ltd	A+ to A-		0.00	Book	30.00	% of 444,184,284.67	133,255,285.40	0.00	100.00	133,255,285	0.00	0
HSBC Sydney Branch	A+ to A-		1,480,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	2.00	98.00	87,356,857	0.00	0
Industrial & Commercial Bank of China Ltd	A+ to A-		10,000,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	11.00	89.00	78,836,857	0.00	0
Macquarie Bank	A+ to A-		75,058,102.00	Book	20.00	% of 444,184,284.67	88,836,856.93	85.00	15.00	13,778,755	0.00	0
Members Banking Group Limited t/as RACQ Bank	BBB+ to BBB-		1,000,000.00	Book	10.00	% of 444,184,284.67	44,418,428.47	2.00	98.00	43,418,428	0.00	0
Members Equity Bank Ltd	A+ to A-	Bank of Queensland Ltd	65,000,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	73.00	27.00	23,836,857	0.00	0
MyState Bank Ltd	BBB+ to BBB-		9,500,000.00	Book	10.00	% of 444,184,284.67	44,418,428.47	21.00	79.00	34,918,428	0.00	0
National Australia Bank Ltd	A+ to A-		11,857,000.00	Book	100.00	% of 444,184,284.67	444,184,284.67	3.00	97.00	432,527,285	0.00	0
Newcastle Permanent Building Society Ltd	BBB+ to BBB-		11,000,000.00	Book	10.00	% of 444,184,284.67	44,418,428.47	25.00	75.00	33,418,428	0.00	0
NSW Treasury Corporation	AA+ to AA-		17,000,000.00	Book	100.00	% of 444,184,284.67	444,184,284.67	4.00	96.00	427,184,285	0.00	0
QPCU LTD t/a QBANK	BBB+ to BBB-		4,500,000.00	Book	10.00	% of 444,184,284.67	44,418,428.47	10.00	90.00	39,918,428	0.00	0
Rabobank Australia Ltd	AA+ to AA-		20,000,000.00	Book	30.00	% of 444,184,284.67	133,255,285.40	15.00	85.00	113,255,285	0.00	0
Rural Bank Ltd	A+ to A-	Bendigo & Adelaide Bank Ltd	50,390,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	57.00	43.00	38,446,857	0.00	0
St George Bank Limited	AA+ to AA-	Westpac Banking Corporation Ltd	18,099,790.40	Book	100.00	% of 444,184,284.67	444,184,284.67	4.00	96.00	426,084,494	0.00	0
UBS Australia Ltd	A+ to A-		32,800,000.00	Book	20.00	% of 444,184,284.67	88,836,856.93	37.00	63.00	56,036,857	0.00	0



Trading Limit Report 125
Central Coast Council
As At 30 June 2021

1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded (with Issuer Group) Face Value	Limit For Book or Entity Notional	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
Westpac Banking Corporation Ltd	AA+ to AA-		18,099,790.40	Book	100.00	% of 444,184,284.67	444,184,284.67	4.00	96.00	426,084,494	0.00	0
			633,674,655.67				5,774,395,700.71			5,140,521,042		0
		(Excluding Parent Group Duplicates)	444,184,284.67									



2 Security Rating Group Trading Limits

Security Rating Group	Already Traded Face Value	Limit For Book or Notional Trading Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AAA	0.00	Book	100.00	% of 444,184,284.67	444,184,284.67	0.00	100.00	444,184,285	0.00	0
AA+ to AA-	50,002,790.40	Book	100.00	% of 444,184,284.67	444,184,284.67	11.00	89.00	394,181,494	0.00	0
A+ to A-	181,828,102.00	Book	70.00	% of 444,184,284.67	310,928,999.27	58.00	42.00	129,100,897	0.00	0
A1+	33,905,000.00	Book	100.00	% of 444,184,284.67	444,184,284.67	8.00	92.00	410,279,285	0.00	0
A1	29,850,000.00	Book	70.00	% of 444,184,284.67	310,928,999.27	10.00	90.00	281,078,999	0.00	0
A2	99,500,000.00	Book	60.00	% of 444,184,284.67	266,510,570.80	37.00	63.00	167,010,571	0.00	0
BBB+ to BBB-	49,098,392.27	Book	60.00	% of 444,184,284.67	266,510,570.80	18.00	82.00	217,412,179	0.00	0
	444,184,284.67				2,487,431,994.15			2,043,247,710		0

Notes

1. In instances where long securities have a term remaining which is less than 365 days, the issuer's short term rating is used instead of the security's (presumably long term) rating.



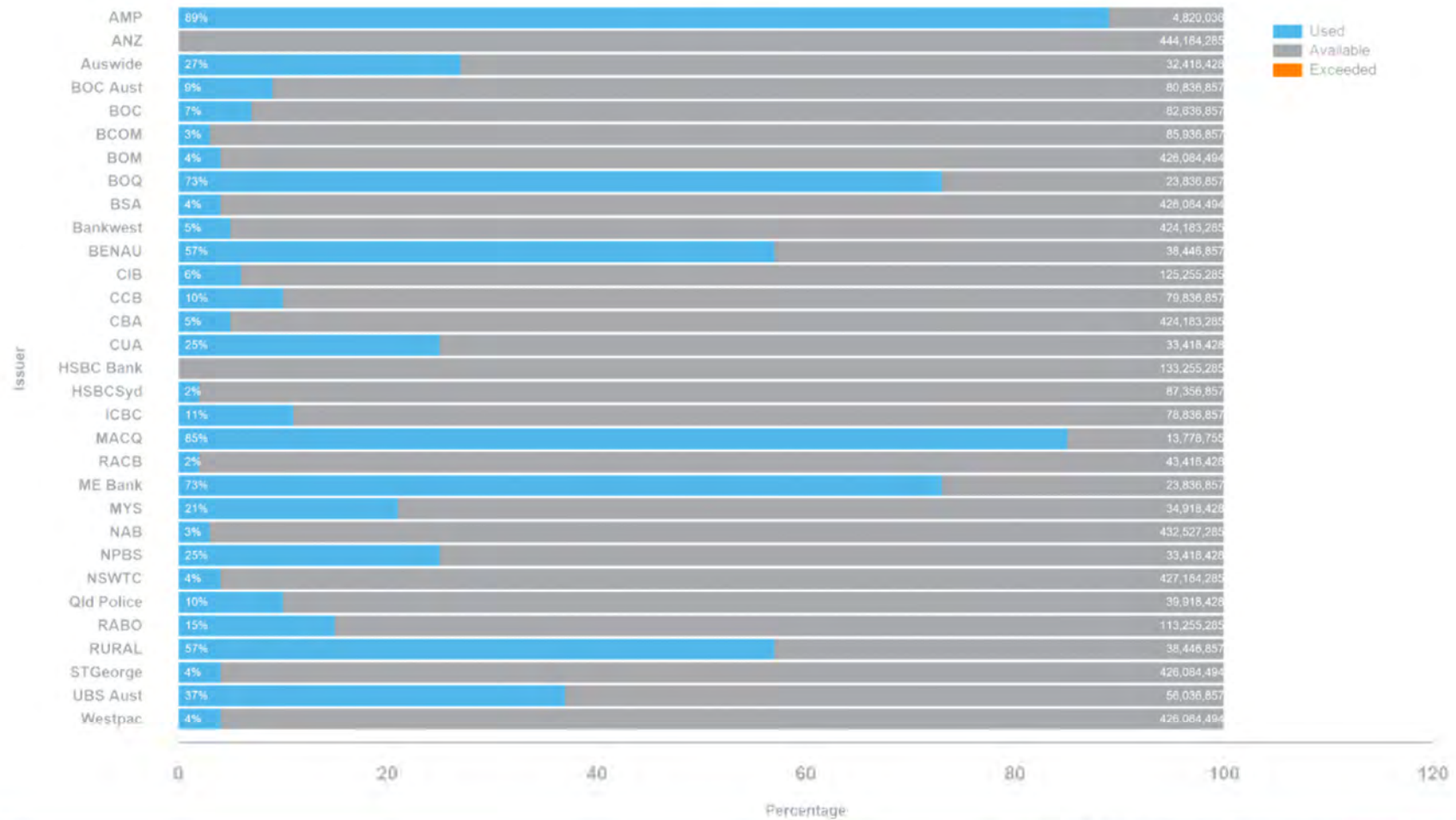
3 Term Group Trading Limits

Term Group	Already Traded Face Value	Limit For Book or Notional Trading Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
0-1 Year	193,414,284.87	Book	100.00	% of 444,184,284.87	444,184,284.87	44.00	56.00	250,770,000	0.00	0
1-3 Year	77,600,000.00	Book	70.00	% of 444,184,284.87	310,928,999.27	25.00	75.00	233,328,999	0.00	0
3-5 Year	158,170,000.00	Book	40.00	% of 444,184,284.87	177,673,713.87	89.00	11.00	19,503,714	0.00	0
5+ Year	15,000,000.00	Book	5.00	% of 444,184,284.87	22,209,214.23	68.00	32.00	7,209,214	0.00	0
	444,184,284.87				954,996,212.04			510,811,027		0



Trading Limit Report 125
 Central Coast Council
 As At 30 June 2021

Issuer Trading Limits







Trading Limit Report 125
Central Coast Council
As At 30 June 2021





Trading Limit Report 125
Central Coast Council
As At 30 June 2021

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Report Code: TBSBP125EXT-00.16
Report Description: Trading Limit Performance As At Date
Parameters:
As At/Scenario Date: 30 June 2021
Balance Date: 7 July 2021 (but 30 Jun 2021 used instead)
Trading Entity: Central Coast Council
Trading Book: Central Coast Council
Report Mode: BalOnly
Using Face Value
Trading Entity and Book Limits
Effects of Parent/Child Issues Not Ignored



Investment Report Pack

Central Coast Council

1 June 2021 to 30 June 2021



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1. Securities Held By Trading Book Maturing Post 30 June 2021

Latest Deal Code	Latest Deal Settlement Date	Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
Central Coast Council												
LC108765	30 Jun 2021	Macquarie Bank		1 Jul 2021		0.30	Nil	At Call In	Moody's A2	20,058,102.00	20,058,102.00	20,058,102.00
LC107444	1 Jun 2021	AMP Bank Ltd		1 Jul 2021		0.55	Nil	At Call	S&P BBB	10,098,392.27	10,098,392.27	10,098,392.27
LC105387	6 Apr 2021	Commonwealth Bank of Australia Ltd		1 Jul 2021		0.00	Nil	At Call	S&P AA-	1,000.00	1,000.00	1,000.00
LC102897	15 Feb 2021	Westpac Banking Corporation Ltd		1 Jul 2021		0.00	Nil	At Call	S&P AA-	1,790.40	1,790.40	1,790.40
LC06630	6 Jul 2018	Rabobank Australia Ltd		5 Jul 2021	5 Jul 2021	2.92	Annual	TD	Moody's Aa3	10,000,000.00	10,000,000.00	10,287,200.00
LC09449	11 Dec 2020	Commonwealth Bank of Australia Ltd		7 Jul 2021	7 Jul 2021	0.43	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,011,839.75
LC100637	11 Jan 2021	Commonwealth Bank of Australia Ltd		7 Jul 2021	7 Jul 2021	0.37	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,008,616.45
LC100644	13 Jan 2021	Bank of Queensland Ltd		14 Jul 2021	14 Jul 2021	0.45	Maturity	TD	Moody's ST P-2	5,000,000.00	5,000,000.00	5,010,356.15
LC100645	13 Jan 2021	Bank of Queensland Ltd		21 Jul 2021	21 Jul 2021	0.45	Maturity	TD	Moody's ST P-2	5,000,000.00	5,000,000.00	5,010,356.15
LC100638	11 Jan 2021	Commonwealth Bank of Australia Ltd		28 Jul 2021	28 Jul 2021	0.37	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,008,616.45
LC100639	11 Jan 2021	Commonwealth Bank of Australia Ltd		4 Aug 2021	4 Aug 2021	0.37	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,008,616.45
LC100641	13 Jan 2021	Bendigo & Adelaide Bank Ltd		11 Aug 2021	11 Aug 2021	0.35	Maturity	TD	Moody's ST P-2	5,000,000.00	5,000,000.00	5,008,054.80
LC100642	13 Jan 2021	Bendigo & Adelaide Bank Ltd		18 Aug 2021	18 Aug 2021	0.35	Maturity	TD	Moody's ST P-2	5,000,000.00	5,000,000.00	5,008,054.80
LC100643	13 Jan 2021	Bendigo & Adelaide Bank Ltd		25 Aug 2021	25 Aug 2021	0.35	Maturity	TD	Moody's ST P-2	5,000,000.00	5,000,000.00	5,008,054.80
LC06631	29 Aug 2019	Bank of Queensland Ltd		26 Aug 2021	26 Aug 2021	1.75	Annual	TD	Moody's A3	10,000,000.00	10,000,000.00	10,146,232.90
LC103529	11 Mar 2021	AMP Bank Ltd	AU3FN0044657	10 Sep 2021	10 Sep 2021	1.10	Quarterly	FRN	S&P BBB	17,500,000.00	17,500,000.00	17,522,400.00
LC091149	13 Jul 2020	Macquarie Bank		12 Oct 2021	12 Oct 2021	0.80	Maturity	TD	Moody's A2	10,000,000.00	10,000,000.00	10,077,150.70
LX107761	9 Jun 2021	Members Equity Bank Ltd		9 Nov 2021	9 Nov 2021	0.45	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,001,294.50
LC097340	26 Nov 2018	Westpac Banking Corporation Ltd		26 Nov 2021	26 Aug 2021	0.86	Quarterly	FRD	S&P AA-	5,000,000.00	5,000,000.00	5,004,123.30
LC06632	26 Nov 2018	Newcastle Permanent Building Society Ltd	AU3FN0034021	24 Jan 2022	26 Jul 2021	1.69	Quarterly	FRN	S&P BBB	10,000,000.00	10,000,000.00	10,113,600.00
LC101767	29 Jan 2021	National Australia Bank Ltd		31 Jan 2022	31 Jan 2022	0.42	Maturity	TD	S&P AA-	850,000.00	850,000.00	851,486.68
LC106581	12 May 2021	AMP Bank Ltd		11 Feb 2022	11 Feb 2022	0.55	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,003,691.80
LC09254	15 Dec 2020	AMP Bank Ltd	AU3FN0035283	30 Mar 2022	30 Sep 2021	1.08	Quarterly	FRN	S&P BBB	2,000,000.00	2,000,000.00	2,001,040.00
LC107572	4 May 2021	Westpac Banking Corporation Ltd		3 May 2022	3 May 2022	0.30	Maturity	TD	S&P ST A1+	8,098,000.00	8,098,000.00	8,101,793.83
LX107763	9 Jun 2021	Members Equity Bank Ltd		9 May 2022	9 May 2022	0.50	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,001,438.35
LX106771	21 May 2021	Members Equity Bank Ltd		20 May 2022	20 May 2022	0.50	Maturity	TD	S&P ST A2	10,000,000.00	10,000,000.00	10,005,479.50
LC108580	4 Jun 2021	National Australia Bank Ltd		3 Jun 2022	3 Jun 2022	0.33	Maturity	TD	S&P ST A1+	807,000.00	807,000.00	807,189.70
LX107765	9 Jun 2021	Members Equity Bank Ltd		9 Jun 2022	9 Jun 2022	0.50	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,001,438.35
LC06633	16 Jun 2020	AMP Bank Ltd		14 Jun 2022	14 Jun 2022	1.40	Annual	TD	S&P BBB	5,000,000.00	5,000,000.00	5,002,664.95
LC06637	8 Dec 2020	China Construction Bank	AU0000049520	24 Jun 2022	24 Sep 2021	0.96	Quarterly	FRN	S&P A	9,000,000.00	9,000,000.00	9,061,650.00
LC06634	13 Dec 2017	Rabobank Australia Ltd		12 Dec 2022	12 Dec 2022	3.18	Annual	TD	Moody's Aa3	10,000,000.00	10,000,000.00	10,173,375.30
LC100672	27 Jan 2021	Industrial & Commercial Bank of China Ltd	AU3FN0053161	24 Feb 2023	24 Aug 2021	0.81	Quarterly	FRN	Moody's A1	10,000,000.00	10,000,000.00	10,074,300.00



Latest Deal Code	Latest Deal Settlement Date	Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
LC103143	4 Mar 2021	Members Banking Group Limited t/as RACQ Bank	AU3FN0053146	24 Feb 2023	24 Aug 2021	0.97	Quarterly	FRN	S&P BBB+	1,000,000.00	1,000,000.00	1,008,600.00
LC100262	12 Jan 2021	Canadian Imperial Bank of Commerce	AU3FN0054441	9 Jun 2023	9 Sep 2021	1.38	Quarterly	FRN	Fitch AA-	8,000,000.00	8,000,000.00	8,157,920.00
LC100248	12 Jan 2021	Bank of China Limited	AU3FN0055463	18 Aug 2023	18 Aug 2021	0.84	Quarterly	FRN	S&P A	3,400,000.00	3,400,000.00	3,426,486.00
LC100250	12 Jan 2021	Bank of Communications Co. Ltd. Sydney Branch	AU3FN0056529	29 Sep 2023	29 Sep 2021	0.86	Quarterly	FloatTCD	S&P A-	2,900,000.00	2,900,000.00	2,918,792.00
LC100260	12 Jan 2021	Bank of China Limited	AU3FN0057182	27 Oct 2023	27 Jul 2021	0.82	Quarterly	FloatTCD	S&P A	2,800,000.00	2,800,000.00	2,822,764.00
LC97432	23 Nov 2020	Bank of China (Australia) Limited	AU3FN0057337	6 Nov 2023	6 Aug 2021	0.87	Quarterly	FloatTCD	Moody's A1	8,000,000.00	8,000,000.00	8,064,640.00
LC97342	26 Nov 2018	Westpac Banking Corporation Ltd		27 Nov 2023	27 Aug 2021	0.97	Quarterly	FRD	S&P AA-	5,000,000.00	5,000,000.00	5,004,516.40
LC103795	22 Mar 2021	Auswide Bank Limited	AU3FN0059317	22 Mar 2024	22 Sep 2021	0.62	Quarterly	FRN	Moody's Baa2	12,000,000.00	12,000,000.00	12,009,720.00
LC103940	22 Mar 2021	QPCU LTD t/a QBANK	AU3FN0059416	22 Mar 2024	22 Sep 2021	0.77	Quarterly	FRN	S&P BBB-	4,500,000.00	4,500,000.00	4,506,795.00
LC96635	16 Jun 2020	National Australia Bank Ltd		14 Jun 2024	16 Jun 2022	1.15	Annual	TD	S&P AA-	10,000,000.00	10,000,000.00	10,004,411.00
LC100360	14 Jan 2021	Bendigo & Adelaide Bank Ltd	AU3CB0266377	6 Sep 2024	6 Sep 2021	1.70	Semi Annual	Fixed	Moody's A3	5,390,000.00	5,390,000.00	5,546,310.00
LC96636	26 Sep 2019	Bank of Queensland Ltd		26 Sep 2024	26 Sep 2021	2.00	Annual	TD	Moody's A3	10,000,000.00	10,000,000.00	10,151,780.80
LC100324	14 Jan 2021	HSBC Sydney Branch	AU3CB0267078	27 Sep 2024	27 Sep 2021	1.50	Semi Annual	Fixed	S&P A+	1,480,000.00	1,480,000.00	1,509,733.20
LC100354	14 Jan 2021	Macquarie Bank	AU3CB0270387	12 Feb 2025	12 Aug 2021	1.70	Semi Annual	Fixed	Moody's A2	25,000,000.00	25,000,000.00	25,680,250.00
LC96863	21 Nov 2019	NSW Treasury Corporation	AU3SG0002025	20 Mar 2025	20 Sep 2021	1.25	Semi Annual	Fixed	S&P AA+	2,000,000.00	2,000,000.00	2,054,209.00
LC107738	16 Jun 2021	MyState Bank Ltd	AU3FN0061024	16 Jun 2025	16 Sep 2021	0.67	Quarterly	FRN	Moody's Baa2	9,500,000.00	9,500,000.00	9,502,375.90
LC96637	16 Jun 2020	Bank of Queensland Ltd		16 Jun 2025	16 Jun 2022	1.53	Annual	TD	Moody's A3	10,000,000.00	10,000,000.00	10,005,869.30
LC104737	7 Apr 2021	UBS Australia Ltd	AU3FN0055307	30 Jul 2025	30 Jul 2021	0.91	Quarterly	FRN	S&P A+	10,000,000.00	10,000,000.00	10,169,809.00
LC100329	14 Jan 2021	UBS Australia Ltd	AU3CB0273407	30 Jul 2025	30 Jul 2021	1.20	Semi Annual	Fixed	S&P A+	4,000,000.00	4,000,000.00	4,020,249.00
LC104738	7 Apr 2021	Bendigo & Adelaide Bank Ltd	AU3FN0057634	2 Dec 2025	2 Sep 2021	0.55	Quarterly	FRN	Moody's A3	30,000,000.00	30,000,000.00	29,974,800.00
LX105597	19 Apr 2021	Macquarie Bank	AU3FN0057709	9 Dec 2025	9 Sep 2021	0.50	Quarterly	FRN	S&P A+	20,000,000.00	20,000,000.00	19,962,800.00
LC103543	11 Mar 2021	UBS Australia Ltd	AU3FN0058608	26 Feb 2026	26 Aug 2021	0.54	Quarterly	FRN	S&P A+	18,800,000.00	18,800,000.00	18,776,688.00
LC103141	4 Mar 2021	Newcastle Permanent Building Society Ltd	AU3FN0058699	4 Mar 2026	6 Sep 2021	0.66	Quarterly	FRN	S&P BBB	1,000,000.00	1,000,000.00	1,001,390.00
LC105450	22 Apr 2021	Credit Union Australia Ltd	AU3FN0059721	22 Apr 2026	22 Jul 2021	0.72	Quarterly	FRN	Moody's Baa1	11,000,000.00	11,000,000.00	11,040,700.00
LC96875	15 Nov 2018	NSW Treasury Corporation	AU3SG0001878	15 Nov 2028	15 Nov 2021	3.00	Semi Annual	Fixed	S&P AA+	15,000,000.00	15,000,000.00	16,818,900.00
										444,184,284.67	444,184,284.67	448,597,900.24
Total										444,184,284.67	444,184,284.67	448,597,900.24

Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists.



2. Interest and Distribution Income Received For 1 June 2021 to 30 June 2021

Security ISIN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional	Income Type	Trading Book
	AMP At Call	AMP Bank Ltd	IEI165795	1 Jun 2021		4,714.99	Bank Interest	Central Coast Council
AU3FN0057634	BENAU 0.52 02 Dec 2025 FRN	Bendigo & Adelaide Bank Ltd	IEI165935	2 Jun 2021	30,000,000.00	41,589.04	Security Coupon Interest	Central Coast Council
AU3FN0058699	NPBS 0.63 04 Mar 2026 FRN	Newcastle Permanent Building Society Ltd	IEI166002	4 Jun 2021	1,000,000.00	1,670.12	Security Coupon Interest	Central Coast Council
	NSWTC 1 04 Jun 2021 365DAY TD	NSW Treasury Corporation	IEI137751	4 Jun 2021	807,000.00	8,070.00	Security Coupon Interest	Central Coast Council
	CBA 0.42 09 Jun 2021 180DAY TD	Commonwealth Bank of Australia Ltd	IEI142568	9 Jun 2021	5,000,000.00	10,356.16	Security Coupon Interest	Central Coast Council
AU3FN0054441	CIB 1.35 09 Jun 2023 FRN	Canadian Imperial Bank of Commerce	IEI166628	9 Jun 2021	8,000,000.00	28,004.30	Security Coupon Interest	Central Coast Council
AU3FN0057709	MACQ 0.48 09 Dec 2025 FRN	Macquarie Bank	IEI166629	9 Jun 2021	20,000,000.00	26,153.21	Security Coupon Interest	Central Coast Council
AU3FN0044657	AMP 1.08 10 Sep 2021 FRN	AMP Bank Ltd	IEI166868	10 Jun 2021	17,500,000.00	49,182.19	Security Coupon Interest	Central Coast Council
	AMP 1.4 14 Jun 2022 728DAY TD	AMP Bank Ltd	IEI137755	16 Jun 2021	5,000,000.00	70,000.00	Security Coupon Interest	Central Coast Council
	BOQ 1.53 16 Jun 2025 1826DAY TD	Bank of Queensland Ltd	IEI137759	16 Jun 2021	10,000,000.00	153,000.00	Security Coupon Interest	Central Coast Council
	NAB 1.15 14 Jun 2024 1459DAY TD	National Australia Bank Ltd	IEI137757	16 Jun 2021	10,000,000.00	115,000.00	Security Coupon Interest	Central Coast Council
	Westpac 3.06 21 Jun 2021 1096DAY TD	Westpac Banking Corporation Ltd	IEI168490	21 Jun 2021	10,000,000.00	77,128.77	Security Coupon Interest	Central Coast Council
AU3FN0059317	Auswide 0.6 22 Mar 2024 FRN	Auswide Bank Limited	IEI168708	22 Jun 2021	12,000,000.00	19,070.47	Security Coupon Interest	Central Coast Council
AU3FN0059416	Qld Police 0.75 22 Mar 2024 FRN	QPCU LTD via QBANK	IEI168709	22 Jun 2021	4,500,000.00	8,852.79	Security Coupon Interest	Central Coast Council
AU0000049520	CCB 0.93 24 Jun 2022 FRN	China Construction Bank	IEI169758	24 Jun 2021	9,000,000.00	21,777.53	Security Coupon Interest	Central Coast Council
AU3FN0056529	BCOM 0.83 29 Sep 2023 FloatTCD	Bank of Communications Co. Ltd. Sydney Branch	IEI170383	29 Jun 2021	2,900,000.00	6,287.71	Security Coupon Interest	Central Coast Council
AU3FN0035283	AMP 1.05 30 Mar 2022 FRN	AMP Bank Ltd	IEI170492	30 Jun 2021	2,000,000.00	5,465.05	Security Coupon Interest	Central Coast Council
	CBA 0.43 30 Jun 2021 201DAY TD	Commonwealth Bank of Australia Ltd	IEI142569	30 Jun 2021	5,000,000.00	11,839.73	Security Coupon Interest	Central Coast Council
	MACQ At Call In	Macquarie Bank	IEI170565	30 Jun 2021		5,040.80	Bank Interest	Central Coast Council
						663,202.86		



3. Acquisitions, Disposals and Maturities Between 1 June 2021 and 30 June 2021

Security	Issuer	Security ISIN	Deal Code	Acquisition/ Disposal	Transaction Date	Settlement Date	Face Value Original	Face Value Current	Bond Factor	Capital Price	Accrued Interest Price	Gross Price	Consideration Notional
AMP At Call	AMP Bank Ltd		LC107444	Acquisition	1 Jun 2021	1 Jun 2021	4,714.99	4,714.99	1.00000000	100.000	0.000	100.000	4,714.99
MACQ At Call In	Macquarie Bank		LC107712	Acquisition	2 Jun 2021	2 Jun 2021	15,000,000.00	15,000,000.00	1.00000000	100.000	0.000	100.000	15,000,000.00
NAB 0.33 03 Jun 2022 364DAY TD	National Australia Bank Ltd		LC108589	Acquisition	4 Jun 2021	4 Jun 2021	807,000.00	807,000.00	1.00000000	100.000	0.000	100.000	807,000.00
NSWTC 1 04 Jun 2021 365DAY TD	NSW Treasury Corporation		LC96628	Maturity	4 Jun 2021		807,000.00	807,000.00	1.00000000	100.000	0.000	100.000	(807,000.00)
CBA 0.42 09 Jun 2021 180DAY TD	Commonwealth Bank of Australia Ltd		LC99444	Maturity	9 Jun 2021		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
ME Bank 0.45 09 Nov 2021 153DAY TD	Members Equity Bank Ltd		LX107761	Acquisition	9 Jun 2021	9 Jun 2021	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
ME Bank 0.5 09 May 2022 334DAY TD	Members Equity Bank Ltd		LX107763	Acquisition	9 Jun 2021	9 Jun 2021	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
ME Bank 0.5 09 Jun 2022 365DAY TD	Members Equity Bank Ltd		LX107765	Acquisition	9 Jun 2021	9 Jun 2021	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 0.65 16 Jun 2025 FRN	MyState Bank Ltd	AU3FN0061024	LC107738	Acquisition	7 Jun 2021	16 Jun 2021	9,500,000.00	9,500,000.00	1.00000000	100.000	0.000	100.000	9,500,000.00
Westpac 3.06 21 Jun 2021 1096DAY TD	Westpac Banking Corporation Ltd		LC97338	Maturity	21 Jun 2021		10,000,000.00	10,000,000.00	1.00000000	100.000	0.000	100.000	(10,000,000.00)
MACQ At Call In	Macquarie Bank		LC108590	Disposal	25 Jun 2021	25 Jun 2021	10,000,000.00	10,000,000.00	1.00000000	100.000	0.000	100.000	(10,000,000.00)
MACQ At Call In	Macquarie Bank		LC108765	Acquisition	30 Jun 2021	30 Jun 2021	5,040.80	5,040.80	1.00000000	100.000	0.000	100.000	5,040.80
CBA 0.43 30 Jun 2021 201DAY TD	Commonwealth Bank of Australia Ltd		LC99447	Maturity	30 Jun 2021		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
													9,509,755.79

Notes

1. The maturity of 'MBS' type securities are excluded from the above list.
2. At maturity, securities are assumed to be priced at capital price = 100, accrued interest = 0.
3. To avoid misleading maturity data, the reporting period should start immediately after a month end and the reporting period should be kept small (e.g. 1 month).



4. Interest Income Accrued As At 30 June 2021

Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC107444	AMP At Call	1 Jul 2021	31 Oct 2020	26 Apr 2021		65	0.5500		Nil	10,098,392.27	10,098,392.27	4,714.99	10,098,392.27	9,890.89
LC105387	CBA At Call	1 Jul 2021	31 Oct 2020	31 Dec 2020		181	0.0100		Nil	1,000.00	1,000.00	69,000.00	1,000.00	0.05
LC96630	RABO 2.92 05 Jul 2021 1095DAY TD	5 Jul 2021	6 Jul 2018	6 Jul 2020	5 Jul 2021	359	2.9200		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,287,200.00	287,200.00
LC99449	CBA 0.43 07 Jul 2021 208DAY TD	7 Jul 2021	11 Dec 2020		7 Jul 2021	201	0.4300		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,011,839.75	11,839.73
LC100637	CBA 0.37 07 Jul 2021 177DAY TD	7 Jul 2021	11 Jan 2021		7 Jul 2021	170	0.3700		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,616.45	8,616.44
LC100644	BOQ 0.45 14 Jul 2021 182DAY TD	14 Jul 2021	13 Jan 2021		14 Jul 2021	168	0.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,356.15	10,356.16
LC100645	BOQ 0.45 21 Jul 2021 189DAY TD	21 Jul 2021	13 Jan 2021		21 Jul 2021	168	0.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,356.15	10,356.16
LC100638	CBA 0.37 28 Jul 2021 198DAY TD	28 Jul 2021	11 Jan 2021		28 Jul 2021	170	0.3700		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,616.45	8,616.44
LC100639	CBA 0.37 04 Aug 2021 205DAY TD	4 Aug 2021	11 Jan 2021		4 Aug 2021	170	0.3700		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,616.45	8,616.44
LC100641	BENAU 0.35 11 Aug 2021 210DAY TD	11 Aug 2021	13 Jan 2021		11 Aug 2021	168	0.3500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,054.80	8,054.79
LC100642	BENAU 0.35 18 Aug 2021 217DAY TD	18 Aug 2021	13 Jan 2021		18 Aug 2021	168	0.3500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,054.80	8,054.79
LC100643	BENAU 0.35 25 Aug 2021 224DAY TD	25 Aug 2021	13 Jan 2021		25 Aug 2021	168	0.3500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,054.80	8,054.79
LC96631	BOQ 1.75 26 Aug 2021 728DAY TD	26 Aug 2021	29 Aug 2019	29 Aug 2020	26 Aug 2021	305	1.7500		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,146,232.90	146,232.88
LC103529	AMP 1.08 10 Sep 2021 FRN	10 Sep 2021	10 Sep 2018	10 Jun 2021	10 Sep 2021	20	1.1045		Quarterly	17,500,000.00	17,500,000.00	2,005,040.00	17,522,400.00	10,591.10
LC91149	MACQ 0.8 12 Oct 2021 456DAY TD	12 Oct 2021	13 Jul 2020		12 Oct 2021	352	0.8000		Maturity	10,000,000.00	10,000,000.00	10,000,000.00	10,077,150.70	77,150.68
LX107761	ME Bank 0.45 09 Nov 2021 153DAY TD	9 Nov 2021	9 Jun 2021		9 Nov 2021	21	0.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,001,294.50	1,294.52
LC97340	Westpac 0.82 26 Nov 2021 1096DAY FRD	26 Nov 2021	26 Nov 2018	26 May 2021	26 Aug 2021	35	0.8600		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,004,123.30	4,123.29
LC96632	NPBS 1.65 24 Jan 2022 FRN	24 Jan 2022	24 Jan 2017	26 Apr 2021	26 Jul 2021	65	1.6900		Quarterly	10,000,000.00	10,000,000.00	10,032,300.00	10,113,600.00	30,095.89
LC101767	NAB 0.42 31 Jan 2022 367DAY TD	31 Jan 2022	29 Jan 2021		31 Jan 2022	152	0.4200		Maturity	850,000.00	850,000.00	850,000.00	851,486.88	1,486.88
LC106581	AMP 0.55 11 Feb 2022 275DAY TD	11 Feb 2022	12 May 2021		11 Feb 2022	49	0.5500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,003,691.80	3,691.78
LC107572	Westpac 0.3 03 May 2022 364DAY TD	3 May 2022	4 May 2021		3 May 2022	57	0.3000		Maturity	8,098,000.00	8,098,000.00	8,098,000.00	8,101,793.83	3,793.86
LX107763	ME Bank 0.5 09 May 2022 334DAY TD	9 May 2022	9 Jun 2021		9 May 2022	21	0.5000		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,001,438.35	1,438.36
LX106771	ME Bank 0.5 20 May 2022 364DAY TD	20 May 2022	21 May 2021		20 May 2022	40	0.5000		Maturity	10,000,000.00	10,000,000.00	10,000,000.00	10,005,479.50	5,479.45
LC108589	NAB 0.33 03 Jun 2022 364DAY TD	3 Jun 2022	4 Jun 2021		3 Jun 2022	26	0.3300		Maturity	807,000.00	807,000.00	807,000.00	807,189.70	189.70
LX107765	ME Bank 0.5 09 Jun 2022 365DAY TD	9 Jun 2022	9 Jun 2021		9 Jun 2022	21	0.5000		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,001,438.35	1,438.36
LC96633	AMP 1.4 14 Jun 2022 728DAY TD	14 Jun 2022	16 Jun 2020	16 Jun 2021	14 Jun 2022	14	1.4000		Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,002,684.95	2,684.93
LC98637	CCB 0.93 24 Jun 2022 FRN	24 Jun 2022	24 Jun 2019	24 Jun 2021	24 Sep 2021	6	0.9576		Quarterly	9,000,000.00	9,000,000.00	9,090,810.00	9,061,650.00	1,416.72
LC96634	RABO 3.18 12 Dec 2022 1825DAY TD	12 Dec 2022	13 Dec 2017	13 Dec 2020	12 Dec 2022	199	3.1800		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,173,375.30	173,375.34
LC100672	ICBC 0.77 24 Feb 2023 FRN	24 Feb 2023	24 Feb 2020	24 May 2021	24 Aug 2021	37	0.8106		Quarterly	10,000,000.00	10,000,000.00	10,077,800.00	10,074,300.00	8,217.04
LC103143	RACB 0.93 24 Feb 2023 FRN	24 Feb 2023	24 Feb 2020	24 May 2021	24 Aug 2021	37	0.9706		Quarterly	1,000,000.00	1,000,000.00	1,008,600.00	1,008,600.00	983.00
LC100262	CIB 1.35 09 Jun 2023 FRN	9 Jun 2023	9 Jun 2020	9 Jun 2021	9 Sep 2021	21	1.3750		Quarterly	8,000,000.00	8,000,000.00	3,069,280.00	8,157,920.00	6,328.77
LC100248	BOC 0.6 16 Aug 2023 FRN	16 Aug 2023	18 Aug 2020	18 May 2021	18 Aug 2021	43	0.8400		Quarterly	3,400,000.00	3,400,000.00	3,426,112.00	3,426,486.00	3,364.80



Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC100250	BCOM 0.83 29 Sep 2023 FloatTCD	29 Sep 2023	29 Sep 2020	29 Jun 2021	29 Sep 2021	1	0.8600		Quarterly	2,900,000.00	2,900,000.00	2,920,387.00	2,918,792.00	68.33
LC100260	BOC 0.78 27 Oct 2023 FloatTCD	27 Oct 2023	27 Oct 2020	27 Apr 2021	27 Jul 2021	64	0.8217		Quarterly	2,800,000.00	2,800,000.00	2,824,304.00	2,822,764.00	4,034.21
LC07432	BOC Aust 0.83 06 Nov 2023 FloatTCD	6 Nov 2023	6 Nov 2020	6 May 2021	6 Aug 2021	55	0.8700		Quarterly	8,000,000.00	8,000,000.00	8,045,280.00	8,064,640.00	10,487.67
LC07342	Westpac 0.93 27 Nov 2023 1827DAY FRD	27 Nov 2023	26 Nov 2018	27 May 2021	27 Aug 2021	34	0.9667		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,004,516.40	4,516.41
LC103795	Auswide 0.6 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Jun 2021	22 Sep 2021	8	0.6243		Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	12,008,720.00	1,641.99
LC103940	Qld Police 0.75 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Jun 2021	22 Sep 2021	8	0.7743		Quarterly	4,500,000.00	4,500,000.00	4,500,000.00	4,506,795.00	763.69
LC06635	NAB 1.15 14 Jun 2024 1459DAY TD	14 Jun 2024	16 Jun 2020	16 Jun 2021	16 Jun 2022	14	1.1500		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,004,411.00	4,410.96
LC100360	BENAU 1.7 06 Sep 2024 Fixed	6 Sep 2024	6 Sep 2019	6 Mar 2021	6 Sep 2021	116	1.7000		Semi Annual	5,390,000.00	5,390,000.00	5,636,107.40	5,546,310.00	29,120.77
LC06636	BOQ 2.26 Sep 2024 1827DAY TD	26 Sep 2024	26 Sep 2019	26 Sep 2020	26 Sep 2021	277	2.0000		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,151,780.80	151,780.82
LC100324	HSBCSyd 1.5 27 Sep 2024 Fixed	27 Sep 2024	27 Sep 2019	27 Mar 2021	27 Sep 2021	95	1.5000		Semi Annual	1,480,000.00	1,480,000.00	1,533,132.00	1,508,733.20	5,778.08
LC100354	MACQ 1.7 12 Feb 2025 Fixed	12 Feb 2025	12 Feb 2020	12 Feb 2021	12 Aug 2021	138	1.7000		Semi Annual	25,000,000.00	25,000,000.00	10,510,000.00	25,660,250.00	160,684.93
LC06863	NSWTC 1.25 20 Mar 2025 Fixed	20 Mar 2025	21 Nov 2019	20 Mar 2021	20 Sep 2021	102	1.2500		Semi Annual	2,000,000.00	2,000,000.00	2,000,000.00	2,054,200.00	6,986.30
LC107738	MYS 0.65 16 Jun 2025 FRN	16 Jun 2025	16 Jun 2021		16 Sep 2021	14	0.6721		Quarterly	9,500,000.00	9,500,000.00	9,500,000.00	9,502,375.00	2,449.02
LC06637	BOQ 1.53 16 Jun 2025 1826DAY TD	16 Jun 2025	16 Jun 2020	16 Jun 2021	16 Jun 2022	14	1.5300		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,005,868.50	5,868.49
LC104737	UBS Aust 0.87 30 Jul 2025 FRN	30 Jul 2025	30 Jul 2020	30 Apr 2021	30 Jul 2021	61	0.9100		Quarterly	10,000,000.00	10,000,000.00	5,083,750.00	10,169,800.00	15,208.22
LC100329	UBS Aust 1.2 30 Jul 2025 Fixed	30 Jul 2025	30 Jul 2020	30 Jan 2021	30 Jul 2021	151	1.2000		Semi Annual	4,000,000.00	4,000,000.00	4,120,240.00	4,020,240.00	19,857.53
LC104738	BENAU 0.52 02 Dec 2025 FRN	2 Dec 2025	2 Dec 2020	2 Jun 2021	2 Sep 2021	28	0.5509		Quarterly	30,000,000.00	30,000,000.00	10,023,700.00	29,974,800.00	12,678.25
LX105597	MACQ 0.48 09 Dec 2025 FRN	9 Dec 2025	9 Dec 2020	9 Jun 2021	9 Sep 2021	21	0.5050		Quarterly	20,000,000.00	20,000,000.00	9,979,100.00	19,962,800.00	5,810.96
LC103543	UBS Aust 0.5 26 Feb 2026 FRN	26 Feb 2026	26 Feb 2021	26 May 2021	26 Aug 2021	35	0.5400		Quarterly	18,800,000.00	18,800,000.00	12,013,800.00	18,776,688.00	9,734.79
LC103141	NPBS 0.63 04 Mar 2026 FRN	4 Mar 2026	4 Mar 2021	4 Jun 2021	6 Sep 2021	26	0.6563		Quarterly	1,000,000.00	1,000,000.00	1,002,420.00	1,001,390.00	467.50
LC105450	CUA 0.68 22 Apr 2026 FRN	22 Apr 2026	22 Apr 2021		22 Jul 2021	69	0.7200		Quarterly	11,000,000.00	11,000,000.00	11,000,000.00	11,040,700.00	14,972.05
LC06875	NSWTC 3 15 Nov 2028 Fixed	15 Nov 2028	15 Nov 2018	15 May 2021	15 Nov 2021	46	3.0000		Semi Annual	15,000,000.00	15,000,000.00	15,000,000.00	16,818,900.00	56,712.33
										422,124,392.27	422,124,392.27		426,536,967.84	1,387,067.83

Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists. Accrued Interest is calculated as Current Face Value x Coupon Rate (Adjusted by Franking Credit Rate) x (Days Since Prior Coupon or Issue Date / 365). The accrued interest component of the Market Value does not consider the franking credit rate and is instead based upon market prices.



5. Portfolio Valuation As At 30 June 2021

Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit											
AMP At Call	S&P BBB		10,098,392.27	10,098,392.27	100.000		0.000	10,098,392.27	2.25%	0.55%	
CBA At Call	S&P AA-		1,000.00	1,000.00	100.000		0.000	1,000.00	0.00%	0.01%	
Westpac At Call	S&P AA-		1,790.40	1,790.40	100.000		0.000	1,790.40	0.00%	0.00%	
			10,101,182.67	10,101,182.67				10,101,182.67	2.25%		0.55%
At Call Investment											
MACQ At Call In	Moodys A2		20,058,102.00	20,058,102.00	100.000		0.000	20,058,102.00	4.47%	0.30%	
			20,058,102.00	20,058,102.00				20,058,102.00	4.47%		0.30%
Fixed Rate Bond											
BENAU 1.7 06 Sep 2024 Fixed	Moodys A3	AU3CB0286377	5,390,000.00	5,390,000.00	102.364		0.536	5,546,310.00	1.24%	1.64%	
HSBCSyd 1.5 27 Sep 2024 Fixed	S&P A+	AU3CB0267078	1,480,000.00	1,480,000.00	101.622		0.387	1,509,733.20	0.34%	1.45%	
MACQ 1.7 12 Feb 2025 Fixed	Moodys A2	AU3CB0270387	25,000,000.00	25,000,000.00	101.993		0.648	25,660,250.00	5.72%	1.63%	
NSWTC 1.25 20 Mar 2025 Fixed	S&P AA+	AU3SG0002025	2,000,000.00	2,000,000.00	102.364		0.346	2,054,200.00	0.46%	1.25%	
NSWTC 3 15 Nov 2028 Fixed	S&P AA+	AU3SG0001878	15,000,000.00	15,000,000.00	111.751		0.375	16,818,900.00	3.75%	3.00%	
UBS Aust 1.2 30 Jul 2025 Fixed	S&P A+	AU3CB0273407	4,000,000.00	4,000,000.00	100.005		0.501	4,020,240.00	0.90%	1.17%	
			52,870,000.00	52,870,000.00				55,609,633.20	12.40%		1.95%
Floating Rate Deposit											
Westpac 0.82 26 Nov 2021 1096DAY FRD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.082	5,004,123.30	1.12%	0.86%	
Westpac 0.93 27 Nov 2023 1827DAY FRD	S&P AA-		5,000,000.00	5,000,000.00	100.000		0.090	5,004,516.40	1.12%	0.97%	
			10,000,000.00	10,000,000.00				10,008,639.70	2.23%		0.91%
Floating Rate Note											
AMP 1.08 10 Sep 2021 FRN	S&P BBB	AU3FN0044657	17,500,000.00	17,500,000.00	100.067		0.061	17,522,400.00	3.91%	1.10%	
AMP 1.05 30 Mar 2022 FRN	S&P BBB	AU3FN0035283	2,000,000.00	2,000,000.00	100.052		0.000	2,001,040.00	0.45%	1.08%	
Auswide 0.6 22 Mar 2024 FRN	Moodys Baa2	AU3FN0059317	12,000,000.00	12,000,000.00	100.067		0.014	12,009,720.00	2.68%	0.82%	
BOC 0.8 18 Aug 2023 FRN	S&P A	AU3FN0055463	3,400,000.00	3,400,000.00	100.680		0.099	3,426,486.00	0.76%	0.83%	
BENAU 0.52 02 Dec 2025 FRN	Moodys A3	AU3FN0057634	30,000,000.00	30,000,000.00	99.874		0.042	29,974,800.00	6.68%	0.55%	
CIB 1.35 09 Jun 2023 FRN	Fitch AA-	AU3FN0054441	8,000,000.00	8,000,000.00	101.895		0.079	8,157,920.00	1.82%	1.35%	
CCB 0.93 24 Jun 2022 FRN	S&P A	AU0000049520	9,000,000.00	9,000,000.00	100.669		0.016	9,061,650.00	2.02%	0.95%	
CUA 0.68 22 Apr 2026 FRN	Moodys Baa1	AU3FN0059721	11,000,000.00	11,000,000.00	100.234		0.136	11,040,700.00	2.46%	0.72%	
ICBC 0.77 24 Feb 2023 FRN	Moodys A1	AU3FN0053161	10,000,000.00	10,000,000.00	100.661		0.082	10,074,300.00	2.25%	0.81%	
MACQ 0.49 09 Dec 2025 FRN	S&P A+	AU3FN0057709	20,000,000.00	20,000,000.00	99.785		0.029	19,962,800.00	4.45%	0.51%	
RACB 0.93 24 Feb 2023 FRN	S&P BBB+	AU3FN0053146	1,000,000.00	1,000,000.00	100.562		0.098	1,006,600.00	0.22%	0.96%	
MYS 0.85 16 Jun 2025 FRN	Moodys Baa2	AU3FN0061024	9,500,000.00	9,500,000.00	99.999		0.026	9,502,375.00	2.12%	0.67%	
NPBS 1.65 24 Jan 2022 FRN	S&P BBB	AU3FN0034021	10,000,000.00	10,000,000.00	100.835		0.301	10,113,606.00	2.25%	1.69%	



Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
NPBS 0.63 04 Mar 2026 FRN	S&P BBB	AU3FN0058099	1,000,000.00	1,000,000.00	100.092		0.047	1,001,390.00	0.22%	0.65%	
Qld Police 0.75 22 Mar 2024 FRN	S&P BBB-	AU3FN0059416	4,500,000.00	4,500,000.00	100.134		0.017	4,506,795.00	1.00%	0.77%	
UBS Aust0.87 30 Jul 2025 FRN	S&P A+	AU3FN0055307	10,000,000.00	10,000,000.00	101.546		0.152	10,169,800.00	2.27%	0.89%	
UBS Aust0.5 28 Feb 2026 FRN	S&P A+	AU3FN0058008	18,800,000.00	18,800,000.00	99.824		0.052	18,776,688.00	4.19%	0.54%	
			177,700,000.00	177,700,000.00				178,309,064.00	39.75%		0.79%
Floating Rate TCD											
BOC Aust0.83 06 Nov 2023 FloatTCD	Moody's A1	AU3FN0057337	8,000,000.00	8,000,000.00	100.677		0.131	8,064,640.00	1.80%	0.87%	
BOC 0.78 27 Oct 2023 FloatTCD	S&P A	AU3FN0057162	2,800,000.00	2,800,000.00	100.669		0.144	2,822,764.00	0.63%	0.82%	
BCOM 0.83 29 Sep 2023 FloatTCD	S&P A-	AU3FN0056529	2,900,000.00	2,900,000.00	100.646		0.002	2,918,792.00	0.65%	0.85%	
			13,700,000.00	13,700,000.00				13,806,196.00	3.08%		0.85%
Term Deposit											
AMP 0.55 11 Feb 2022 275DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.074	5,003,691.80	1.12%	0.55%	
AMP 1.4 14 Jun 2022 728DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.054	5,002,684.95	1.12%	1.40%	
BOQ 0.45 14 Jul 2021 182DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.207	5,010,356.15	1.12%	0.45%	
BOQ 0.45 21 Jul 2021 189DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.207	5,010,356.15	1.12%	0.45%	
BOQ 1.75 26 Aug 2021 728DAY TD	Moody's ST P-2		10,000,000.00	10,000,000.00	100.000		1.462	10,146,232.90	2.26%	1.75%	
BOQ 2.26 Sep 2024 1827DAY TD	Moody's A3		10,000,000.00	10,000,000.00	100.000		1.518	10,151,780.80	2.26%	2.00%	
BOQ 1.53 16 Jun 2025 1826DAY TD	Moody's A3		10,000,000.00	10,000,000.00	100.000		0.059	10,005,868.50	2.23%	1.53%	
BENAU 0.35 11 Aug 2021 210DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.161	5,008,054.80	1.12%	0.35%	
BENAU 0.35 18 Aug 2021 217DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.161	5,008,054.80	1.12%	0.35%	
BENAU 0.35 25 Aug 2021 224DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.161	5,008,054.80	1.12%	0.35%	
CBA 0.37 07 Jul 2021 177DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.172	5,008,616.45	1.12%	0.37%	
CBA 0.43 07 Jul 2021 208DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.237	5,011,839.75	1.12%	0.43%	
CBA 0.37 28 Jul 2021 198DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.172	5,008,616.45	1.12%	0.37%	
CBA 0.37 04 Aug 2021 205DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.172	5,008,616.45	1.12%	0.37%	
MACQ 0.8 12 Oct 2021 458DAY TD	Moody's ST P-1		10,000,000.00	10,000,000.00	100.000		0.772	10,077,150.70	2.25%	0.80%	
ME Bank 0.45 09 Nov 2021 153DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.026	5,001,294.50	1.11%	0.45%	
ME Bank 0.5 09 May 2022 334DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.029	5,001,438.35	1.11%	0.50%	
ME Bank 0.5 20 May 2022 364DAY TD	S&P ST A2		10,000,000.00	10,000,000.00	100.000		0.055	10,005,479.50	2.23%	0.50%	
ME Bank 0.5 09 Jun 2022 365DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.029	5,001,438.35	1.11%	0.50%	
NAB 0.42 31 Jan 2022 367DAY TD	Fitch ST F1		850,000.00	850,000.00	100.000		0.175	851,486.68	0.19%	0.42%	
NAB 0.33 03 Jun 2022 364DAY TD	Fitch ST F1		807,000.00	807,000.00	100.000		0.024	807,189.70	0.18%	0.33%	
NAB 1.15 14 Jun 2021 1480DAY TD	Fitch A+		10,000,000.00	10,000,000.00	100.000		0.044	10,004,411.00	2.23%	1.15%	
RABO 2.92 05 Jul 2021 1095DAY TD	Moody's ST P-1		10,000,000.00	10,000,000.00	100.000		2.872	10,267,200.00	2.29%	2.92%	
RABO 3.18 12 Dec 2022 1825DAY TD	Moody's Aaa		10,000,000.00	10,000,000.00	100.000		1.734	10,173,375.30	2.27%	3.18%	



Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
Westpac 0.3 03 May 2022 364DAY TD	S&P ST A1+		8,098,000.00	8,098,000.00	100.000		0.047	8,101,793.83	1.81%	0.30%	
			159,755,000.00	159,755,000.00				160,705,082.67	35.82%		1.10%
Total Portfolio			444,184,284.67	444,184,284.67				448,597,900.24	100.00%		1.02%



6. Portfolio Valuation By Categories As At 30 June 2021

Short Term Issuer/Security Rating Group	Market Value	% Total Value
A2	70,207,137.05	15.85%
A1	22,023,027.09	4.91%
A1+	33,143,606.23	7.39%
Portfolio Total	125,373,770.37	27.95%

Market Value by Security Rating Group (Short Term)



Long Term Issuer/Security Rating Group	Market Value	% Total Value
BBB+ to BBB-	78,803,012.27	17.57%
A+ to A-	202,209,415.50	45.08%
AA+ to AA-	42,211,702.10	9.41%
Portfolio Total	323,224,129.87	72.05%

Market Value by Security Rating Group (Long Term)





Issuer	Market Value	% Total Value
AMP Bank Ltd	39,628,209.02	8.83%
Auswide Bank Limited	12,009,720.00	2.68%
Bank of China (Australia) Limited	8,064,640.00	1.80%
Bank of China Limited	6,249,250.00	1.39%
Bank of Communications Co. Ltd. Sydney Branch	2,918,792.00	0.65%
Bank of Queensland Ltd	40,324,594.50	8.99%
Bendigo & Adelaide Bank Ltd	50,545,274.40	11.27%
Canadian Imperial Bank of Commerce	8,157,920.00	1.82%
China Construction Bank	9,061,650.00	2.02%
Commonwealth Bank of Australia Ltd	20,038,689.10	4.47%
Credit Union Australia Ltd	11,040,700.00	2.46%
HSBC Sydney Branch	1,509,733.20	0.34%
Industrial & Commercial Bank of China Ltd	10,074,300.00	2.25%
Macquarie Bank	75,758,302.70	16.89%
Members Banking Group Limited t/as RACQ Bank	1,006,600.00	0.22%
Members Equity Bank Ltd	25,009,650.70	5.58%
MyState Bank Ltd	9,502,375.00	2.12%
National Australia Bank Ltd	11,663,087.39	2.60%
Newcastle Permanent Building Society Ltd	11,114,990.00	2.48%
NSW Treasury Corporation	18,873,100.00	4.21%
QPCU LTD t/a QBANK	4,506,795.00	1.00%
Rabobank Australia Ltd	20,460,575.30	4.56%
UBS Australia Ltd	32,966,728.00	7.35%
Westpac Banking Corporation Ltd	18,112,223.93	4.04%
Portfolio Total	448,597,900.24	100.00%

Market Value by Issuer

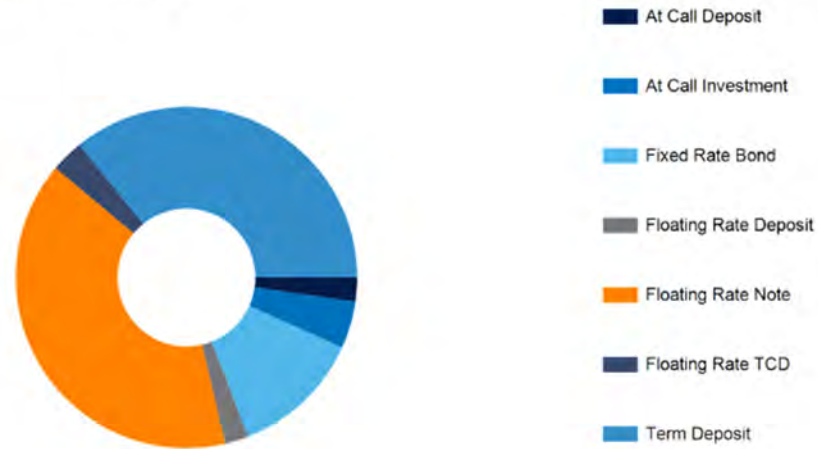


- AMP Bank Ltd
- Auswide Bank Limited
- Bank of China (Australia) Limited
- Bank of China Limited
- Bank of Communications Co. Ltd. Sydney Branch
- Bank of Queensland Ltd
- Bendigo & Adelaide Bank Ltd
- Canadian Imperial Bank of Commerce
- China Construction Bank
- Commonwealth Bank of Australia Ltd
- Credit Union Australia Ltd
- HSBC Sydney Branch
- Industrial & Commercial Bank of China Ltd
- Macquarie Bank
- Members Banking Group Limited t/as RACQ Bank
- Members Equity Bank Ltd
- MyState Bank Ltd
- National Australia Bank Ltd
- Newcastle Permanent Building Society Ltd
- NSW Treasury Corporation
- QPCU LTD t/a QBANK
- Rabobank Australia Ltd
- UBS Australia Ltd
- Westpac Banking Corporation Ltd



Security Type	Market Value	% Total Value
At Call Deposit	10,101,182.67	2.25%
At Call Investment	20,058,102.00	4.47%
Fixed Rate Bond	55,609,633.20	12.40%
Floating Rate Deposit	10,008,639.70	2.23%
Floating Rate Note	178,309,064.00	39.75%
Floating Rate TCD	13,806,196.00	3.08%
Term Deposit	160,705,082.67	35.82%
Portfolio Total	448,597,900.24	100.00%

Market Value by Security Type

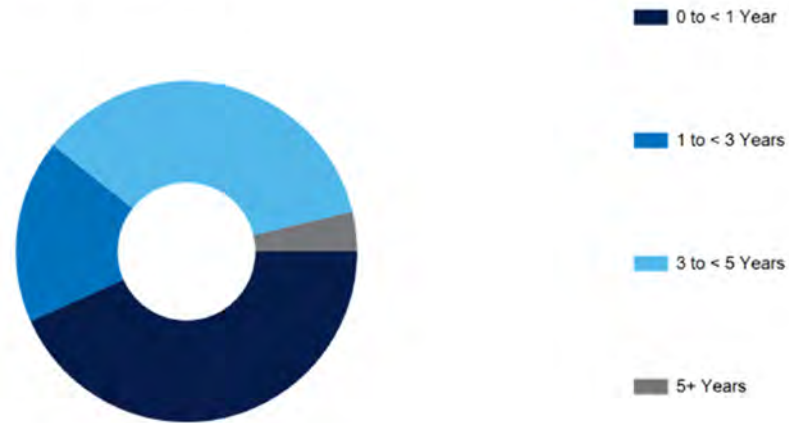




Term Remaining	Market Value	% Total Value
0 to < 1 Year	194,231,745.04	43.30%
1 to < 3 Years	78,170,319.70	17.43%
3 to < 5 Years	159,376,935.50	35.53%
5+ Years	16,818,900.00	3.75%
Portfolio Total	448,597,900.24	100.00%

Note: Term Remaining is calculated using a weighted average life date (WAL) where appropriate and available otherwise the interim (initial) maturity date is used.

Market Value by Term Remaining





7. Performance Statistics For Period Ending 30 June 2021

Trading Book	1 Month	3 Month	12 Month	Since Inception
Central Coast Council				
Portfolio Return (1)	0.09%	0.27%	0.00%	0.38%
Performance Index (2)	0.00%	0.01%	0.00%	0.03%
Excess Performance (3)	0.09%	0.26%	0.00%	0.35%

Notes

- 1 Portfolio performance is the rate of return of the portfolio over the specified period
- 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBL)
- 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
Central Coast Council	1.02



9. Realised Gains (Losses) - Fixed Interest Dealing For 1 June 2021 to 30 June 2021

No realised gains or losses from fixed interest dealing to report for entered period.



9b. Realised Gains (Losses) - Share Dealing For 1 June 2021 to 30 June 2021

No realised gains or losses from share dealing to report for entered period.



10. Realised Gains (Losses) - Principal Repayments For 1 June 2021 to 30 June 2021

No realised gains or losses from principal repayments to report for entered period.

Total Realised Gains (Losses)

Fixed Interest Dealing	Principal Repayments	Total	Notes (1) The Acquisition Gross Price includes any accrued interest included in the purchase price.
		0.00	



11. Unrealised FI Capital Gains (Losses) As At 30 June 2021

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
AMP 1.05 30 Mar 2022 FRN														
	LC99254	11 Dec 2020	0.900000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.195	2,003,900.00	100.052000	100.052000	2,001,040.00	2,001,040.00	(2,860.00)
					2,000,000.00		2,000,000.00	100.195	2,003,900.00			2,001,040.00	2,001,040.00	(2,860.00)
AMP 1.08 10 Sep 2021 FRN														
	LC97428	19 Nov 2020	0.630000	4,000,000.00	4,000,000.00	1.00000000	4,000,000.00	100.360	4,014,400.00	100.067000	100.067000	4,002,680.00	4,002,680.00	(11,720.00)
	LC99255	11 Dec 2020	0.680000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.292	5,014,600.00	100.067000	100.067000	5,003,350.00	5,003,350.00	(11,250.00)
	LC102210	11 Feb 2021	0.610000	6,500,000.00	6,500,000.00	1.00000000	6,500,000.00	100.264	6,517,160.00	100.067000	100.067000	6,504,355.00	6,504,355.00	(12,805.00)
	LC103529	9 Mar 2021	0.580000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.249	2,004,980.00	100.067000	100.067000	2,001,340.00	2,001,340.00	(3,640.00)
					17,500,000.00		17,500,000.00	100.292	17,551,140.00			17,511,725.00	17,511,725.00	(39,415.00)
Auswide 0.6 22 Mar 2024 FRN														
	LC103795	16 Mar 2021	0.600000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.000	12,000,000.00	100.067000	100.067000	12,008,040.00	12,008,040.00	8,040.00
					12,000,000.00		12,000,000.00	100.000	12,000,000.00			12,008,040.00	12,008,040.00	8,040.00
BCOM 0.83 29 Sep 2023 FloatTCD														
	LC100250	8 Jan 2021	0.580000	2,900,000.00	2,900,000.00	1.00000000	2,900,000.00	100.670	2,919,430.00	100.646000	100.646000	2,918,734.00	2,918,734.00	(696.00)
					2,900,000.00		2,900,000.00	100.670	2,919,430.00			2,918,734.00	2,918,734.00	(696.00)
BENAU 0.52 02 Dec 2025 FRN														
	LC100679	22 Jan 2021	0.430000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.427	10,042,700.00	99.874000	99.874000	9,987,400.00	9,987,400.00	(55,300.00)
	LC103542	9 Mar 2021	0.470000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.229	10,022,900.00	99.874000	99.874000	9,987,400.00	9,987,400.00	(35,500.00)
	LC104738	1 Apr 2021	0.480000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.183	10,018,300.00	99.874000	99.874000	9,987,400.00	9,987,400.00	(30,900.00)
					30,000,000.00		30,000,000.00	100.280	30,083,900.00			29,962,200.00	29,962,200.00	(121,700.00)
BENAU 1.7 06 Sep 2024 Fixed														
	LC100360	12 Jan 2021	0.600000	5,390,000.00	5,390,000.00	1.00000000	5,390,000.00	103.956	5,603,228.40	102.364000	102.364000	5,517,419.60	5,517,419.60	(85,808.80)
					5,390,000.00		5,390,000.00	103.956	5,603,228.40			5,517,419.60	5,517,419.60	(85,808.80)
BOC 0.78 27 Oct 2023 FloatTCD														
	LC100260	8 Jan 2021	0.530000	2,800,000.00	2,800,000.00	1.00000000	2,800,000.00	100.692	2,819,376.00	100.669000	100.669000	2,818,732.00	2,818,732.00	(644.00)
					2,800,000.00		2,800,000.00	100.692	2,819,376.00			2,818,732.00	2,818,732.00	(644.00)
BOC 0.8 18 Aug 2023 FRN														
	LC100248	8 Jan 2021	0.550000	3,400,000.00	3,400,000.00	1.00000000	3,400,000.00	100.644	3,421,896.00	100.680000	100.680000	3,423,120.00	3,423,120.00	1,224.00
					3,400,000.00		3,400,000.00	100.644	3,421,896.00			3,423,120.00	3,423,120.00	1,224.00
BOC Aust 0 83 06 Nov 2023 FloatTCD														
	LC97432	19 Nov 2020	0.650000	8,000,000.00	8,000,000.00	1.00000000	8,000,000.00	100.526	8,042,080.00	100.677000	100.677000	8,054,160.00	8,054,160.00	12,080.00
					8,000,000.00		8,000,000.00	100.526	8,042,080.00			8,054,160.00	8,054,160.00	12,080.00



Investment Report Pack
Central Coast Council
1 June 2021 to 30 June 2021

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
CCB 0.93 24 Jun 2022 FRN														
	LC98637	4 Dec 2020	0.409200	9,000,000.00	9,000,000.00	1.00000000	9,000,000.00	100.801	9,072,090.00	100.869000	100.869000	9,060,210.00	9,060,210.00	(11,880.00)
					9,000,000.00		9,000,000.00	100.801	9,072,090.00			9,060,210.00	9,060,210.00	(11,880.00)
CIB 1.35 09 Jun 2023 FRN														
	LC100257	8 Jan 2021	0.450000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	102.148	5,107,400.00	101.895000	101.895000	5,094,750.00	5,094,750.00	(12,650.00)
	LC100262	8 Jan 2021	0.450000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	102.148	3,064,440.00	101.895000	101.895000	3,056,850.00	3,056,850.00	(7,590.00)
					8,000,000.00		8,000,000.00	102.148	8,171,840.00			8,151,600.00	8,151,600.00	(20,240.00)
CUA 0.68 22 Apr 2026 FRN														
	LC105450	13 Apr 2021	0.680000	11,000,000.00	11,000,000.00	1.00000000	11,000,000.00	100.000	11,000,000.00	100.234000	100.234000	11,025,740.00	11,025,740.00	25,740.00
					11,000,000.00		11,000,000.00	100.000	11,000,000.00			11,025,740.00	11,025,740.00	25,740.00
HSBCSyd 1.5 27 Sep 2024 Fixed														
	LC100324	12 Jan 2021	0.640000	1,480,000.00	1,480,000.00	1.00000000	1,480,000.00	103.138	1,526,442.40	101.622000	101.622000	1,504,005.60	1,504,005.60	(22,436.80)
					1,480,000.00		1,480,000.00	103.138	1,526,442.40			1,504,005.60	1,504,005.60	(22,436.80)
ICBC 0.77 24 Feb 2023 FRN														
	LC100672	22 Jan 2021	0.460000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.639	10,063,900.00	100.661000	100.661000	10,066,100.00	10,066,100.00	2,200.00
					10,000,000.00		10,000,000.00	100.639	10,063,900.00			10,066,100.00	10,066,100.00	2,200.00
MACQ 0.48 09 Dec 2025 FRN														
	LC103204	2 Mar 2021	0.470000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.046	10,004,600.00	99.785000	99.785000	9,978,500.00	9,978,500.00	(26,100.00)
	LX105597	15 Apr 2021	0.540000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	99.733	9,973,300.00	99.785000	99.785000	9,978,500.00	9,978,500.00	5,200.00
					20,000,000.00		20,000,000.00	99.890	19,977,900.00			19,957,000.00	19,957,000.00	(20,900.00)
MACQ 1.7 12 Feb 2025 Fixed														
	LC100341	12 Jan 2021	0.610000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	104.384	15,657,600.00	101.993000	101.993000	15,298,950.00	15,298,950.00	(358,650.00)
	LC100354	12 Jan 2021	0.610000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	104.384	10,438,400.00	101.993000	101.993000	10,199,300.00	10,199,300.00	(239,100.00)
					25,000,000.00		25,000,000.00	104.384	26,096,000.00			25,498,250.00	25,498,250.00	(597,750.00)
MYS 0.65 16 Jun 2025 FRN														
	LC107738	7 Jun 2021	0.650000	9,500,000.00	9,500,000.00	1.00000000	9,500,000.00	100.000	9,500,000.00	99.999000	99.999000	9,499,905.00	9,499,905.00	(95.00)
					9,500,000.00		9,500,000.00	100.000	9,500,000.00			9,499,905.00	9,499,905.00	(95.00)
NPBS 0.63 04 Mar 2026 FRN														
	LC103141	2 Mar 2021	0.580000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.242	1,002,420.00	100.092000	100.092000	1,000,920.00	1,000,920.00	(1,500.00)
					1,000,000.00		1,000,000.00	100.242	1,002,420.00			1,000,920.00	1,000,920.00	(1,500.00)
NPBS 1.65 24 Jan 2022 FRN														
	LC96632	26 Nov 2018	1.650000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.000	10,000,000.00	100.835000	100.835000	10,083,500.00	10,083,500.00	83,500.00
					10,000,000.00		10,000,000.00	100.000	10,000,000.00			10,083,500.00	10,083,500.00	83,500.00



Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
NSWTC 1.25 20 Mar 2025 Fixed														
	LC96863	21 Nov 2019	1.250000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	102.364000	102.364000	2,047,280.00	2,047,280.00	47,280.00
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			2,047,280.00	2,047,280.00	47,280.00
NSWTC 3 15 Nov 2028 Fixed														
	LC96875	15 Nov 2018	3.000000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	100.000	15,000,000.00	111.751000	111.751000	16,762,650.00	16,762,650.00	1,762,650.00
					15,000,000.00		15,000,000.00	100.000	15,000,000.00			16,762,650.00	16,762,650.00	1,762,650.00
Old Police 0.75 22 Mar 2024 FRN														
	LC103940	17 Mar 2021	0.750000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.000	4,500,000.00	100.134000	100.134000	4,506,030.00	4,506,030.00	6,030.00
					4,500,000.00		4,500,000.00	100.000	4,500,000.00			4,506,030.00	4,506,030.00	6,030.00
RACB 0.93 24 Feb 2023 FRN														
	LC103143	2 Mar 2021	0.500000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.839	1,008,390.00	100.562000	100.562000	1,005,620.00	1,005,620.00	(2,770.00)
					1,000,000.00		1,000,000.00	100.839	1,008,390.00			1,005,620.00	1,005,620.00	(2,770.00)
UBS Aust 0.5 26 Feb 2026 FRN														
	LC103200	2 Mar 2021	0.480000	6,800,000.00	6,800,000.00	1.00000000	6,800,000.00	100.098	6,806,664.00	99.824000	99.824000	6,788,032.00	6,788,032.00	(18,632.00)
	LC103543	9 Mar 2021	0.480000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.096	12,011,520.00	99.824000	99.824000	11,978,880.00	11,978,880.00	(32,640.00)
					18,800,000.00		18,800,000.00	100.097	18,818,184.00			18,766,912.00	18,766,912.00	(51,272.00)
UBS Aust 0.87 30 Jul 2025 FRN														
	LC100676	22 Jan 2021	0.403100	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	102.081	5,104,050.00	101.546000	101.546000	5,077,300.00	5,077,300.00	(26,750.00)
	LC104737	1 Apr 2021	0.510000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.511	5,075,550.00	101.546000	101.546000	5,077,300.00	5,077,300.00	1,750.00
					10,000,000.00		10,000,000.00	101.796	10,179,600.00			10,154,600.00	10,154,600.00	(25,000.00)
UBS Aust 1.2 30 Jul 2025 Fixed														
	LC100329	12 Jan 2021	0.850000	4,000,000.00	4,000,000.00	1.00000000	4,000,000.00	102.458	4,098,320.00	100.005000	100.005000	4,000,200.00	4,000,200.00	(98,120.00)
					4,000,000.00		4,000,000.00	102.458	4,098,320.00			4,000,200.00	4,000,200.00	(98,120.00)
														845,656.40

Note: The summary values for Acquisition Capital Price are the weighted average acquisition capital prices based upon the Balance Face Value Current for each security.



11b. Unrealised Unit/Share Capital Gains (Losses) As At 30 June 2021

No unrealised gains or losses (for unit trusts and shares) to report for entered period.



12. Associated Cash Statement for Settlement Period 1 June 2021 to 30 June 2021 inclusive

No associated cash transactions to report for entered period.



13. Tax Summary For 1 June 2021 to 30 June 2021

Interest Income	663,202.86
Realised Gains (Losses) - Fixed Interest Dealing	0.00
Realised Gains (Losses) - Principal Repayments	0.00
Total	663,202.86



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Report Code: TEPACK020EXT-01.81
 Report Description: Investment Report Pack
 Parameters:
 Trading Entity: Central Coast Council
 Trading Book: Central Coast Council
 Settlement Date Base
 History Start Date: 1 Jan 2000
 Income Expense Status: Authorized
 PI Deal Status: Contract
 Exclude Cash
 Exclude Unallocated Cash
 Exclude Negative Unit Holdings



Central Coast Council
Draft Greener Places Submissions Report

Final
Chris McLean
05/09/2019



Central Coast draft Greener Places Submission Report

Author: Dr Chris McLean

Date: 11/9/2019

Version 1

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Background

The Draft Central Coast Greener Places Strategy was placed on public exhibition from 5th August until the 5th September 2019 on the Your Voice Our Coast website. This was supported by a media release which translated to stories in the three Central Coast Newspapers publications and the Central Coast Express Advocate. The draft Strategy also invited public comment via Council's Facebook page and through community Facebook pages, such as that of the Grow Urban Shade Trees (GUST) group.

A guided submission form was prepared on the Your Voice Our Coast website, which included questions that asked:

- Do you support the Greening Vision included in the Strategy?
- Do you support the objectives of the Strategy?
- Why is this Strategy important to you?
- Do you live or visit the 18 Priority Suburbs?
- Should other suburbs be included?
- Would you like to be involved in Greening projects?
- What things would improve the Strategy?

A total of 99 submissions were received, the results of which are summarised below.

Level of Support for the Greening Vision

Of the 99 submissions received, 95 included total support (96%), two included partial support (2%) and one did not support (1%). Those that included partial support suggested that they appreciate the value of trees but wanted assurances that planted trees would be adequately maintained to ensure they did not contribute to a 'messy' environment. The single submission that included no support for the Strategy considered that to implement the Strategy would be a waste of money and planting would present a bushfire and safety risk from falling branches.

Level of Support for the eight Goals included in the Strategy

The draft Strategy includes the Goals of:

1. Sustain and enhance the urban forest including associated cover such as shrubs and gardens, on an intergenerational basis.
2. Ensure appropriate space is retained across all lands within the Central Coast Local Government Area to allow for direct or indirect replacement of removed trees and shrubs and facilitate new plantings.
3. Engage and support the community during the implementation of the Greener Places Strategy.
4. Ensure that a suitable tree species, in optimal densities with optimal maintenance are used for planting to ensure the urban forest reaches its full potential and reduce infrastructure interaction.
5. Establish integrated asset management between green and built assets to enable sustainable, whole of asset management outcomes for all asset classes, and reduce Council's corporate risk profile.
6. Undertake appropriate monitoring and data collection to ensure Council is informed at the status of the Urban Forest.
7. Maintain and increase habitat for urban wildlife.
8. Mitigate the Urban Heat Island Effect.

Of these Goals, 98 submissions supported these, with a single submitter not supporting them.

Reasons provided for supporting the Strategy

When asked to nominate reasons for supporting the Strategy, the responses could be grouped into 13 themes (Table 1).

Table 1: Reasons provided for why submitters supported the Greening Vision included in the draft Strategy

Theme	Number of submissions
Increase wildlife habitat	37
Mitigation of Urban Heat Island Effect	33
Provision of shade	25
Mitigation of Climate Change	20
Improved human health	15
Increased amenity	15
Increased clean air	9
Plantings will become a key community asset	7
Improved real estate/ tourism values	5
Absorb pollutant	3
Reduces erosion	3
Reduces the amount of hard surfaces	2
Reduces my power bills	1

The results show that the community places a high value on providing habitat for urban wildlife, with a few submitters wishing to increase the number of birds they see in their backyard. Others suggested that they had observed a decline in urban wildlife over time.

Submitters showed a strong interest in the draft Strategy mitigating the Urban Heat Island, which demonstrates the high level of community understanding of this concept (Table 1). A number of these submitters also believe that the Urban Heat Island in their neighbourhoods is becoming more severe each summer. This also related to the large number of submissions that mentioned increased shade being important (Table 1) and that often in summer they are now reluctant to complete outdoor activities as it's too hot.

Many submissions also mentioned that the Strategy will mitigate climate change effects, through either reducing heat impacts or through the storage of carbon within trees (Table 1). Other concepts were mentioned by 15 or less submitters but included increased amenity, improved air quality, establishment of a community asset and improved real estate and/ or tourism values (Table 1).

Themes of specific comments received

The specific comments were able to be grouped into 21 themes. The following information is commentary on the themes recorded in Table 2. The most common theme, included in 32 submissions, related to ensuring that the draft Strategy applied to all new developments, in both greenfield and infill development. Several submissions mentioned the loss of trees from increasing housing density on the Woy Woy peninsula and others discussed the lack of trees in new housing estates in the Warnervale area. The second most common theme included in 29 submissions related to a willingness among residents to participate in implementation of the Strategy. Most of these submissions requested that Council provide sufficient resources to support residents in planting on private land. This included developing information on tree selection and planting techniques and providing plants to residents and/ or schools.

The Strategy requires that for each tree that Council removes, that two are planted. Eight submissions proposed that a higher amount of replacement planting occurs, predominantly to ensure survival of planted trees, especially if small trees are used. Seven submissions mentioned that Council should develop a position on allowing residents to complete gardening on the street verge. Seven submissions suggested that the greening activities should include edible food plants, such as fruit trees and vegetables, while seven submissions also suggested that the Strategy should increase the level of protection of natural areas and/ or expand COSS to the former Wyong LGA. A number of other themes were mentioned in submissions but were included in six or less submissions.

Table 2: Themes of specific comments included in submissions

Theme of comment	Number of submissions
Apply Strategy to all new developments	32
Support residents to plant more/ community engagement	29
Replace more than 2:1	8
Allow verge planting	7
Plant edible plants/ trees	7
Protect bushland/ creeklines/ expand COSS	7
Have sufficient resources allocated to allow successful implementation	5
Include not just trees but other plants	5
Monitor planted trees	5
Better enforce illegal tree removal	4
Include Long Jetty	3
Plant all of Central Coast	3
Hard to get 10 people in a street	2
Address pollution	1
Better protect existing trees	1
Develop a Green Grid	1
Expand existing passive open space	1
Plant along roads	1
Plant up all Council land	1
There are enough trees already	1

Willingness to participate in Greening Strategy implementation

An open-ended question was asked of participants if they wish to be involved in implementing the Strategy. Of these, 55 participants, representing 56% of responses indicated that they would be willing to implement the Greening Vision.

Location of submissions

Submissions were received from 41 Central Coast suburbs (Table 3). Suburbs on the Woy Woy peninsula dominated the submissions, with 10 submissions occurring each in Woy Woy and Umina Beach and nine from Ettalong. The remaining suburbs had four or less submissions.

When asked if submitters lived or visited the 18 priority suburbs, 76 submitters indicated they did. All indicated support for greening activities in these suburbs.

Should the Strategy focus beyond the 18 Priority suburbs?

When asked if more than the 18 Priority suburbs (being those most affected by Urban Heat Islands) should be included, 64 submissions suggested that the Strategy should expand to include planting in all suburbs.

Table 3: Location of submitters by suburb

Suburb	Number of submissions
Bateau Bay	4
Berkeley Vale	1
Blackwall	5
Blue Haven	1
Booker Bay	2
Copacabana	2
Davistown	3
East Gosford	2
Empire Bay	1
Ettalong	9
Foresters Beach	2
Gorokan	1
Green Point	3
Horsfield Bay	1
Kariong	3
Killarney Vale	1
Killcare	1
Kincumber	1
Long Jetty	4
MacMasters Beach	4
Mannering Park	2
Matcham	1
Non-Central Coast	1

Suburb	Number of submissions
Noraville	2
North Gosford	1
Ourimbah	1
Point Clare	1
Saratoga	1
Somersby	1
Springfield	1
St Hubert's Island	2
Summerland Point	2
Terrigal	1
The Entrance	1
Toowoan Bay	1
Toukley	1
Umina Beach	10
Wamberal	2
West Gosford	1
Woy Woy	10
Woy Woy Bay	1
Wyoming	2

Table 4 is a summary of submissions by Ward, submissions were received from across all 5 Wards, with most submissions coming from the Gosford West and Gosford East Wards. Fewer submissions were made from The Entrance, Budgewoi and Wyong Wards.

Table 4: Location of submitters based on Ward

Ward	Submissions
Budgewoi	9
Gosford East	23
Gosford West	44
The Entrance	16
Wyong	4

Age of submitters

The most occurring age group of submitters was in the 35-49 age band, with 29 submitters, followed by those aged 60-69, with 27 submitters. Twenty submissions were received by those aged between 50-59, with eight or less submissions received for the other age groups (Table 5).

Table 5: Age group of submitters

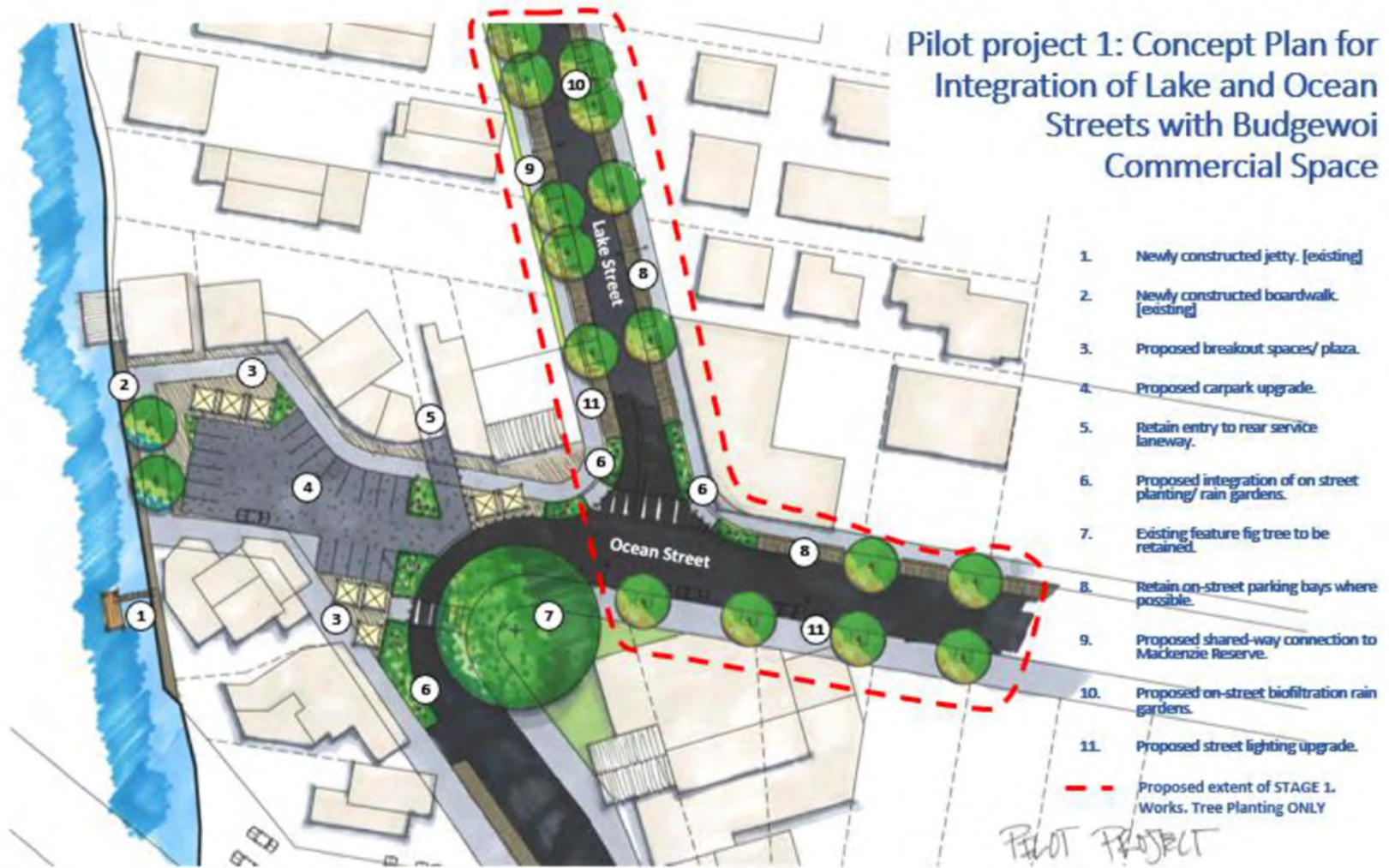
Age group	Number
18-24	1
25-34	7
35-49	29
50-59	20
60-69	27
70-84	8
No answer	2

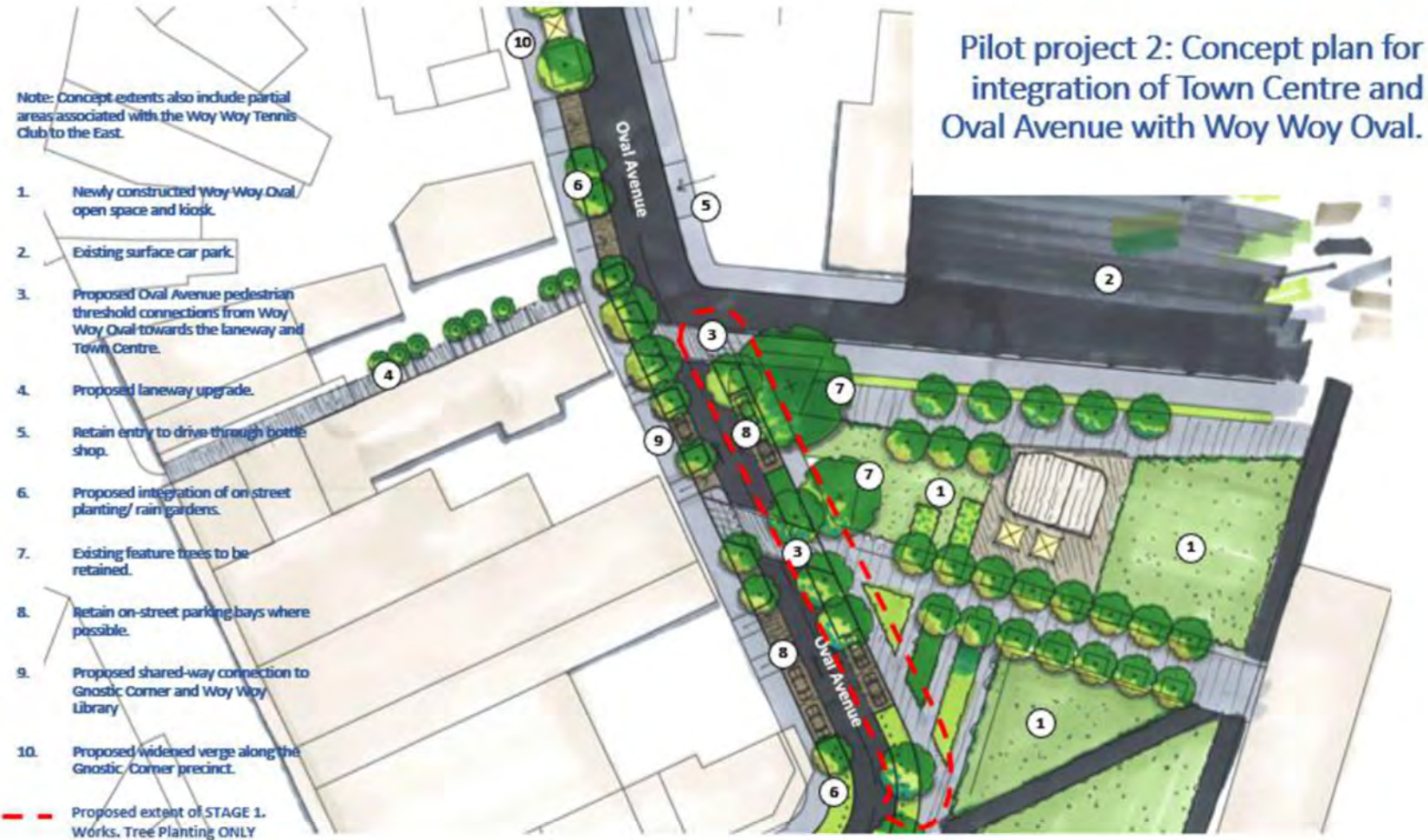
Discussion

The submissions received during the exhibition of the draft Greener Places Strategy demonstrated a high level of support for the greening vision and strategic goals. Submitters showed an interest in increasingly the amount of urban wildlife habitat and recognised the importance of undertaking actions relating to increasing shade and reducing the Urban Heat Island Effect.

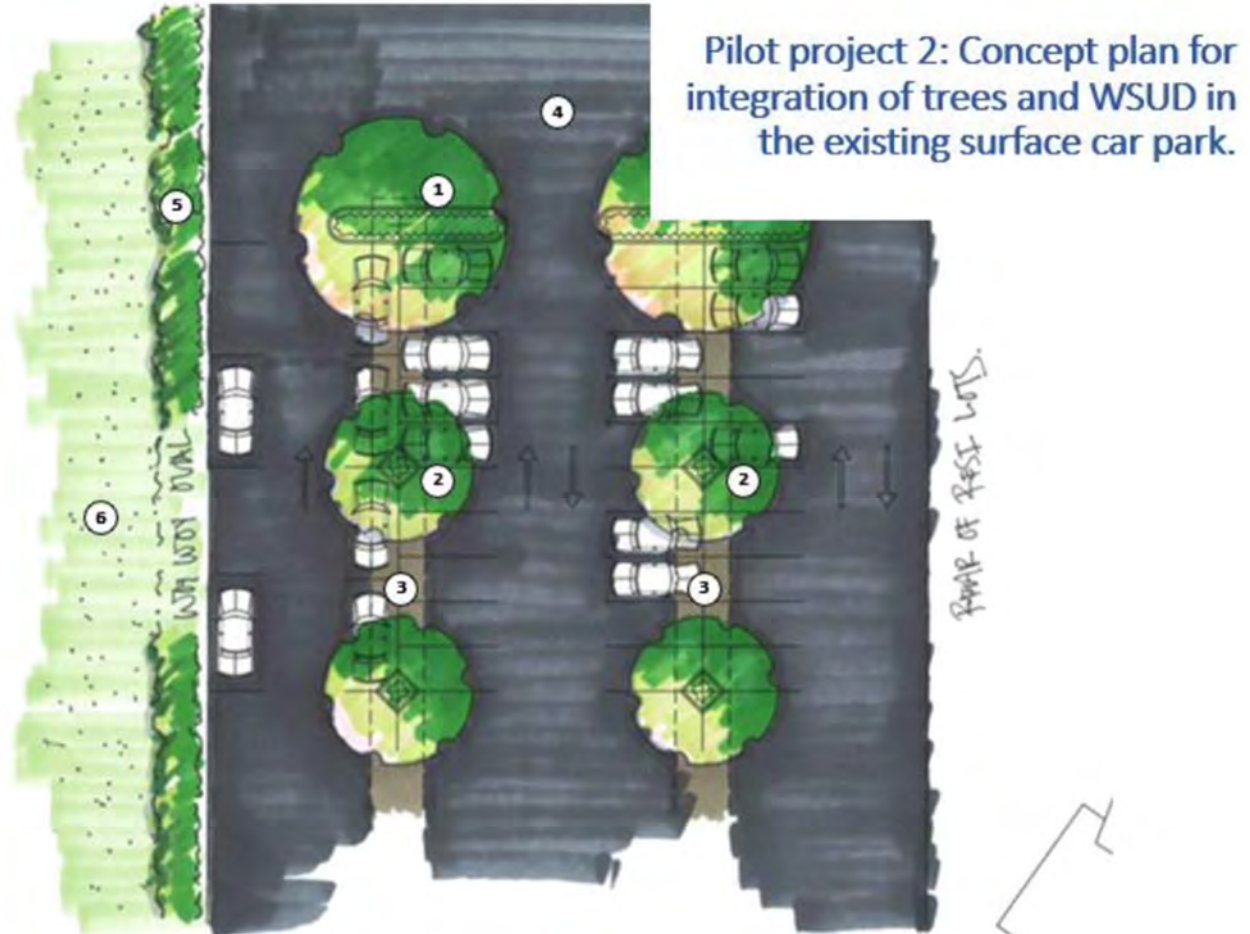
When asked for specific comments about the draft Strategy, submitters communicated that they supported Council in engaging the community in implementing the Strategy, such as through providing support to residents to assist in planting on private land. This is reflected in 56% of submitters indicating that they were willing to be involved in the implementation of the Strategy. The importance of improving development outcomes from greenfield and infill development was also a key point raised by the community.

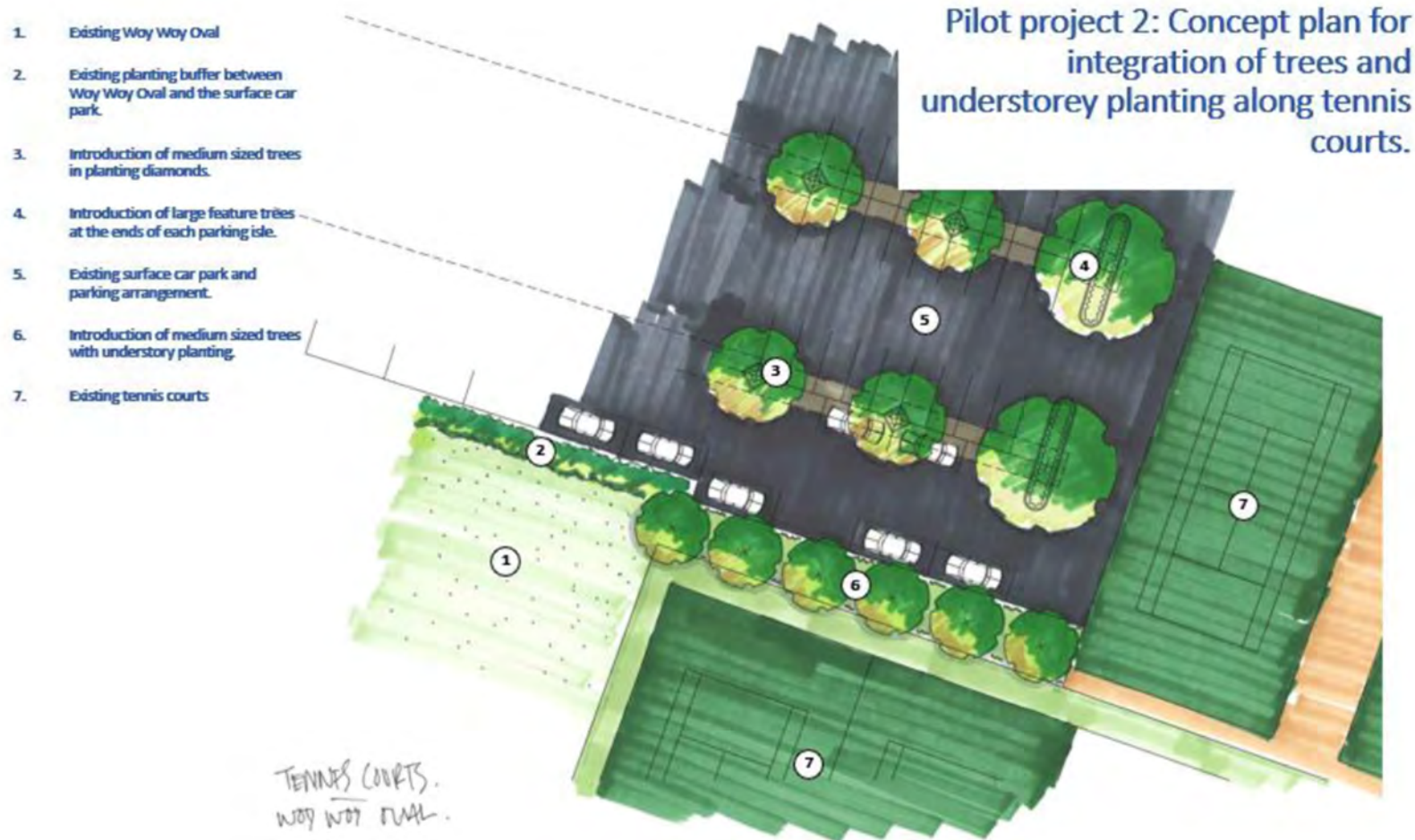
Submissions were distributed across the Central Coast but predominantly clustered in the Gosford West, Gosford East and The Entrance Wards. Submissions were received across a broad range of age groups, with the most occurring age group of submitters being the 35-49 age group.





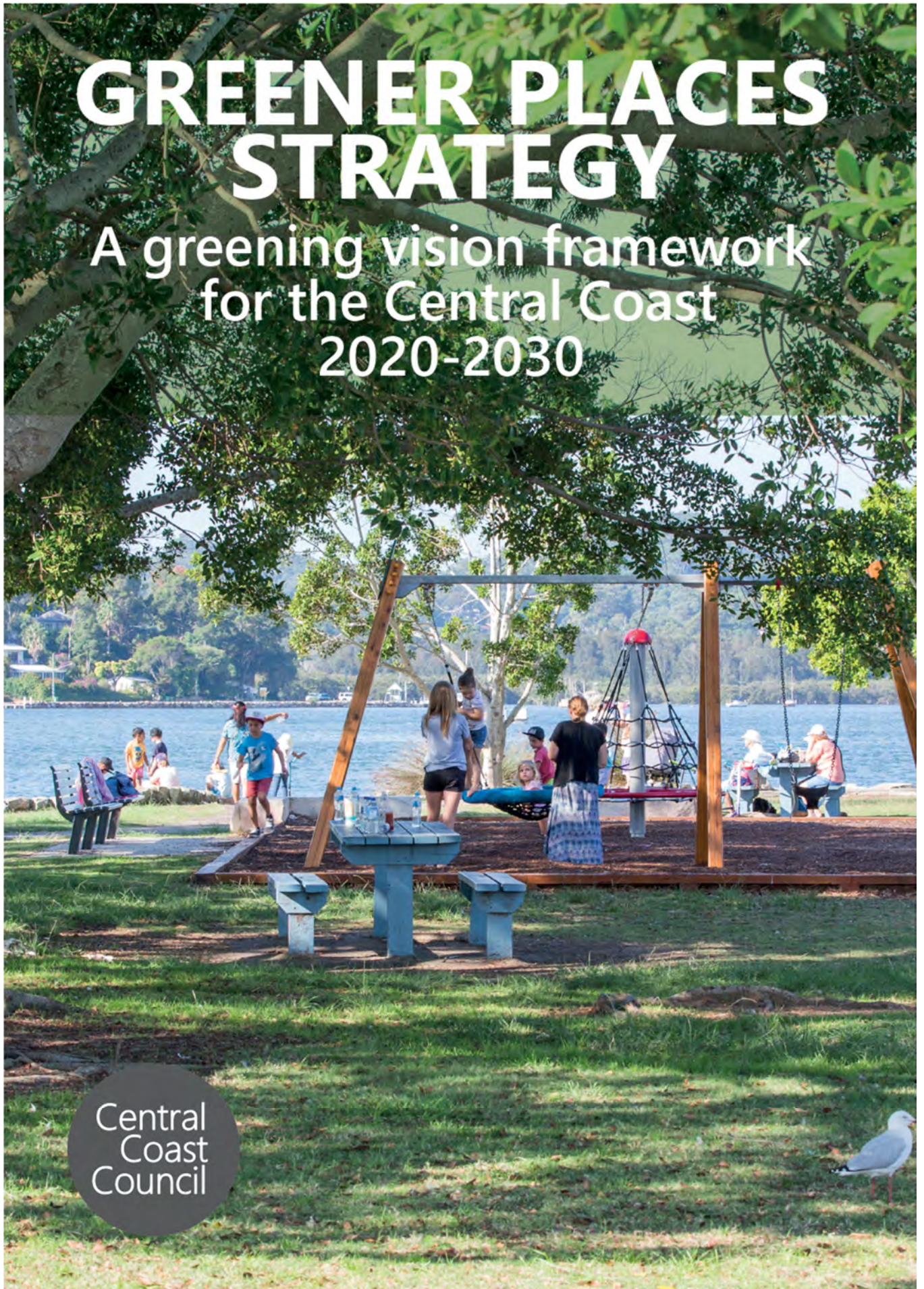
1. Introduction of large feature trees at the ends of each parking isle.
2. Introduction of medium sized trees in planting diamonds.
3. Introduction of a 3m wide centralised strip of permeable paving.
4. Existing surface car park and parking arrangement.
5. Existing planting buffer between Woy Woy Oval and the surface car park.
6. Existing Woy Woy Oval.



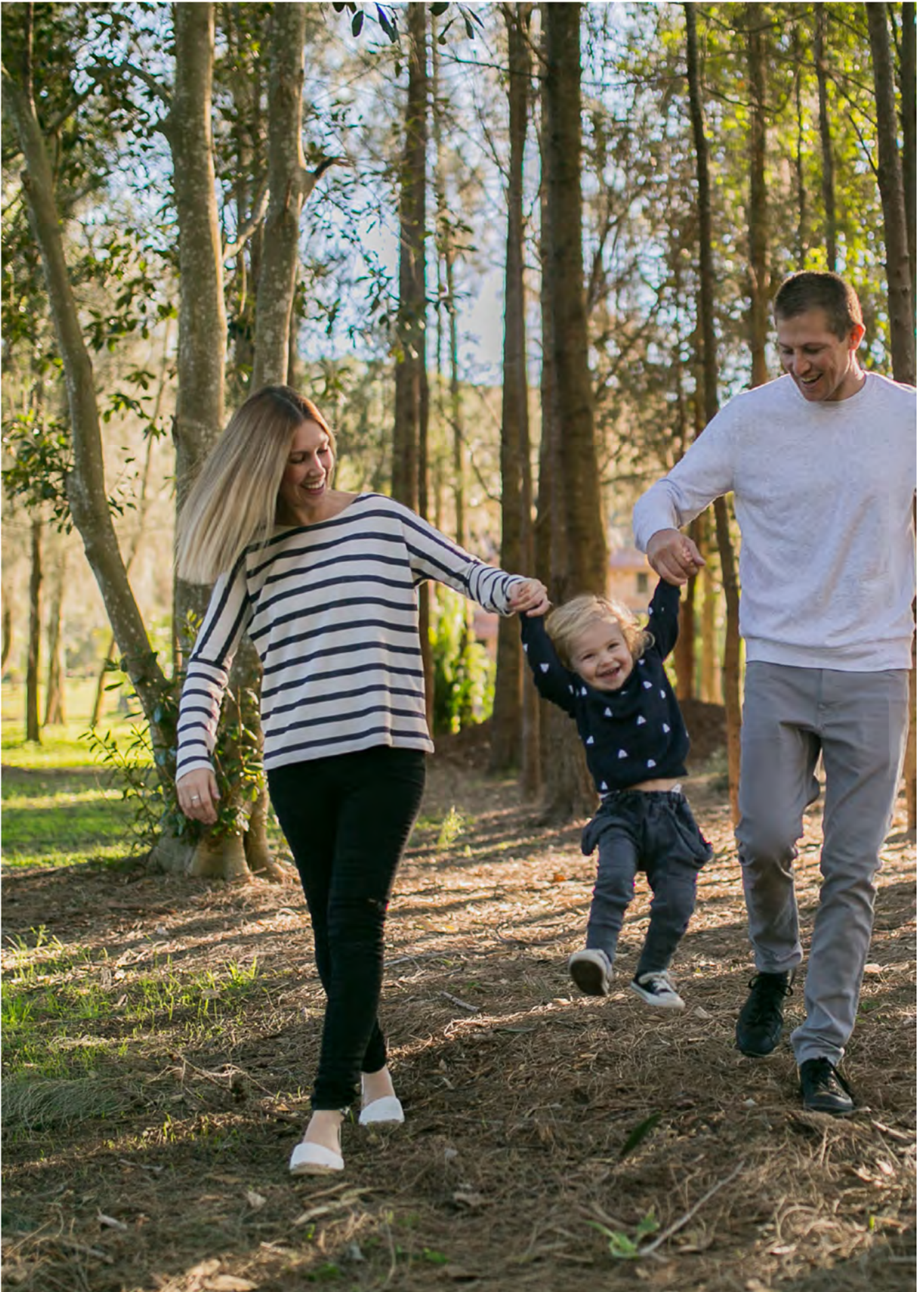


GREENER PLACES STRATEGY

A greening vision framework
for the Central Coast
2020-2030



Central
Coast
Council



Executive summary

The Central Coast Greener Places Strategy (the Strategy) is the first greening strategy for the Central Coast Council since its formal declaration in 2016. The Strategy is informed by the former Council's greening strategies and the Urban Heat Island and canopy mapping technical studies that inform the greening vision for the region. The vision for greening to maximise the liveability of Central Coast is reflected within the One Central Coast -Community Strategic Plan 2018-2028 which identifies a strong desire in our community to maintain the unique environmental attributes of the Central Coast. The Central Coast Regional Plan also aims to increase the amenity of existing urban areas and to protect the region's scenic amenity (NSW Department of Planning and Environment 2016).

Whilst the Central Coast region is characterised by green ridges and surrounded by national parks, the loss of canopy cover and green corridor in urban centres and neighbourhoods need to be better managed. The region is also experiencing rapid urbanisation, demand for housing and expansion of communities. In response to the loss of canopy cover and green corridors, the Strategy provides a framework for enhancing and managing the existing urban forest and other green spaces and promotes urban greening opportunities on both public and private land through the protection and expansion of urban forests and other forms of greening where large trees and shrubs are not suitable over the next 10 years.

The Central Coast contains many unique urban ecosystems and places like Pearl Beach or Budgewoi foreshore are great examples. These places include parks that are dappled with tree cover that provide shade to residents while picnicking or swimming and reinforce the value and beauty of vegetation. Such urban forests play a vital role in the health, social wellbeing and economic sustainability of a region. Trees in our parks, streets or in our backyards provide services to us every day, improving our environment and quality of life. This Strategy acknowledges that trees often require removal, however without replacement planting nearby, a loss of the urban forest canopy cover will occur. As such, the strategy provides a strategic direction on tree, shrub and other cultivated plant management across the Central Coast, ensuring adequate removal and replacement of urban vegetation, in particular making sure that the right plant is planted in the right place. The Strategy provides a framework to implement the greening vision need to ensure an appropriate level of urban vegetation cover, in particular shade trees occur across a range of land uses.

The Strategy also acknowledges the ability of urban greening to mitigate certain urban health effects and maintain liveability in urban centres. At times this may be through encouraging alternative greening approaches such as green walls and rooftop gardens in urban centres. Maintaining functional urban ecosystems is a shared responsibility across all land tenure. Hence, more rigorous requirements on new development will be implemented in order to effectively improve landscaping and associated green infrastructure. It is important that we all work together to protect and enhance urban greenspaces. To do this, it is also proposed that community engagement programs will be developed. Importantly once implemented, the Strategy will ensure that tree canopy cover and green space is maintained in a way that improves the liveability of the Central Coast region.



Acknowledgement of Country

WE ACKNOWLEDGE THE TRADITIONAL OWNERS OF THE LAND ON WHICH WE LIVE AND PAY OUR RESPECTS TO ELDERS PAST AND PRESENT

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Introduction

Greener Places are about maximising the level of vegetation cover, in the form of trees, shrubs and other plants such as native sedges across all land tenures with the aim of improving liveability on the Central Coast for people and wildlife. Greener Places is a shared responsibility among all of us. This Strategy provides a greening vision framework to achieving these outcomes for the next decade.

Central Coast Council was formed in 2016, forming one of the largest regions in NSW with a total area of 168,000 ha. Both the former Wyong Shire Council and Gosford City Council had strong position on urban greening and maintaining the green character of the region. The need for a harmonized approach for greening the region to enhance local liveability resulted in the development of the Central Coast Greener Places Strategy (the Strategy).

Approximately 74 per cent of the region contains native vegetation wooded which comprise of National Parks, State Forest, Aboriginal lands and Council owned and managed natural areas, including the Coastal Open Space System (COSS). Despite this high level of tree canopy cover, developed coastal areas, such as on the Woy Woy peninsula and south of The Entrance contain less than 10% tree canopy cover.

The Central Coast is currently home to 325,000 people, which is expected to increase to 415,000 by 2036, placing an urgent need to meet the demand housing and employment. This will result in increased housing density, such as the construction of medium density housing in existing suburbs along with the development of greenfield

housing sites. The projected level of urban intensification and expansion requires careful planning for the development, maintenance and expansion of green infrastructure across the region.

In this Strategy, greener places can occur across a variety of land uses and development types including privately owned public space such as within shopping centres, streetscapes and nature strips, parks, private backyards, and set backs on apartment blocks. These can be enhanced through planting and establishment of blue/green infrastructure such as raingardens. This strategy does not cover bushland or other natural areas or the adequacy of current open space across the Central Coast, which are covered in other current and future Strategies.

This Strategy builds on from the Greening Wyong Strategy 2016 which aimed at:

- guiding proactive management of public trees, such as those located in streets and parks,
- identifying priority planting areas and identifying detailed precinct-based objectives for street tree planting,
- developing relevant procedures and technical guidelines for tree planting along roads and identifying hazardous trees, and
- establishing the right tree in the right place.

This Strategy aligns to the NSW Government's Greener Places Policy. The Strategy provides a holistic framework for urban greening in the region and expands

beyond public land to incorporate all land tenure. The specific objectives of the Strategy are to:

- Identify areas affected by Urban Heat Islands, opportunities for greening and to prioritise areas for future greening activities
- Undertake an audit for opportunities for public tree planting in priority suburbs and all areas of open space to facilitate tree planting operational planning.
- Strengthen tree removal and replacement processes to avoid the net loss of tree canopy cover.
- Establish processes for the replacement of removed private trees wherever practicable.
- Develop operational plans for public tree planting across the key priority suburbs
- Develop education programs to promote community involvement in greening initiatives.
- Where the planting of trees is not possible, encourage the use of smaller shrubs and groundcovers as they make significant contribution towards mitigating heat island effects and enhancing urban biodiversity
- Implement other provisions for urban greening such as community gardens, green walls and green roofs.
- Promote improved liveability through using plants in urban design. This in turn assists in mitigating Urban Heat Island Effects.

Context

What are Greener Places and how do they improve liveability?

Greener Places are spaces that do or can allow for increased amount of greening. Greening can include trees, shrubs and groundcovers in parks, along streets and in private or community gardens. Where these aren't a possibility, rooftop gardens and green walls could be developed.

Greener places can occur across any tenure or property type such as open spaces in the public domain or privately-owned gardens. These form part of the urban ecosystem or urban forest. Greener Places can be incorporated into urban design and improve the functionality of hard landscaping projects, such as shared paths and outdoor seating. This is through providing shade as well as softening the appearance of the hard landscaping, as such users of well designed public domain that feature quality landscaping may be more relaxed and receive greater enjoyment from the experience.

What is an urban ecosystem?

In recent years, it has been increasingly recognised that cities and urban areas provide habitat for plants and animals. Humans are also part of this system, commonly referred to as urban ecosystems (Alberti et al. 2008).

As shown in Figure 1, the elements of the urban ecosystems are diverse, consisting of plants, animals and humans.

An urban ecosystem can occur at a variety of scales, from that of an entire region, such as the Central Coast, to an individual suburb. At a local scale, urban ecosystems may occur as an individual shrub or tree, a group of shrubs or trees or a whole park of trees, shrubs and garden beds. Blue green infrastructure such as constructed wetlands, rain gardens and vegetated infiltrations trenches also contribute towards enhancing the urban ecosystem. The urban ecosystem also provides ecosystem services to humans such as sequestration of carbon and other pollutants, provision of shade and increased amenity which are summarised below.

What is the difference between Urban Forestry and the Urban Forest?

Urban Forestry is the establishment, care, maintenance, and renewal of trees and tree populations in an urban context, collectively considered the urban forest (Miller et al. 2015). While this Strategy aims to increasing urban greening with a variety of planting methods, the Strategy will be primarily delivered through an increased rate of planting of trees and large shrubs.

The main focus of urban forestry is ensuring suitable species are chosen and appropriately maintained in order to maximise their longevity and benefits to users of adjacent areas (Miller et al. 2015). The urban forest may consist of trees that are remnants of native vegetation which formerly occurred or native and exotic trees planted in a landscaping context. Due to the diverse range of trees and large shrubs within an urban forest, it may

contain exceptional diversity, representing several hundred species, across a range of size classes and heights (Figueroa et al 2018). Trees that form part of the urban forest will often require removal due to disease and decay (Brack 2016). However, it's important they are replaced. Nevertheless, the urban forest is not a self-sustaining entity and as such, trees which are removed or die need to be replaced with careful consideration to the future maintenance requirements (Miller et al. 2015). Importantly

in increasingly urbanising areas, planning for the urban forest of the future also needs to secure space for future planting which may be on either public or private lands.

Nevertheless, the urban forest is not a self-sustaining entity and as such, trees which are removed or die need to be replaced with careful consideration to the future maintenance requirements (Miller et al. 2015). Importantly in increasingly urbanising

areas, planning for the urban forest of the future also needs to secure space for future planting which may be on either public or private lands.



Figure 1: The elements of urban ecosystems are diverse, including all forms of life, including humans.

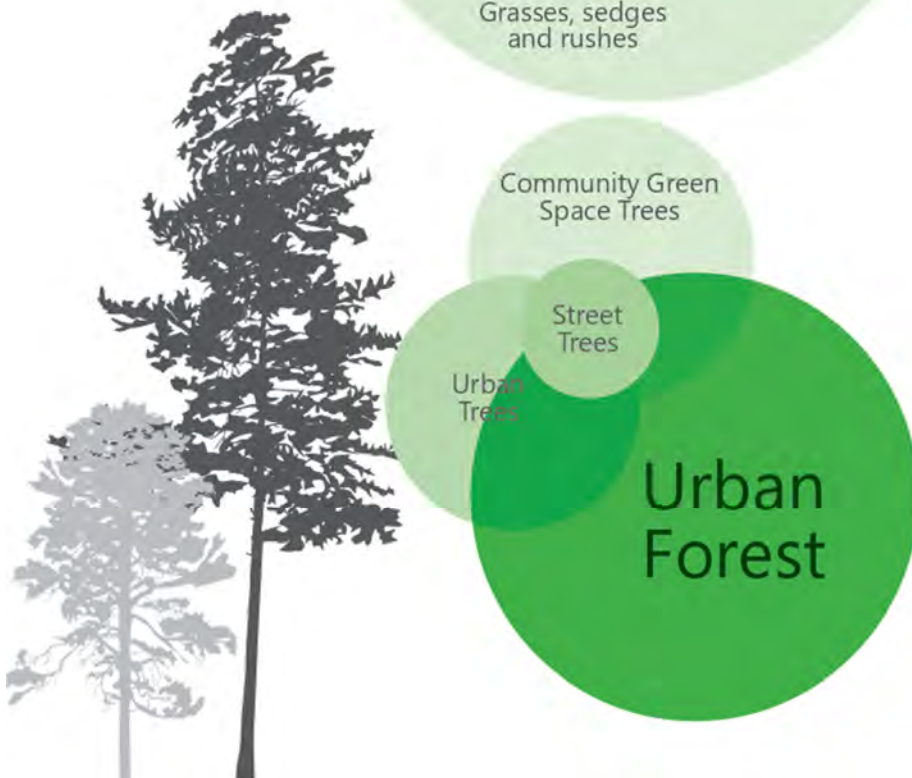


Figure 2: How the urban forest interacts with individual trees and what elements form part of the Urban Forest and how those interact together. Adapted from Roy et al. (2012).

Benefits of greening

While some negative effects may occur from vegetation in urban areas, primarily after storms, the benefits of urban vegetation far outweigh the negatives. Some of the benefits provided include:

Cooling effects

Urban trees provide shade to buildings, roads, along with private and public open space. This assists in reducing the impact of the Urban Heat Island Effect, explained on page 24, especially during heatwaves (Amati et al. 2013, Elmes et al. 2017). Throughout the warmer months, having tree canopy shading the walls or rooves of buildings has been shown to reduce the cost of cooling. For example, a study along a 19 km section of the Pacific Highway in Northern Sydney estimated energy savings from shade trees at over \$57,000 per year (Amati et al. 2003).



Carbon sequestration

The urban forest completes carbon sequestration through storage of carbon in tree stems, branches and the soil (Nowak et al. 2013). Research on urban forests in the United States have calculated whole tree carbon storage measures of around 7.7 kg of carbon per square metre of tree cover, with an annual sequestration rate of around 0.3 kg of carbon per square metre (Nowak et al. 2013). A study along a 11 km section of Parramatta Road, Sydney estimated that urban trees stored 22,600 tonnes of carbon and sequestered a further 573 tonnes of carbon per year (Amati et al. 2003). Thus, the urban forest provides for a high level of carbon storage and is useful in combating climate change.

Absorption and storage of atmospheric pollutants

Vegetation also absorb and store atmospheric pollutants in leaves and the stem and branches, such as Volatile Organic Compounds (VOCs) and benzene originating from car exhausts (Nowak et al. 2002). A study on the Greater London Metropolitan area found that the urban canopy removed between 0.7-1.4% of very small particulate matter, referred to as PM10 emissions, which can trigger health issues such as Asthma (Tallis et al. 2011). A study of urban trees in a congested area of Naples, Italy found elevated levels of heavy metals in the leaves of sampled Oak trees, suggesting that the urban forest potentially stores heavy metals (Alfani et al. 1996). In an experiment conducted by researchers from the University of Technology Sydney on the effectiveness of a green wall at removing volatile organic compounds (VOCs) such as benzene and formaldehyde found that such a wall could effectively remove over half of the VOCs (Torpy et al. 2018). As such the maintenance of vegetation within areas of high air pollution may reduce the concentration of air pollutants in urban areas.



Crime prevention through environmental design aided by appropriate plantings

Areas with a high level of vegetation cover have been shown to have lower crime rates than areas with lower levels of vegetation cover (Troy et al. 2012). In a study of a highly urban area of Chicago in the United States, Kuo and Sullivan (2001) found that apartment buildings surrounded by trees had a lower reporting rate of crime than those that occurred in less vegetated areas. These findings are strongly linked to the principle of Crime Prevention through Environmental Design (CPTED) which argues that criminals make rational choices about crime targets, relating to the risk of being detected and the likely gain (Crowe 2000). Areas that have improved physical appearance are thought to be less likely to attract criminal elements as there is a strong perception that crime is correlated to areas that are less cared for (Crowe 2000).

Improved scenic amenity, health and wellbeing, enhancement of real estate values and consumer spending leading to improved urban amenity

Urban green spaces and vegetation can improve scenic amenity through softening vistas, which otherwise may be dominated by the built form (Orland et al. 1992). This in turn can improve real estate prices, with leafy suburbs generally selling for more than less leafy suburbs (Orland et al. 1992). A study of retail shoppers in the United States showed that having large trees adjacent to the shopping district consumers were more willing to pay for parking, visit the shopping district more often and for a longer period of time compared to areas that were devoid of trees (Wolf 2005). A study in the state of Georgia in the United States found that properties that contained mature trees sold for around 3.5-4.5% more than properties that were devoid of trees (Anderson and Cordell 1988). A study in Finland found that dwellings that had a leafy outlook were on average 4.9% more expensive than similar dwellings that did not have a leafy outlook (Tyrväinen and Miettinen 2000). In a study in Southern England, it was found that increased time spent in leafy areas decreased depression and increased social cohesion (Cox et al. 2017).



Provision of habitat for urban wildlife, including informal wildlife corridors

Urban green spaces provide habitat for a range of urban wildlife. Gardens in suburbia have been shown to provide habitat for a range of small native birds (Parsons et al. 2006) and some native mammals (Carthew et al. 2014). Urban greening provides habitat resources for wildlife such as flowering blossom, fruits and denning opportunities within tree hollows. These areas may also function as an informal wildlife corridor, providing stepping stones among patches of remnant native vegetation allowing wildlife to disperse or migrate across the region. These areas are important habitat for a range of threatened species such as the Yellow-bellied Glider and Powerful Owl. However outside of these areas, urban trees may provide habitat for other threatened species, such as the Eastern Osprey which may roost or nest in very tall Norfolk Island pines in the Blackwall area or the Grey-headed Flying Fox, Swift Parrot and Little Lorikeet which may occasionally forage on flowering Eucalypts such as Swamp Mahoganies in parks. For protected wildlife, a wide range of birds may also utilise the urban forest for foraging, such as the Brown Cuckoo Dove, Laughing Kookaburra and Rainbow Lorikeet. Urban forests may act as a stepping stone between patches of bushland, allowing wildlife to disperse or migrate across the region.

Likewise, blue-green infrastructure such as constructed wetlands and raingardens also provide habitat for local species. A study of the use of constructed wetlands by waterbirds in Melbourne found that they provided habitat for 35 species of waterbird and 91 types of phytoplankton (Murray et al. 2013). While smaller structures such as raingardens and vegetated infiltration trenches may not provide this scale of benefits to the urban ecosystem, they still provide habitat for pollinators and reduce impacts of stormwater runoff on nearby wetlands, creeks and estuaries (Asleson et al. 2009).





Blue/green infrastructure

Over the past decade there has been a greater recognition of the contribution that structures such as constructed wetlands, raingardens and vegetated infiltration trenches towards enhancing the urban ecosystem. A study of the use of constructed wetlands by waterbirds in Melbourne found that they provided habitat for 35 species of waterbird and 91 types of phytoplankton (Murray et al. 2013).

While smaller structures such as raingardens and vegetated infiltration trenches may not provide this scale of benefits to the urban ecosystem, they still provide habitat for pollinators and reduce impacts of stormwater runoff on nearby wetlands, creeks and estuaries (Asleson et al. 2009).





Case study: what was the value of street trees along the Pacific Highway in Sydney?

A study completed by Amati et al. (2013) along a 19km stretch of the Pacific Highway estimated 40% tree cover immediately adjacent to the road, covered by around 40,000 trees. This removed:

- 11 tonnes of pollutants per year
- Stored 71,700 tonnes of carbon across their life
- Sequestered 1220 tonnes of carbon across a year
- Produced 2110 tonnes of oxygen across a single year

This study shows the value of street trees at reducing pollution and increases the efficiency of cooling systems.

Case study: older trees have greater habitat value than younger trees in the urban forest

In the Australian environment, tree hollows are very important for wildlife, with a wide range of species such as parrots, gliders and owls all requiring hollows for breeding or denning (Gibbons and Lindenmayer 2002). However tree hollows take over 100 years to form and are found in very large trees rather than smaller trees (Gibbons and Lindenmayer 2002). Furthermore large trees generally produce more nectar than smaller trees, thus increase their value to nectar feeding wildlife such as parrots and Flying Foxes (Law and Chidel 2008). Due to these factors, old trees, in particular those that contain hollows have paramount importance in the urban forest and should be maintained and removal should only occur as a last resort. However it must also be remembered that young trees eventually become the next generation of old trees and smaller trees must also be valued and appropriately managed to ensure they are also only removed as a last resort.



Exemplar Greener Places



Melbourne’s Urban Forest

The City of Melbourne’s Urban Forest consists of open space areas such as the Royal Botanic Gardens and Fitzroy Gardens along with over 70,000 other public trees within road reserves and other Council managed spaces (City of Melbourne 2012). These areas are supported by the 2012-2032 City of Melbourne Urban Forest Strategy which aims to increase tree cover in the city to 40% by 2040.



Central Park, New York; an urban forest area in a metropolis

Central Park, located in Manhattan, New York is a 341 ha urban forest. It was officially opened in 1857 with almost every one of the 25,000 trees contained within being planted. Each year Central Park attracts over 37 million visitors who visit the park for walking, relaxing and attending concerts (Central Park Conservancy 2015). Central Park directly contributes to the employment of 453 people and indirectly a further 1345 full time positions associated with ancillary activities such as restaurants and other tourism operations (Central Park Conservancy 2015). From these, the value of Central Park towards the US economy has been estimated to be worth around one billion US dollars per year (Central Park Conservancy 2015).





Gothenburg's Urban Forest

Gothenburg is Sweden's second largest city, home to around half a million inhabitants. Around 70% of the Gothenburg urban area is open space, with those areas containing around 50% tree cover. It also contains numerous areas of open space and supports a large urban forest, as well as street trees. Examples of open space that forms part of the Gothenburg urban forest includes Slottskogen which is a 137 ha urban forest which was officially opened in 1874. It contains mature plantings of European trees such as Oak and Beech along with numerous walking trails. On a summers day Slottskogen is a favourite among locals who use the park for picnics under shady trees.



Current status

The Central Coast contains a unique environment with a high level of tree cover. This level of tree cover contributes to several unique suburbs, such as Pearl Beach. Approximately 74% of the Central Coast consists of native vegetation, of which around half occurs in conservation areas managed as Council reserves, State Forests and National Parks that provide important habitat for a range of threatened species such as the Yellow-bellied Glider and Powerful Owl.

A technical study was completed to determine the level of vegetation cover across 94 suburbs, being those that contained residential areas. This study also determined the level of impervious surfaces and opportunities for planting such as within areas that contain lawns was conducted in 2018 (Technical Study report Appendix 2). This process was tenure blind, meaning that the area of canopy in public compared to private ownership was not determined.

One of the limitations of the suburb-based canopy mapping is that some suburbs contain large areas of National Park or State Forest which may increase the relative level of tree cover. For instance, the suburb of Woy Woy includes a large area of Brisbane Water National Park. Whilst the urban area has relatively low levels of canopy cover, the inclusion of the National Park lands gave a higher level of canopy cover for Woy Woy suburb.

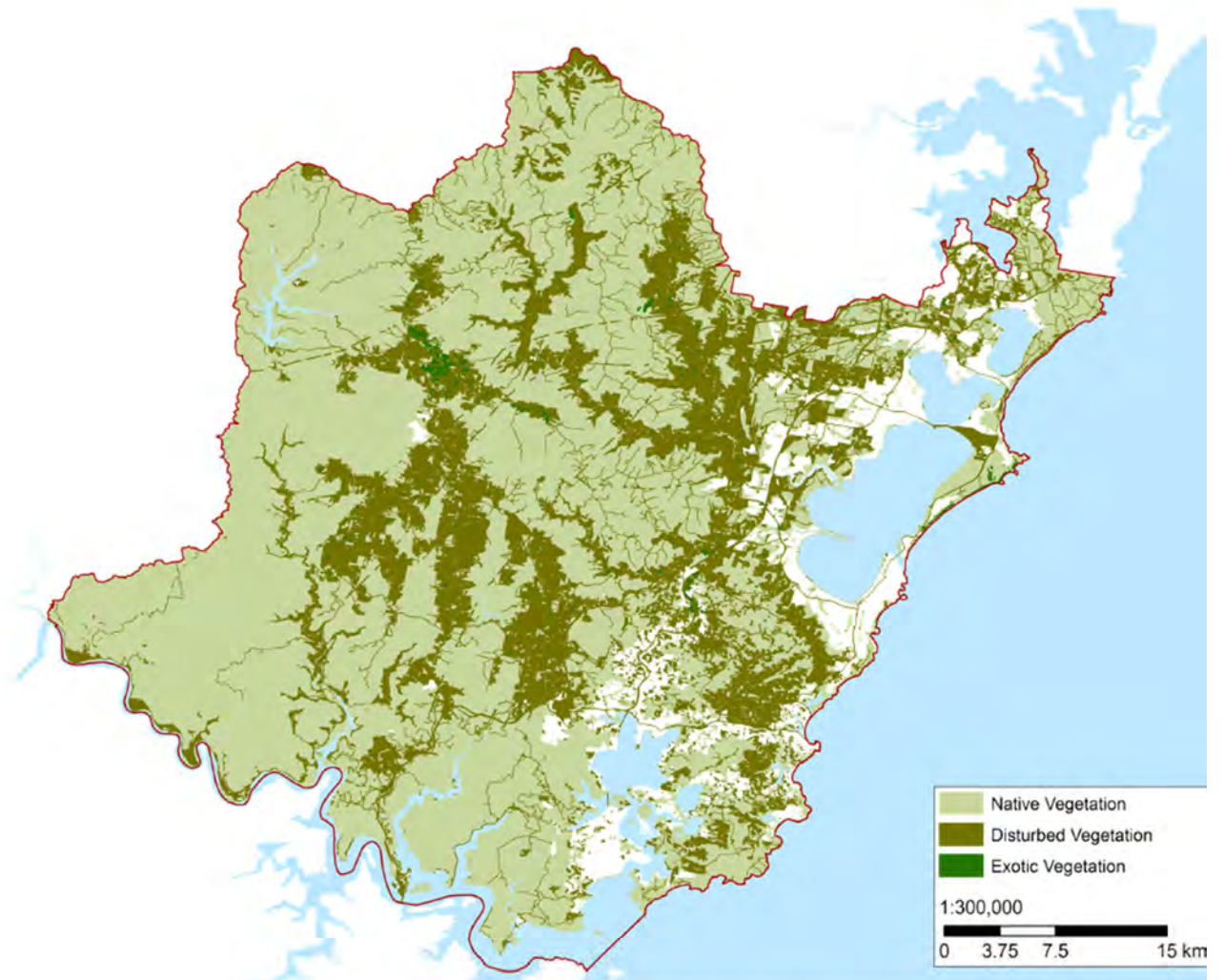
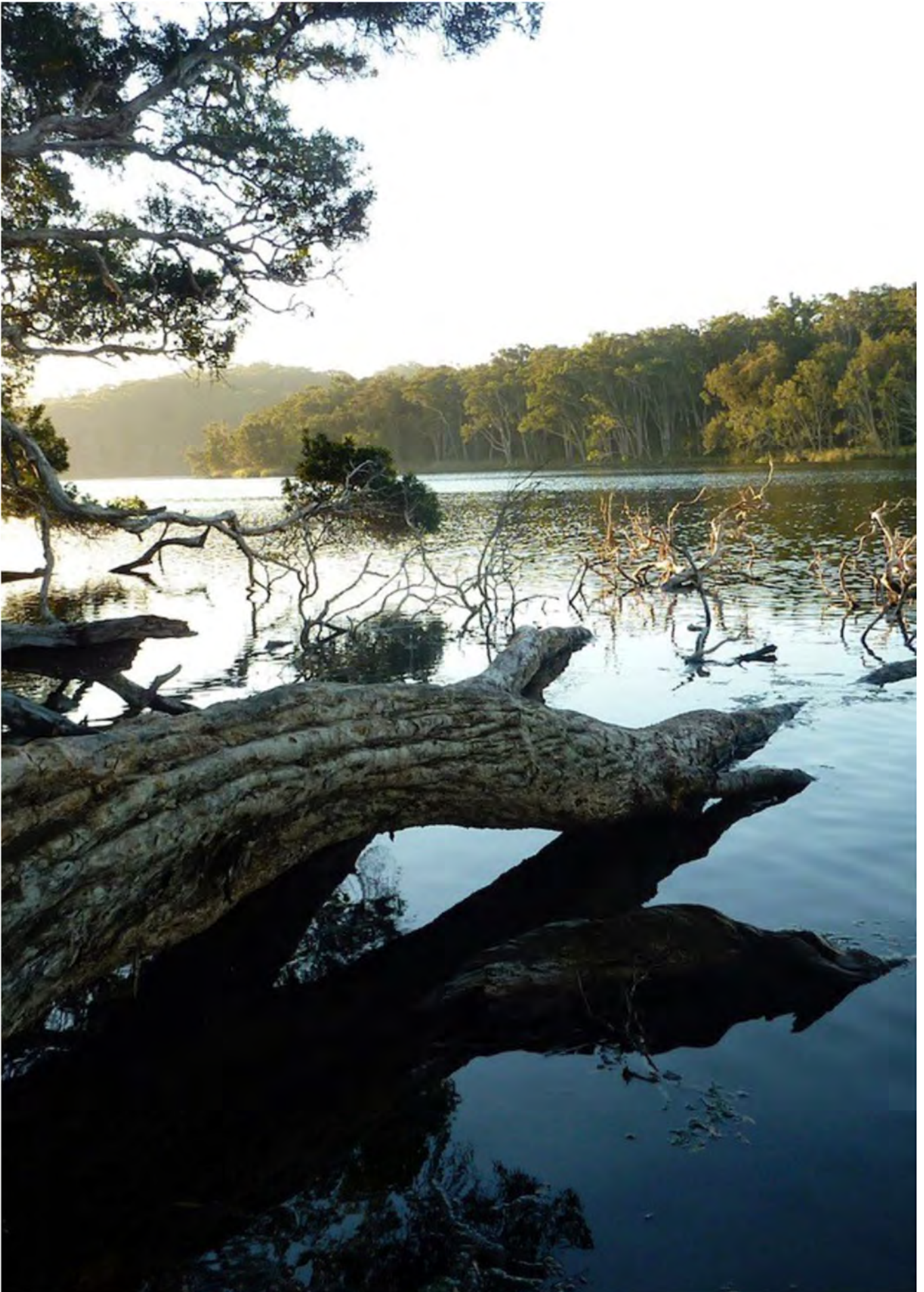


Figure 3: Distribution of native vegetation and other vegetation in the Central Coast



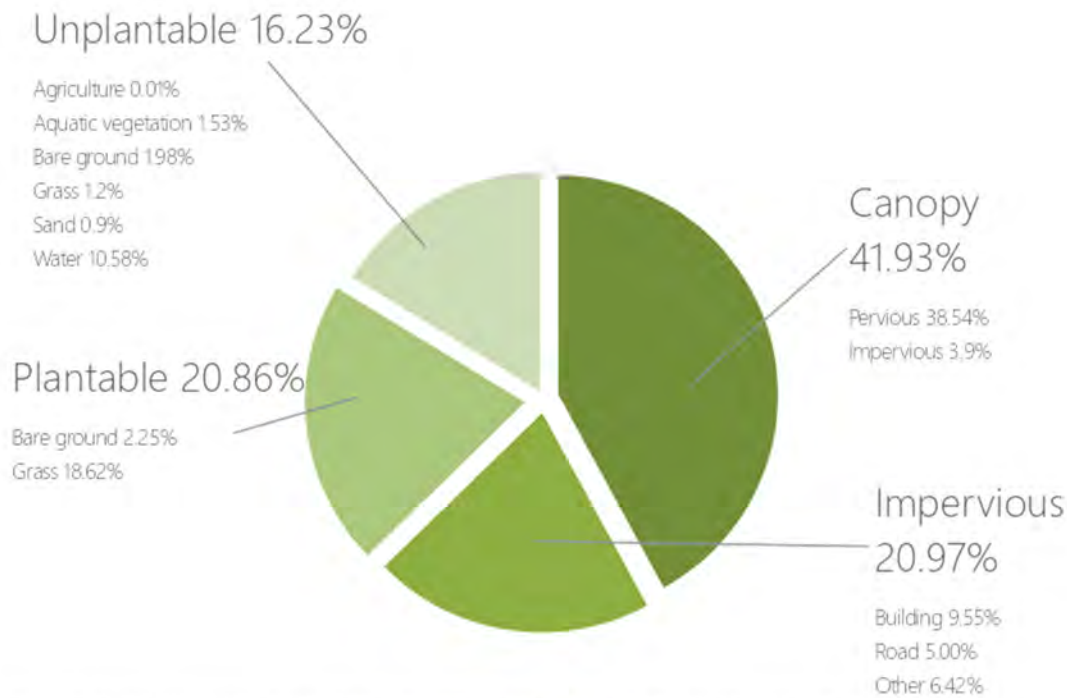


Figure 4: Overall land use breakdown for the 94 predominantly urban suburbs considered for urban canopy mapping

Suburb scale vegetation cover

Figure 4 illustrates the findings from the technical study for the 94 suburbs considered. An overall canopy cover of 42% was determined, with a further 21% of land containing impervious surfaces. This is comparable to the national urban canopy which when assessed in 2014 had an average coverage of 39%, however is lower than northern Sydney Council areas such as Hornsby and Pittwater which recorded overall average canopy coverage of 59% (2020 Vision 2014). Overall, 21% of Central Coast suburbs contained grass or bare ground

that could be planted, which may include grazing lands. Lastly 16% of the land area of these suburbs were unsuitable for planting, including around 1% that consisted of grass with other purposes such as sporting fields.

On the individual suburb scale, tree canopy cover ranged from around 7% at Booker Bay through to almost 90% at Ourimbah, however this included a large proportion of Ourimbah State Forest. A number of suburbs recorded levels of canopy cover of less than 15% including Blue Bay, Davis-town, Ettalong Beach, Gorokan, Point Frederick, St Hubert's Island, The Entrance and The Entrance North. Generally, these are suburbs that are relatively established and do not contain large areas of bushland. Further information on the level of tree cover in each suburb is contained within the Appendix 2.





Case study: changes in canopy cover at Woy Woy between 2005 and 2014

An investigation occurred as to changes in tree canopy cover and number of impervious surfaces at Woy Woy between 2005 and 2014 (see Appendix 2). Over this time, canopy cover declined by 173 hectares, while the area of impervious surface increased by 84 hectares and unplantable space increased by 113 hectares (Figure 5). This effect may be difficult to counteract as the area of plantable space only increased by 24 hectares (Figure 5).

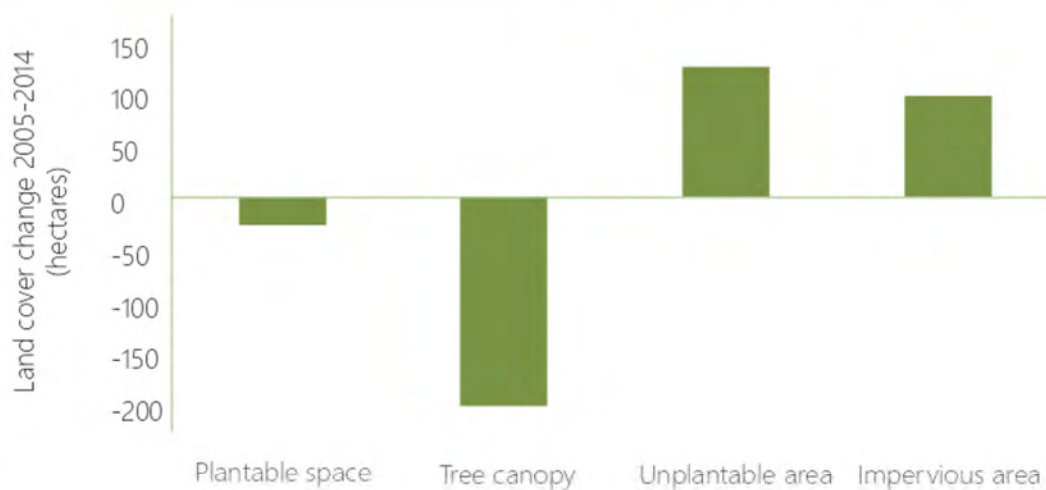


Figure 5: change in land cover categories between 2005 and 2014 for the suburb of Woy Woy.



How many public trees are there on the Central Coast?

Surveys occurred across 80 passive recreation reserves of the Central Coast, with the aim of understanding the density of trees across these areas. The surveys recorded a median tree density of 78 trees per hectare in the public recreation reserves. As Council owns 663 ha of recreation reserves, it's likely that around 50,000 trees are contained within these reserves.

The density for street trees and park trees will vary depending on the predominant purpose of the location and the type of species chosen. In general planting densities in this strategy will be at a maximum of around 150 trees per hectare, which is the density recorded in heavily vegetated parks that still maintain grass cover underneath. However, any planting program must occur through appropriate place-based planning that considers all users of the park, how

tree planting will complement those uses and enhance the user experience including considering the future size of planted trees. As such, parks should be assessed on a case by case basis by relevant subject matter experts before planting commences.

Planting design will be linked to open space design and delivery programs, such as the installation of play equipment, in combination with understanding the biodiversity benefits the planting may provide in the future.

This may instead translate to a planting density of between 50-100 trees per hectare or through trees, shrubs and groundcovers being planted in defined mulched planting areas with surrounding land being maintained as lawn.

Street tree planting is often constrained due to the presence of underground services, powerlines, footpath and kerb and gutter, which may allow for less than 0.5 metres of planting width. In these situations, smaller trees and large shrubs should be considered to ensure that damage to infrastructure does not occur in the future, if lines of sight are maintained (see Figures 6 & 7). Alternatively, smaller shrubs, grasses and groundcovers may be used in areas of high visual prominence where taller trees and shrubs may not be suitable and in areas where future maintenance will not be excessive.





Figure 6: photo of a park that includes a high tree density which provides shade to park users.



Figure 7: smaller street trees in Hamilton near Newcastle allow for canopy establishment in a paved footpath area while also providing shade to the footpath and parked vehicles.



What is the Urban Heat Island Effect?

An Urban Heat Island occurs when the urban area is significantly warmer than the surrounding less developed areas, such as rural lands and forests (Oke 2011). Heat islands develop due to urban materials such as concrete, asphalt, tiled roofs and gravel absorbing rather than reflecting heat which occurs when the area is more heavily vegetated (Oke 2011).

The concept of the Urban Heat Island has been in existence for over 50 years (Bornstein 1968), however as society becomes more urbanised, greater emphasis needs to be placed upon the effect during urban planning. Figure 8 demonstrates the effect of development at Erina shows the heat island effect compared to surrounding vegetated areas, which were

on average 3°C hotter. This means houses and other buildings will be hotter in areas where the Heat Island Effect is operating which will translate to higher cooling costs or alternatively less comfortable conditions indoors if cooling does not occur. Furthermore, on hot days taking a walk outdoors will be much warmer than if canopy cover is present over footpaths.

Urban Heat Island mapping was conducted across the Central Coast (see the Technical Study included as Appendix). Open source Landsat imagery was used to determine differentials on a hot day in January 2018 and a hot day in March 2013. These analyses found that a number of urban and agricultural areas are more than 4°C above background levels (Figure 9). When considering change in the operation of heat islands over the past five years, the analysis found that large areas of agricultural land in the west of the Central Coast had become significantly warmer, along with some isolated areas of greenfield residential

subdivision across the Central Coast (Figure 9). However, minor warming differentials also occurred on the Woy Woy peninsula, Kariong, Gosford city and in the greenfield suburb of Woongarah (Figure 9).

Urban Heat Island mapping has shown that on hot days, the Central Coast's 10 hottest suburbs are between 3.4 and 5.7°C above background levels (see appendix for the technical report). For example, the forest within Blackwall Mountain is more than 4°C cooler than nearby urban housing in Ettalong Beach. Between 2013 and 2018, ten suburbs became more than 1.5°C hotter compared to background levels that occurred in bushland, including an increase of 2.6°C at Ettalong Beach, 1.9°C at Blue Haven and Woongarah, 1.8°C at East Gosford and Booker Bay and 1.72°C at Point Frederick. Over time unabated, the effects of the Urban Heat Island will continue and possibly intensify as a result of continued development intensification of the urban centres.



Figure 8: an example of the operation of the urban heat island effect at Erina where areas of vegetation are on average 3°C cooler than adjacent developed areas. Areas in red are hotter than areas that are blue.



Urban Heat Island mapping has shown that on hot days, the Central Coast's 10 hottest suburbs are between 3.4 and 5.7°C above background levels (see appendix for the technical report). For example, the forest within Blackwall Mountain is more than 4°C cooler than nearby urban housing in Ettalong Beach. Between 2013 and 2018, ten suburbs became more than 1.5°C hotter compared to background levels that occurred in bushland, including an increase of 2.6°C at Ettalong Beach, 1.9°C at Blue Haven and Woongarah, 1.8°C at East

Gosford and Booker Bay and 1.72°C at Point Frederick. Over time unabated, the effects of the Urban Heat Island will continue and possibly intensify as a result of continued development intensification of the urban centres.



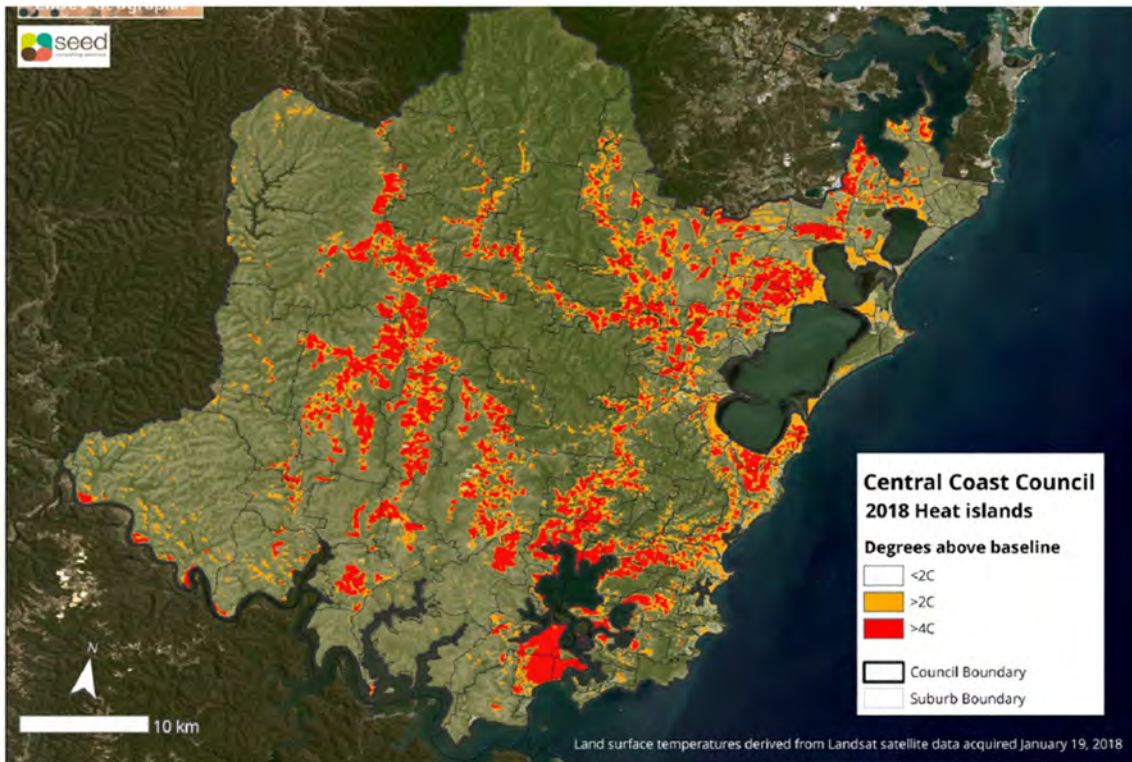


Figure 9: Areas where heat islands are more than 2°C and 4°C above baseline temperatures on a hot day in January 2018.

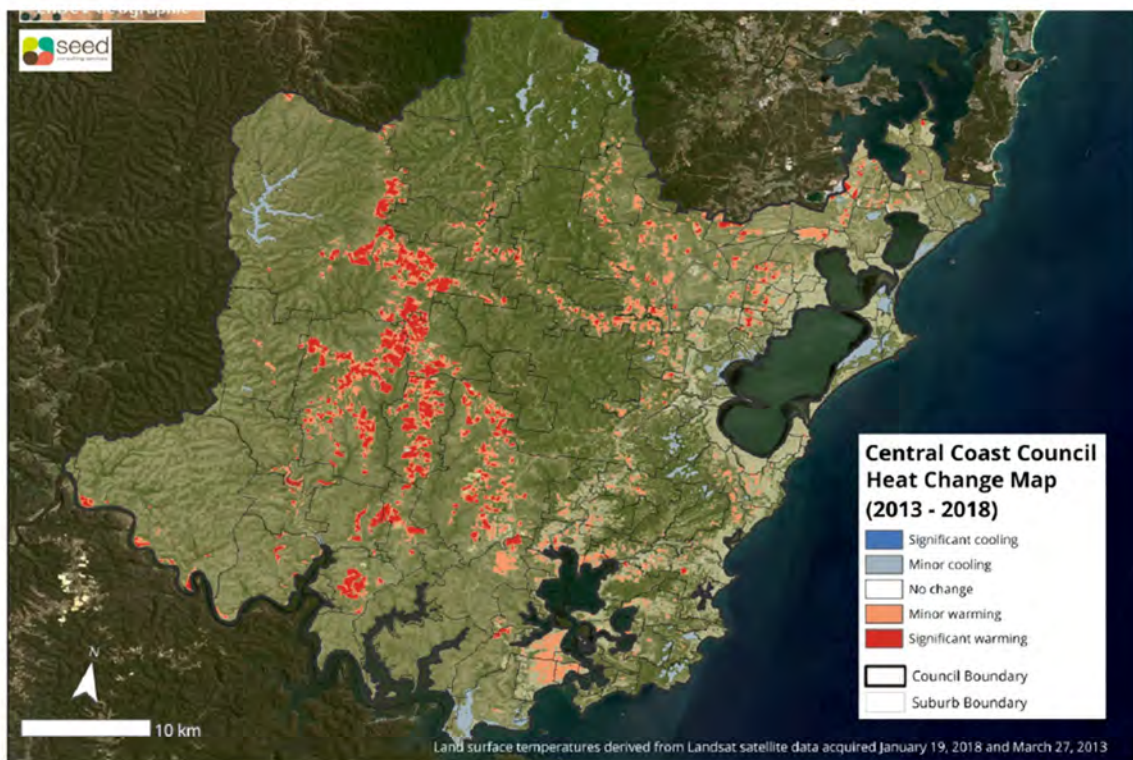


Figure 10: changes in heat islands between 2013 and 2018 for the Central Coast Local Government Area

Mitigating Urban Heat Island Effects: priority suburbs for urban greening

The urban heat island mapping indicated 19 suburbs for priority planting to mitigate urban heat island effects. For suburbs that have low levels of tree cover, it is anticipated that an aim of an increase of canopy cover by a further 5% will occur around 30 years after the initial installation. Where suitable public locations cannot be found for the specified number of trees, alternative mechanistic approaches such as providing trees and large shrubs to schools, health facilities, private open space providers such as golf courses and private residents where their land will strategically address the urban heat island effect and a guarantee can be provided that the tree will be maintained into the future.

Bateau Bay
Blackwall
Blue Bay
Booker Bay
Davistown
Ettalong Beach
Gorokan
Kariong
Killarney Vale
Lake Haven
Long Jetty
Point Frederick
St Hubert's Island
The Entrance
The Entrance North
Toowoan Bay
Umina Beach
Woy Woy
West Gosford



Challenges facing the urban green places?

The Central Coast is currently home to 325,000 people, which is expected to increase to 415,000 by 2036, with the growth being met by increased demand for housing and employment (NSW Department of Planning and Environment 2016). This will result in housing intensification in existing areas, such as the construction of medium density housing in existing suburbs, along with the development of greenfield housing sites, in the area covered by the North Wyong Shire Structure Plan. Industrial areas of the Somersby Plateau and North Wyong will also continue to be developed. The projected level of urban intensification and expansion will require careful planning for the development, maintenance and expansion of urban green spaces. The Gosford CBD will be subject to the extensive development of residential flat blocks and other medium to high density buildings.

Both greenfield and urban infill development convert existing rural or larger lot residential areas to a more intensive landuse, including townhouse development. These types of developments often require extensive cut and fill excavation, which means existing remnant trees cannot be retained without compromising the tree protection zone or tree structural root zone. Removal of urban canopy cover increase the Urban Heat Island effect and as such, require strategic management of appropriate vegetation to reduce these effects.

Other common threats to the long-term survival of urban green vegetation include:

- An ageing urban forest: as many of the trees of the Central Coast are remnant trees from the native vegetation that formerly occurred on the site. These trees are often mature or over-mature, thus towards the end of their Safe Useful Life Expectancy (SULE).
- The impacts from insect attack and emerging diseases on residual tree populations. Urban trees may be stressed from insect attack, such as an overabundance of Psyllids that can cause severe dieback in Eucalypts (Hall et al. 2015).
- Pests and diseases can cause trees that are part of the urban forest to die or become severely stressed, which may require removal or significant pruning.
- The impacts of warming and heatwaves on tree death. Heatwaves are known to potentially result in tree death, especially if the tree is already stressed from drought (Choat et al. 2018).
- The impact on storms and floods on the urban forest. This includes trees falling due to wind throw, branch shear caused by strong winds. It is likely that storms will become more severe in the future as a result of climate change which will require consideration of which species are more resistant to storm events.
- Required clearance between trees and overhead services which require regular pruning. Pruning may reduce the structural integrity of trees and reduce their overall appearance. Ausgrid have been expanding the use of Aerial Bundled Cables for overhead services on the Central Coast which will reduce the level of required pruning in the future.
- The NSW Government's 10/50 Bushfire Code of Practice. This Code, on certain lands, permits the removal of canopy trees within 10 metres of approved dwellings, on bushfire prone land, unless their retention is required as part of a Plan of Management or development application Condition of Consent.
- Council's tree Development Control Plan (DCP) allowing the removal of any tree that occurs within 3 metres of an approved dwelling.
- The lack of appropriate replacement of trees removed for the above reasons, which may over time cause a decrease in the extent of the urban forest.



Purpose & Scope

The key challenges facing the urban green places across the Central Coast region are due to rapid urbanisation, planning controls that do not adequately incorporate urban greening as part of new development and inadequate support for the community in implementing urban greening on private land. In general, there is a lack of clear direction to implement the greening vision, highlighting the urgency for this Strategy.

The Strategy also fills the current gap in former Councils direction to ensure that urban greening is tenure blind, in expanding support to private individuals to assist with implementing the Greening Vision.

Scope

The strategy is developed with consideration for all existing and future strategies and plans currently in development by Council. The strategy also informs future planning controls, technical guidelines, programs and relevant project delivery (figure 11)

Purpose

The Strategy aims to provide strategic directions to:

1. Facilitate the on-ground delivery of the greening vision for the region through increased reference to urban greening within planning controls, technical guidelines and review of internal Council processes.
2. Ensure that the community values for green spaces and places is retained whilst building community capacity to support the greening vision for the region.
3. Mitigate and adapt to the changing climate and ensure that the ecological values of these green spaces are retained and enhanced.
4. Improve the urban amenity that enhance the liveability, create vibrancy and support economic opportunities across the region.





Figure 11: Integration from the Greener Places Strategy to existing and future Council strategic planning documents and operational plans.



Planning framework

A range of legislative instruments, policies and strategies referred to as guiding documents, relate directly to the Greener Places Strategy. A detailed summary of these is included in Appendix 1

International treaties and non-binding agreements					
<p>Agenda 21 – the Rio Declaration on the Environment and Development 1992</p> <p>A framework for the conservation and management of the Earth’s resources, including how Government can implement these actions locally.</p>		<p>UN Convention on Biodiversity 1992</p> <p>Parties to consider the implementation of ecological sustainable development.</p>			
Australia’s Biodiversity Conservation Strategy 2010-2030					
<p>Aimed at restoring fragments landscapes and aquatic systems and provide ecological corridors to improve long term ecological resilience and reducing the impact of urban development on natural areas.</p>					
New South Wales State Government Legislative direction					
<p>NSW Environmental Planning and Assessment Act 1979</p>	<p>Biodiversity Conservation Act 2016</p>	<p>Local Government Act 1993</p>	<p>Roads Act 1993</p>	<p>Rural Fires Act 1997</p>	<p>Local Land Services Act 2013</p>
Regional Central Coastal Plan 2036					
<p>Actions to protect and enhance the existing amenity of the region, namely, open space and scenic amenity. Specific actions:</p> <p>Action 8.1 Protect the Central Coast Scenic Amenity by planning for development that respects the distinct qualities of different places</p> <p>Action 18.4 Enhance the amenity and attractiveness of existing places</p> <p>Action 18.5 Implement strategies to invest in open space, sporting and recreational infrastructure</p>					
Central Coast Council’s Community Strategic Plan 2018-2028					
<p>Supports the protection of trees and vegetation, addressing climate change and ensuring ecological sustainable development (E1 F1 F2 F4 L3)</p>					
 <p>CHERISHED AND PROTECTED NATURAL BEAUTY</p>		 <p>BALANCED AND SUSTAINABLE DEVELOPMENT</p>		 <p>ENVIRONMENTAL RESOURCES FOR THE FUTURE</p>	
<p>Climate Change Policy 2019</p>	<p>Greening Wyong Strategy</p>	<p>Central Coast Sustainability Strategy</p>	<p>Central Coast Biodiversity Strategy</p>	<p>Local Strategic Planning Statement</p>	<p>Tree & Vegetation Management Development Control Plan (DCP)</p>



Greening vision framework for Central Coast

Vision

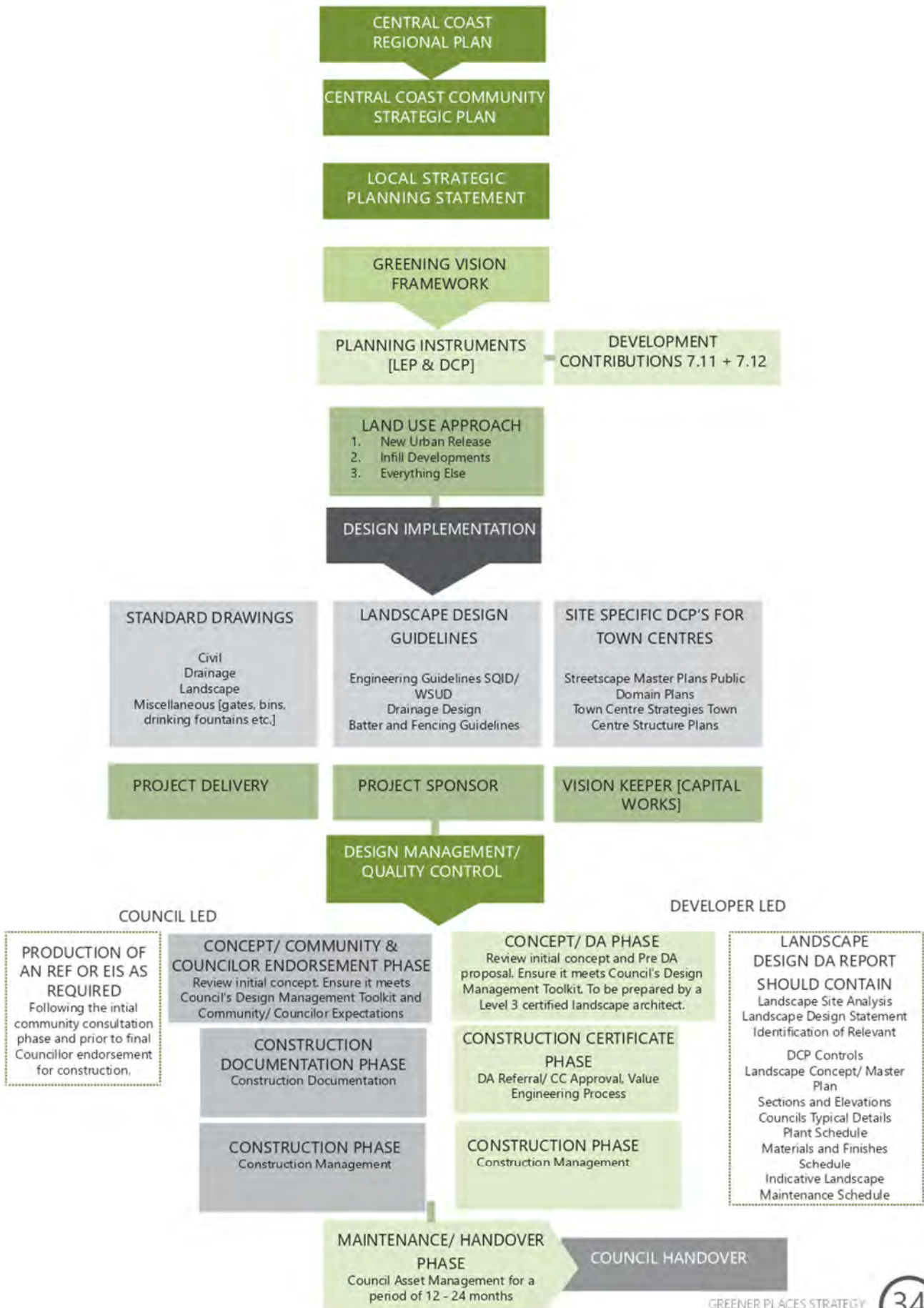
Improving regional liveability by maintaining and enhancing tree canopy cover and green space across the Central Coast urban areas.

The framework

The framework provides an overarching pathway integrating strategic and operational planning of the greening vision and on-ground delivery of the greening projects. The flow chart on page 34 outlines this integration, including documents that will be prepared to accompany this strategy. This includes integration with other strategic planning documents, such as the Central Coast Regional Plan and how urban greening is to be integrated with future public works, such as those completed as part of private development. The frameworks also set a clear pathway and defines the roles and responsibilities for the implementation of the vision.

The framework provides pathways for improved greening outcomes from both Council projects and from private development. This includes the relevant guiding documents, the interaction with relevant Council business units, the establishment of project steering groups and the identification and establishment of a project implementation team once the project is at the construction and/ or implementation phase. For greening projects associated with private development, this includes the detail required in landscape plans, and how these are integrated into the Development Application process.







The framework priorities

Framework Priorities			
1	2	3	4
<p>Enhancing Council’s capacity and capabilities to implement the greening vision across all land tenures.</p>	<p>Creating liveable places for people to enjoy and increase community capacity to participate in the greening vision.</p>	<p>Enhancing ecological resilience and responding to climate change across the region.</p>	<p>Improving value for money alternative transport options such as walking and riding, leading to an improvement in liveability, real estate demand and tourism potential.</p>



The guiding principles for greening

1	Urban green spaces, in particular the urban forest on both private and public land benefits the Central Coast community through the provision of ecosystem services.
2	Public open space is enhanced by suitable plantings of trees, shrubs and ground covers and successional tree planting and replacement must be an integral part of all open space planning.
3	Existing trees, in particular large mature canopies and the space they occupy have a high replacement value and tree retention should be given precedence over removal.
4	The urban forest canopy must be maintained at the suburb scale, avoiding trees during the planning stage of individual developments and any loss to be offset through supplementary planting nearby.
5	Trees and other landscaping contribute to a particular 'sense of place' for people in individual locations or suburbs, such as Norfolk Island pines at Terrigal and The Entrance or canopy trees retained at Pearl Beach and as such, tree cover in those areas should be maintained or expanded through succession planning.
6	Native trees and shrubs provide greater habitat value to wildlife than exotic species and as such, should be favoured over exotic species.
7	Urban green spaces including pockets of shrubs and low unmanaged vegetation such as sedges and native grasses provide habitat for a range of urban wildlife and allow movement of wildlife.
8	The planting and maintenance of trees and large shrubs may not always be possible, but other urban greening such as rain gardens, green roofs and walls and median strips planted with midstorey vegetation can still contribute to the broad aims of urban forestry.
9	At times ageing or defective trees may need replacement, however their removal must be supported by appropriate expert opinion or analysis and successional planting.
10	Community play a critical role in the successful implementation of the greening vision through Landcare, community planting & Backyard Habitat programs, tree management on private and public lands



Greening Outcomes

The intended strategic outcomes in 2030 for each of the framework priorities is explored below.

Strategic Priorities	2030 Strategic outcome 1	2030 Strategic outcome 2
<p>Enhancing Council's capacity and capabilities to implement the greening vision across all land tenures.</p> <p>1</p>	<p>Council is a leader in supporting the greening vision and climate resilience by implementing planting programs that address Urban Heat Island Effects, improve urban amenity and provide habitat for urban wildlife.</p>	<p>Planning controls are producing development that provides improved urban amenity through exemplar landscaping.</p>
<p>Creating liveable places for people to enjoy and increase community capacity to participate in the greening vision.</p> <p>2</p>	<p>Use of formal and informal open space increases and community wellbeing is improved.</p>	<p>Residents and school students actively participate in urban greening as observed through increased urban canopy cover.</p>
<p>Enhancing ecological resilience and responding to climate change across the region.</p> <p>3</p>	<p>Urban Heat Islands are decreasing in urban centres and along main pedestrian routes.</p>	<p>Increased observations of insects and birds in urban areas.</p>
<p>Improving value for money alternative transport options such as walking and riding, leading to an improvement in liveability, real estate demand and tourism potential.</p> <p>4</p>	<p>Improved perception that areas subjected to urban greening are higher value.</p>	<p>Increased use of shared paths and footpaths in areas subjected to urban greening.</p>



Priorities and actions at a glance

From the four Framework Priorities, 21 Key Actions have been developed, as shown below. Actions may relate to more than one Framework Priority however have been included below in the priority that the action most aligns with. Actions are prioritised by their importances.

Framework priorities	Key Actions	Priority	Timeframe
<div style="text-align: center; margin-bottom: 10px;">  </div> Enhancing Council's capacity and capabilities to implement the greening vision across all land tenures.	1.1 Prepare planning controls to improve tree planting and retention outcomes from development and require medium and high-density developments to propose and implement best practice green infrastructure such as green roofs.	High	Short
	1.2 Amend planning controls to require that all new medium and high-density development to consider appropriate Urban Heat Island mitigation as part of the development.	High	Short
	1.3 Complete a Landscape Design Manual/ Guidelines to allow for improved greening outcomes in urban areas from both Council and private development.	High	Short
	1.4 Develop a Tree Planting / Replacement procedure for Council.	High	Short
	1.5 Review and align relevant procedures/ processes to ensure tree management compliance with relevant Australian Standards for trees.	High	Short
	1.6 Develop a tree management system to track the success of plantings over time.	Moderate	Short
	1.7 Complete the draft Central Coast Green Grid plan by March 2021.	High	Short
	1.8 For each Social Planning District, develop a Green Grid implementation plan.	High	Short
	1.9 Develop methodology & process to review and update local heritage significance trees in the Comprehensive Local Environmental Plan on needs basis.	Moderate	Short



<p style="text-align: center;">2</p> <p>Creating liveable places for people to enjoy and increase community capacity to participate in the greening vision.</p>	2.1 Mitigate urban heat islands in the 19 priority suburbs through planting canopy trees along high activity pedestrian routes.	Low	Long
	2.2 Develop and promote community/ School programs and events to improve regional biodiversity and tree management such as a Backyard Habitat program, Citizen Science program & support establishment of native gardens on private lands.	Moderate	Short
	2.3 Ensure all areas of open space have sufficient canopy cover and undertake successional planting in areas with an ageing canopy.	Moderate	Long
	2.4 Coordinate community street greening activities where Council is approached by six or more properties in a street.	Moderate	Short
<p style="text-align: center;">3</p> <p>Enhancing ecological resilience and responding to climate change across the region.</p>	3.1 Undertake planting of suitable native species of trees, shrubs and groundcovers to act as biodiversity corridors in areas where connection between remnant bushland has been lost.	Moderate	Short
	3.2 Review and update Council's Water Sensitive Urban Design Manual and Civil Works Specification to increase areas of non-forested habitat on both private lands and in new subdivisions.	High	Short
	3.3 Review and update Council's planning controls to include consideration of Urban Heat Island Effects for all future subdivision and medium and high-density development.	High	Short
	3.4 Audit and enhance aquatic habitat quality throughout Council's constructed and natural wetland network.	High	Long
	3.5 Develop partnerships with Universities to facilitate research projects that determine which species are best suited to future climate.	High	Short



<p>4</p> <p>Improving value for money alternative transport options such as walking and riding, leading to an improvement in liveability, real estate demand and tourism potential.</p>	<p>4.1 Partner with the development industry to investigate development models that sustain tree populations and deliver return on investment.</p>	Moderate	Long
	<p>4.2 Identify opportunities for community partnerships to fund and resource landscaping and streetscape improvement projects.</p>	Moderate	Short
	<p>4.3 Require consideration of walkability and connected open space in all Masterplans and planning proposals.</p>	High	Short



Implementation

The actions identified will be delivered over the next 15 years through operational planning and considered in the operational and capital budgets by the relevant areas of Council. This will be supplemented by grant funding where available.

The staged implementation will occur over the following pathways:

1. Embed the greening principles across Councils strategic and project planning, operational delivery and ongoing asset management or maintenance. These includes a tree management planning and maintenance regime as described on page 34.
2. Development of technical documents that ensure the correct species are selected and that urban design outcomes are met.
3. Development the Green Grid Plan for the Region identifying broad locations for urban greening.
4. Developing Operational Planting Project Plans, including for the 19 priority suburbs through Green Grid delivery plans for 17 social planning districts.
5. Implementation of projects until 2030.
6. Develop and facilitate ongoing community-based planting projects and involvement of community in planning and delivery of planting projects.
7. Partnerships with Universities to ensure greening programs are scientifically sound and consider future climate.

Important considerations for implementation

Ensuring the implementation of this Strategy does not significantly increase bush fire risk:

Approximately 70% of the Central Coast is classified as bush fire prone and historically large bush fires have occurred regularly. It is important that tree management completed as part of this Strategy does not significantly increase bush fire risk to assets on the Central Coast. This will be achieved by the following practices in bush fire prone land:

- Installation of large shrubs and trees rather than ground layer vegetation in bush fire prone areas, where ground layer vegetation will be maintained through regular mowing and slashing.
- Installing canopy plantings that contain smooth, less flammable bark in bush fire prone areas.
- Ensuring a gap of at least two metres occurs between the roofline any building and likely edge of canopy plantings.
- Ensuring that planted trees reach a maximum intended canopy of less than 15% foliage cover, with spacing of at least five metres between stems.
- Priority will be given to planting non-sclerophyll species at the bushland interface with species with high moisture such as Lilly Pilly and Tuckeroo.
- Suburb specific planting plan or park successional planting plan, these will be compliance with relevant Codes of Practice such as the Rural Fire Service's Planning for Bush fire Protection.

The importance of appropriate tree selection

Historically during the planting of trees on road reserves, their future size was not always considered. This resulted in damage being caused to roads and footpaths and the requirement of regular pruning of trees planted under power lines. At other times, species selection has not considered aspects such as provision of shade, benefits to wildlife or use of species that are best suited to the space.

To ensure appropriate tree species selection, the following questions must be addressed during place based planning including:

- Are there height restrictions for the site, such as overhead power lines or nearby buildings? If so, only plants with an estimated maximum height of less than five metres should be used.
- Are underground services present? If so, could sedges, grasses or small shrubs be used?
- Is the site highly developed such as within a main street and as such, is a deciduous species more suitable for use than an evergreen species such as allowing additional solar access in winter.
- How large is the space? Should a species that reaches a large maximum height and spread be used rather than smaller specimens from species that reach a smaller height and spread? What planting mix would best address any heat island issues?
- How can the specimen enhance the space? For example, would a large tree with a spreading canopy enhance the space or make it feel cramped?
- In parkland situations, which specimens will enhance the passive recreational opportunities of the area? In these situations, one or two larger species should be used instead of multiple smaller ones?
- Are there other historical plantings in the area which future plantings need to compliment? If so, the same or similar species must be considered.

- Is the site on bushfire prone land? If so, bushfire considerations need to be met.
- Is the site adjacent to bushland? If so, only local native species should be used.

The selection of appropriate tree stock is also essential, with any trees planted as part of this Strategy being in accordance with any relevant Australian Standard regarding Tree Stock for Landscape Use. Prior to Council accepting any stock, inspections must occur to ensure root growth and growth form is consistent with the Australian Standard.

Replacement of removed public trees and maintenance of urban wildlife habitat

Each year Council removes over 1,500 public trees. To ensure that public tree canopy cover is maintained, this Strategy identifies a number of standards in which removed trees must be adequately replaced and maintained where suitable funds occur. Accordingly, the following procedures are to be followed:

- All removed trees must be replaced within 12 months of their removal by no less than two replacement trees.
- Where practicable, replacement trees should be planted within 50 metres of the site of the tree removal or alternatively within the same suburb.
- Replaced trees must be monitored for no less than two years and if they are substantially damaged or die during that time, they must be replaced.
- If removed public trees contain tree hollows, their loss must be compensated by the installation of at least two nesting boxes nearby for every hollow that is lost.

This process is captured within Council's internal systems and subject to regular internal reporting.



The importance of involving community groups in implementing this Strategy

Existing community groups are already actively involved in promoting the retention and expansion of the urban trees and green spaces. It is considered that these types of groups offer the greatest benefit in incorporating their on-ground work in parks rather than along roads due to the inherent risks along roadsides from utilities and traffic.

Street tree Planting

When suitable funds are available, street tree planting events will occur through Council coordination rather than through coordination by community groups. These events will occur where six or more properties on a street contact Council requesting street tree planting in a single application by Council staff. Council will then contact a representative of the interested residents and arrange a date for planting. The development of a community education program where tubestock will be provided to residents as part of the Backyard Habitat program will be investigated, where funds allow. It is then expected that the residents will undertake initial watering and monitoring of trees to determine if failure or damage occurs.

Backyard Habitat program

The majority of the urban trees, which make up the Central Coast Urban Forest, occur on private land and as such, the involvement of the community in protecting and expanding the urban forest is paramount. To maintain and expand the urban forest on private land, a three-year trial of the Backyard Habitat program will be trialled where residents can join the program and receive

free tubestock to be planted on their property along with advice and networking opportunities with other local residents.

Promoting Citizen Science

This Strategy supports the use of Citizen Science programs to quantify the value of the Central Coast urban greenspace as providing habitat for fauna, including insects, mammals and birds.

Possible Citizen Science programs that will be investigated for development through the Backyard Habitat program include:

- The development of a smartphone application which allows the community to log sightings of different vertebrate and invertebrate wildlife, including the establishment of an online community that can assist with species identification.
- Annual urban ecology "BioBlitz" events to engage the community in Citizen Science activities, where the community participate in activities to survey invertebrates and vertebrate fauna in urban parks along with quantifying diversity of plants and fungi.
- Recording the effects of shade trees on lowering air temperatures in urban areas.



Monitoring & Reporting

Monitoring, evaluation, reporting and improvement strategies for the urban greening

A Monitoring, Evaluation, Reporting and Improvement (MERI) committee will be established to guide the implementation of this Strategy. It will consist of representatives from relevant sections of Council. The committee will meet twice annually and track the progress towards meeting the identified actions and benchmarks. Once every two years the committee will undertake a review of the identified actions and determine if the actions require amendment or modification, allowing for continuous improvement of the Strategy. A full review of the Strategy will occur alongside the Integrated Planning and Reporting Framework cycle. The full review is to:

- Resurvey of tree canopy cover using the iTree application in each urban suburb.
- Resurvey of heat island mapping using Landsat 8 imagery to determine the level of change in heat mapping.
- Determine if the level of tree removal has changed over time and if so, if additional planting is required in suburbs not currently considered for broadscale planting.
- Determine if the levels of identified planting are being met and if not, what strategies can be put in place to meet the planting targets.
- Determine progress towards the 2030 Strategic Goals identified against the four framework priorities.
- Present the results of the review to the elected Council.



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GREENER PLACES STRATEGY

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FEBRUARY 2021

Council Report Attachment

Attachment 4: Draft Greener Places Strategy Amendments



**Council Meeting
Item Number &
name**

13 April 2021

Attachment 4: Draft Greener Places Strategy Amendments

Amendments to the draft Strategy after public exhibition

As a result of public consultation and further consideration of Council's finances, the following changes were made to the document that was placed on public exhibition:

- Converting the document to be a higher-level framework for greening, thus removing immediate financial implications for its implementation. This includes flow charts identifying the preferred pathway for Council project management and implementation (such as road and open space upgrades), including works completed by developers that are later handed over to Council.
- Inclusion of Long Jetty as a priority suburb to address the Urban Heat Island Effect.
- Inclusion of an additional action related to working with the development industry to develop pilot projects that incorporate the concepts included in the draft Greener Places Strategy with the action being '*partner with the development industry to investigate development models that sustain tree populations and deliver return on investment.*'
- Reduction in the number of households required for Council to assess a street on a case by case basis for street tree planting (including in non-priority suburbs) from ten to six.

Prepared by:

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Mount Ettalong Reserve Masterplan

ENGAGEMENT REPORT

3 August 2020



Date: 3 August 2020
Version 3
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Executive Summary

Central Coast Council is proposing to develop a Concept Landscape Masterplan for the Mount Ettalong Reserve.

This report provides an overview of the engagement activities undertaken for the Mount Ettalong Landscape Master Plan which was carried out by Beveridge Williams (consultant) and Central Coast Council on several occasions between February and June 2020.

The project includes:

- Repair and refurbishment of eastern viewing platform
- Refurbishment of southern viewing platform
- Car park improvements
- Review of walking track
- Creating a destination site
- Provide safe facilities
- Improve access
- Comply with relevant standards

This report documents the methods and approach of the engagement and provides an analysis of and response to community and stakeholder feedback during the consultation phase.

What we heard

Consultation method 1: Online survey

A total of 194 responses were received during the consultation period from 24 February 2020 to 16 March 2020.

Consultation method 2: Online interactive mapping

A total of 10 responses were received during the consultation period from 21 May 2020 to 4 June 2020.

Consultation method 3: On site face to face meetings

Site meetings were held on 15 July 2020 and 16 July 2020 with local Aboriginal groups and a representative from the Access and Inclusion Reference Group. The meetings were held to discuss the project and invite input from these stakeholders for the concept design phase.

Most responses during both consultation phases expressed support for the proposal. Based on the feedback provided the key items identified for improvements were:

- Improved carpark and access



- Repair the eastern viewing platform
- Additional rubbish bins
- Improved security

Feedback from all participants was unanimous in that any improvements should have a minimal impact on the natural bushland setting.

The consultation results will be used to inform the concept landscape masterplan design.



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1 Introduction

1.1 Background

Mount Ettalong is a Central Coast Council managed reserve that is located at Patonga Dr, Pearl Beach. The site is a naturally vegetated headland in Broken Bay that lies between Umina Beach and Pearl Beach. It provides views north across the Woy Woy peninsula and Brisbane Water to Gosford, east to Bouddi National Park and south to Lion Island, Barrenjoey lighthouse and Pittwater.

The reserve is home to a water reservoir and a small car parking area is adjacent. There is minimal space parking and vehicle access is not provided past the reservoir. A maintenance/access track runs east to west from the car park for approximately 450m and naturally formed walking tracks to the viewing areas. The site currently does not meet any standards for disability access or infrastructure.

The aim of the masterplan to develop a design that will improve enjoyment for a broad cross section of the community, improve accessibility, functionality, and safety.

Beveridge Williams was engaged by Council to produce a masterplan with workable concepts to activate the site for passive recreation. The scope of works includes improvements to the carpark and a landscape masterplan for the reserve based on site investigations and community consultation.

The project has been identified through local community interest. The development of a Masterplan for the reserve will provide an overall vision for the site and will identify the future work needed, so that Council can allocate funds and attract grants to provide for upgrades to the reserve based on community input.

The purpose of the consultation was to:

- Inform the community about the Mount Ettalong Reserve Masterplan
- Seek feedback on the project to inform the concept design
- Understand community preferences for the reserve
- Work with stakeholders and the community to identify issues which may affect the proposal

1.2 The project

The goals for developing the Mount Ettalong Masterplan are as follows:

- Creating a destination site
- Providing safe facilities
- Providing improved access
- Complying with relevant standards
- Develop a landscape masterplan which meets the growing needs of the community and increases use/activation of the site.
- Provide cohesive, aesthetic design for the site which complements the natural environment and existing development.



- Provide good pedestrian flow and accessibility across the site.
- Create a space that attracts locals and visitors to the area, supports social interaction and engagement.
- Create a unique feel, aesthetic in the masterplan for the site informed by the site assessment and community consultation process

2 Engagement Approach

2.1 Aims and Objectives of Engagement

The purpose of community engagement was to:

- Inform the community about the Mount Ettalong Masterplan
- Seek feedback on the project to inform the concept design
- Understand community preferences for the reserve
- Work with stakeholders and the community to identify issues which may affect the proposal
- Gather knowledge about the reserve
- Establish community buy-in for the masterplan
- Inform the community when / what measures / criteria needs to be met before the masterplan is adopted and implemented

2.2 Our engagement framework

Consultation has been designed in accordance with Central Coast Council's Engagement Framework which can be viewed at

https://cdn.centralcoast.nsw.gov.au/sites/default/files/Council/engagementframeworkredirectdocument_1.pdf

The framework provides direction to effectively engage and communicate with the community and stakeholders and provides guidance on how to undertake engagement activities and what steps should be considered.

A place-based approach allows the community and Council to work more closely and collaboratively in practical engagement. Community involvement ensures balanced decision making through appropriate levels, timing, and methods of engagement.

Council's Engagement Framework ensures that community and stakeholder engagement is consistent and easy to understand to help inform people of an issue so they may decide whether to participate if they choose.



2.3 Summary of methods

Media Releases	<ul style="list-style-type: none"> • 24 February 2020 • 13 May 2020 • 26 May 2020 – Mount Ettalong Masterplan draft seeks community feedback. • Copies of the media releases can be found in Appendix 1
Print advertising	<ul style="list-style-type: none"> • 5 March 2020 Central Coast Express Advocate • 5 March 2020 Peninsula News • Copies of print advertising can be found in Appendix 2
Your Voice – Our Coast website	<ul style="list-style-type: none"> • Online Survey 24 February to 16 March 2020 • Online Interactive forum 21 May to 4 June 2020 <p>https://www.yourvoiceourcoast.com/mount-ettalong-reserve-masterplan</p>
Social media	<ul style="list-style-type: none"> • 7 March 2020 Facebook post <ul style="list-style-type: none"> ○ Reach: 9601 ○ Comments: 68 ○ Likes: 112 ○ Shares: 22 • 7 March 2020 Instagram post <ul style="list-style-type: none"> ○ Reach: 1260 ○ Impressions: 1398 ○ Interactions: 12 • 7 March 2020 Twitter post <ul style="list-style-type: none"> ○ Impressions: 754 ○ Engagements: 12 • 15 March Twitter post <ul style="list-style-type: none"> ○ Impressions: 818 ○ Engagements: 9 • 22 May 2020 Facebook post (combined outdoor activities engagement) <ul style="list-style-type: none"> ○ Reach: 2942 ○ Comments: 0 ○ Likes: 6 ○ Shares: 1 • 22 May 2020 Instagram post (combined outdoor activities engagement) <ul style="list-style-type: none"> ○ Reach: 1218 ○ Impressions: 1334



	<ul style="list-style-type: none"> ○ Interactions: 1 • 26 May 2020 LinkedIn post <ul style="list-style-type: none"> ○ Impressions: 701 ○ Likes: 10 ○ Share: 1 • 26 May 2020 Facebook post <ul style="list-style-type: none"> ○ Reach: 5799 ○ Comments: 2 ○ Likes: 30 ○ Shares: 6 • 26 May 2020 Instagram post <ul style="list-style-type: none"> ○ Reach: 1294 ○ Impressions: 1379 ○ Interactions: 3 • 27 May: Twitter <p>A copy of the social media posts is found in Appendix 3</p>
Notifications	<ul style="list-style-type: none"> • Pamphlets and posters were distributed in the Peninsula locality at various locations which included schools, surf clubs, library, community centres and cafes. • A copy of the pamphlet and poster and a list of locations can be found in Appendix 4
Emails	<ul style="list-style-type: none"> • Emails at commencement of project to key stakeholders as follows: <ul style="list-style-type: none"> • Community Environment Network • Pearl Beach Progress Association • Patonga Progress Association • Umina Community Group • Central Coast Disability Network • Darkinjung Local Aboriginal Land Council • Guringai Tribal Link Aboriginal Corporation • Mingaletta Aboriginal Corporation • Rotary Club of Woy Woy • Local schools (primary and high)



2.4 Consultation Approach

Consultation Tools

Three methods were used to collect feedback from the community and stakeholders.

Method 1 was an online survey; Method 2 was an online forum involving interactive mapping and Method 3 was on site face to face meetings.

Due to COVID19 and the scheduled workshop on 2 April 2020 at Umina Surf Club was cancelled therefore a second online consultation forum was considered necessary. This involved an interactive map with suggestions and examples of possible improvements and opportunity for comment.

<p>Method 1: Online survey on yourvoiceourcoast.com</p>	<p>All residents and stakeholders could participate in the on-line survey on yourvoiceourcoast.com.</p> <p>Contact details of project officers were also available for any queries.</p> <p>The purpose of the survey was to understand the sentiment of residents and visitors.</p> <p>Project officers also distributed pamphlets and posters throughout the local area and provided an explanation of the project and how people could participate.</p> <p>A poster was placed at Mount Ettalong identifying the project and how people can participate.</p> <p>A copy of the poster is found in Appendix 4.</p>
<p>Method 2: Online interactive mapping tool</p>	<p>All residents and stakeholders could make a submission via an online interactive mapping tool.</p> <p>The map provided information about the proposed project and opportunity to comment on the proposals, like or dislike the proposal and raise ideas, issues, or suggestions.</p>
<p>Method 3: Face to Face Meetings</p>	<p>Face to face meetings on site with representatives of the Darkinjung Local Aboriginal Land Council, Guringai Tribal Link Aboriginal Corporation, and a representative from the Access and Inclusion Reference Group.</p> <p>The purpose of these meetings was to develop an understanding of what elements are important for these stakeholders.</p>



2.5 Engagement summary

2.5.1 Overview

Method 1 Online Survey: Council sought feedback from the community between 24 February 2020 and 16 March 2020.

Face to face discussions with people was undertaken while delivering flyers and posters throughout the local area at various locations such as schools, cafes, and community centres. 194 survey responses were received.

Method 2 Online interactive mapping: Council sought feedback from the community on suggested materials and design options between 21 May 2020 and 4 June 2020.

A total of 1400 people visited the website, 112 downloaded the documents and 10 provided a response to the survey.

Method 3 Face to Face Site meetings: Council sought feedback from the stakeholders on what they would like to see in the concept landscape design.

What we heard

2.5.2 Results

Based on the feedback provided throughout the consultation period, the **key reasons to support** the proposal were:

- Repair and improve the eastern viewing platform
- Improved carpark
- Better access and recreation opportunities
- Favourable design
- Positive visual impact (e.g. any improvements complement the natural setting)
- Improved safety

Based on the feedback provided throughout consultation period, the **key reasons not to support** the proposal were:

- Negative visual impact
- Lack of need (e.g. there is already a walking track)
- Do not want to attract too many people
- Ecological impacts

Most participants expressed general support for the proposal. There were a few concerns expressed regarding the proposal, or elements of the proposed improvements.

The key items raised:

- The need for the project including for and against
- The need to repair the eastern viewing platform
- Usage (once completed)



- Visual impact
- Ecological impact
- Litter and pollution (dumped rubbish and cars)
- Security
- Improve signage

2.5.3 Method 1: Online Survey

A total of 194 submissions were received during the consultation period. The following are the results of our survey questions.

Figure 1: What is your age?

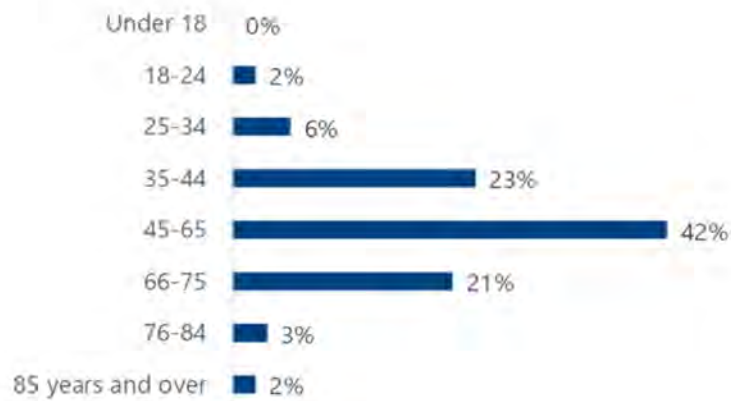


Figure 2: What is your household type?

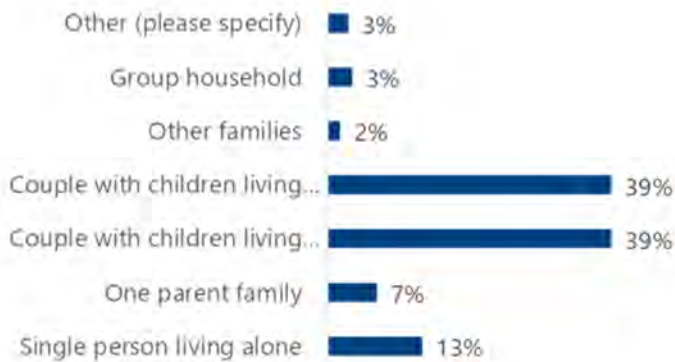




Figure 3: Do you, or the people you will attend Mount Ettalong with, identify as having a disability?

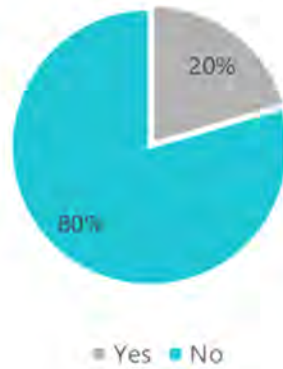


Figure 4: Are you of Aboriginal and/or Torres Strait Islander origin?

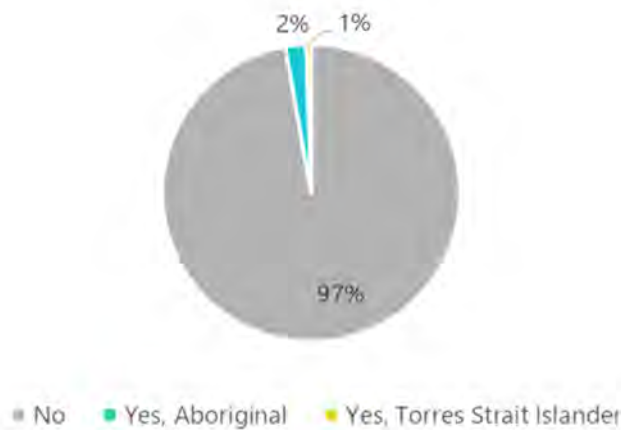


Figure 5: What is your interest in Mount Ettalong Reserve?





Figure 6: How often do you visit Mount Ettalong Reserve?

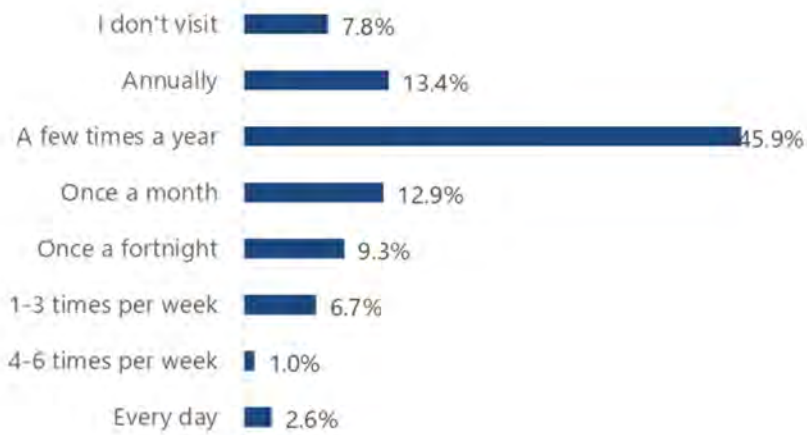


Figure 7: What time of day are you likely to visit the reserve?

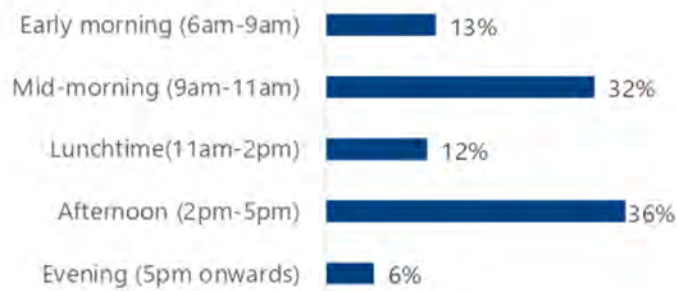


Figure 8: What is your purpose for visiting?

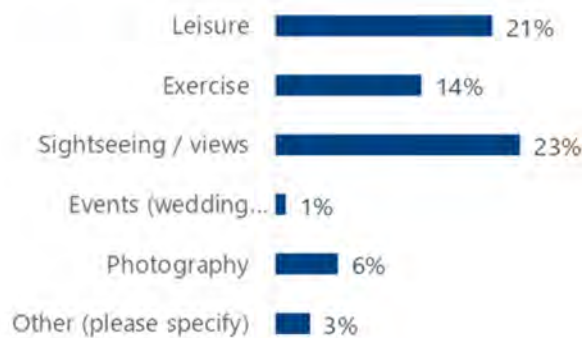




Figure 9: How do you get there?

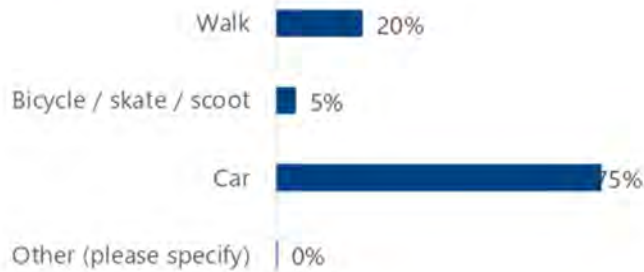


Figure 10: Who do you visit with?

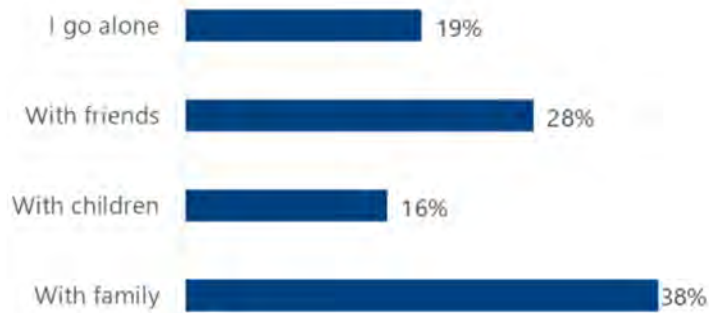


Figure 11: What type of activities do you think would be a good use of Mount Ettalong Reserve?

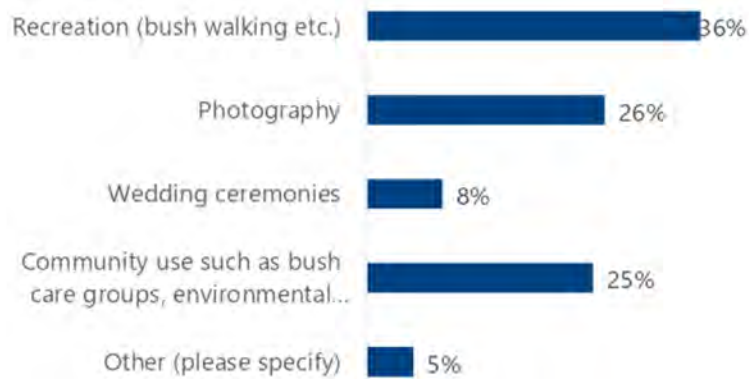




Figure 12: How often would you visit if the provision for these activities was provided?

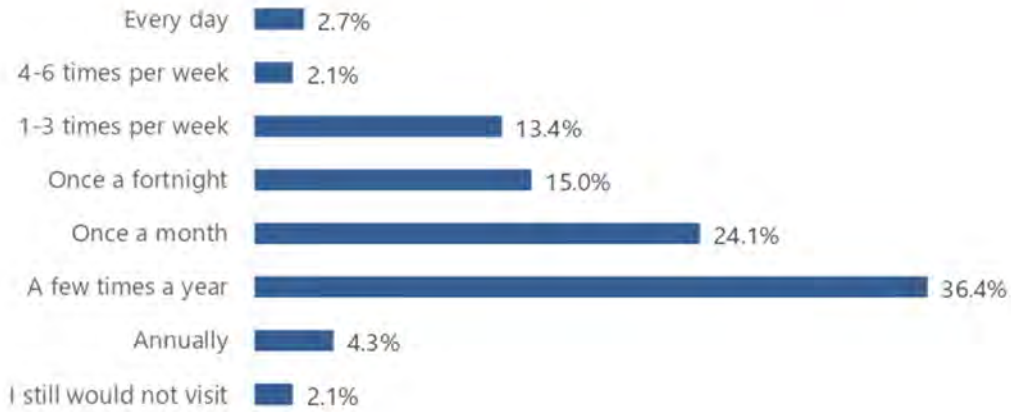


Figure 13: What security measures do you think would be effective in preserving any improvements to the Reserve?

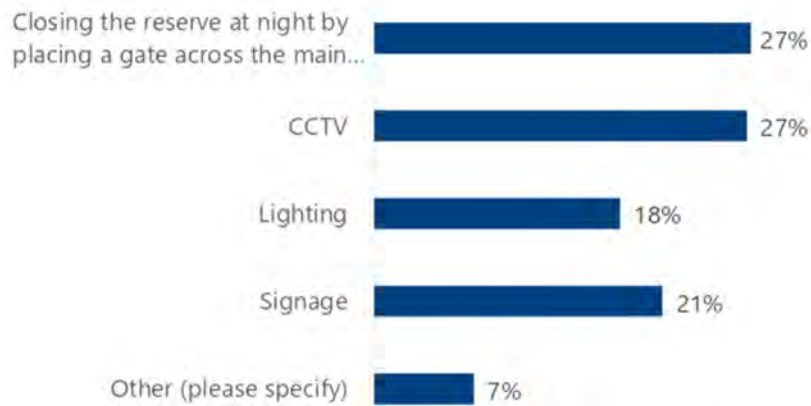




Figure 14: When considering future use and improvements to the reserve, please rate the importance of the following considerations:

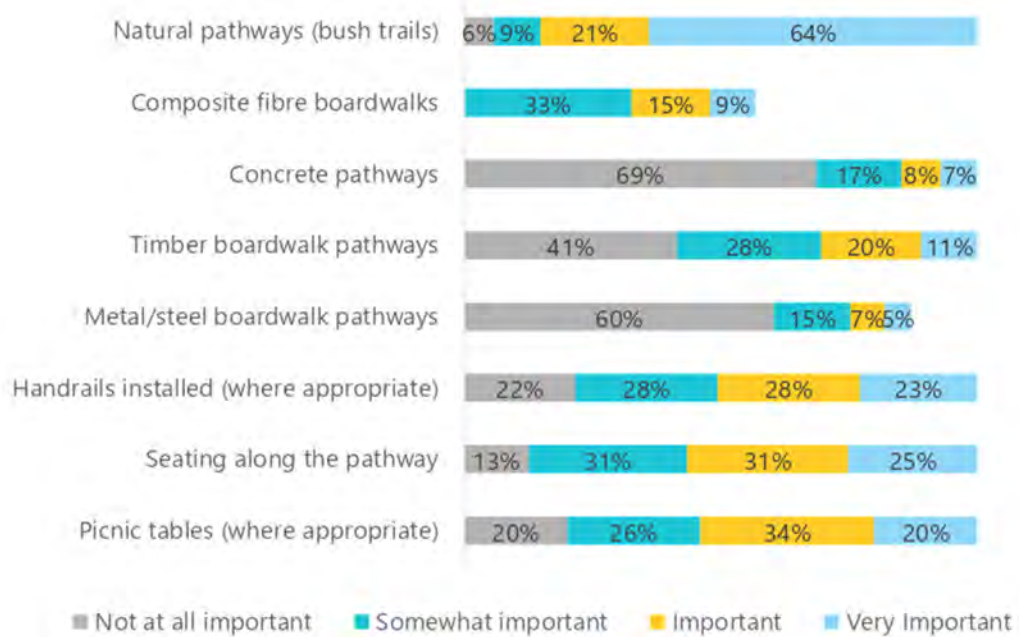


Figure 15: When considering the amenity of the area do you think any improvements should:

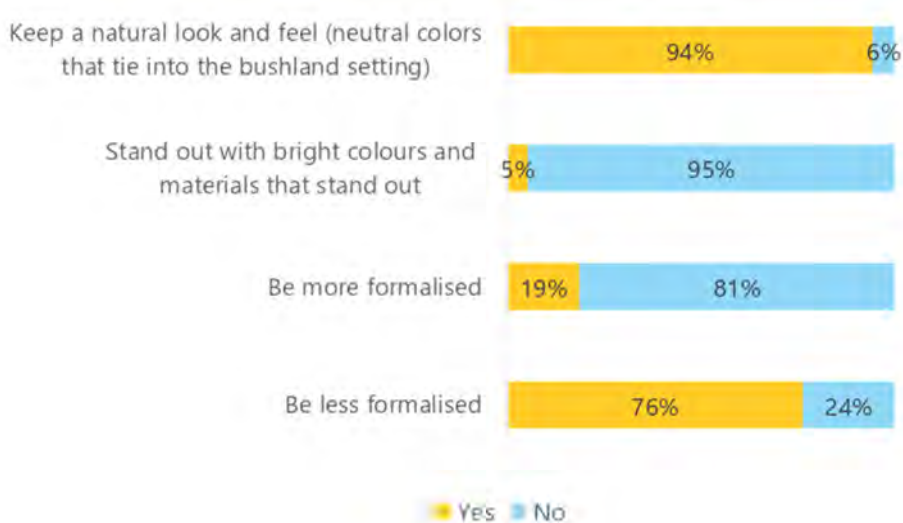




Figure 16: Would you like to see a theme (such as nautical, indigenous, flora and fauna) integrated in the masterplan design?

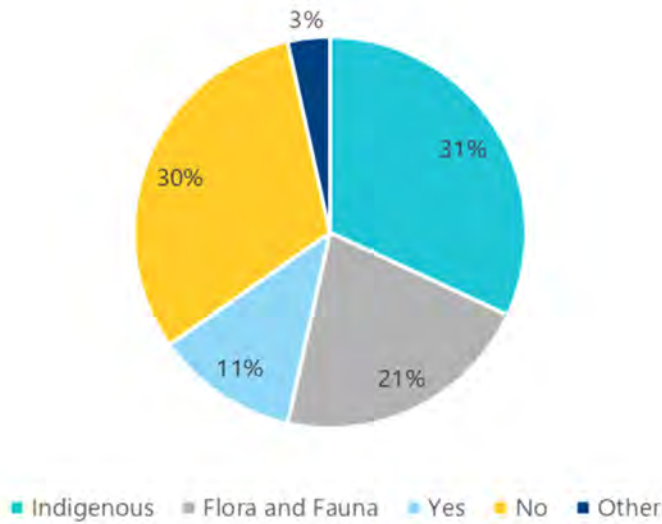
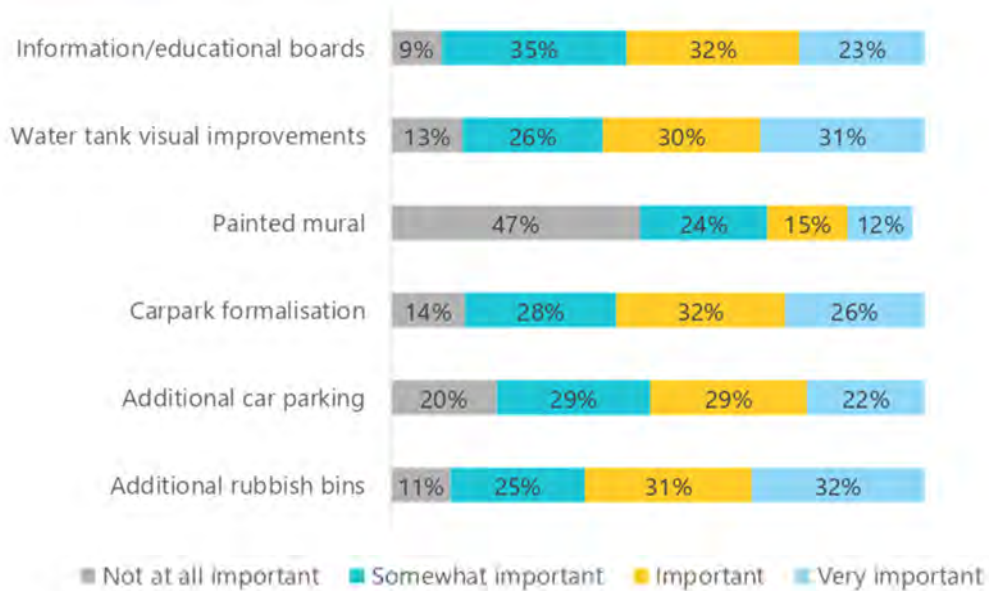


Figure 17: How important are the following options for inclusion in the Mount Ettalong Masterplan?





2.5.4 Method 2: Online Interactive Mapping

Method 2 Online Interactive Mapping Forum: Council sought feedback from the community between 21 May and 4 June 2020.

- 1400 people visited the site and viewed the interactive mapping.
- 112 people downloaded the documents.
- 10 responses were received.

The interactive mapping provided an overall site plan showing various locations where improvements may be located. This included suggestions and examples of seating, tables, fencing materials for platforms, signage, possible themes and Indigenous representation.

The comments received from the interactive map examples was:

- Retain the natural setting
- Repair the eastern viewing platform
- Improve the safety of entry and exit to and from the carpark
- Improve accessibility of the walking track
- The provision of furniture welcomed and should be as vandal proof as possible
- Improve access around the gate for those in a wheelchair
- Signage is important
- Cultural representation welcomed
- Minimise tree removal

The respondents generally liked the suggestions in the interactive map and were supportive of improvements to the reserve.

2.5.5 Method 3: Face to Face to Meetings

Face to face meetings were held with representatives from the Darkinjung Local Aboriginal Land Council and Guringai Tribal Link Aboriginal Corporation, and the Access and Inclusion Reference Group.

The purpose of these meetings was to understand the sentiment of the local Aboriginal groups and of people who have disabilities.

The meetings were held on 15 July 2020 and 16 July 2020 and conducted on site at Mount Ettalong Reserve.

The items raised were:

- Inclusion of Aboriginal significance through aspects of the design e.g. words or symbols in sandstone path, integrate symbols into viewing deck.
- Inclusion of information boards with details of the local flora and fauna, waterways, and views.
- Any improvements are to be with minimal impact to the environment.
- Improvements to the existing carpark with inclusion of additional car spaces (including disabled car space).
- Inclusion of water sensitive urban design (WSUD) treatments where possible in the carpark.



- Create an accessible walking track as much as practicable.
- Improve access from carpark and through the gate for wheelchair users.

The project was also discussed with various community members when project officers delivered flyers and posters to various locations throughout the Peninsula. Methods of how the community can have input in the Masterplan was advised. The poster and list of locations visited are found in **Appendix 4**.

2.5.6 Council's Response

The general comments provided from the consultation methods have been included in the Table 1 with Council's response to that issue noted.

Table 1: Issues and responses

Issues raised	Council's response
Access/Entry and exit to the site is dangerous. Needs improving: <ul style="list-style-type: none"> • widen access • signage • mirrors 	The project includes formalisation of the carpark and vehicle access/egress at the site. The scope of the project does not include improvements to the road. However, consideration will be given to road signage and view lines.
Flora & Fauna Sanctuary,	The reserve will be retained in its natural state. The improvements relate to existing infrastructure being the carpark, viewing platforms and wayfinding.
Dumping of rubbish <ul style="list-style-type: none"> • More bins needed 	It has been found that the installation of garbage bins at locations similar to Mount Ettalong reserve encourages the dumping of household waste. Council's maintenance crews will continue to remove rubbish from the site within a reasonable timeframe as it occurs.
Safety fencing	Mount Ettalong Reserve is managed as a natural reserve and as such has inherent risks associated with visiting natural areas. To adhere to the obligatory relevant Australian Standards, safety fencing will be installed at managed viewing sites where the public are invited to visit. All other areas will remain in their natural state.
Weed management and remove non-native plants.	Council has many reserves with invasive weed species and prioritises the treatment of all sites. Consideration will also be given to treatment of weed species at the site during the construction phase.



<p>Pedestrian access to and from headland:</p> <ul style="list-style-type: none"> • Walking trails from Pearl Beach • Boardwalk from Umina Beach 	<p>The Masterplan design does not include any area outside of the carpark and reserve. However pedestrian access within the reserve and carpark is within the scope of works.</p>
<p>Improve lookouts</p> <ul style="list-style-type: none"> • Safety/formalise 	<p>The eastern lookout will be improved structurally and embellished to provide an attractive platform that is fitting for the natural aesthetic.</p> <p>The southern platform overlooking Pearl Beach will be upgraded to meet relevant current Australian Standards.</p> <p>The fencing on the lookouts will be replaced with improved safety fencing.</p>
<p>Drainage/erosion</p>	<p>It is noted that after rain there is an area where water pools. A solution to alleviate the retention of water will be considered.</p> <p>There are several locations where berms have been placed to direct water and reduce the effects of erosion.</p>
<p>More CCTV and close reserve at night</p> <ul style="list-style-type: none"> • Gate • Lighting should consider fauna 	<p>CCTV is being considered in the Masterplan.</p> <p>A new gate will be installed to stop unauthorised vehicle entry beyond the car park, but the car park cannot be closed off due to safety associated with entering the site and not being able to turn around to exit.</p>
<p>No fenced lookouts – especially on Pearl Beach side</p>	<p>Mount Ettalong Reserve is managed as a natural reserve and as such has inherent risks associated with visiting natural areas.</p> <p>To adhere to the obligatory relevant Australian Standards, safety fencing will be installed at managed viewing sites where the public are invited to visit. All other areas will remain in their natural state.</p>
<p>Carpark improvements</p> <ul style="list-style-type: none"> • More car spaces • Wider driveway • Gate • Garbage bins 	<p>The carpark will be formalised to achieve the highest number of car spaces in the confined site.</p> <p>The driveway will be widened to accommodate two vehicle access and egress.</p> <p>A new gate will be installed to stop unauthorised vehicle entry beyond the car park, but the car park cannot be closed off due to safety associated with entering the site and not being able to turn around to exit.</p> <p>It has been found that the installation of garbage bins at locations like Mount Ettalong reserve encourages the</p>



	dumping of household waste. Council's maintenance crews will continue to remove rubbish from the site within a reasonable timeframe as it occurs.
Disability and pram access should be considered	Accessibility is being considered, and where appropriate, measures will be implemented for those users to access part of the reserve.
Water tank improvements <ul style="list-style-type: none"> • Should be painted green to blend in with environment. • Graffiti • Mural • 4G mobile towers 	The Masterplan design has included improvements to the surrounds of the tank to reduce its visual impact and improve the visual appearance of the carpark and the beginning of the walking trail into the reserve.
Retention of walking trails and possible additional trails	The existing walking trails will be retained. No additional trails are proposed with this project.
Garbage bins at carpark	It has been found that the installation of garbage bins at locations similar to Mount Ettalong reserve encourages the dumping of household waste. Council's maintenance crews will continue to remove rubbish from the site within a reasonable timeframe as it occurs
Lack of amenities <ul style="list-style-type: none"> • Needs a drinking water station • Toilets • Picnic tables • children's play area • bbqs • fitness equipment 	The aim of the project is to improve the reserve and carpark without impacting on the natural beauty of the headland and as such Infrastructure will be kept to a minimum and relative to natural reserve use. Public amenities are located relatively close by on the Umina Beach side at the base of the hill in Berrima Crescent and in Pearl Beach on the beachfront in Pearl Parade.
Provide information/education boards	Where possible information signage both directional and informative may be included.
Bushfire Management	Mount Ettalong Reserve will almost certainly experience fires for various reasons. Bushfires are a part of the natural environment with many native species having evolved to be reliant on being burnt and any fuel management will need to consider the impacts on both the native flora and fauna of the site and any impacts that fire from this reserve may have on both public and private assets.
Retain and maintain the natural bushland setting	The aim of the project is to maintain the natural bushland setting. The proposed improvements will integrate with the natural setting and improve the safety of visitors. The proposed works will focus on the upgrade of existing



	infrastructure and the consideration of interpretive signage and seating in key locations.
There should be no tree removal	The expansion of the carpark to facilitate more car parking spaces will only be undertaken in areas that have been previously disturbed and will require the removal of approximately 3 trees and some lower vegetation from this area. There will be replanting of the same or similar species to compensate. No mature trees in any other areas will be removed to accommodate these works.

3 Conclusion

Based on feedback provided through the consultation methods we found the major response was to make improvements with the minimal amount of impact to the existing reserve. The retention of the natural bushland setting was extremely important. The highest respondents were the residents of the local area who would like to see the eastern viewing platform repaired and open for use.

We asked what options regarding the water tank and carpark should be included in the Masterplan. We found that most people would like to see visual improvements to the water tank (but not in the form of a painted mural on the tank walls) and a large response was to formalise the carpark and provide additional car spaces.

The key items raised were:

- The retention of the natural bushland setting.
- The restoration of the eastern viewing platform,
- Improved carpark with more car spaces,
- Signage and information/educational boards
- Seating and tables where appropriate
- Rubbish bins
- If a theme is to be included, it should be either Indigenous or relate to the natural flora and fauna.
- Water tank visual improvements.
- Inclusion of appropriate security measures.



4 Consultation outcomes and next steps

Thank you to everyone who provided submissions and feedback for the proposed Concept Landscape Masterplan at Mount Ettalong reserve.

Council will now endeavour to seek funding to develop engineered drawings and to construct the various elements of the master plan. The construction drawings will be developed in conjunction with the local Aboriginal community to achieve the finer details of the design outcomes.

All other feedback we have received as part of the consultation period which is not directly related to the concept landscape masterplan of the reserve and viewing platforms has been shared with relevant departments within Council.



5 Appendices

Appendix 1

Media Releases

24 FEBRUARY 2020

Mount Ettalong Masterplan on agenda

Central Coast Council is asking residents to have their say about a proposed plan for Mount Ettalong Reserve. The proposed masterplan will be the basis for upgrades to the lookouts which provide spectacular views across Broken Bay and surrounding areas.

Currently, the lookout over Pearl Beach remains open to the public, however the main lookout on the eastern side of the reserve is closed. Once developed, Council's masterplan will see improvements for the community's experience and enjoyment of the outstanding natural environment

Council's Director of Environment and Planning, Scott Cox, said it's important for residents to become involved in preliminary discussions.

"We're inviting the community to participate in the Mount Ettalong Reserve Masterplan survey which will create a baseline for the community's preferences and expectations for the development of the Mount Ettalong Reserve Masterplan," Mr Cox said.

"This is an opportunity for residents to have their say about an area of great local importance.

"By holding community engagement sessions and inviting people to be part of the discussion from the beginning, we are ensuring that any plans for the area take into consideration the wishes of the community who will ultimately be the users of the space."



Mayor Lisa Matthews said Council and the community have the opportunity to work together on the project which will help Mount Ettalong become a true community asset.

"The Central Coast is a fantastic place for recreation and as a Council we're always looking to improve our outdoor spaces and services. The Mount Ettalong Reserve Masterplan is the first step of what will be a beneficial project for the Peninsula community and anyone who visits," Mayor Matthews said.

"We have the opportunity to make Mount Ettalong more inclusive, functional and safe for everyone and invite the community to have their say."

Residents can have their say by completing an online survey and registering their interest in attending a community workshop at yourvoiceourcoast.com

The community workshop to present the results and outline the future direction of the project will be held at Umina Surf Life Saving Club on Thursday 2 April from 5-7pm.

All responses to the online survey must be received by Monday 16 March.

ENDS

13 MAY 2020

Have your say about upcoming Council projects

In response to the COVID-19 pandemic, Central Coast Council has temporarily moved all community consultations online to obtain feedback about upcoming projects and strategies.

Council usually encourages community members to have a say about major projects which will shape the future of our region by combining online promotion with face-to-face workshops, community events and other opportunities to physically view proposals.



However, the need to maintain social distancing and restrictions on travel and public gatherings have prevented many of the usual ways Council consults with the community.

During the COVID-19 shutdown, Council has continued to undertake and plan important projects. Obtaining community input is an important part of that process.

Council's Director Connected Communities, Julie Vaughan said rather than delay important community projects, it had been decided to encourage residents to view and provide their feedback about upcoming work in an online format. There will also be opportunities to speak with project staff over the phone.

"We have a number of projects open for public consultation during May and June," Ms Vaughan said.

"We know that restrictions will ease in time and we will return with face-to-face activities when we can do so safely. Until then we urge all residents to try some of our new approaches and visit yourvoiceourcoast.com where they will find projects which we'd like their feedback on."

Some of the projects which are currently, or soon will be, open for consultation include:

- Draft Central Coast Waste Resource Management Strategy
- Regional draft Local Strategic Planning Statement
- Mount Ettalong Reserve Masterplan
- Tunkuwallin Oval District play space
- Lake Munmorah Recreation Facility
- Kibble Park Place Plan and Concept Design
- Floodplain risk management studies and plans
 - Killarney Vale / Long Jetty
 - Wallarah Creek



Mayor Lisa Matthews said it is important for community members to have their say about the projects and plans Council rolls out.

“Regardless of whether a project is something small that impacts residents in just a few streets or a major strategy that shapes the future of the region, we want the community to be involved in the journey and to jump online, learn the details and tell us what they think,” Mayor Matthews said.

To receive ongoing updates about opportunities to have your say, subscribe to our newsletter at centralcoast.nsw.gov.au/enews.

ENDS



Appendix 2

Newspaper Articles



Central Coast Council is in the process of developing a masterplan for Mount Ettalong.

Have your say on the Plan which will help us plan to improve the access to Mt Ettalong Reserve for the community to experience and enjoy this outstanding natural asset. Help us make Mount Ettalong more inclusive, functional and safe for everyone.

Have your say in our online survey at yourvoiceourcoast.com by **16 March**. Or you can register your attendance at the community information session at **Umina Surf Life Saving Club** on **Thursday 2 April** from 5-7pm, where we present the results of the survey at the community information session.

For further information, visit yourvoiceourcoast.com



yourvoiceourcoast.com



Appendix 3

Social Media Posts

Facebook

 **Central Coast Council** ***
 Published by Liam Howitt [?] · March 7 · 🌐

We're in the process of developing a Masterplan to help preserve Mount Ettalong as a site for the community to experience and enjoy this natural asset into the future.

The main lookout is currently closed, however good views over Pearl Beach, Lion Island and towards the Hawkesbury River are available to the south. A key part of the masterplan is to improve the infrastructure at the vantage points and to provide for the community to experience and enjoy the surrounding natural environment.

We want you to have your say about an area of great local importance by contributing to our online survey and registering to attend our community information session.

The community information session where we will answer all your questions on the future direction of the project as well as present the results of the survey takes place on Thursday 2 April at Umina Surf Life Saving Club from 5pm-7pm.

Visit <https://www.yourvoiceourcoast.com/mount-ettalong-reserve-masterplan> for further information but hurry survey closes 16 March.



YOURVOICEOURCOAST.COM i

Mount Ettalong Reserve Masterplan
 Central Coast Council is developing a Masterplan for the Mount Ettalong...



centralcoastcouncil



centralcoastcouncil We're in the process of developing a Masterplan to help preserve Mount Ettalong as a site for the community to experience and enjoy this natural asset into the future.

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Visit yourvoiceourcoast for further information but hurry survey closes 16 March.

#MountEttalongPlan [Less](#)

7 Mar 2020



 **Central Coast Council** 22 May at 09:46 · 🌐

One of the things that makes the Central Coast a great place to live, work and play is our abundance of fantastic outdoor spaces to enjoy.

We are currently planning several projects to enhance your outdoor recreation experiences, and we'd love to hear what have to say about them.

We've moved our community consultation online until we can return to meeting face-to-face, to avoid further delays on important community projects.


Visit www.yourvoiceourcoast.com to give feedback about any of these projects which are currently open for comment:

- Mount Ettalong Masterplan
- Tunkuwallin Oval District Play space
- Kibble Park Place Plan
- Pearl Beach Lagoon Coastal Zone Management Plan


And stay tuned - next month, we'll also be seeking your views about an additional two outdoor projects:

- Lake Munmorah Recreation Facility
- Terrigal Marine Trail.

Bookmark www.yourvoiceourcoast.com to have a say on all upcoming projects.





 **Central Coast Council** Yesterday at 13:09 · 🌐


The second round of community consultation on the Mt Ettalong Reserve Masterplan has begun and we're calling on the community to have their say.

Prior to the outbreak of Covid-19 we conducted a survey to hear your thoughts on the planned changes to the reserve. Unfortunately, due to the restrictions on public gatherings, we were unable to deliver the planned workshop, however you can still have your say online.

The initial community feedback has helped shape our draft concept designs. Some of the key features include:

- *changes to the carpark entry, walking track and viewing platforms in order to make the reserve safer and more accessible
- * our aim is to provide greater opportunities for community enjoyment of the natural environment and coastline views the location offers.

Explore the concept plans for Mount Ettalong Reserve Masterplan and fill out the feedback form by Thursday 4 June to let us know your thoughts.



YOURVOICEOURCOAST.COM

Mount Ettalong Reserve Masterplan

Phase two engagement – Draft Concept Designs The results from round...



Instagram

Photo post details

Published on 22/05/2020 09:46



centralcoastcouncil



centralcoastcouncil One of the things that makes the Central Coast a great place to live, work and play is our abundance of fantastic outdoor spaces to enjoy. We are currently planning several projects to enhance your outdoor recreation experiences, and we'd love to hear what have to say about them.

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- Lake Munmorah Recreation Facility
- Terrigal Marine Trail

Bookmark www.yourvoiceourcoast.com.au to have your say on all upcoming projects. [Less](#)

22 May 2020

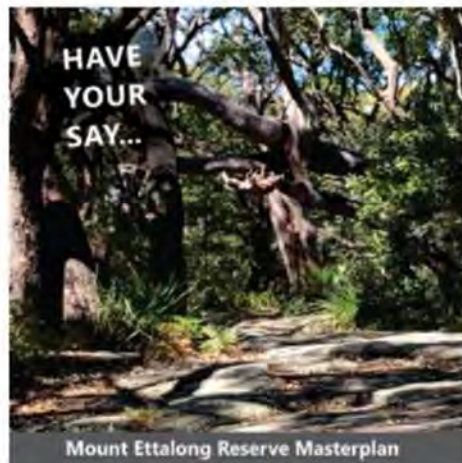


Photo post details

Published Yesterday 13:05



centralcoastcouncil
Mt Ettalong Lookout



centralcoastcouncil The second round of community consultation on the Mt Ettalong Reserve Masterplan has begun and we're calling on the community to have their say.

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Explore the concept plans for Mount Ettalong Reserve Masterplan and fill out the feedback form by Thursday 4 June to let us know your thoughts.

yourvoiceourcoast.com/mount-ettalong-reserve-masterplan

#mtettalongreserve #mtettalongmasterplan #haveyoursay #yourvoiceourcoast

Less

Yesterday



Linkedin

Central Coast Council
6,123 Followers
Text + Image

Like all local government areas, we encourage our community to be involved and have their say on a range of Council services and projects.

However, the need to maintain social distancing and restrictions on travel and public gatherings have prevented us from hosting many of our usual community engagement events.

In response, we we have temporarily moved all community consultations online with additional opportunities to speak with project staff over the phone for those not comfortable online.

Currently we have a two major projects open for consultation - our Regional draft Local Strategic Planning Statement and our Draft Central Coast Waste Resource Management Strategy.

One of the things that makes the Central Coast a great place to live, work and play is our abundance of fantastic outdoor spaces to enjoy. For the lovers of the outdoors we are seeking feedback on:

- Mount Ettalong Reserve Masterplan
- Tunkuwallin Oval District Play space
- Kibble Park Place Plan
- Pearl Beach Lagoon Coastal Zone Management Plan.

We will have a number of other projects rolling out over the next month, giving our community more opportunities to have their say on the thing that matter to them.

#communityengagement #localgovernment #ourcommunity #waste #czmp #playspace #LSPS #environment

HAVE YOUR SAY

yourvoiceourcoast.com

Your Voice - Our Coast
yourvoiceourcoast.com

10



Appendix 4

Posters, Flyers and Locations

First round community consultation

Posters and flyers delivered 10 March 2020 to the following locations.

Type	Name	Address
Schools	Umina Public	55 Sydney Ave Umina
	Umina High	120 Veron Ave Umina
	Woy Woy South	Waterloo Ave Woy Woy
	Woy Woy Public	136 Blackwall Rd Woy Woy
	Woy Woy High	53 Melba Rd Woy Woy
	Ettalong	8 Karingi St Ettalong
Surf clubs	Umina	509 Ocean Beach Rd Umina
	Ocean Beach	176 The Esplanade Umina
Library	Umina	277 West St Umina
	Woy Woy	42 Blackwall Rd Woy Woy
Community Centres	Peninsular leisure centre	243 Blackwall Rd Woy Woy
	Peninsular Community Centre	93 McMasters Rd Woy Woy
	Ettalong 50+ Leisure and Learning	5 Broken Bay Rd Ettalong
Cafes	Pearl Beach Café	1 Pearl Parade Pearl Beach
	The Box	68 The Esplanade Ettalong
	Kelly's Coffee and Takeaway	101 Mount Ettalong Rd Umina
	Boathouse	8 Patonga Dr Patonga
Indigenous	Mingaletta Aboriginal and Torres Strait Islander	6 Brisbane Ave Umina



We're developing a masterplan for Mount Ettalong and we want you to have your say.

Help us make Mount Ettalong a place for the community to experience and enjoy the Central Coast's outstanding natural environment.

Visit yourvoiceourcoast.com to participate in our online survey and RSVP your attendance at the community information session.

We'll be at the Umina Surf Life Saving Club on **Thursday 2 April** from 5-7pm to deliver the results of the survey and answer your questions at our community information session.

Don't delay responses to the online survey close on **16 March!**

Visit yourvoiceourcoast.com for more information





Second round community consultation



Central Coast Council is continuing to progress with developing a Masterplan to upgrade and redesign Mt Ettalong Reserve to make it more accessible, functional and safe for the community.

The second round of community consultation has begun and want you to have your say.

Due to the restrictions on public gatherings, we are unable to deliver face-to-face workshops previously advertised, however you can still have your say online.

Initial community feedback has helped shape our draft concept designs. Some of the key features include changes to the carpark entry, walking track and viewing platforms in order to make the reserve safer and more accessible.

Our aim is to provide greater opportunities for community enjoyment of the natural environment and coastline views the location offers.

Explore the concept plans on our interactive map and fill out the feedback form by **Thursday 4 June** to let us know your thoughts.

yourvoiceourcoast.com/mount-ettalong-reserve-masterplan



yourvoiceourcoast.com

Landscape Vision

Mount Ettalong Reserve Masterplan

Client

Central Coast Council

Issue

28.08.2020 (FINAL)



Beveridge Williams



Beveridge Williams would like to acknowledge the Traditional Custodians of the land on which we live and work, and pay our respects to Elders past, present and emerging.

Client: Central Coast Council
Issued: 28.08.2020
Version: FINAL
Prepared by: Y.SU
Checked by: B. MULLIGAN

This document is prepared by Beveridge Williams for exclusive use of our clients.

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01

Introduction

1.1 Site Introduction

This Landscape Concept Document will provide an overall vision for the landscape works and public realm experience at the Mount Ettalong walking trail and lookout, located in Pearl Beach within the municipality of the Central Coast Council.

Situated on the Central Coast, the site is located in Broken Bay and is positioned between Umina Beach to the north and Pearl Beach to the south. To the east, across Broken Bay, are views of Box Head, Little Box Head and Lobster Beach.

The Landscape Concept and vision for the site will draw

inspiration from the existing landscape character of the surrounding area, cultural heritage, existing landscape features and existing established flora & fauna.

A key objective of the Landscape Concept shall be to recognise and interpret the cultural and environmental heritage of the site. Other important factors include providing a space in which accessibility and safety is greatly improved, providing users with the opportunity to passively appreciate landscape views and enable an immersive and calming landscape experience.



Figure 1: Existing site context NearMap plan - Not To Scale (N.T.S)



02

Existing Conditions

2.1 General Site Analysis Plan

Located along Patonga Drive, the site is heavily vegetated with existing high retention value species and is positioned with adjoining interfaces of the Heathy Woodland and Pittwater / Wastaffe Spotted Gum Forest in the Sydney Basin Bioregions.

Beyond these conservation areas, further north and south of the site is established urban development, mainly resulting in residential and tourism lead dwellings.

The existing crushed sandstone trail provides access to two lookout viewing decks, which are located on the site plan beside and referenced as 'Lookout 01' and 'Lookout 02'. Lookout 01, the southern most lookout, provides views across to Broken Bay and Pearl Beach while Lookout 02, the eastern lookout, which is presently closed for public access due to structural integrity issues, provides sweeping views of Umina Beach, Broken Bay and Box Head. Both lookouts provide vast vistas of the surrounding coastal interfaces, beaches and peninsular areas.

Steep ridge lines are located along the southern edge of the site, parallel to the existing pedestrian track, creating boulder cliff edges that steeply drop away.

LEGEND

- - - Extent of Works
- Existing Road
- Existing pedestrian gravel path
- Ridge Line / Boulder Escarpment
- Existing Carpark
- Existing Residential Dwellings / Built Form Interface
- Existing Reservoir Tank (to be retained)
- ~ ~ ~ ~ ~ Site Views
- Existing Lookout 01
- Existing Lookout 02
- (Plant Community Types) PCT1627: Smooth-bark Apple Turpentine - Sydney Peppermint Heathy Woodland on sandstone ranges of the Central Coast
- (Plant Community Types) PCT1214: TEC Pittwater and Wagstaffe Spotted Gum Forest in Sydney Basin Bioregion



Figure 2: Extended site context analysis plan - N.T.S

2.2 Site Analysis Plan

Located along Patonga Drive, the site's main vehicle entry is via a steep driveway which leads into a small irregular gravel carpark. Bitumen paving formalises the driveway entry and provides a sealed road running parallel to the existing barbwire fenced Reservoir facility, down to an existing steel gate. The site is heavily vegetated with establish native trees and shrubs that provide a sheltered interface between the entry and Patonga Drive.

The existing pedestrian trail is characterised by undulating terrain with floating boulders. Large trees and significant bushland line the edges of the crushed sandstone track, with timber logs and other rocks, providing markers for navigating surface level grade changes. Low timber edging and logs are located at various

points along the trail, acting as both directional markers and places of informal rest. Also located at various points is timber pine seating and pine picnic table / benches, both which are aged.

The southern lookout, that is located approximately 650m from the car park entrance, requires replacement of the existing barrier and handrail fencing so as to meet Australian Standards. The eastern lookout, located a further 80m has significant structural flaws and is therefore closed to public access. This document seeks to address the replacement of the southern lookout barrier fencing and the redesign and replacement of the eastern lookout.

LEGEND

- Extent of Works
 - Existing pedestrian gravel path
 - Ridge Line / Boulder Escarpment
 - Existing Carpark
 - Existing Reservoir Tank (to be retained)
 - Barbwire Fencing to Reservoir
 - Existing Gate Access
 - Log Barrier
 - Existing Lookout 01
 - Existing Lookout 02
 - Hollow Bearing Trees (to be protected and retained)
 - Existing Bench Seat
 - Existing Picnic Seating
- *Refer to Page 9 & 10 for corresponding images shown as number locations on the plan below

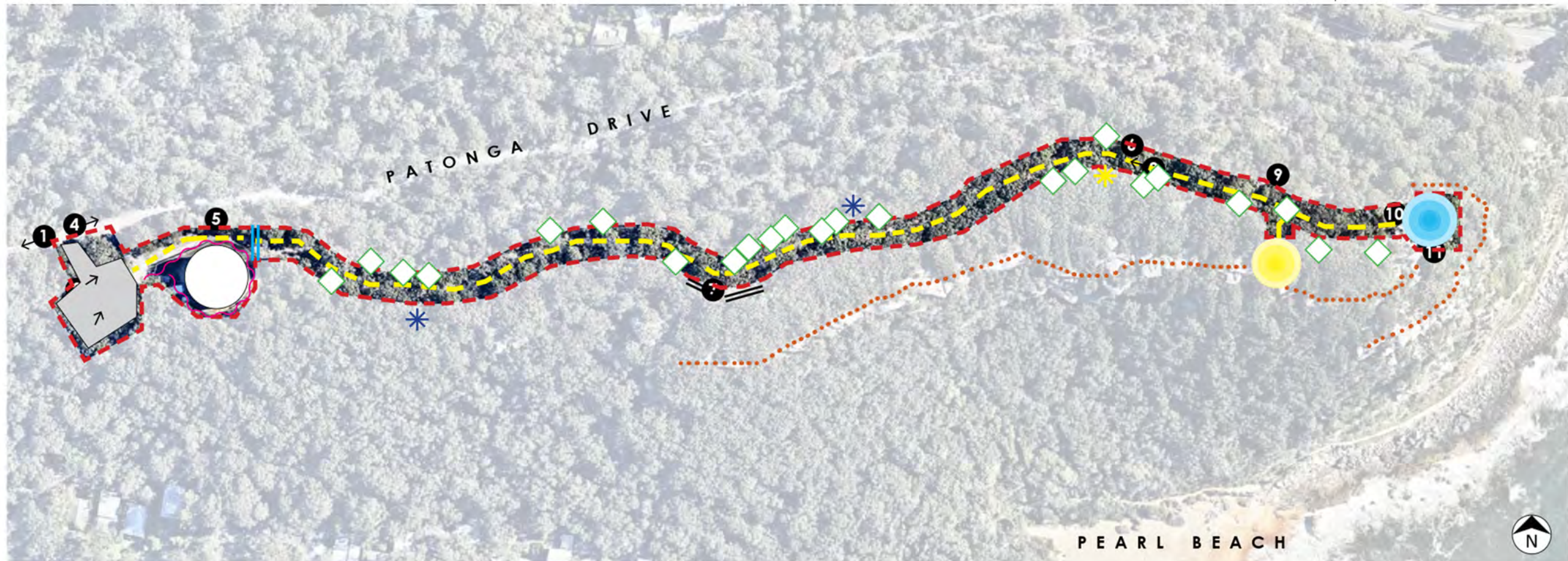


Figure 3: Site analysis plan N.T.S

2.3 External Landscape Interface and Conditions

Located along the Mt Ettalong Road, an existing paved driveway enables access to a small gravel car park. Existing large established bushland shrubs and trees surround the car park and entry providing a natural interface.

An existing concrete water reservoir tank with high cyclone mesh and barbwire fencing, stands in stark contrast to the existing bushland, as a harsh and uninviting object upon arrival. An existing gate is located to indicate the entrance to the Mt Ettalong Lookouts and Trail.

- 1 Adjacent Patonga Drive - looking west
- 2 Existing driveway leading to car park
- 3 Water reservoir tank with barbwire fencing
- 4 Adjacent Patonga Drive - looking east
- 5 Existing gravel path & entry gate to trail

*Refer to Page 8, Figure 3 'Site analysis plan N.T.S.' for on-site locations of images below



2.4 Internal Site Landscape Conditions

The Mount Ettalong pedestrian trail to lookouts is situated within native coastal bushland. It is intended that the landscape concept design response be sympathetic to the existing natural setting and shall minimise the amount of earthworks required.

Existing large rock boulders and strategically placed timber logs navigate gradient changes along the trail towards the southern and eastern vantage lookouts.

- 6 Established existing tree located in the middle of trail
- 7 Edge of existing gravel trail is marked by log
- 8 Existing path clearing near picnic seating area
- 9 Existing picnic / seating spot along trail
- 10 Eastern Lookout currently closed
- 11 Rock support underneath Eastern Lookout

*Refer to Page 8, Figure 3 'Site analysis plan N.T.S' for on-site locations of images below



2.5 Existing Wildlife

The Mount Ettalong precinct is rich in local flora, fauna and biodiversity. It is of the utmost importance that existing endemic and local wildlife is protected and environments are retained throughout the landscape upgrade process. Some local birds and mammal wildlife that are known to frequent the site are listed below.

As a result, the works associated with this Landscape Concept and Masterplan proposal shall be restricted to retaining the existing general arrangement of pedestrian trails and access. The extent of works throughout the trail shall be confined to the placement of seating, directional and interpretive signs and the resurfacing of

the trail in materials that are sympathetic to the current conditions in an effort to preserve the existing landscape interface and ensure minimal disturbance to local flora and fauna.

- 1 *Tyto novaehollandiae* - Masked Owl
- 2 *Phoniscus papuensis* - Golden Tipped Bat
- 3 *Cercartetus nanus* - Eastern Pygmy-possum
- 4 *Petaurus norfolcensis* - Squirrel Glider
- 5 *Calyptrorhynchus lathamii* - Glossy Black-Cockatoo





03

Community Consultation

3.1 Community Consultation - Key Design related findings

Council and Beveridge Williams conducted community consultation and online interactive mapping and face-to-face meetings, to gauge public interest in the project and to establish direction for the proposed design. These key findings will drive the outcomes of our design and assist to establish our design principles for the Mt Ettalong project.

From the consultation results we can ascertain that the majority of people who visit the site do not have a disability as noted in Figure 5. This could be attributed for the lack of Disability Discrimination Act (DDA) compliant access throughout the site.

Seating and picnic amenities, set within a natural 'look & feel' with pathways similar to the existing arrangement was strongly supported as evident in Figures 4 and 6.

It was also noted that the majority people who visit the site do so 'several times a year' and carry out an array of active and passive outdoor activities, such as bushwalking, environmental bush care, photography and also weddings as per Figures 7 and 8.

From these findings it is clear that the landscape design response must be sympathetic and respectful of the existing environmental conditions and must provide improvements to the current access of key destinations.

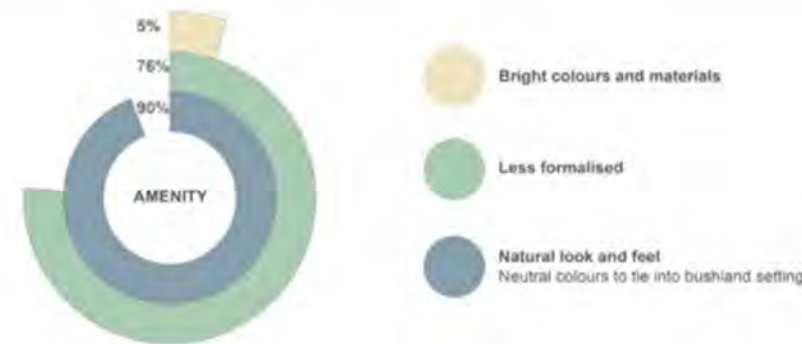


Figure 4: Participants' views towards look of amenity



Figure 5: Participant group

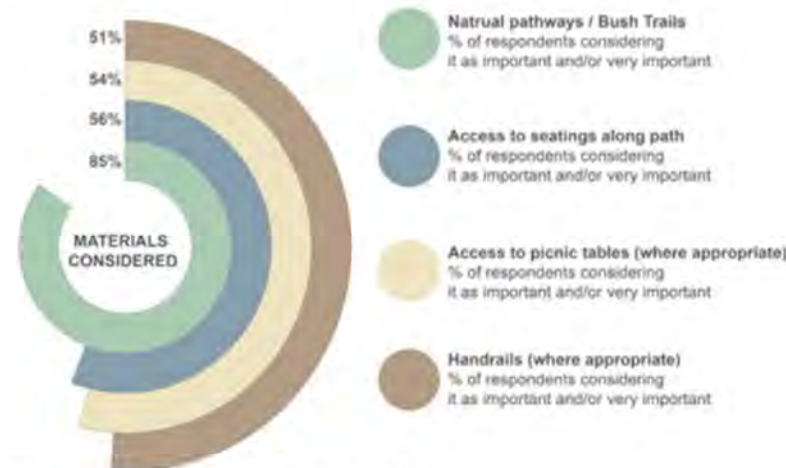


Figure 6: Participants' response towards access to materials

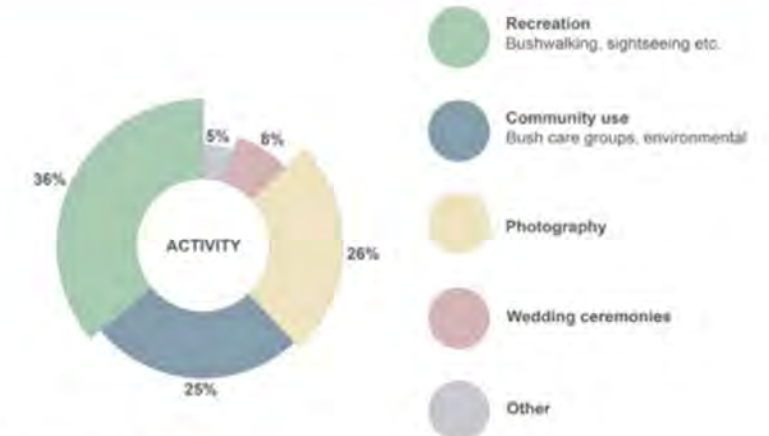


Figure 7: Activity types

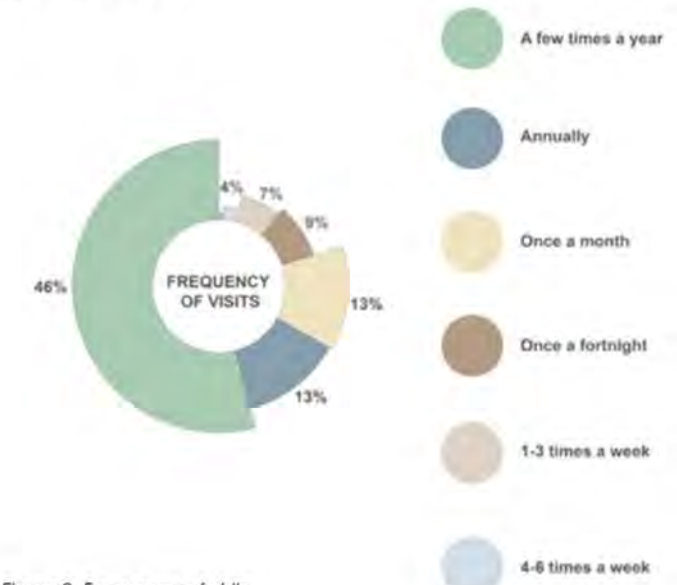


Figure 8: Frequency of visits



Figure 9: Preference on themes



04

Design Principles

4.1 Design Principles

This Landscape Concept Document prepared by Beveridge Williams sets forth the guiding principles for the landscape design of the Mount Ettalong Visitor and Lookout area.

The landscape architectural design intent seeks to provide a light touch landscape response, where accessibility and safety to key lookout destinations is increase, while also creating an immersive user experienced that respects the cultural and environmental heritage of the space.

The following general principles will form the landscape approach to the Mt Ettalong Trail and Lookout Concept:



SENSITIVE TO SITE CONTEXT + ENVIRONMENT

- Provide a facility that harvests community participation, ownership and pride;
- Maximise opportunities for social and environmental interactions;
- Provide an immersive landscape experience where people are able to connect to nature, culture and geological places of significance



ENABLE CONNECTIONS

- Ensure access for all is encouraged while retaining existing environmental conditions. Enable safe and legible pedestrian links and access;
- Provide clear directions of travel for those attending trail and lookouts;
- Provide opportunities for increased mental, social and physical well being through increased connections to nature.



CULTURAL REPRESENTATION

- Respectfully acknowledge and express indigenous and cultural representation within specifically chosen designed aspects;
- Collaborate and engage with local traditional owners to ensure appropriate cultural representation is achieved.



A LIGHT TOUCH LANDSCAPE RESPONSE

- Respect the exiting environmental character and setting;
- Ensure designed items are suited to the intended placement and use onsite;
- Ensure minimal intervention in existing vegetated areas and places of wildlife habitat.

4.2 Sustainability Principles

As part of the design philosophy, it is envisaged that a holistic approach should address aspects of environmental, social and cultural outcomes as well as the aesthetic nature of a design, as follows:



INTEGRATE WATER MANAGEMENT / WSUD

- Incorporate Water Sensitive Urban Design (WSUD) treatments for carpark runoff through integrated use of native rain-gardens thereby working with natural ecological processes for water treatment;
- Minimise car park stormwater runoff and pollutants;
- Increase habitat for local and non-local flora and fauna through additional diverse WSUD garden bed planting at entry.



PROVIDE VEGETATED SURFACES

- Minimise urban heat island effect;
- Improve overall site permeability and reduce stormwater runoff by retaining crushed rock trail surfacing;
- Increase overall site aesthetics and increase community experience and connection to place.



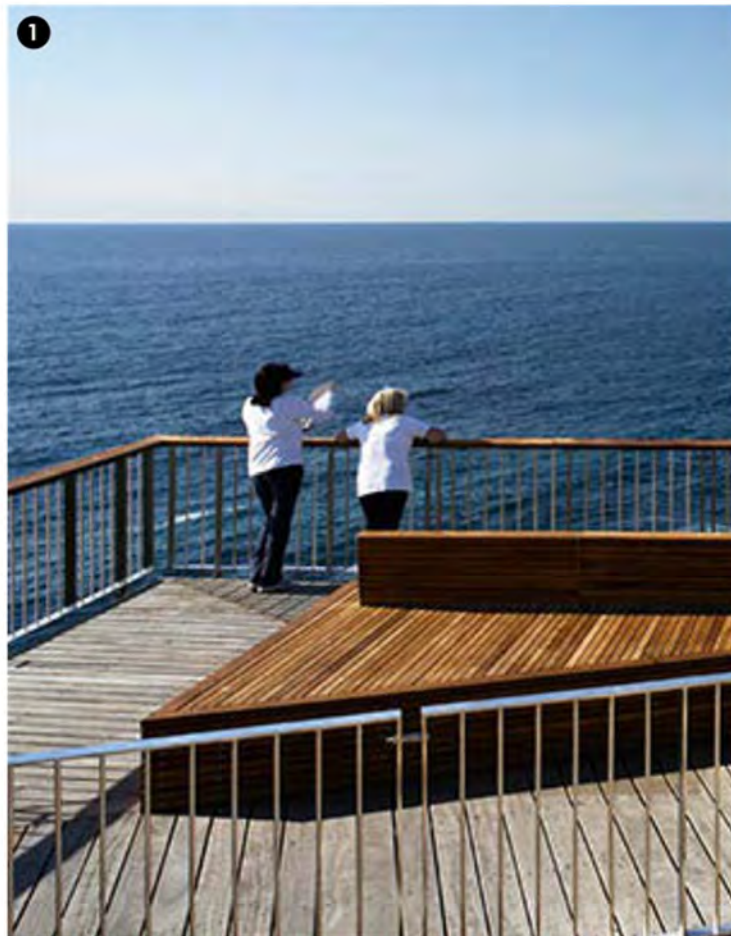
INCREASE URBAN BIODIVERSITY

- Utilise species that attract local fauna;
- Compliment the existing landscape palette with additional tree, shrub, grass and indigenous species planting;
- Choose species that are climate resilient and adaptive to environmental changes.

4.3 Connections, Community, Health & Wellbeing

- Provide places of rest, celebrating views and natural landscape bush coastal setting; ①
- Ensure safe pedestrian passage through the site while respectfully acknowledging the existing established vegetation and cultural heritage; ②
- Use landscape features, planting and information signage to inform paths of access; ② ③
- Celebrate existing views and vista points; ④
- Provide access for all abilities where ever possible.

Indicative precedent images:





05

Landscape Concept

5.1 Overall Landscape Concept Plan

The landscape design response for the overall works will commence with the redesign and formalisation of the existing car park. Clear pedestrian connections and a formalised paved entry area with seating and signage will announce the threshold into the Mt Ettalong trail and lookouts.

The trail itself shall remain mostly unchanged, only with crushed sandstone rock resurfacing to ensure a level ground surface is achieved. Provisions of wayfinding signage and location markers will be placed at key locations providing visitors with distance, cultural and environmental specific information.

Seating and picnic table amenities shall be provided at regular intervals along the trail to ensure rest and respite opportunities are provided. Seating will also be provided at strategic locations where visitors can passively occupy and appreciate the environment in which they are immersed.

The existing southern lookout shall be retained as is while the further eastern lookout will be redeveloped, where the structural integrity, general amenity and appearance is updated and increased.

Detailed plans of specific areas of interest are shown further in this document.

LEGEND

- 1 Re-aligned driveway off Patonga Drive
- 2 Re-designed DDA compliant carpark
- 3 Entry landscape with feature paving seating node
- 4 Existing water reservoir
- 5 Existing gate
- 6 Proposed seating along the trail (new)
- 7 Proposed picnic table & benches along trail
- 8 Alternate DDA compliant viewing area with sandstone bench seating
- 9 Existing lookout to be retained
- 10 Eastern lookout to be re-designed
- 11 Trail to be re-surfaced with granitic sand
- 12 Locations of large in-ground rocks (all to be retained)
- i Indicative locations of way-finding signage



Figure 10: Overall Concept Plan - Scale as shown

5.2 Carpark and Pedestrian Entry Plan

The resurfaced carpark entry will provide an unambiguous arrangement where vehicle parking bays are formalised and pedestrian access is clear, safe and intuitive.

With additional vehicle linemarking and a dedicated DDA compliant car space, the redesigned carpark and pedestrian entry shall provide a safe and accessible place for visitors to access and enter the Mt Ettalong lookout trail. It is proposed that WSUD garden beds be located surrounding the carpark extents, to both soften the car park interface with existing bushland and to enable carpark runoff to be naturally filtered and

treated.

The Mt Ettalong lookout trail entry encourages a 'sense of arrival' through sandstone seating blocks, decorative surface paving and facility signage. Formalised gates ensure that the site can be controlled and closed thereby discouraging anti-social behavior.

The landscape concept plan provides the opportunity for cultural representation to be expressed within stone paving surface treatments and in the 'Welcoming Signage' located at the entry threshold, which will also help form the sites' identity.

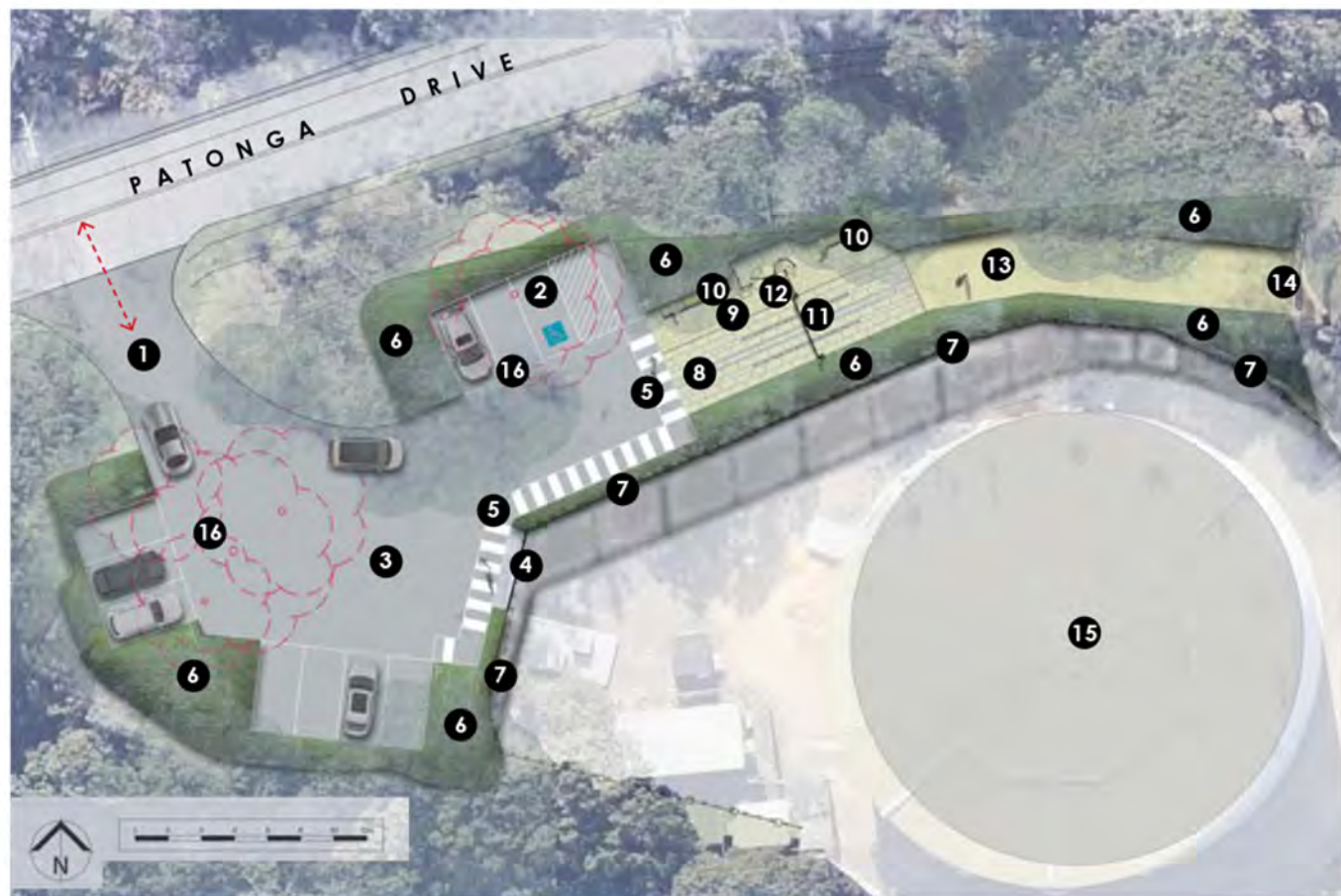


Figure 11: Car park & Entry Concept Plan - Scale as shown

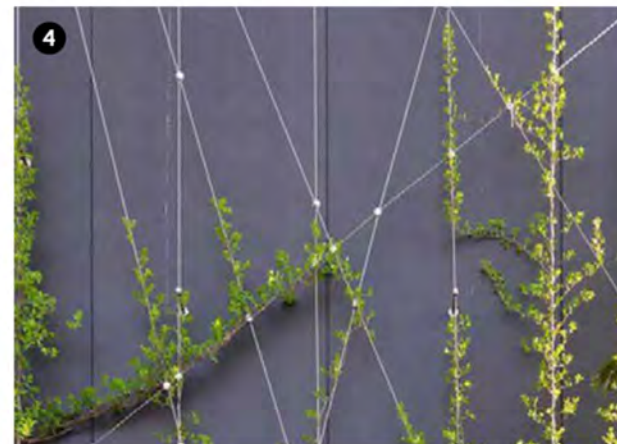
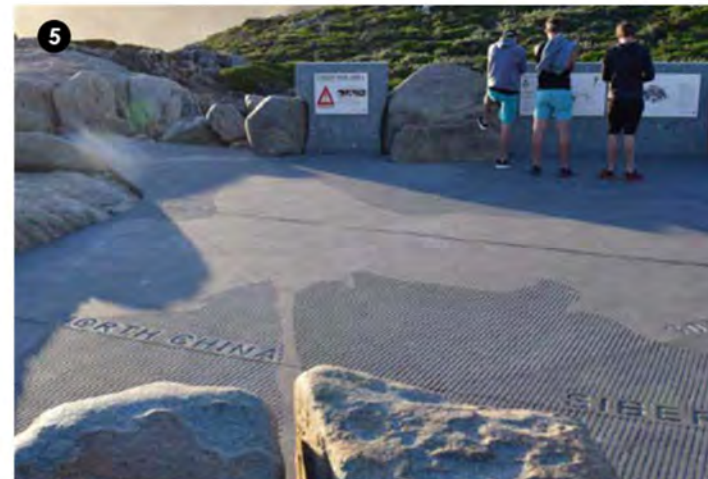
LEGEND

- 1 Re-aligned driveway off Patonga Drive
- 2 DDA compliant car parking space
- 3 Driveway re-surfaced with bitumen
- 4 Existing gate to water reservoir
- 5 Pedestrian linemarking for increased safe access
- 6 Proposed garden bed / WSUD planting
- 7 Screening fence with consideration for vertical climbing plants
- 8 Sandstone pavers with text etching along bands
- 9 Sandstone paving for pedestrian access
- 10 Sandstone seating plinths encourage suggest a 'meeting place'
- 11 Proposed vehicular gate
- 12 Proposed pedestrian and wheel chair access gate
- 13 Crushed sandstone pathway
- 14 Existing entry gate to start of trail
- 15 Water reservoir tank
- 16 Existing trees to be removed as part of works

5.3 Car Park, Entry & Water Reservoir

- Provide timber bollard fencing and placement of rocks to contain car park space; **1 2**
- Clad existing fence mesh with species that encourage vertical climbing to soften the Reservoir fencing interface. Ensure adequate plant spacing so visual surveillance through fence is maintained; **3 4**
- Opportunity to incorporate endemic vertical climbing plants to blend fence better with natural surrounds; **3 4**
- Opportunity to incorporate cultural representation through etched paving treatments; **5**
- Incorporate WSUD treatments for runoff through integrated use of native rain-gardens; **6 7**
- Minimise removal of tree and vegetation within area;
- Provide clear and safe pedestrian access through car park to start of Mt Ettalong lookout nature trail.

Indicative precedent design images:



5.4 Entry Montage



*Landscape Architects impression only

5.5 Trail and Furniture

- Re-level, resurface and grade path with crushed sandstone rock to ensure safer access throughout trail, noting existing path alignment and layout to remain unchanged; **1**
- Ensure a variety of seating to allow for all ability access, backrests, arm rests, picnic and flexible bench seating; **2 3 4**
- Provide robust Way-finding & Information Signage at key locations, with possibility to incorporate cultural representation in layout. **5 6**

Indicative precedent design images:



5.6 Trail Montage



*Landscape Architects impression only

5.7 Eastern Lookout Concept Plan

The Mt Ettalong pedestrian trail guides visitors to the furthestmost point at which visitors are presented with the reconfigured Eastern Lookout.

Hexagon in layout, the reconfigured lookout seeks to maximise 180° views towards Umina beach, Box Head and Broken Bay. A flush timber decking leads visitors onto the lookout structure, which could then raise and fold into seated timber benches with arm & back rests.

Marine grade stainless steel (Heel guard) mesh provides a light touch but robust structure which floats and anchors into the existing rock surface. The structure cantilevers over the cliff edge, further connecting visitors to the expansive views.

Steel rod balustrades are provided as a contemporary, low maintenance material that safely allow people to hold, steady themselves and safely enjoy and appreciate this unique environment.

The Landscape Concept plan encourages further collaboration and engagement with the traditional owners of the site, to explore opportunities for cultural representation within design of balustrades, seats and mesh surfaces.

LEGEND

- 1 Timber entry ramp (to suitable grade) with seating nook / rest point
- 2 Timber deck to finish flush with steel mesh platform
- 3 Raised timber deck (1 x step up) for increased viewing
- 4 Consideration for timber seating with back and arm rests
- 5 Heel Guard mesh viewing platform (Marine Grade)
- 6 Stainless Steel Rod Balustrade (Marine Grade)

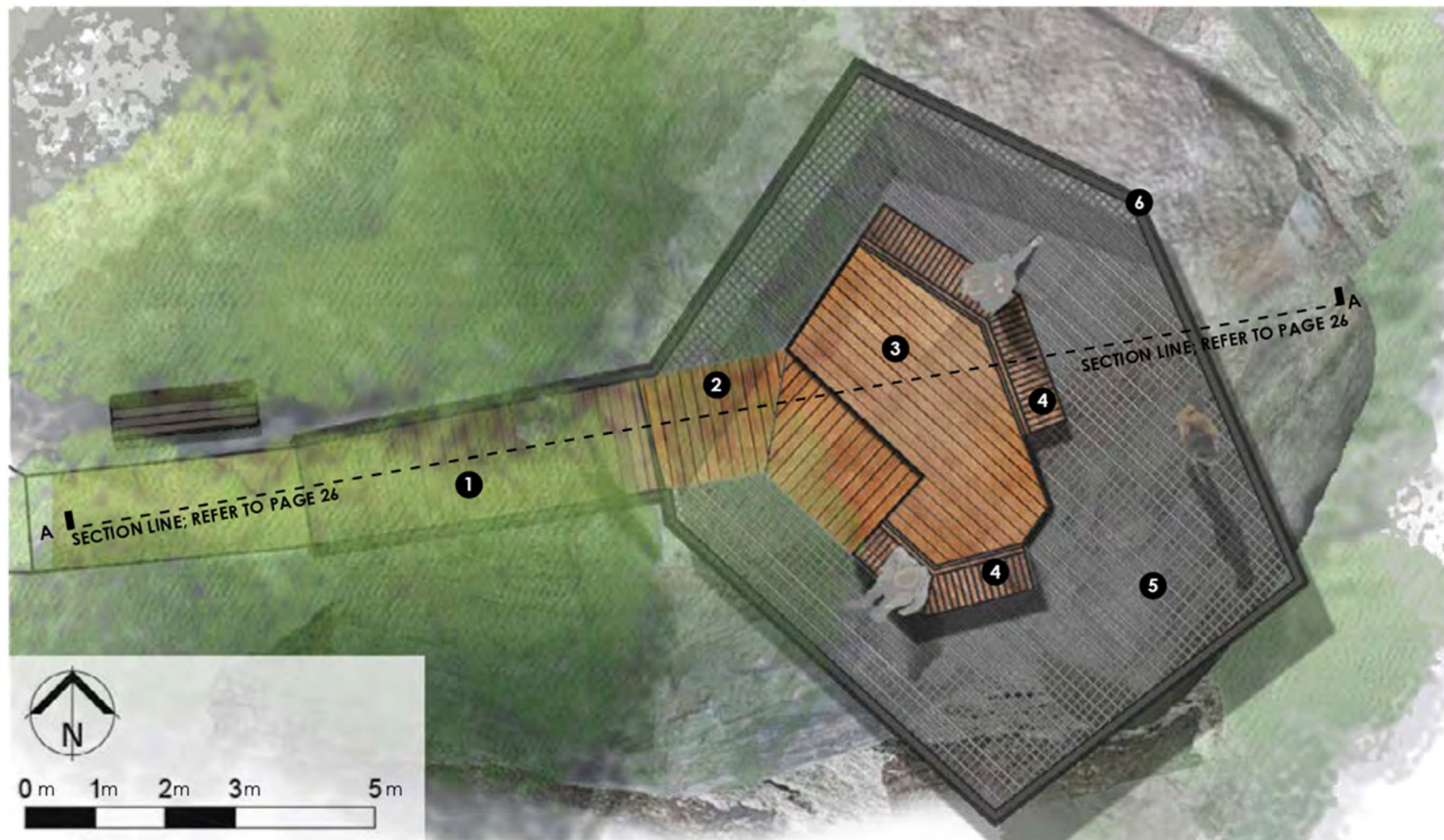


Figure 12: Eastern Lookout Concept Plan - Scale as shown

5.8 Eastern Lookout Section

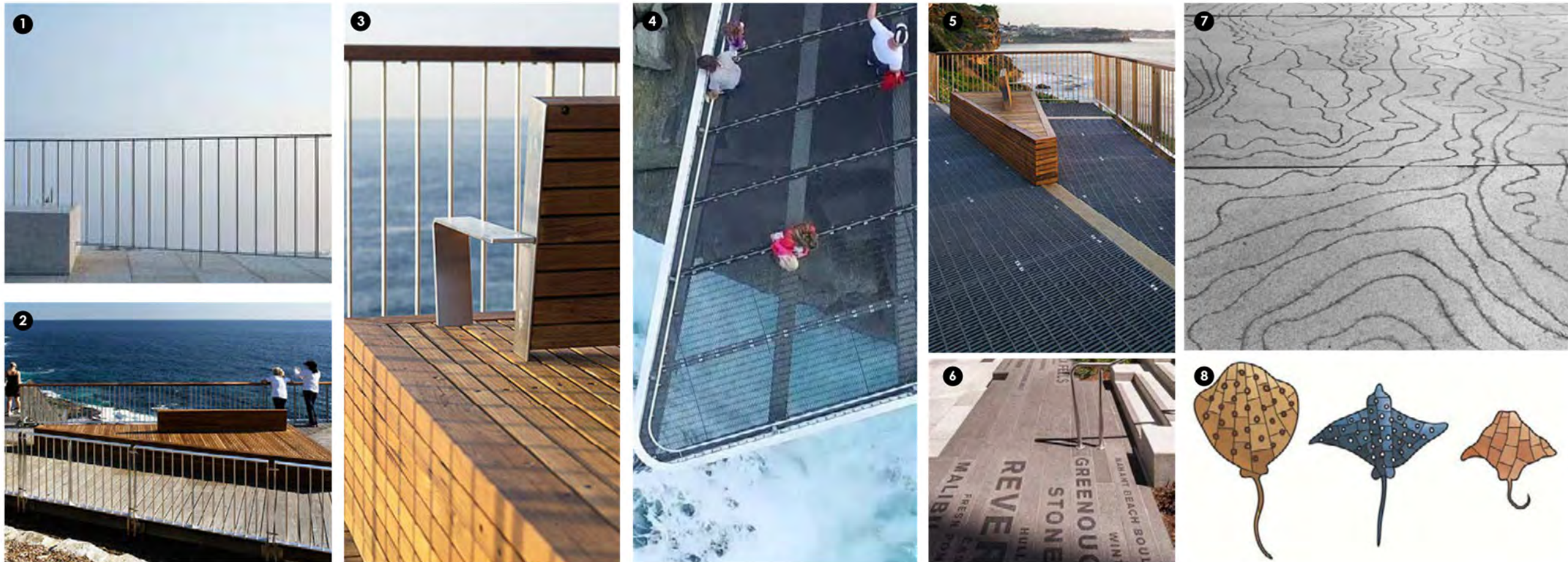


Figure 13: Eastern Lookout Concept Section A-A - Scale as shown

5.9 Eastern Lookout Material & Finishes

- Steel rod balustrades provide a contemporary, low maintenance material that safely allow people to hold and enjoy views; **1 2 3**
- Consideration of angled seating decks with backings and armrest provide wide views out to the south east / east, north & north east; **2 3**
- Steel mesh surface finishes flush with the timber decking, and provide a light touch surface, that floats on-top of the rock platform; **4 5**
- Opportunity to include Indigenous and Flora / Fauna representation in surface finishes and furniture items. Eg. Stingray referenced in Balustrade handrail or a phrase written in dialect and etched in timber etc. **6 7 8**

Indicative precedent design images:



5.10 Eastern Lookout Montage



*Landscape Architects impression only



06

Planting & Materials Palette

6.1 Planting Composition

- Celebrate existing landscape features through plant retention;
- Provide a light touch landscape response that seeks to compliment and enhance the existing landscape conditions;
- Use planting at entry area to inform the entrance to the Mt Ettalong trail and lookouts thereby contributing to site identity and character;



6.2 Suggested Planting Palette

The planting palette for Mt Ettalong Pedestrian Trail and Lookout will utilise indigenous, hardy and low maintenance species, which are endemic to the local region and assist to support local biodiversity.

Planting will reference the existing coastal bushland while also formalising the trail entry and assisting in WSUD principals to the redesigned car park. Plants with vertical creeping characteristic will be incorporated to assist with screening and greening fencing facade of the existing Water Reservoir.



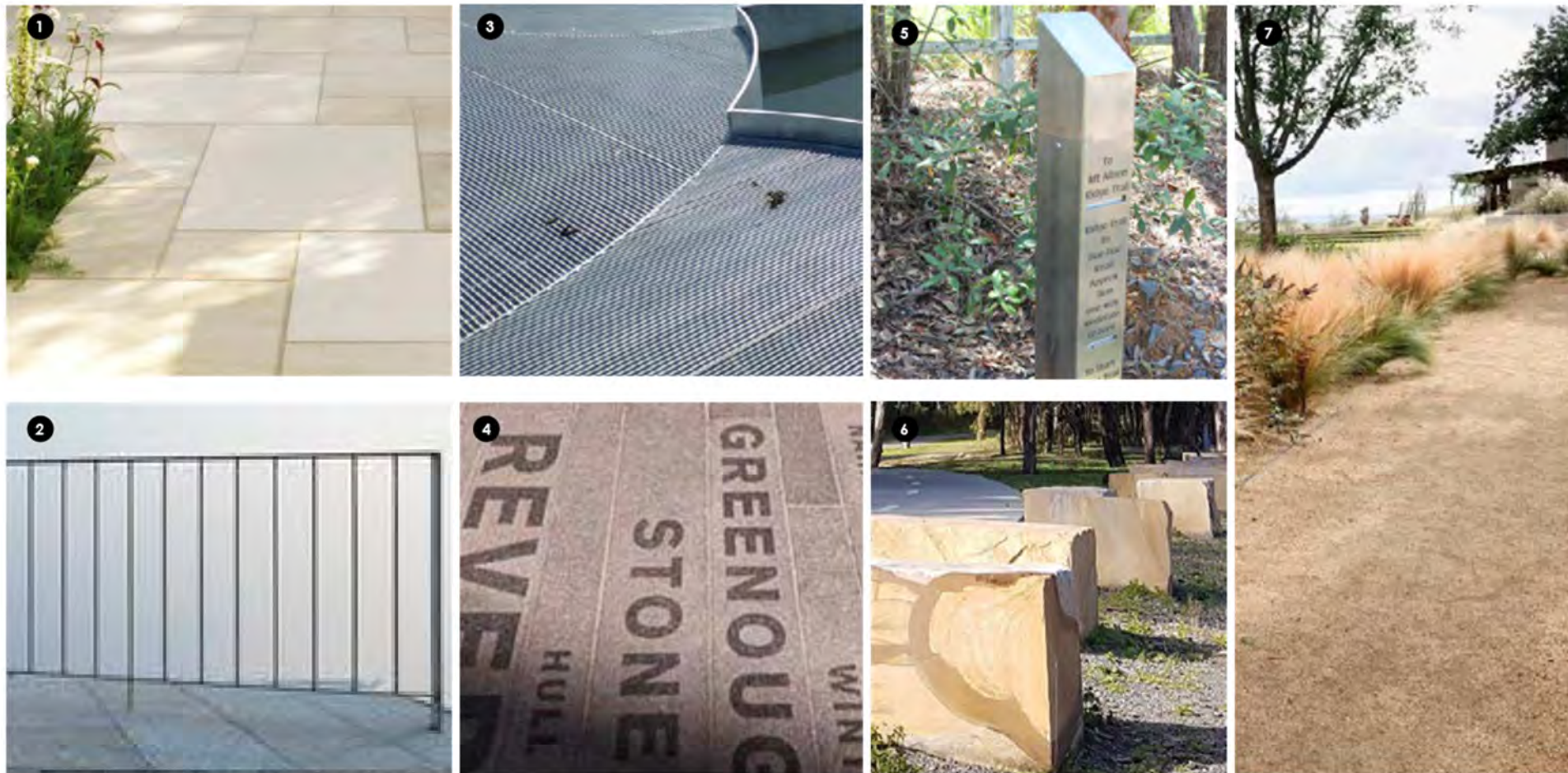
LEGEND

- 1 *Banksia spinulosa* 'Birthday Candles' / Prostrate Banksia
- 2 *Poa labillardieri* / Tussock Grass
- 3 *Epacris longiflora* / Fuchsia Heath
- 4 *Goodenia ovata* / Hop goodenia
- 5 *Grevillea sericea* / Pink Spider Flower
- 6 *Hardenbergia violacea* 'Happy Wanderer' / Purple Coral Pea
- 7 *Tetraloche thymifolia* / Thyme Pink-Bells
- 8 *Westringia fruticosa* / Coastal Rosemary

6.3 Hardscape Surface Materials Palette

The hardscape surface material palette utilises hard wearing, low maintenance materials that reference the heritage of the site, while also complementing the natural bush coastal character.

Indicative precedent images:



LEGEND

- 1 Sandstone paving announce key thresholds;
- 2 Steel rod balustrades provide a contemporary, low maintenance material that safely allow people to hold and enjoy views;
- 3 Steel mesh (Heel Guard Marine Grade) provides a light touch but tactile surface with timber seating allowing wide views at eastern lookout;
- 4 Opportunity for endemic cultural representation to be expressed within stone paving surface treatments and in the 'Welcoming Signage' located at the entry threshold;
- 5 Wayfinding bollard signage throughout the trail and close to lookouts and rest nodes, to provide visitors with distance, cultural and environmental specific information;
- 6 Sandstone seating blocks at trail entry to provide respite from parking and sense of arrival;
- 7 Trail to be resurfaced with crushed sandstone rock to ensure achieve a level ground surface.

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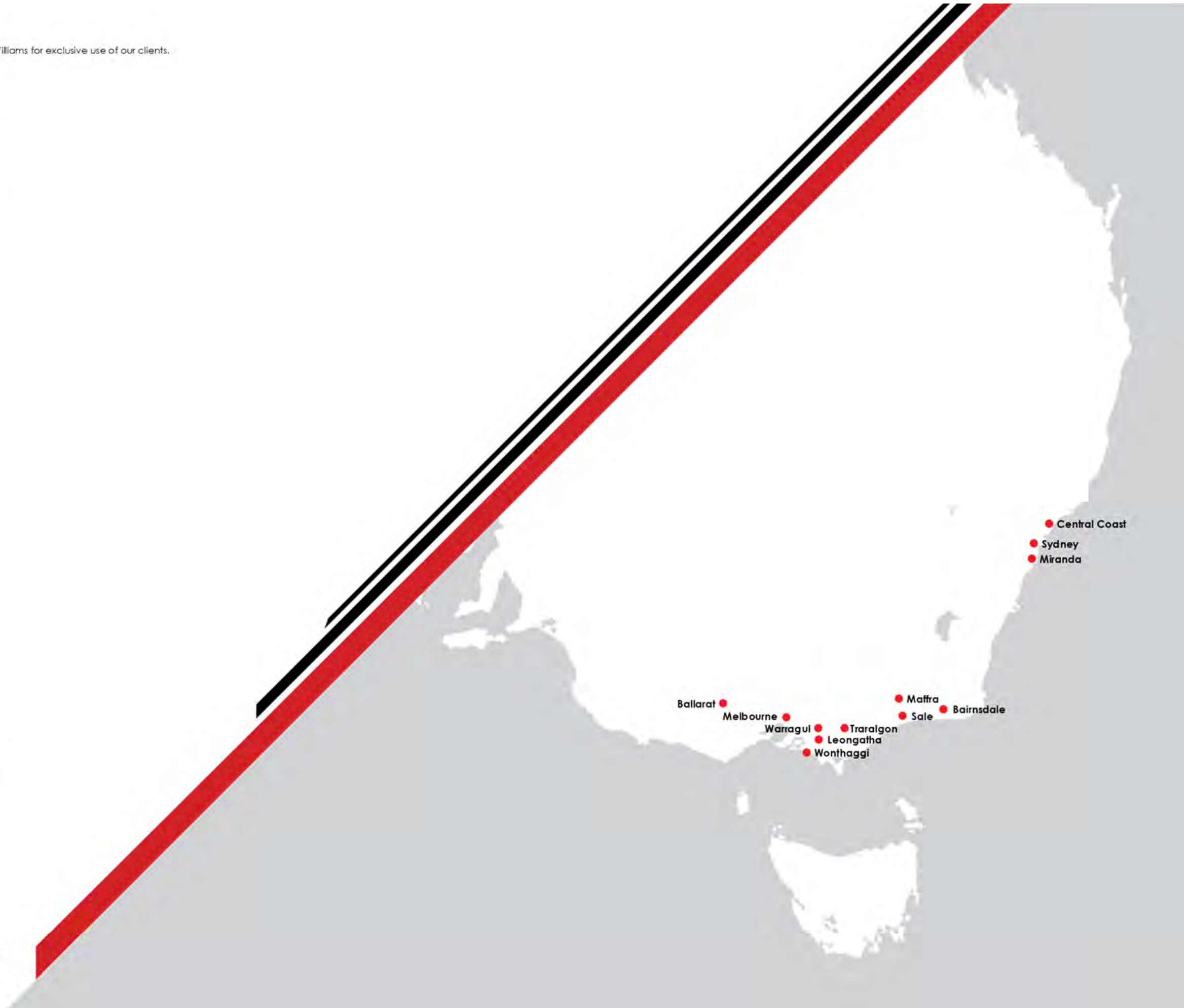
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Beveridge Williams



CCC Project Name SOWAG Gender Equity Forum – initial community consultation

Brief

Background

Central Coast Council (CCC) has demonstrated its commitment to gender equity through its ongoing support of the CCC Status of Women Advisory Group, who are an important mechanism for consultation, advice and feedback to Council and staff.

Key roles and responsibility of the CCC Status of Women Advisory Group include:

- identifying strategies to develop social, economic and personal leadership opportunities for women.
- advocating and providing advice to Council and staff, ensuring effective decision making on key issues impacting upon women across the Central Coast;
- participating in and influencing the Central Coast Council strategic planning processes to ensure objectives and actions reflect the issues affecting women.

A Gender Equity Strategy is one strategy that can develop social, economic and personal leadership opportunities for women. It can identify and outline action to address barriers that act as disincentives to the full participation of women in our community, in economic and civic life.

SOWAG recommends hosting a women's forum to garner community appetite for such a strategy and to engage key stakeholders at an early stage in the development of this strategy.

What

A face to face event using World café style discussion; tables of 5-8

Hosted by SOWAG at the Function Room, Wyong Admin Building

With light refreshments on arrival (potential for CWA to cater)

Registration: 9.30am

Time 9.30 am for 10am start. Close at 1pm with opportunities for networking

Dates: To be confirmed

Invitees to include members of CC Women's Organisations; representatives of services and government agencies working with women and interested individuals

- CCIWDCC to following groups/service organisations:
 - CCCWHC
 - Soroptimist International Brisbane Water
 - Country Women's Association
 - University of Newcastle
 - Gosford Regional Community Services
 - Community and Business Women's Network
 - Rotary CC Clubs
 - Zonta International CC
 - Lions Clubs

- Business & Professional Women Central Coast
 - Through SOWAG members
 - Central Coast P&C committees
 - Central Coast DV Committee
 - Action on Housing Older Women
- Women on Boards; Aboriginal Organisations; Settlement Services
- Invite new CEO to open
- Facilitator and note takers required (SOWAG)

Check with Council re latest COVID safe numbers for Function room

Objectives

What

Community forum:

- to contribute to a Central Coast Council Gender Equity Strategy
- to describe a community that promotes active participation in all aspects of a person's life, regardless of gender
- to identify barriers to this participation

Why

To give direction to the Strategy and engage the community

Who

- Project Sponsor
- Project Lead
- Project Team SOWAG

Project Milestones and Timeframes

Action Area	Task	Date	By whom

Risk Management

Cost

Light refreshments – request quote from CWA group

Council officers time in partnership with unpaid hours of SOWAG community members

Evaluation (how will you measure success and report)

Gender Equity Strategy

Background

Central Coast Council (CCC) has demonstrated its commitment to gender equity through its ongoing support of the CCC Status of Women Advisory Group, who are an important mechanism for consultation, advice and feedback to Council and staff.

Key roles and responsibility of the CCC Status of Women Advisory Group include:

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A Gender Equity Strategy is one strategy that can develop social, economic and personal leadership opportunities for women. It can identify and outline action to address barriers that act as disincentives to the full participation of women in our community, in economic and civic life.

Recommendation

To fulfil their roles and responsibilities, the CCC Status of Women Advisory Group is seeking in principle support to initiate and lead the creation and implementation of a Central Coast Council Gender Equity Strategy.

What

Step 1: To develop a working process to include members (community and council officers) of the Status of Women Advisory Group and to scope milestones, resources required and timelines

Step 2: To undertake initial research into the importance, relevance and practical application of Gender Equity strategies at a local government level

Step 3: To host an initial consultation forum to garner community appetite for such a strategy.

Why

There are five areas that build the case for change, reform and action in gender equity. This is because gender equity:

- delivers social benefits for all community member
- provides savings for individuals, communities and businesses
- provides economic benefit through a boost to Gross Domestic Product (GDP)
- prevents violence against women and girls
- is a human right

There is also evidence of the benefits of gender equity in local government:

The Business Case for Gender Equity in Local Government includes:

Terms of Reference – Status of Women Advisory Group, page 1, access on the 4 June 2020

https://cdn.centralcoast.nsw.gov.au/sites/default/files/Council/Meetings_and_minutes/Committee_and_advisory_groups/terms-reference-status-women-advisory-group.pdf

<https://www.5050vision.com.au/documents/40253852/Business%20Case%20for%20Gender%20Equity.pdf>

https://www.localgovernment.vic.gov.au/_data/assets/pdf_file/0029/329285/Gender-Equity-in-Local-Government-Research-Companion.pdf

The NSW Government Womens Strategy

<https://www.women.nsw.gov.au/strategies/nsw-womens-strategy>

Inner-West Council is finalising a Gender Equity Strategy 2021-2025

<https://yoursay.innerwest.nsw.gov.au/draft-gender-equity>

Who

- Project Sponsor - Central Coast Council
- Project Lead
- Project Team - SOWAG (Community representatives and SOWAG Council staff)

Project Milestones and Timeframes

Action Area	Task	Date	By whom
	Working process		
Development of Rationale for Strategy	Initial research		SOWAG community representatives Council staff support as available
Community Engagement	Initial community consultation/forum		SOWAG community representatives Council staff support as available

Risk Management

Cost

Evaluation (how will you measure success and report)

Short term success measure -

- a) in principle support of Recommendation approved by Council
- b) hosting and reporting on Gender Equity Forum

Longer term success measure - develop and implement GE Strategy (as Council resources allow)