



Central Coast Council

Ordinary Council Meeting

**Attachments Provided
Under Separate Cover**

Tuesday, 27 April 2021

Central Coast Council
Attachments Provided Under Separate Cover to the
Ordinary Council Meeting
 to be held in the Council Chamber,
 2 Hely Street, Wyong
 on Tuesday, 27 April 2021,
 commencing at 6.30pm

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Central Coast Council
Ordinary Council Meeting
Held in the Council Chamber
2 Hely Street, Wyong

13 April 2021

MINUTES

Present

Dick Persson AM

In Attendance

David Farmer	Chief Executive Officer
Rik Hart	Former Chief Executive Officer
Malcolm Ryan	Chief Operating Officer
Natalia Cowley	Director Corporate Affairs
Boris Bolgoff	Director Infrastructure Services
Julie Vaughan	Director Connected and Recreation Communities
Scott Cox	Director Environment and Planning
Jamie Loader	Director Water and Sewer

Notes

The Administrator, Dick Persson AM, declared the meeting open at 6.32pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Administrator, Dick Persson AM 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, Dick Persson AM welcomed recently commenced Central Coast Council Chief Executive Officer, Mr David Farmer.

Procedural Motion

Moved: Mr Dick Persson AM

85/21 Resolved

That Council thank the Acting Chief Executive Officer, Mr Rik Hart and the Chief Operating Officer, Mr Malcolm Ryan for their important contribution during their period at Central Coast Council.

The Administrator, Dick Persson AM adjourned the meeting at 6.36pm and advised the meeting would resume following the conduct of the Open Forum. The Open Forum commenced at 6.36pm with the speakers addressing the Council on each of the subjects below;

- Joy Cooper – Significant Tree Policy
- Kevin Brooks - The importance of improving productivity and efficiency in the delivery of Council functions and services.
- Kay (Patricia) Williams - The recognition of the traditional custodians of Central Coast and motorbike strategy on Kincumber Mountain.

The Open Forum closed with the Ordinary Meeting resuming at 6.59pm.

1.1 Disclosures of Interest

Time Commenced: 7.00pm

Moved: Mr Dick Persson AM

86/21 Resolved

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

1.2 Confirmation of Minutes of Previous Meeting

Time Commenced: 7.00pm

Moved: Mr Dick Persson AM

87/21 Resolved

That Council confirm the minutes of the previous Ordinary Meeting of Council held on 23 March 2021.

1.3 Notice of Intention to Deal with Matters in Confidential Session

Time Commenced: 7.00pm

Moved: Mr Dick Persson AM

88/21 Resolved

That Council note that no matters have been tabled to deal with in a closed session.

1.4 Administrator's Minute - Remediation of Sites containing Coal Ash Repositories

Time Commenced: 7.00pm

Moved: Mr Dick Persson AM

89/21 Resolved

- 1 *That Council supports the sixteen recommendations made in the report 'Costs for remediation of sites containing coal ash repositories', by the Public Works Committee. That Council writes to the Local Members of Parliament and to the Minister for Energy & Environment to seek their support for the NSW Government to acknowledge the inquiry and commence the implementation of the recommendations.*
- 2 *That Council writes to the Local Members of Parliament and to the Minister for Energy & Environment to seek their support for the NSW Government to acknowledge the inquiry and commence the implementation of the recommendations.*
- 3 *That Council acknowledge the hard work of Lake Munmorah resident, Mr Gary Blashke OAM, in raising community awareness about this important issue, and for appearing before the Legislative Council Inquiry personally.*

2.1 Annual Review - Internal Ombudsman Charter

Time Commenced: 7.03pm

Moved: Mr Dick Persson AM

90/21 Resolved

That Council note the proposed change and adopt the revised Internal Ombudsman Charter that is Attachment 1 to this report.

2.2 Lots 2 to 7 DP 249281 and Lot 11 DP598580 being 475 to 535 Pacific Highway Crangan Bay

Time Commenced: 7.04pm

Ms Sandra Kay, addressed the meeting at 7.04pm.

Moved: Mr Dick Persson AM

91/21 Resolved

- 1 *That Council inform the landowners that Council has not made an "error" in the zoning of their land.*
- 2 *The Bank Guarantee supplied by the landowners be used to cover Council's costs in the engagement of City Plan.*
- 3 *That the landowners be informed that Council's planning staff will be reviewing zoning of all lands zoned for environmental protection and it is unlikely that this will be completed until the end of 2022.*
- 4 *That Council refer the City Plan report and the submission from the landowners legal Counsel to the Department of Planning Industry and Environment under clause 3.35 of the EPA Act with a request that the Department consider the implications of both reports.*

3.1 Terrigal Trojans Rugby Club Review of Cash Contributions - Loan Repayment Report

Time Commenced: 7.13pm

Moved: Mr Dick Persson AM

92/21 Resolved

- 1 *That Council apply the cash contribution only of \$318,504.00, to the current outstanding amount owed by Terrigal Trojans (\$554,014.45) to Central Coast Council, and therefore the loan balance to be repaid is \$235,510.45, and it be determined that this resolution, supersedes any previous resolution relating to the loan repayment.*
- 2 *That Council and Terrigal Rugby Club Pty Ltd enter into a Deed of Agreement to ensure an appropriate annual repayment schedule is adhered to with payments to commence from 1 July 2021 and continue annually until the loan is repaid.*
- 3 *That Council progress a further lease with Terrigal Trojans Rugby Club Pty Ltd in line with the current Facilities Leasing and Licensing Policy with a 10-year maximum*

tenure, once the revised Plan of Management is fully adopted for The Haven. The terms of the new lease will ensure that the agreed loan amount be repaid simultaneously with the expiry of the lease.

- 4 *That Council include within both the Deed of Agreement and lease that any default on loan repayment will result in immediate termination of the lease.*

4.1 External Loan Management

Time Commenced: 7.16pm

Moved: Mr Dick Persson AM

93/21 Resolved

- 1 *That Council approve the early repayment of three Sewer Fund loans (inclusive of interest and loan break costs) with a capital value of \$15.54M out of the unrestricted funds sitting in the Sewer Reserve. The exact amount of accrued interest and loan break costs for the three loans will be determined at the time of repayment but are currently estimated at \$0.2M for accrued interest and \$1.24M for break costs.*
- 2 *That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that Attachments 1, 2, 3, 4, 5 and 6 to this Report remain confidential in accordance with section 10A(2)(c) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

4.2 Audit, Risk and Improvement Committee membership

Time Commenced: 7.17pm

Moved: Mr Dick Persson AM

94/21 Resolved

- 1 *That Council defer this matter to allow the Chief Executive Officer to undertake further consideration of the following:*
- *Role of Councillors in the Audit, Risk and Improvement Committee*
 - *Expanding the role of the Audit, Risk and Improvement Committee to include greater financial oversight*
 - *Applications received in response to the recruitment process*
 - *Any recommended appointment to the Audit, Risk and Improvement Committee*

- 2 *That a further report be provided to the 27 April 2021 Council Meeting.*
- 3 *That Council write to the applicants for the Audit, Risk and Improvement Committee membership apologising for this delay.*
- 4 *That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that Attachment 1 to this Report remain confidential in accordance with section 10A(2)(a) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

4.3 Meeting Record of the Audit, Risk and Improvement Committee (ARIC) meeting held 10 March 2021 and ARIC Annual Report 2020

Time Commenced: 7.20pm

Moved: Mr Dick Persson AM

95/21 Resolved

- 1 *That Council note the Meeting Record of the Audit, Risk and Improvement Committee meeting held 10 March 2021.*
- 2 *That Council note the Audit, Risk and Improvement Committee Annual Report for 2020.*

4.4 Meeting Records of Advisory Group meetings held in January and February 2021

Time Commenced: 7.20pm

Moved: Mr Dick Persson AM

96/21 Resolved

That Council receive the report on Meeting Records of Advisory Group meetings held in January and February 2021.

4.5 Grant Funding Budget Adjustment

Time Commenced: 7.20pm

Moved: Mr Dick Persson AM

97/21 Resolved

- 1 *That Council resolve to adopt an immediate budget adjustment to release \$40,000 of unexpended grant restricted funds for the Business Case East Tuggerah Precinct project to general revenue.*
- 2 *That Council resolve to adopt an immediate budget adjustment to release \$100,000 of unexpended grant restricted funds for the Agribusiness Mapping project to general revenue.*

4.6 Central Coast Car Parking Study and Implementation Plan - Public Exhibition

Time Commenced: 7.21pm

Moved: Mr Dick Persson AM

98/21 Resolved

- 1 *That Council note that the Draft Central Coast Car Parking Study and Implementation Plan was publicly exhibited between 9 June 2020 - 6 July 2020 and 3 August 2020 – 16 August 2020.*
- 2 *That Council consider the submissions and feedback received during the exhibition period.*
- 3 *That Council note and endorse the amendments recommended by Council staff.*
- 4 *That Council adopt the amended Central Coast Car Parking Study and Implementation Plan 2020 as attached to this report and make it available on Council's website.*
- 5 *That Council authorise the Chief Executive Officer to make final editorial amendments to ensure correctness and clarity.*

4.7 Warnervale Working Group - End of Term

Time Commenced: 7.23pm

Moved: Mr Dick Persson AM

99/21 Resolved

That Council wind up the Warnervale Working Group noting it has now completed its term as resolved by Council.

Procedural Motion

Moved: Mr Dick Persson AM

100/21 Resolved

That Council consider now consider item 4.9 - Proposal to purchase land known as Davistown Wetlands - Status Update and consider items 4.8 – Warnervale Aircraft Landing Area Signage and 4.10 – Warnervale Airport together.

Items are recorded in Agenda sequence.

4.8 Warnervale Aircraft Landing Area Signage

Time Commenced: 7.27pm

Note: This item was considered in conjunction with item 4.10 – Warnervale Airport

Mr Patrick Gallagher, addressed the meeting at 7.28pm.

Moved: Mr Dick Persson AM

101/21 Resolved

That the following part of the resolution carried at the Ordinary Meeting of Council held on 10 August 2020 be rescinded:

757/20 (b) (ii) That "Central Coast Airport" be officially renamed to "Warnervale Aircraft Landing Area (ALA)" to remove any doubt, with identifying signage and other materials to be amended by the end of October 2020.

4.9 Proposal to purchase land known as Davistown Wetlands - Status Update

Time Commenced: 7.24pm

Moved: Mr Dick Persson AM

102/21 Resolved

- 1 *That Council discontinue any negotiations to purchase by agreement the land known as the Davistown Wetlands.*
- 2 *That Council not commence compulsorily acquisition of the land known as the Davistown Wetlands.*

4.10 Warnervale Airport

Time Commenced: 7.27pm

Note: This item was considered etc . . .

Moved: Mr Dick Persson AM

103/21 Resolved

- 1 *That Council approve the development of a Masterplan that includes the runway length of 1200 metres with no extension and a Plan of Management for the Central Coast Airport at Warnervale.*
- 2 *That Council authorise the Chief Executive Officer to publicly exhibit the draft Masterplan and Plan of Management once completed.*
- 3 *That Council authorise the Chief Executive Officer to negotiate and execute agreements that will enhance and promote better utilisation of the Central Coast Airport at Warnervale.*
- 4 *That Council authorise the Chief Executive Officer to hold discussions with the Aviation Industry and affected land owners.*
- 5 *That Council authorise the Chief Executive Officer to explore inclusion of 4 and 10 Warren Road, Warnervale and 140 Sparks Road, Warnervale into the draft Airport Masterplan and to suspend the sales of these land parcels until the Airport Masterplan is finalised.*
- 6 *That Council authorise the Chief Executive Officer to immediately suspend the development of the Warnervale conservation agreement and any agreement with the NSW biodiversity Conservation Trust to permanently protect the Porters Creek Wetland until the Airport Masterplan, plan of Management and a subdivision plan is registered*

that subdivides the Wetland and surrounding E2 land from the employment land in Warnervale.

- 7 That Council acknowledge and thank the support of the Parliamentary Secretary for the Central Coast and Member for Terrigal Adam Crouch, the Minister for Planning Rob Stokes and the reviewers that included the planning expert Abigail Goldberg and aviation specialist Peter Fiegehen for conducting the review and resolving the future of the Central Coast Airport.
- 8 That Council as part of the Masterplan process for Central Coast Airport at Warnervale prepare a draft plan showing the environmental and proposed conservation land to be protected as well as the proposed employment land that will be subdivided from the conservation land.

5.1 Meeting Record of the Coastal Open Space System (COSS) Committee Meeting held on 2 March 2021

Time Commenced: 7.44pm

Moved: Mr Dick Persson AM

104/21 Resolved

- 1 That Council note the Meeting Record of the Coastal Open Space System (COSS) Committee Meeting held 2 March 2021 that is Attachment 1 to this report.
- 2 That Council write to the NSW Premier requesting strengthening of legislation to allow prosecution for tree removal and land clearing on deferred matters lands.

The Meeting closed at 7.45 pm.



Central Coast Council

Extraordinary Council Meeting

Held in the Council Chamber
2 Hely Street, Wyong

15 April 2021

MINUTES

Present

Dick Persson AM

In Attendance

David Farmer Chief Executive Officer

Notes

The Administrator, Dick Persson AM, declared the meeting open at 10.34am and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

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

1.1 Disclosures of Interest

Time commenced: 10.35am

Moved: Mr Dick Persson AM

105/21 Resolved

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

2.1 Administrator's Minute - Administrator's Final Report

Time commenced: 10.49am

Moved: Mr Dick Persson AM

106/21 Resolved

- 1 *That Council note the tabling of the Administrator's Final Report.*
- 2 *That Council note the Administrator has provided a copy of the report to the Minister for Local Government, The Hon Shelley Hancock MP and the Deputy Secretary, Local Government, Planning and Policy, Mr Tim Hurst.*

The Meeting closed at 10.49am.



AUDIT, RISK AND IMPROVEMENT COMMITTEE CHARTER

~~June 2020~~ April 2021



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Audit, Risk and Improvement Committee Charter



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CHIEF EXECUTIVE OFFICER	Gary Murphy, David Farmer Chief Executive Officer

History of Revisions:

Version	Date	Reason	TRIM Doc. #
1	24 January 2017	Creation	D12590987
2	26 July 2017	Updated given feedback	D12758021
3	4 December 2019	Updated given NSW Audit Office guidelines and feedback from ARIC	D13488251
4	24 February 2020	Updated given feedback from ARIC for Council approval	D13776908
5	30 March 2020	Updated following resolutions from the 17 March 2020 ARIC meeting and adopted at the 17 June 2020 ARIC meeting	D14056881
6	27 April 2021	Updated to expand the financial oversight role of the Committee in accordance with the OLG Discussion Paper	D14546515

Audit, Risk and Improvement Committee Charter



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Audit, Risk and Improvement Committee Charter



Introduction

Good corporate governance of Central Coast Council ("Council") promotes effective and efficient delivery of services to the Central Coast community with honesty and integrity.

The Audit, Risk and Improvement Committee ("Committee") has an important role in the governance framework of Council by providing Council with independent oversight, objective assurance and monitoring of Council's audit processes, internal controls, external reporting, risk management activities, compliance of and with Council's policies and procedures, and performance improvement activities.

This Charter, which is based on the guidelines issued by the Chief Executive of the Office of Local Government pursuant to s. 23A of the [Local Government Act 1993](#), the NSW Audit Office guidelines for [Local Government in Risk Management](#) and is consistent with best practice, is intended to add value and drive the qualities of effective local government; being openness, transparency and accountability. The Committee helps Council accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes.

Gary Murphy **David Farmer**
Chief Executive Officer
Central Coast Council

Audit, Risk and Improvement Committee Charter



Committee Objectives

1. The objective of the Committee is to provide independent assurance and assistance to the Council on risk management, control, governance, internal audits, organisational performance and external accountability responsibilities.
2. Part 4A of the *Local Government Act 1993* ("the LG Act") will commence after the adoption of this Charter. When Part 4A of the *LG Act* commences the Committee will be under a statutory obligation to keep under review the following aspects of the Council's operations:
 - a) compliance,
 - b) risk management,
 - c) fraud control,
 - d) financial management,
 - e) governance,
 - f) implementation of the strategic plan, delivery program and strategies,
 - g) service reviews,
 - h) collection of performance measurement data by the Council, and
 - i) any other matters prescribed by the regulations.
3. This Charter imposes those obligations on the Committee from the date the Committee commences, prior to the commencement of Part 4A of the *LG Act*. The Committee is also to provide information to the Council for the purpose of improving the Council's performance of its functions.

Authority

4. The Committee is established in accordance with Council's authority granted by section 355 of the *LG Act*.
5. The Committee has no executive powers, except those expressly provided by the Council.
6. In carrying out its responsibilities, the Committee must at all times recognise that primary responsibility for management of Council rests with the Council and the Chief Executive Officer as defined by the Local Government Act.
7. The Council authorises the Committee as a whole (but not individual members of the Committee) within the scope of its role and responsibilities as follows and to report any action undertaken in the meeting minutes:
 - a) obtain any information it needs from any employee or external party (subject to their legal obligations to protect information).
 - b) discuss any matters with the Auditor-General (or contracted agent) and/or external auditor and/or other external parties (subject to confidentiality considerations).
 - c) request the attendance of any employee or Councillor at Committee meetings.
 - d) obtain external legal or other professional advice considered necessary to meet its responsibilities. The engagement and payment of costs for that advice is subject to the prior approval by the Chief Executive Officer.

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Audit, Risk and Improvement Committee Charter



8. This Charter is required to be reviewed and endorsed by the Committee each year. Any substantive changes to this Charter need to be approved by the Council.
9. Council must review, amend as required and adopt this Charter at least once during each term of Council at an open meeting of Council.

Composition and Tenure

Members (voting)

10. The Committee will consist of: five voting members.
 - a) Two Councillors;
 - b) Three Independent external members (one of whom to be the Chairperson)
11. Voting at a Committee meeting is to be by open means (such as by voice or by show of hands).
12. The members of the Committee, taken collectively, will have a broad range of skills and experience relevant to the operations of Council. At least one member of the Committee shall have accounting or related financial management experience, with understanding of accounting and auditing standards in a public sector environment.

Councillors

13. The two Councillor members (excluding the Mayor) of the Committee will be appointed by resolution of the Council at the start of each Council Term for the length of the Council Term.
14. The Council may also resolve to appoint alternative Councillor members to the Committee for the same period to attend meetings in the absence of one or both of the appointed Councillor members. The alternative Councillor members will have the same voting rights as the Councillor member being replaced.

Independent External Members

15. The three Independent External Members will be appointed, by resolution of the Council for up to an initial period no less than three years and not exceeding five years, after which they will be eligible for extension or re-appointment following a formal review of their performance by Council (noting that the total term on the Committee will not exceed eight years).
16. Any of the three Independent External Members seeking an extension or re-appointment will be required to notify the Chief Executive Officer in writing six months before their appointed is set to end.

Audit, Risk and Improvement Committee Charter



17. The three Independent External Members are eligible for extension or re-appointment up to a maximum of eight years of continual service. Appointments must be made so that phased replacement of each of the three Independent external members is required to ensure continuity in the Committee.
18. The Independent External Members can also be removed by resolution of Council.
19. The Independent External Members, in aggregate, will have recent and relevant knowledge and experience of:
 - a) Accounting or related Financial management
 - b) Risk management experience
 - c) Auditing experience in a public sector environment
 - d) Performance improvement
 - e) The local government framework
 - f) Council services, activities and operations
 - g) Governance, risk and compliance
 - h) Community services.

The Chair

20. The Chair will be elected by the majority of the Committee's voting members and must be one of the Independent External Members.
21. The Chair must be appointed for one term only for a period of at least three years, with a maximum period of five years. The term of appointment for the Chair can be extended but any extension must not cause the total term to exceed five years as a Chair of the Committee.
22. Whenever the voting on a motion put to a meeting of the Committee is equal, the Chair of the Committee is to have a casting vote as well as an original vote.
23. If the elected Chair is not present at a meeting of the Committee, the first business of that meeting is for the Committee's voting members to elect a Chair from the Independent External Members present.

Attendees (non-voting) for all agenda items

24. Meetings of the Committee may, at the discretion of the Committee and with the consent of the Chief Executive Officer, be attended by the following Councilstaff:
 - a) Chief Executive Officer or nominated delegate;
 - b) Chief Financial Officer or nominated delegate;
 - c) Director **Corporate Affairs and Chief Financial Officer** Governance or nominated delegate;
 - d) Chief Internal Auditor or nominated delegate; and
 - e) Senior Internal Ombudsman or nominated delegate.

Audit, Risk and Improvement Committee Charter



Invitees (non-voting) for specific agenda items

25. Representatives of Council's external auditor and other Council Officials may attend Committee meetings by invitation as requested by the Committee.
26. Other Councillors may attend as observers at the discretion of the Chair. Such requests should be placed in writing to the Chair prior to the meeting.

Role and Responsibilities

27. In carrying out its responsibilities, the Committee must at all times recognise that primary responsibility for financial and other reporting, for internal controls, for compliance with laws, for ethical behaviour, for the management of Council, for risk management and for organisational improvements, rests with the elected Council and the Chief Executive Officer in accordance with the [LG Act](#).
28. Members of the Committee must not act in a way that contravenes the [LG Act](#) (which includes compliance with Council's adopted Code of Conduct and Code of Meeting Practice) or any other Act. Members of the Committee are also required to comply with other relevant Policies and Procedures of Council.
29. The Chief Executive Officer will ensure that adequate resources are available to allow for the proper functioning of the Committee, including provision of a Committee Support Officer for administrative support.
30. The Committee may also, at Council's expense, request the Chief Executive Officer to obtain such legal, accounting or other professional advice as it reasonably considers necessary for the performance of its duties. The Chief Executive Officer will give appropriate consideration to all such requests.
31. The responsibilities of the Committee may be revised or expanded by the Council from time to time. The Committee's responsibilities are in accordance with Part 4A of the [LG Act](#), even if that Part 4A has not commenced operation:
 - a) compliance,
 - b) risk management,
 - c) fraud control,
 - d) financial management,
 - e) governance,
 - f) implementation of the strategic plan, delivery program and strategies,
 - g) service reviews,
 - h) collection of performance measurement data by the Council,
 - i) any other matters prescribed by the regulations.
32. The Committee is also to provide information to the Council for the purpose of improving the Council's performance of its functions.

Audit, Risk and Improvement Committee Charter



33. The following defined responsibilities are in accordance with the OLG model charter for Audit Committees as set out in the Internal Audit Guidelines issued by the Chief Executive of OLG in September 2010 and to meet the future requirement that will be imposed by Part 4A of the [LG Act](#).

Risk Management

34. Risk management is an essential part of effective corporate governance. It is defined as "the culture, processes and structures that are directed towards realising potential opportunities whilst managing adverse effects." (Risk Management – Principles and Guidelines" ISO 31000:2009(E)). Enterprise Risk Management is the holistic management of all risks within Council, not just insurable risks or work health and safety.
35. The Committee is responsible for:
- a) reviewing whether management has in place a current and comprehensive risk management framework, and associated procedures for effective identification and management of business and financial risks, including fraud, that is consistent with AS/NZS ISO 31000:2009;
 - b) reviewing whether a sound and effective approach has been followed in developing strategic risk management plans for major projects or undertakings;
 - c) reviewing the impact of the risk management framework on its control environment and insurance arrangements;
 - d) reviewing whether a sound and effective approach has been followed in establishing business continuity planning arrangements, including whether plans have been tested periodically;
 - e) reviewing whether a sound and effective approach has been established in relation to technological related risks issues that present a threat to the operations of Council;
 - f) considering, and recommending to the Chief Executive Officer, improvements in relation to Council activities, systems and processes; and
 - g) reviewing whether Council processes and procedures result in an efficient and effective allocation of resources, and accountability and transparency.

Control Framework

36. The Committee is responsible for:
- a) reviewing whether management has adequate internal controls in place, including over external parties such as contractors and advisors;
 - b) reviewing whether management has in place relevant policies and procedures, and these are periodically reviewed and updated;
 - c) progressively reviewing whether appropriate processes are in place to assess compliance with policies and procedures;
 - d) reviewing the annual performance of Council against the key performance indicators documented in the Operational Plan, and providing advice to the Chief Executive Officer on the adequacy of Council's performance against these indicators;
 - e) reviewing whether appropriate policies and procedures are in place for the management and exercise of delegations; and
 - f) reviewing whether management has taken steps to embed a culture which is

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committed to ethical and lawful behaviour.

Financial Management and External Accountability

37. The Committee is responsible for:

- a) satisfying itself that the annual financial reports comply with applicable Australian Accounting Standards and are supported by appropriate management sign-off on the statements and the adequacy of internal controls;
- b) reviewing the 'Statement by Councillors and Management' (made pursuant to s 413(2)(c) of the Local Government Act)
- c) reviewing the external audit opinion, including whether appropriate action has been taken in response to audit recommendations and adjustments;
- d) considering contentious financial reporting matters in conjunction with Council's management and external auditors;
- e) reviewing the processes in place designed to ensure financial information included in the annual report is consistent with the signed financial statements;
- f) satisfying itself there are appropriate mechanisms in place to review and implement, where appropriate, relevant State Government reports and recommendations;
- g) reviewing cash management policies and procedures;
- h) reviewing policies and procedures for collection, management and disbursement of grants and tied funding; and
- i) satisfying itself there is a performance management framework linked to organisational objectives and outcomes.

- a) **advising whether the Council's financial management processes are adequate**
- b) **assessing the policies and procedures for council management's review and consideration of the council's current and future financial position and performance and the nature of that review (including the approach taken to addressing variances and budget risks)**
- c) **advising on the adequacy of early close and year-end review procedures, and**
- d) **reviewing council's financial statements, including:**
 - **providing input and feedback on council's financial statements**
 - **advising whether council is meeting its external accountability requirements**
 - **advising whether appropriate action has been taken in response to audit recommendations and adjustments**
 - **satisfying itself that the financial statements are supported by appropriate management signoff**
 - **reviewing any 'Statement by Councillors and Management' (made pursuant to s 413(2)(c) of the Local Government Act)**
 - **reviewing the processes in place designed to ensure that financial information included in the council's annual report is consistent with the signed financial statements**
 - **reviewing cash management policies and procedures**
 - **reviewing policies and procedures for the collection, management and disbursement of grants and tied funding, and**
 - **satisfying itself that the council has a performance management framework that is linked to organisational objectives and outcomes.**



Legislative Compliance

38. The Committee is responsible for:
- a) determining whether management has appropriately considered legal and compliance risks as part of risk assessment and management arrangements; and
 - b) reviewing the effectiveness of the system for monitoring compliance with relevant laws, regulations and associated government policies.

Internal Audit

39. The Committee is responsible for:
- a) acting as a forum for communication between the Council, Chief Executive Officer, Senior Management, Internal Audit, External Audit and Internal Ombudsman;
 - b) reviewing the internal audit coverage and Internal Audit Plan, ensuring the plan has considered the Risk Management Plan, and approving the plan;
 - c) considering the adequacy of internal audit resources to carry out its responsibilities, including completion of the approved Internal Audit Plan;
 - d) reviewing all audit reports and considering significant issues identified in audit reports and action taken on issues raised, including identification and dissemination of better practices;
 - e) monitoring the implementation of internal audit recommendations by management;
 - f) periodically reviewing the Internal Audit Charter to ensure appropriate organisational structures, authority, access and reporting arrangements are in place;
 - g) periodically reviewing the performance of Internal Audit;
 - h) meeting at least annually, with the Chief Internal Auditor "in-camera" without the presence of management;
 - i) meeting at least annually, with the Internal Ombudsman "in-camera" or as arranged with the Committee without the presence of management. The Internal Ombudsman will provide a quarterly report to the Audit, Risk and Improvement Committee; and
 - j) giving advice to the Chief Executive Officer on the appointment and remuneration of the Chief Internal Auditor and the Internal Audit team (if applicable).

External Audit

40. The Committee is responsible for:
- a) acting as a forum for communication between Council, senior management and internal and external audit;
 - b) providing input and feedback on the financial statement and performance audit coverage proposed by external audit, and providing feedback on the external audit services provided;
 - c) reviewing all external plans and reports in respect of planned or completed external audits, and monitoring the implementation of audit recommendations by management;
 - d) providing advice to Council on action taken on significant issues raised in relevant external audit reports and better practice guides;

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- e) meeting at least annually, with the NSW Auditor General (or contract agent) "in- camera" without the presence of management; and
- f) considering significant issues raised in relevant external audit reports and better practice guides, and ensuring appropriate action is taken.

Responsibilities of Members

41. All members of the Committee are expected to:
- a) have a high level of personal integrity and ethics, as well as acting honestly and in good faith;
 - b) make themselves available as required to attend and participate in meetings;
 - c) perform their duties in a manner that engenders public trust in the integrity, objectivity, and impartiality of the Committee;
 - d) comply with this Charter;
 - e) have strong interpersonal skills;
 - f) have strong skills in oral and written communication;
 - g) understand the relevant legislative and regulatory environment of Audit and Risk Management in NSW Local Government and any requirements appropriate to Central Coast Council, particularly as these pertain to individual matters under consideration by the Committee;
 - h) contribute the time needed to study and understand the papers provided, and to devote to their responsibilities as a Committee Member;
 - i) apply good analytical skills, objectivity and with good judgment;
 - j) express opinions frankly and ask questions that go to the fundamental core of issues;
 - k) pursue independent lines of enquiry when required;
 - l) review the risks, progress, controls, finances and performance surrounding major projects;
 - m) have an understanding of management principles required recognising and evaluating the materiality and significance of deviations from good business practices;
 - n) have an appreciation of fundamental concepts in areas such as accounting, economics, commercial law, taxation, finance, quantitative methods and IT; and
 - o) assist the Council and the Chief Operating Officer with the formulation of Finance, Audit and related policies and procedures.
42. Expressions of Interest appointment as an independent member of the Committee are to be invited by public advertisement and/or written invitation from persons eligible to be members of the Committee as outlined by this Charter.
43. Any such nominations will be received and reviewed by the Chief Executive Officer who will prepare a report for Council's consideration.
44. The recruitment of those members of the Committee is to be based on merit, and it is important that the selection process used is transparent and accountable.
45. All Committee members will be appointed by Council. Once the Independent External Member(s) is/are appointed, they will receive a letter of appointment clearly detailing the terms of their appointment and their award remuneration rates, as well as a copy of this

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Charter.

46. Committee members must also decline any request to act as referee to any applicants for vacant positions on the Committee.

Reporting

47. At the first Committee meeting post 30 October each year, a performance report will be provided to the Committee dealing with:
- a) an overall assessment of Council's risk, control and compliance framework, including details of any significant emerging risks or legislative changes impacting Council;
 - b) a summary of the work the Committee performed to fully discharge its responsibilities during the preceding year;
 - c) details of meetings, including the number of meetings held during the relevant period, and the number of meetings each member attended;
 - d) a summary of Council's progress in addressing the findings and recommendations made in internal and external audit reports;
 - e) the performance of Internal Audit for the financial year as measured against agreed key performance indicators; and
 - f) the approved Internal Audit Plan of work for the previous financial year showing the current status of each audit.
 - g) any other matters deemed to be of sufficient importance.
48. The Committee should report regularly to Council on the internal audit function, on the management of risk and on internal controls as and when required. The Committee may also make recommendations to Council and the Chief Executive Officer.
49. At a minimum the Committee will report to Council on its activities at least yearly coinciding with the financial year and the annual statement time.
50. The Annual and Three-Year Audit Plans will also be submitted to Council as part of the Committee's report to Council.
51. Council may request the Chair of the Committee to address Council and to answer any enquiries about the operation of the Committee. In consultation with the Chair some or all of the Committee's annual report will form part of Council's Annual Report.

Administrative arrangements

Meetings of the Committee

52. The Committee is bound by Council's adopted [Code of Conduct](#).
53. All Committee meetings must be run fairly, and the procedures used should improve decision making and not be used for personal or political advantage.

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54. All matters should be considered consistently, fairly, promptly, and on their individual merits.
55. A forward meeting plan for the following year, including meeting dates and agenda items, will be agreed by the Committee in December of each year. The forward meeting plan will cover all Committee responsibilities as detailed in this Charter.
56. The Committee will meet at least four times per year. A special additional meeting may be held for the review and endorsement of the annual audited financial reports and external audit opinion.
57. The need for any additional meetings will be determined by resolution of the Committee. Such resolutions do not bind the Council to commit additional resources to the conduct of those meetings unless the Chief Executive Officer or the Council, by resolution, agrees to those additional meetings.
58. It is expected that Committee meetings will be attended by each voting Committee member in person. However, if there is a valid reason and with the prior approval of the Chair, a voting Committee member may attend by telephone or by video conference.
59. Non-voting participants at Committee meetings will also be expected to attend in person, however where this is not practical and with the prior approval of the Chair, they may attend by telephone or by video conference.
60. Committee meetings are closed to the public.

Attendance at meetings and quorums

61. The quorum for a meeting of the Committee will be the majority of the voting members of the Committee. A quorum must include at least two Independent External Members.
62. If it is determined two days prior to the Committee meeting that a quorum will not be achieved, the Committee meeting is to be reconvened to a later date. If for any reason a quorum is not present within half an hour of the scheduled commencement of the meeting, the meeting shall be rescheduled.
63. A Committee member will be deemed to have relinquished their membership of the Committee if they do not attend two consecutive meetings of the Committee without notice or satisfactory (as determined by the Chair – or in the case of the Chair the majority of the Committee) explanation.
64. Section 376 of the [LG Act](#) relevantly provides:
 - (2) *The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.*
 - (3) *However, the general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the*

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standard of performance of the general manager or the terms of the employment of the general manager.

65. The Chief Executive Officer (Council's General Manager) may only be excluded from the meeting as set out above or while the Committee deals with a matter relating to the standard of performance of the Chief Executive Officer or the terms of the employment of the Chief Executive Officer.
66. The Chief Executive Officer will permit the Committee to meet separately with the Chief Internal Auditor and any External Auditor(s) in the absence of management on at least one occasion per year, should the Committee resolve that such meetings are appropriate and necessary.
67. The Committee may also request any other Council Official to participate in meetings should the Committee deem this necessary.
68. All employees of Council are subject to the direction of the Chief Executive Officer and not the Committee or any of its members. In this regard all correspondence or contact with staff is to be through the Chair of the Committee addressed to the Chief Executive Officer.

Secretariat

69. The Director, **Corporate Affairs and Chief Financial Officer** Governance is to ensure adequate Secretariat support to the Committee is provided.
70. The Committee Secretariat will ensure the agenda for each meeting and supporting papers are circulated, at least one week before the meeting, and ensure minutes of the meetings are prepared, maintained, approved and distributed as required.

Agendas, Minutes, Internal Audit Reports and Supporting Papers

71. The agenda for meetings of the Committee will be set by the Chair (in consultation with the Chief Executive Officer and the Chief Internal Auditor) at least two weeks before a meeting.
72. The agenda must specify the time and place at which, and the date on which, the meeting is to be held and the business proposed to be transacted at the meeting.
73. If a Committee member wishes to raise an urgent/late item that is not on the agenda, the Chair shall determine the appropriate manner for dealing with the matter in accordance with Council's adopted Code of Meeting Practice.
74. The Committee must ensure that full and accurate minutes of the proceedings of its meetings are kept. In particular, the Committee Secretariat must ensure that the following matters are recorded (at a minimum) in the minutes:
 - a) a date and time of meetings, attendees and any apologies;
 - b) the endorsement (or otherwise) of the minutes from previous the meeting;
 - c) whether there was business arising from previous minutes;

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- d) notation of reports or correspondence;
 - e) details of each motion moved at a meeting and of any amendments moved to it;
 - f) whether the motion or amendment is passed or lost;
 - g) Committee recommendations;
 - h) items of general business; and
 - i) the time meeting closed, date and venue for next meeting.
75. Minutes shall be approved by the Chair and circulated to all Committee members and Councillors within three weeks of the meeting being held and are to be confirmed at the next Committee meeting.
76. All meeting minutes that are approved by the Committee will be reported to the next available Council Meeting for information purposes
77. All Committee Agendas set by the Chair and Minutes confirmed by the Committee will be recorded in Council's electronic document management system and made publicly available on Council's website.
78. Supporting papers to the agenda considered by the Committee will be made publicly available on Council's website unless the business is of the following kind:
- a) Personnel matters concerning particular individuals;
 - b) Personal hardship of any resident or ratepayer;
 - c) Information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business;
 - d) Commercial information of a confidential nature that would, if disclosed:
 - i. prejudice the commercial position of a person who supplied it; or
 - ii. confer a commercial advantage on a competitor of Council; or
 - iii. reveal a trade secret; or
 - iv. prejudice the position or activities of Council;
 - e) Information that would, if disclosed, prejudice the maintenance of law;
 - f) Matters affecting the security of Council, Council Officials and Council property;
 - g) Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege;
 - h) Information that is determined by the Committee or the Chief Executive Officer (or their delegate) to be confidential or unsuitable to be published; or
 - i) Information concerning the nature and location of a place or an item of Aboriginal significance on community land.
79. If the subject business is of a kind listed above, then those documents will be issued under separate cover to the Agenda and are to be treated as confidential.
80. The grounds for restricting public access to documents will be stated in the Agenda along with an explanation provided as to why public access would be, on balance, contrary to the public interest.

Confidential matters received outside the Charter

81. When the Committee receives confidential referrals/requests that do not fall within the ambit of this Charter or the Committee's responsibilities, the Committee will refer such

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matters (with any suitable recommendations) to the Chief Executive Officer to deal with appropriately.

82. The Chief Executive Officer will advise the Committee of the outcome of any matters referred to the Chief Executive Officer for action under Clause 81 at the next available Committee Meeting.

Privacy and Conflicts of Interest

83. The Committee Charter will comply with Council Policies and the LG Act in relation to confidentiality, privacy and reporting.
84. Members of the Committee will not disclose matters dealt with by the Committee to third parties except with the express approval of the Committee.
85. A conflict of interest exists where a reasonable and informed person would perceive that members of the Committee could be influenced by a private interest when carrying out their public duty.
86. All members of the Committee must avoid or appropriately manage any conflict of interests. The onus is on members of the Committee to identify a conflict of interest and take the appropriate action to manage the conflict in favour of their public duty. All members of the Committee must comply with Council's Code of Conduct at all times.
87. Committee members, attendees, invitees, observers and Council Officials must declare any conflicts of interest at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any conflicts of interest should be appropriately minuted and be dealt with in accordance with Council's adopted Code of Conduct.
88. Where Committee members, attendees, invitees, observers or Council Officials at Committee meetings are deemed by the Chair (or in the case of the Chair by the majority of the Committee) to have a real or perceived conflict of interest, they will be excused from Committee deliberations and leave the meeting on the issue where the conflict of interest may exist in accordance with Council's adopted Code of Conduct.

Health and Safety

89. Council is responsible for providing a safe work environment and gives priority to the health, safety and welfare of Council Officials and of Committee members. Committee members should protect their safety and that of others in the work environment and public areas as required. All safety concerns should be reported immediately to Council Officials.
90. No one should take part in activities or attend Committee meetings while under the influence of alcohol or other drugs which could impair abilities or cause danger to themselves or others.

Public comment and media statements

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91. All public comments and media statements representing Central Coast Council must be approved by the Chief Executive Officer.

Induction

92. It is a condition of Committee membership that all members undertake Code of Conduct and Protected Disclosure training.
93. The Director, **Corporate Affairs and Chief Financial Officer** Governance will ensure that all new Committee members receive all relevant information, training and briefings on their appointment to assist them to meet their Committee responsibilities.

Assessment Arrangements

94. In consultation with the Committee members and the Council, the Chief Executive Officer will establish performance measures for the Committee and implement measurement, feedback, reporting and review mechanisms relating to those measures.
95. Additionally, the Chair will initiate a review of the performance of the Committee at least once every two years. The review will be conducted on a self-assessment basis (unless otherwise determined by the Chair), with appropriate input from Council's Senior Management and any other relevant stakeholders, as determined by the Chair.
96. The review will also consider and report to Council on this Charter and the Internal Audit Charter, and it is to be included in the Committee's annual report to Council.

Vacancy

97. If for any reason a vacancy in the Committee membership occurs, the position(s) shall be filled in accordance with this Charter.

Endorsed by the Committee

Date: 17 June 2020 **to be updated**

Site Detail

23-25 Ashton Ave The Entrance

Lots & DP	24/2/DP14230 36/2/DP14230 37/2/DP14230
Site Description	3 lots, level land
Location	Well located to services and amenities, public transport is limited to bus service
Planning Document	Wyong Local Environmental Plan 2013
ARHSEPP 2009	Not applicable
Land size	2314.2m ²
Zone	B2
Permissible Dwellings	Boarding Houses Shop top housing
Floor Space Ratio	U 2.75
Build Height	
Easements	Lot 24- drainage easement
Potential Opportunities	Council <ul style="list-style-type: none"> • Income stream either through land sales, rental return or unit sales • Potential to utilise commercial space for a centrally located service- accessible mid-point between Gosford and Wyong
	Community <ul style="list-style-type: none"> • Provision of affordable housing options for rent and purchase • Activation of underutilised land • Potential for communal open space, very little existing apart from waterfront • Potential for multi-purpose community facility in commercial section • Potential relocation of essential services closer to town centre through commercial space leasing
Potential Risk	Loss of informal car park- car parking available at near by shopping centre
Targeted Cohort	The Entrance has a large population of aging lone person households requiring smaller dwellings. This development has the potential to allow older residents to “right size” purchase, freeing up free standing homes suitable for family purchase. Being a highly tourist-based accommodation market, there is also potential for secure long term rental

	<p>properties, particularly for older single women, a highly vulnerable cohort that is largely over represented in the LGA.</p>
Street View	
Site Map	



Affordable Housing Land Proposal

Introduction

Most of the need for affordable housing in the Central Coast is from very low-income households, and from the bottom half of the lower income band and lower income families.

Housing is generally considered to be 'affordable' when very low, low- and moderate-income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay no more than 30% of their gross household income on housing costs.

As the private market is not providing adequate affordable housing, and is unlikely to do so even with strong planning intervention, the direct creation of social and affordable housing for diverse groups including lower income key workers, older pensioners and retirees, people with a disability, people at risk of homelessness, and very low and low income families is the only effective strategy for such groups.

Housing is not only a fundamental basic human right, but affordable housing is a necessity. Housing has unique economic, psychological, and symbolic significance. Affordable housing improves the quality of life of residents by leading to better health, adequate jobs, financial stability, security, and population diversity; and the economic benefits are the creation of jobs, opportunities for economic development, increased job retention and productivity, and the ability to address inequality.

Secure affordable housing provides the base for education and employment, it allows for families to grow and for people to age in place. Housing gives children the opportunity to improve and succeed academically, maintain their health and well-being, and achieve financial success later in life, whilst reducing costs to society in the long term.

A key recommendation of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) is the direct creation of affordable housing. Council can facilitate this by dedicating underutilised Council-owned land as sites for affordable housing development in a partnership as per Strategy 4 of the CCA&AHS.

Background

The Central Coast Affordable and Alternative Housing Strategy is the outcome of detailed research and community consultation conducted by Judith Stubbs and Associates over a 12-month period, and strong commitment and input from local community and industry groups, and elected representatives and staff of Central Coast Council. The Strategy will be implemented in several stages over the next 10 years.

Research from the strategy found that by 2036, around 34,000 Central Coast households would be in housing stress, of these around two-thirds would be in rental stress and one third would be in purchase stress. This is an additional 7,300 households in need of affordably priced housing from 2016-2036. However, since the 2020 Pandemic it is predicted these figures could be higher due to increased inward migration and job losses.

During 2020, the Central Coast experienced an influx of new residents due to the Covid-19 pandemic and the changing landscape it created. Unfortunately, the counter effect of the increased migration has left the Coast with a critically low supply of rental housing with a vacancy rate of 0.4% and an increase in rents of up to \$200 per week, disadvantaging local residents over applicants from Sydney.

The critically low supply of rental housing has taken many opportunities away from those on very low to moderate incomes. Typically, an individual can move up the housing continuum as their economic outcomes improve. For example, someone who is in a smaller one-bedroom unit can complete their traineeship and move into a larger two-bedroom townhouse. This progression is obstructed when there is no 'next step' in the marketplace. It also creates a false economy where people on higher incomes are competing for affordable properties.

Very low-income earners have reduced opportunity and rents increase. This also had negative effects for social housing providers in the local area who are unable to head-lease rental properties to bolster supply for the LGA's most disadvantaged.

The initial focus of the CCA&AHS is on strategies that are most likely to have a practical impact on the supply of affordable housing, including developing multi tenure affordable housing in partnership projects on surplus or underutilised Council or other public land.

The development of affordable housing in a partnership on underperforming Council assets is potentially a cost neutral opportunity for Council to address social and community need on the Central Coast.

The implementation of the CAHL proposal and subsequent development of affordable housing on Council-owned sites could potentially present a future revenue/ income stream. This will be dependent on the model of development proposed by identified providers.

The below table outlines the pre-pandemic target for additional affordable accommodation by 2036.

Potential Targets for Affordable Housing to 2036

		Small renting households	Family renting households	Small purchasing households	Family purchasing households
Additional required 2016-2036	Affordable to Very Low-Income Households	1900	1400	500	200
	Affordable to Low Income Households	500	900	500	600
	Affordable to Moderate Income Households	100	100	200	400
Total required in 2036	Affordable to Very Low Income Households	8000	5900	2100	1400
	Affordable to Low Income Households	2100	3800	1900	2300
	Affordable to Moderate Income Households	500	900	800	1800

Source: JSA calculations, using data from ABS Census of Population and Housing 2016 and NSW Government Planning and Environment, 2016 New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements.

Not only will development of sites increase vitally needed affordable housing on the Coast, to reduce housing stress, it will contribute to reaching the required housing targets needed to house the projected population growth of the LGA.

Context

The Council Affordable Housing Land (CAHL) Proposal has been developed as the framework to establish affordable housing developments in a partnership on Council land.

Strategy 4 of the CCA&AHS recommends:

- a. Council will dedicate at least three Council-owned sites for affordable housing partnerships as the Strategy is rolled out, ensuring that sites are:
 - well located with regard to transport and/or services
 - not environmental lands or have environmental constraints that render the site unsuitable
 - maximise the yield of social and affordable housing and
 - are able to achieve favourable economics (at least break even in the first year).

- b. These lands will be identified through a 'Council Affordable Housing Land (CAHL) Proposal' that may be initiated during each term of Council.
- c. This process will:
 - identify up to 10 suitable sites owned by Council
 - exhibit a proposal to utilise these sites for affordable housing partnerships and
 - consider submissions before resolving on locations and initiating any partnership process.
- d. Through the exhibition of the CAHL Proposal, Council will set parameters for each site that will ensure that any resulting development is compatible with the local character of that area.
- e. Of these sites, one will be developed in the short-term, and others will be investigated and developed as the Strategy is rolled out.

Process to determine suitable sites

This process will be applied to select suitable sites for each tranche of the CAHL Proposal. The steps undertaken to determine suitable sites include:

Step 1

An initial review of all potential sites across the LGA.

Step 2

Potential sites refined by:

- Appropriate size for affordable housing
- Appropriate land use (zoning) to permit the development of affordable housing including multi- dwelling or residential flat buildings.
- Proximity within 400m of town centre or 800m of major transport hub
- close to shopping, medical and amenities
- in area of need, high percentage of low-income, small, renting households
- appropriate lot size (more than 800m²)
- yield assumption (based on land size and building height)
- consideration of environmental constraints
- consideration of flood affected land
- Servicing infrastructure (water and sewer)

Step 3

Final due diligence process in consultation with Council's Legal and Property Departments.

Benefits of the proposal

The Affordable Housing Land Proposal presents opportunities for a better use of an underutilised existing Council asset to deliver social and economic benefits to the Central Coast community.

The proposal aims to address blockages in the housing continuum by adopting a mixed tenure model that includes temporary, transitional and community housing options. In addition to affordable rental and purchase. These tenure opportunities create the much needed 'steppingstones' for those who are on pensions, casually employed and or are vulnerable.

The development of affordable housing through this proposal will increase supply, reduce housing stress and contribute to reaching the required housing targets needed to house the projected population growth of the LGA.

The social benefits of this development are critical as they have the potential to match and even exceed the commercial return. Increasing the resident population in any town will also stimulate the local economy, as more people live, work and spend their money locally. This is especially true for lower income earners who are less likely to participate in more niche markets.

There are new models of affordable development that harmonise both commercial and private tenure, creating a 'best of both worlds' outcome and a cost benefit to co-locating services. For example, shop-top or foyer models allow for the expansion of business precincts and or community spaces which will not only service residents but achieve outcomes for the existing community.

Development is also directly linked to job creation and the Affordable Housing Land Proposal is an opportunity to seek explicit local employment targets. The impact of this will be to create jobs for local people in a leading local industry, construction.

It is a key requirement of the CCA&AHS to deliver an affordable product to the market within the following price points as outlined in the table of income and cost benchmarks below:

Affordable Housing Income and Cost Benchmarks

	Very low-income household	Low-income household	Moderate-income household
Income benchmark	<50% of Gross Median H/H Income	50-80% of Gross Median H/H Income	80-120% of Gross Median H/H Income
Income range	< \$926 per week	\$927- \$1482 per week	\$1483- \$2225 per week
Affordable Rental Benchmarks	<\$277 per week	\$278- \$444 per week	\$445- \$667 per week
Affordable Purchase Benchmarks	<\$230,000	\$230,000- \$380,000	\$381,000- \$500,000

Source: JSA 2019, based on data from ABS (2016) Census indexed to March Quarter 2020 dollars

SEPP 70 defines 'very low-income' households as those on less than 50% of median household income; 'low-income' households' as those on 50-80% of median household income, and 'moderate-income' households as those on 80-120% of median household income.

Design of Affordable Housing Developments

Any development will be carefully designed to ensure it is complementary to our community and weaves into the urban fabric of the Central Coast. Well-designed affordable housing:

- provides the universal values of health, security, safety, fairness and opportunity for all.
- fits in with the local character of our suburbs
- has minimal social impact on an area
- incorporates elements that enhance safety, liveability and practicality
- will ideally be sustainable, energy efficient and utilise Universal Design and Crime Prevention through Environmental Design principles
- will be well managed and maintained
- will be guided by community engagement and consultation of stakeholders
- is inclusive, allowing all residents to be a part of the community
- is complimentary to the housing density of our suburbs and will include open space options for residents
- will be of mixed tenure, meaning units for sale, for private rent, affordable rent and may contain some social housing options to cater for all housing needs on the Central Coast

Mixed Tenure developments

As indicated in the CCA&AHS the recommended tenure for development is a mixed tenure approach. Mixed tenure models that incorporate alternative (special needs), social housing, affordable (discount market rent) housing, and private rental and/or owner-occupied housing are preferred as they generally improve social inclusion, reduce stigma and have the ability to cross subsidise the social or alternative housing components of a development.

Mixed tenure developments co-located with community, cultural or recreational uses, for example, also have the advantage of enlivening the street scape and making more efficient use of land in CBD locations.

Any development will be required to incorporate mixed tenure, limiting the private market proportion to no more than 30%. This will ensure that developments address the requirement for affordable housing supply to those in the very low and low household income thresholds.

Example of how mixed tenure can work



The UNO Apartments, in Adelaide, South Australia, is a mixed-use building that brings together residential and commercial tenancies, along with affordable and social housing, and a youth homelessness crisis service. It was constructed on an underutilised site in Adelaide's CBD and consists of 146 apartments, including 30 apartments used for Youth Services. With cafes on the ground floor and commercial tenants on Levels 1 and 2, the UNO Apartments are a mixed-use development with appeal to a range of buyers and budgets. It is a great example of how development can transform a location, provide unique features and stimulate the economy.

Potential Partnership Options

Below are potential examples of partnership models that could be pursued between Council and an identified provider:

Return Market Value of Land

As the development is multi tenure Council could recoup the value of the land through the sale of a portion of units developed that equates to the market value of the land.

Retain Dwellings

Council could retain a portion of the units that equates to the market value of the land either in perpetuity or to be added to Council assets in the Affordable Housing Portfolio.

Build to Rent Model

This is a relatively new model in Australia but has been very successful in the United Kingdom. First State Super has recently completed a development of this model with proceeds from rental income going back to members. Build to rent refers to a residential development in which all apartments are owned by the developer and leased out to tenants. This is opposed to the common build-to-sell method, where a developer builds a residential development and sells the apartments to individuals to either live in or rent out as an investment. Build to rent is particularly attractive for a reliable, steady income. Council could retain several units that equate to the land value and rent to long term tenants.

Long-term Land Lease

Council could lease the land at an agreed amount to the developer for a fixed term.

Council as the Developer

Council could fund the development of affordable housing and then employ a property manager/ CHP to tenant and manage ongoing.

Community Facility Contribution

The land value could be the contribution from Council to include a community facility within the development such as a Community Centre, Cultural Centre, etc.

Sale of Land

Land could be sold to the developer at a subsidised rate for the exclusive development of affordable housing.

Community Land Trust

A form of shared ownership of a property, where the land component of a residential property is owned by community based, not-for-profit legal entity (in this case Central Coast Council) and the actual building is owned (or leased long-term) by an individual household.

Implementation of the CAHL framework

Procurement approach

An open Expression of Interest (EOI) process will be undertaken with the intent to form a site-specific panel of Affordable Housing Providers for a trial site who possess the relevant experience and capability in the development of affordable housing models.

It is intended that a further EOI process will be undertaken for future sites beyond the initial trial site.

Following any EOI process, a Request for Proposal (RFP) open tender process will be undertaken utilising a Government approved Tender panel.

The RFP assessment criteria may include but not be limited to the following:

- Demonstrating a clear relationship with a Registered Community Housing Provider (CHP), to ensure that the affordable housing developed will remain well managed and maintained.
- The financial capability of the tenderer including any successful funding bids to be used for the development.
- Development/ construction experience including previous affordable housing developments.
- The tenderers readiness to commence development or preparations required.
- The operating model for the ongoing tenancy management and maintenance of the development.
- The tenure-mix (multi-tenure is preferred) and occupant demographics meet the needs of the community.
- The financial viability and return on investment for all partners involved in the development including Council
- The social return on the investment for the community.
- The consideration of the co-location of a multi-purpose community facility and services within the development.
- The rent and purchase price are targeted at very low- and low-income renting households and low-income purchasing households and may include Temporary or Transitional Accommodation specifically for formerly homeless clients.
- The development will conform with local character of the area and be well designed.
- Local employment targets, with the impact of this being the creation of jobs for local people in a leading local industry, construction.

Following the RFP process a preferred supplier will be recommended in accordance with Council's procurement processes.

A formal contractual arrangement will then be developed with the preferred supplier.



Community Grants **Policy**

April 2021

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Approved by:	Central Coast Council
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Review by:	April 2024

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Purpose

1. This policy has been developed to provide guidance on managing Central Coast Council's Community Grant programs.
2. This policy is to be read in conjunction with the supporting guidelines for each of Central Coast Councils Community Grant Programs.

Scope

3. This Policy applies to all grant funding, subsidies and in-kind assistance distributed by Council through its grants programs.
4. This Policy covers all elected members of Council, all employees of Council, any person or organisation contracted to or acting on behalf of Council, any person or organisation employed to work on Council premises or facilities and all activities of the Council.
5. This policy does not confer any delegated authority upon any person. As per the Local Government Act 1993, any delegations will be through a resolution by Council.
6. All Community Grant allocations are endorsed by Council for final approval.
7. Activities not governed by this policy include:
 - a. Council's Sponsorship Program
 - b. Grants receive by Central Coast Council
 - c. Community service advertising support for events
 - d. Bequests and endowments
 - e. Joint ventures or consultancies and donations or gifts which are given for philanthropic reasons such as where a financial or in-kind donation is made without any expectation of any reciprocal or return benefit.

Background

8. The Local Government Act 1993 permits Council, by resolution, to contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.
9. The Local Government Act 1993 permits Council, by resolution, to contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.
10. This policy provides a framework which guides the management of Council's Community Grant Programs in a manner that is in accordance with the Local Government Act NSW 1993.

11. This policy and associated guidelines determine the types of organisations or industries that Council considers would be appropriate to partner with in regards to grant support.
12. This policy and associated guidelines act as tools to ensure that decision-making around the provision of community grants complies with relevant legislation and enables an equitable, open and transparent process.

General

13. Successful applicants must operate within the Central Coast area and/or be able to demonstrate that the activity will benefit residents of the Central Coast community.
14. Council will consider application requests from a reputable organisation whose public image, products and services are consistent with the values, goals and specific policies of Council.
15. The following companies, partnerships, sole traders or individuals are not considered by Council as suitable for grant agreements, those include:
 - a. Involved in the manufacture, distribution and wholesaling of tobacco-related products, pornography and/or addictive drugs;
 - b. Found guilty of illegal or improper conduct by ICAC or any similar authority;
 - c. Involved in political fields, eg. political parties;
 - d. Involved in a competitive tender or purchasing process, at, or around the time of negotiating a grant or funding agreement;
 - e. Unacceptable funding record with Council or with any other government authority.
16. A grant provided must not replace a service Central Coast Council is required to provide under the Local Government Act 1993 or other legislation.
17. Proposals from employees or Councillors of Central Coast Council (both in a paid or voluntary capacity), are not eligible to apply for funding in Council's Community Grants Programs.
18. Council must ensure all grant agreements do not compromise, be perceived to compromise or call into question the integrity and values of Council.
19. A grant agreement may be refused and/or terminated if deemed by Council as a real or perceived conflict, or where a breach of the terms of an agreement has occurred.
20. When granting funds, Council must also consider the provisions relating to the granting of financial assistance under the Local Government Act Section 356(2).
21. Council's grants programs will be advertised in Council notices published in a local newspaper and be available on Council's website where practical.

22. All applications for a grant requesting funds in the Community Development and Community Events and Place Activation Programs, will be assessed by a 'Community Grants and Sponsorship Review Panel.' Recommendations of this Panel will be reported to Council. This Committee will consist of:
- a. Director Community and Recreation Services or representative (1 Vote)
 - b. Councillor 1 (1 Vote)
 - c. Councillor 2 (1 Vote)
 - d. Councillor 3 (1 Vote)
23. In accordance with the Local Government Act, funds may not be transferred to applicants until a resolution of Council determining the application is made, with the exception of authorised emergency payments.
24. The CEO is authorised to approve emergency payments, provided the application meets the criteria set in this Policy and the matter is reported to the next meeting of Council.
25. Council staff and funding assessors are required to declare any potential pecuniary or non-pecuniary conflict of interest.
26. All approved grant requests will be described in a written agreement signed by Council's CEO or designated senior officer.
27. All approved grant program agreements will be reported annually through Council's Annual Report.
28. All approved grants must be reported on and all funds acquitted.

Compliance, monitoring and review

29. Implementation of this policy is supported by guidelines for each Community Grant Program to guide staff in its implementation.
30. The guidelines will be reviewed annually and amended as required under the delegation of the Director Community and Recreation Services.
31. It is the personal responsibility of all Council employees and agents thereof to have knowledge of, and to ensure compliance with this policy.
32. This Policy will be reviewed every three years, or as required.
33. This Policy is managed by the Community and Culture Unit within the Community and Recreation Services Directorate.
34. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the

Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.

35. Staff must maintain all records relevant to administering this policy in a recognised Council record keeping system.

Definitions

36. In this policy:

- a. **CEO** means the Chief Executive Officer of Council.
- b. **Council** means Central Coast Council, being the organisation responsible for the administration of Council affairs and operations and the implementation of Council policy and strategies.
- c. **Grant** means a payment made by Central Coast Council to assist in meeting the local government area's strategic goals and objectives, encourages capacity building and provides a benefit to the local community.
- d. **In-Kind** means the provision of receipts of goods and services to support or enhance an initiative to the value of the goods or services at a reduced rate or free of charge.
- e. **Non-pecuniary Interest** are private or personal interests the person has that do not amount to a pecuniary interest as defined in the Act. These commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.
- f. **Organisation** means any group, incorporated or unincorporated operating for a defined purpose or function.
- g. Organisation means any group, incorporated or unincorporated operating for a defined purpose or function.
- h. **Pecuniary Interest** - a person has a pecuniary interest in a matter if the pecuniary interest is the interest of:
 - (a) the person, or
 - (b) the person's spouse or de facto partner or a relative of the person, or a partner or employer of the person, or
 - (c) a company or other body of which the person, or a nominee, partner or employer of the person, is a member.
- i. **Sponsorship** is a commercial arrangement in which a sponsor provides a contribution in money or in-kind to support an activity in return for certain specified benefits. (Source ICAC – Sponsorship in the Public Sector)
- j. **Subsidy** means support provided in-kind in the form of the provision of receipt of goods and services to the community, or enhance an initiative to the value of the goods or service at a reduced rate or free of charge

Related resources

Legislation:

- a. Local Government Act NSW 1993 (relevant section 356)
- b. NSW Anti-Discrimination Act 1977
- c. NSW Heritage Act 1977
- d. Environmental Planning and Assessment Act 1997
- e. Commonwealth Disability Discrimination Act 1992
- f. Commonwealth Disability (Access to Premises – Buildings) Standard 2010
- g. Australian Standards
- h. Building Code of Australia
- i. The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013
- j. Independent Commission Against Corruption (ICAC) Guidelines for Sponsorship in the Public Sector

Associated/Internal documents:

- a. One Central Coast Community Strategic Plan 2018-2028
- b. Central Coast Council Code of Conduct CCC002
- c. Central Coast Council Disability Inclusion Action Plan 2017 - 2021
- d. Local Environmental Plan
- e. Accessible Events Guide
- f. Community Development Grant Program Guidelines
- g. Community Events and Place Activation Grant Program Guidelines
- h. Community Support Grant Program Guidelines
- i. Sustainable Event Management Policy and Sustainable Events Guidelines

History of revisions

Amendment history	Details
Original approval authority details	Central Coast Council 26/07/2017 Min. No. 474/17 27/08/2018 Min. No. 854/18 This policy provides formal guidelines for managing Central Coast Council's Community Grants Programs. [CM document number – to be inserted once in CM policy list]

GUIDELINE

Community Development Grant Program

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1

1 WHAT IS THE COMMUNITY DEVELOPMENT GRANT PROGRAM?

The Community Development Grant Program supports community organisations to implement specific projects and activities that provide community outcomes and enhance the quality of life of residents of the Central Coast as well as strengthening their ability to deliver projects and services that respond to the needs of the community.

2 AVAILABLE FUNDING

Total funding available per financial year is \$300,000

Applications can be made for funding up to \$20,000

3 KEY DATES

- Opens 1 July 2021 Closes 31 July 2021

The Community Development Grant Program is time limited and will cover activities that are able to be completed within an eighteen (18) month timeframe from the date of funding.

One Central Coast Community Strategic Plan Alignment Areas for Community Development Grant Program

Belonging Objectives

- A1 Work within our communities to connect people, build capacity and create local solutions and initiatives.
- A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life.
- A3 Work together to solve a range of social and health issues that may impact.
- A4 Enhance community safety within neighbourhoods, public spaces and places.
- B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures.

Green Objectives

- E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment.
- E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways.
- E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours.
- F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species.
- F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS).

One Central Coast Community Strategic Plan Alignment Areas for Community Development Program

Liveable Objectives

- L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated.
- L2, Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer.

Smart Objectives

- D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers.
- D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering

4 EXPECTED PROGRAM OUTCOMES

Each application is required to address a minimum of one of the following community outcomes identified:

- 4.1 Community benefit to be aligned to One Coast Community Strategic Plan 2018-28.
- 4.2 Increase in community identify and connections, including increased understanding of community issues and needs.
- 4.3 Increase in numbers of people feeling a strong sense of connection within their local community, including social inclusion.
- 4.4 Increase in knowledge and appreciation of our local history, environment, culture and diversity.
- 4.5 Improve our quality of life.
- 4.6 Build community expertise, capacity, networks and skills.
- 4.7 Enhance sense of local identity

5 TYPES OF ACTIVITIES / PROJECTS SUPPORTED

- 5.1 Projects that create, diversify or enhance participation in the community; or that provide benefits to address an identified community need.
- 5.2 Projects that aim to increase social inclusion.
- 5.3 Non-infrastructure projects that enhance and improve accessibility options for the community.
- 5.4 Projects that increase community identity and connections enabling the community to come together and address community safety, identify emerging community needs and social issues.
- 5.5 Projects that increase the skills and knowledge of a community organisation to better understand and serve the community through responding to community issues and needs.
- 5.6 Projects that address environmental issues and concerns or contribute to environmental education and awareness.
- 5.7 Creative community projects involving arts practitioners collaborating with communities.
- 5.8 Projects that include the contracting of professionals including facilitators, producers and project managers to deliver the project outcome and/or develop community organisations skills.
- 5.9 Cost of Public Liability insurance linked directly to the project.
- 5.10 Projects that include the hire or purchase of non-fixed equipment and materials that provide a demonstrated community benefit beyond the life of the grant (request for purchase of equipment needs to demonstrate how the equipment relates to the overall objective/outcome of the event/project/activity).

6 ELIGIBILITY

- 6.1 Applicants must be a legally constituted not-for-profit organisation or be auspiced by a legally constituted not-for-profit organisation.

- 6.2 Applicants must operate within the Central Coast area and/or be able to demonstrate that the project will benefit residents of the Central Coast community.
- 6.3 Applicants must meet the grant program eligibility criteria and address one or more of the program outcomes.
- 6.4 Only one application per project, per financial year, may be successful in obtaining funding across any of Council's grant funding programs.
- 6.5 Central Coast based community run emergency service entities that are part of Government Departments and Agencies such as RFS, SES and VRA.

7 THE FOLLOWING ARE INELIGIBLE

- 7.1 Late or incomplete applications.
- 7.2 Proposals from Government Departments, agencies or any Council, with the exception of Central Coast based community run emergency service entities.
- 7.3 Expenditure for equipment not related to the specific project proposed.
- 7.4 Events, projects or activities with a religious, political or sectarian purpose, where that purpose may exclude or offend members of the broader community.
- 7.5 Applications seeking funds for retrospective projects and activities commencing, or project items purchased, prior to 2 months from the end of the grant closing date. (For example, applications submitted by deadline of 31 July must commence no sooner than 1 October in order to be eligible).
- 7.6 General fundraising appeals.
- 7.7 Existing projects or programs that require additional funding.
- 7.8 A project, event, service or activity which in the opinion of the assessment panel would be better funded by State or Federal Government, or by corporate sponsorship or a philanthropic trust.
- 7.9 Applicants in a position to self-fund the project.

- 7.10 Proposals from employees or Councillors of Central Coast Council (both in a paid or voluntary capacity).
- 7.11 Proposals that duplicate a project, service or activity already existing within the Local Government Area.
- 7.12 A project, event, service or activity which primarily benefits a single individual or business.
- 7.13 Applications seeking funds for prize money, gifts or awards including gift vouchers.
- 7.14 Applications seeking funds for personal benefit such as travel, meal or accommodation costs including costs to undertake activity outside or to the region.
- 7.15 Proposals that are for funding the core business of the organisation.
- 7.16 Works to buildings or property.
- 7.17 Routine maintenance or works to Council owned buildings that are a lease obligation of the Management Committee.
- 7.18 Purchase of land or buildings.
- 7.19 Applicants who have an outstanding debt to Council.
- 7.20 Applications seeking funds for existing salaried or waged positions not related specifically to the proposed project.

Where alternative funding options exist for any of the above exclusions, applicants will be advised accordingly.

8 ASSESSMENT CRITERIA

Each application will be assessed as follows:

- 8.1 Project Idea – Project addresses an identified program outcome as outlined in Section 4.
- 8.2 Budget - The extent to which the budget is comprehensive, realistic and provides value for money.

- 8.3 Support - The project shows evidence of community consultation and support and promotes participation.
- 8.4 Sustainability - The project has a clear beginning and end or demonstrates that any ongoing or recurrent costs of the project can be met by the community group once grant funding has been expended.
- 8.5 Capacity - Capacity of the organisation to successfully complete the project.

As funding is limited, not every application that meets the assessment criteria will necessarily be successful with being allocated funding or the full funding requested.

9 WHAT IS THE ASSESSMENT PROCESS?

- 9.1 Applications are only accepted online through Central Coast Council's [website](#) and the appropriate online application form. Assistance is provided to any group or individual if requested to ensure access and support with the online system.
- 9.2 All applications will be assessed by a Grants and Sponsorship Review Panel and recommendations presented to Council for endorsement.
- 9.3 Central Coast Council reserves the right to request further information in considering any application as well as the right to reject any application that does not meet the criteria.
- 9.4 Council reserves the right to award an amount less than that applied for if it is assessed that the amount requested is not justified by the information provided in the application or the full amount is not available at the time of the request.
- 9.5 Applications may be assigned to another grants program as part of the assessment process if the original funding program selected by the applicant is not deemed the most appropriate for the initiative.
- 9.6 All decisions of Central Coast Council are final, and no negotiations will be entered in to.

10 NOTIFICATION AND PAYMENT

- 10.1 All applicants will be notified of the outcome of their application.
- 10.2 Unsuccessful applicants are encouraged to seek feedback from Council's Grant Team on their application. Some grant programs are highly competitive and even though an application may meet the program criteria it may not be competitive against other applications.
- 10.3 Successful applicants are required to sign a Funding Agreement outlining the requirements of their grant. This Funding Agreement must be signed prior to funding being released. Council reserves the right to withhold funding if stipulated grant conditions as per the Funding Agreement are not met.
- 10.4 All projects must be completed as agreed upon within the funding agreement.
- 10.5 All successful applicants are required to provide an interim report on their project as per their Funding Agreement.
- 10.6 A final project report must be submitted no later than twelve (12) weeks after the agreed completion date of the activity/project with copies of any photos and promotional materials as specified in the Funding Agreement. All funds will need to be acquitted as detailed in the funding agreement.
- 10.7 Applicants who do not complete and return an acquittal report by dates agreed in their Funding Agreement will be ineligible for any future funding.

11 ADDITIONAL INFORMATION

- 11.1 In addition to the completed application form, the following must be provided:
 - A copy of your most recently audited financial statements (or a statement of income and expenditure signed by your finance manager, if your organisation is not subject to audit requirements).
 - Your organisation's most recent Annual Report - minimum of Form A12, if this is your annual reporting obligation to NSW Fair Trading.

- Evidence of other funding secured or applied for (if relevant).
 - A copy of your organisation's Certificate of Incorporation or evidence of being a legally constituted not-for-profit organisation or Authority to Fundraise from the NSW Office of Liquor, Gaming and Racing.
 - A copy of your organisation's public liability insurance certificate or a written quotation for public liability insurance cover for \$20 million.
 - For capital works and/or equipment, two quotes for each item valued at \$1000 or more.
- 11.2 Offer of funds by Council in no way implies any ongoing funding commitment or obligation by Central Coast Council.
- 11.3 Approval of a grant does not imply that Central Coast Council has given any other consent. Applicants should note that many activities require approvals and consents from Central Coast Council, NSW Police and other state government agencies.
- 11.4 To ensure an accountable and transparent assessment process is maintained, Council staff and funding assessors are required to declare any potential pecuniary or non-pecuniary conflict of interest.
- 11.5 All written and verbal communication regarding an application will only be with the applicant or the contact person listed in the application.
- 11.6 All grants are governed by Central Coast Council's Community Grants Policy.
- 11.7 Applications are scheduled for final decision at a Council Meeting approximately 3 months after the application deadline of each round.

12 KEY CONTACTS

Grant Enquiries

Grants Team

E: grants@centralcoast.nsw.gov.au

P: 02 4325 8861

Quotes and bookings for Council's Open Space Areas

Council has a range of spaces available for hire via our online [hall and venue finder](#) and [park and sportsground finder](#).

P: (02) 4325 8222 or (02) 4350 5555

GUIDELINE

Community Events and Place Activation Grant Program

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1 PLACE ACTIVATION PROGRAM

The Community Events and Place Activation Grant Program aims to support local organisations to deliver community events and activities that activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for the community and visitors.

2 AVAILABLE FUNDING

Total funding available per financial year is \$300,000

Applications can be made for funding up to \$20,000 per financial year per activity in combined funding and in-kind Council services.

3 KEY DATES

- Opens 1 July 2021 Closes 31 July 2021

The Applications are scheduled for final decision at a Council Meeting approximately 3 months after the application deadline of each round.

The Community Events and Place Activation Grant Program is time limited and will cover activities that are able to be completed within an eighteen (18) month timeframe from date of funding.

One Central Coast Community Strategic Plan Alignment Areas for Community Events and Place Activation Grant Program

Belonging Objectives

- A1 Work within our communities to connect people, build capacity and create local solutions and initiatives.
- B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year.
- B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life.
- B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

Smart Objectives

- C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists.
- C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly.

4 EXPECTED PROGRAM OUTCOMES

Each application is required to address a minimum of one of the following outcomes identified:

- 4.1 Community benefit to be aligned to One Coast Community Strategic Plan 2018-28.
- 4.2 Quality program project/event for the Central Coast and Council.

The following examples are a guide as to how your project/event may achieve this:

- Showcases the local area and/or the Central Coast region.
- Enhanced sense of creativity, connection and local identity.

- Is accessible to a large number of people.

4.3 Increased economic benefit to local areas and/or the Central Coast region.

The following examples are a guide as to how your project/event may build on our local economy:

- Promotes and grows tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and ecofriendly.
- The project/event encourages links between community, cultural, sporting, business and tourism.
- The project/event has the potential to grow and become of regional significance.

4.4 Project strengthens our community by creating opportunities for connection, creativity and inclusion

The following examples are a guide as to how your project/event may build on our local community:

- Supports reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures.
- Sporting, community and cultural event or festival.
- The project extends cultural or artistic programs and has the ability to attract new audiences.
- The project/event encourages community engagement.
- The project/event will contribute to a vibrant cultural and community life for the Central Coast.
- The project/event encourages key stakeholders to participate in important issues and initiatives.

4.5 Project/events that activate spaces such as town centres, foreshores, lakes and green spaces for families, community and visitors to the Central Coast

The following examples are a guide as to how your project / event may achieve this:

- The transformation of public spaces into vibrant places where communities gather.
- Activities that empower community members to breathe life into streets and neighbourhoods making them attractive, inviting and safe.
- Create opportunities for people to connect with their local neighbourhood.
- To experiment with fun and innovative ideas that generate community engagement.

5 TYPES OF ACTIVITIES/PROJECTS SUPPORTED

- 5.1 Sporting, community and cultural events that play an important role in our local community and demonstrate community benefit and/or capacity building.
- 5.2 Activities that activate spaces in our local neighbourhoods such as town centres, foreshores, lakes and green spaces.
- 5.3 An activity that has grown and is of interest to a particular community.
- 5.4 An ongoing activity that provides entertainment or educational programs where entry is open to the public to attend free of charge or at a subsidised rate, e.g. local community festival.
- 5.5 An annual activity that provides reasonable benefit to the Central Coast region, e.g. regional sporting events.
- 5.6 Projects that include the hire or purchase of non- fixed equipment and material that provides a demonstrated community benefit beyond the life of the grant (request for purchase of equipment needs to demonstrate how the equipment relates to the event/project/activity).
- 5.7 Cost of Public Liability insurance linked directly to the project.

6 ELIGIBILITY

- 6.1 Applicants must be:
- A legally constituted not-for-profit organisation.
 - An unincorporated community group auspiced by a legally constituted not-for-profit organisation.
 - A business.
- 6.2 Applicants must operate within the Central Coast area or be able to demonstrate that the project will benefit residents of the Central Coast community.
- 6.3 All applicants must meet the grant program eligibility criteria and address one or more of the program outcomes.
- 6.4 Only one application per project, per financial year, may be successful in obtaining funding across any of Council's grant funding programs.
- 6.5 Central Coast based community run emergency service entities that are part of Government Departments and Agencies such as RFS, SES and VRA.
- 6.6 Events that adhere to and promote environmental sustainability in accordance with Council's Sustainable Events Management Policy and Sustainable Events Guidelines.

7 THE FOLLOWING ARE INELIGIBLE

- 7.1 Late or incomplete applications.
- 7.2 Applicants who have overdue acquittals from previous funding from Council under any of Council's grant programs will not be eligible.
- 7.3 Events, projects or activities with a religious, political or sectarian purpose, where that purpose may exclude or offend members of the broader community.

- 7.4 Applications seeking funds for retrospective projects or activities, projects can't not start, or project items purchased prior to 2 months from the end of the grant closing date (For example, for applications submitted by deadline of 31 July must commence no sooner than 1 October in order to be eligible).
- 7.5 General fundraising appeals.
- 7.6 A project, event, service or activity which in the opinion of the assessment panel does not comply with Council's Sustainable Event Management Policy and Sustainable Events guidelines.
- 7.7 A project, event, service or activity which in the opinion of the assessment panel would be better funded by State or Federal Government, or by corporate sponsorship or a philanthropic trust.
- 7.8 Proposals from Government Departments, agencies or any Council with the exception of Central Coast based community run emergency service entities.
- 7.9 Proposals from employees or Councillors of Central Coast Council (both in a paid or voluntary capacity).
- 7.10 Proposals that duplicate a project, service or activity already existing within the Local Government Area.
- 7.11 Purchase of land or buildings.
- 7.12 Applications seeking funds for prize money, gifts or awards including gift vouchers.
- 7.13 Applications seeking funds for personal benefit such as travel, meal or accommodation costs including costs to undertake activity outside or to the region.
- 7.14 Applicants who have an outstanding debt to Council.
- 7.15 Applications seeking funds for existing salaried or waged positions.
- 7.16 Funds for fees to attend a conference, congress or seminar.

Where alternative funding options exist for any of the above exclusions, applicants will be advised accordingly.

8 ASSESSMENT CRITERIA

Each application will be assessed as follows:

- 8.1 Project Idea – Project addresses an identified program outcome as outlined in Section 4.
- 8.2 Budget - The extent to which the budget is comprehensive, realistic and provides value for money.
- 8.3 Support - The project shows evidence of community consultation and support and promotes participation.
- 8.4 Sustainability - The project has a clear beginning and end or demonstrates that any ongoing or recurrent costs of the project can be met by the community group once grant funding has been expended.
- 8.5 Capacity - Capacity of the organisation to successfully complete the project.

As funding is limited, not every application that meets the assessment criteria will necessarily be successful with being allocated funding or the full funding requested.

9 THE ASSESSMENT PROCESS

- 9.1 Applications are only accepted online through Central Coast Council's [website](#) and the appropriate online application form. Assistance is provided to any group or individual if requested to ensure access and support with the online system.
- 9.2 All applications will be assessed by a Grants and Sponsorship Review Panel and recommendations presented to Council for endorsement.
- 9.3 Central Coast Council reserves the right to request further information in considering any application as well as the right to reject any application that does not meet the criteria.
- 9.4 Council reserves the right to award an amount less than that applied for if it is assessed that the amount requested is not justified by the information provided in the application or the full amount is not available at the time of the request.

- 9.5 Applications may be assigned to another grants program as part of the assessment process if the original funding program selected by the applicant is not deemed the most appropriate for the initiative.
- 9.6 All decisions of Central Coast Council are final and no negotiations will be entered into.

10 NOTIFICATION AND PAYMENT

- 10.1 All applicants will be notified of the outcome of their application.
- 10.2 Unsuccessful applicants are encouraged to seek feedback from Council's Grant Team on their application. Some grant programs are highly competitive and even though an application may meet the program criteria it may not be competitive against other applications.
- 10.3 Successful applicants may be required to sign a Funding Agreement outlining the requirements of their grant. This Funding Agreement must be signed prior to funding being provided.
- 10.4 All projects must be completed as agreed upon within the funding agreement. Please note that Council funding may only be used as agreed with Council and may not be diverted to other line items, projects or purposes. A request to divert funds must be submitted in writing for approval.
- 10.5 All successful applicants are required to provide an interim report on their project as per their Funding Agreement.
- 10.6 A final project report must be submitted no later than twelve (12) weeks after the agreed completion date of the activity/project with copies of any photos and promotional materials as specified in the Funding Agreement. All funds will need to be acquitted as detailed in the funding agreement.
- 10.7 Applicants who do not complete and return an acquittal report by dates agreed in their Funding Agreement will be ineligible for any future funding.

11 ADDITIONAL INFORMATION

- 11.1 In addition to the completed application form, the following must be provided:
- A copy of your most recently audited financial statements (or a statement of income and expenditure signed by your finance manager, if your organisation is not subject to audit requirements).
 - Your organisation's most recent Annual Report - minimum of Form A12, if this is your annual reporting obligation to NSW Fair Trading.
 - Evidence of other funding secured or applied for (if relevant).
 - A copy of your organisation's Certificate of Incorporation or evidence of being a legally constituted not-for-profit organisation or Authority to Fundraise from the NSW Office of Liquor, Gaming and Racing.
 - A copy of your organisation's public liability insurance certificate or a written quotation for public liability insurance cover for \$20 million.
 - For capital works and/or equipment, two quotes for each item valued at \$1000 or more.
- 11.2 Offer of funds by Council in no way implies any ongoing funding commitment or obligation by Central Coast Council.
- 11.3 Approval of a grant does not imply that Central Coast Council has given any other consent. Applicants should note that many activities require approvals and consents from Central Coast Council, NSW Police and other state government agencies.
- 11.4 To ensure an accountable and transparent assessment process is maintained, Council staff and funding assessors are required to declare any potential pecuniary or non-pecuniary conflict of interest.
- 11.5 All written and verbal communication regarding an application will only be with the applicant or the contact person listed in the application.
- 11.6 All grants are governed by Central Coast Council's Community Grants Policy.
- 11.7 The Applications are scheduled for final decision at a Council Meeting approximately 3 months after the application deadline of each round.

11.8 Any grant agreement involving Council funding of an event must demonstrate compliance with Council's Sustainable Management Policy.

12 KEY CONTACTS

Grant Enquiries

Grants Team

E: grants@centralcoast.nsw.gov.au

P: 4325 8861

Event Enquiries

[Events](#) Team

P: 4350 1624

Quotes and bookings for Council's Open Space Areas

Council has a range of spaces available for hire via our online [hall and venue finder](#) and [park and sportsground finder](#).

P: (02) 4325 8222 or (02) 4350 5555

GUIDELINE

Community Support Grant Program

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1

1 WHAT IS THE COMMUNITY SUPPORT GRANT PROGRAM?

The Community Support Grant Program is provided to support the community to deliver activities which require a small amount of funding and/or in-kind support.

The Community Support Grant Program remains open throughout the year to provide assistance for community activities that require:

- 1.1 In-kind support through the provision of subsidised access to Council services.

Council recognises that the fees and charges associated with the delivery of activities, events and projects may place limitations on the community's ability to deliver services. This Program supports the recipient to access Council services in-kind.

- 1.2 Financial assistance for community activities that require a smaller amount of support.

This program enables applicants to apply for funding support in a quicker response time.

2 AVAILABLE FUNDING

Total funding available per financial year is \$300,000

Up to \$5,000.00 per project per financial year in combined funding and/or in-kind Council services.

3 KEY DATES

The Community Support Grant Program remains open for applications throughout the year and the closing date for each assessment period is the last day of each month.

The Community Support Grant Program is time limited and will cover activities that are able to be completed within an eighteen (18) month timeframe from notification of funds being allocated.

One Central Coast Community Support Grant Program

Belonging Objectives

- A1 Work within our communities to connect people, build capacity and create local solutions and initiatives,
- A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life,
- A3 Work together to solve a range of social and health issues that may impact,
- A4 Enhance community safety within neighbourhoods, public spaces and places

Liveable Objectives

- L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated
- L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs

4 EXPECTED PROGRAM OUTCOMES

Each application is required to address a minimum of one of the following community outcomes:

- 4.1 Increase the number of community members who feel safe, included and welcome to participate in community life
- 4.2 Enhance a sense of local identity
- 4.3 Improve local facilities
- 4.4 Enhance positive social and cultural outcomes for local communities
- 4.5 Conserving and protecting the natural environment

5 TYPES OF ACTIVITIES / PROJECTS SUPPORTED

- 5.1 Road closure for events
- 5.2 Waste services for events

- 5.3 Hire of Council venues
- 5.4 Rates subsidy for community owned facilities
- 5.5 Hire of Council equipment
- 5.6 Development Application Fees
- 5.7 Minor infrastructure improvements to enhance accessibility or safety within a neighbourhood amenity or public space
- 5.8 Tools, equipment or support to further a volunteer-based community enterprise
- 5.9 Projects that allow the community to come together, celebrate and socialise
- 5.10 Minor sporting, community, arts and cultural activities/events
- 5.11 Projects that include the hire or purchase of non- fixed equipment and material that provides a demonstrated community benefit beyond the life of the grant (request for purchase of equipment needs to demonstrate how the equipment relates to the event/project/activity).
- 5.12 Cost of Public Liability insurance linked directly to the project.

6 ELIGIBILITY

- 6.1 Applicants must be a legally constituted not-for- profit organisation or be auspiced by a legally constituted not-for-profit organisation.
- 6.2 The applicant must be capable of obtaining all regulatory approvals for the event/project/service/ activity, if relevant, prior to receiving funding.
- 6.3 Applicants must operate within the Central Coast area and/or be able to demonstrate benefits for Central Coast residents, workers and/or visitors.
- 6.4 All applicants must meet the grant program eligibility criteria and address one or more program outcomes.
- 6.5 Only one application per project, per financial year, may be successful in obtaining funding across any of Council's grant funding programs.

- 6.6 Rates subsidy is only available for community facilities that provide a community service to residents of the Central Coast. All rates must have been paid in full and rebates are only available for 50% of the ordinary rates component.
- 6.7 Central Coast based community run emergency service entities that are part of Government Departments and Agencies such as RFS, SES and VRA.

Where alternative funding options exist for any of the above exclusions, applicants will be advised accordingly.

7 THE FOLLOWING ARE INELIGIBLE

- 7.1 Incomplete applications.
- 7.2 Proposals from Government Departments, agencies or any Council with the exception of Central Coast based community run emergency service entities.
- 7.3 Proposals from employees or Councillors of Central Coast Council (both in a paid or voluntary capacity).
- 7.4 Applicants who have overdue acquittals from previous funding from Council under any of Council's grant programs.
- 7.5 Applications for purchases or expenses related to privately owned items.
- 7.6 Applications that do not have asset owner consent, if applicable.
- 7.7 Applications seeking funds for projects which may have an adverse impact on neighbouring residents or businesses.
- 7.8 Applications seeking funds for existing salaries for project group members.
- 7.9 Events, projects or activities with a religious, political or sectarian purpose, where that purpose may exclude or offend members of the broader community.
- 7.10 A project, event, service or activity which in the opinion of the assessment panel does not comply with Council's Sustainable Event Management Policy and Sustainable Events Guidelines.

- 7.11 Applications seeking funds for retrospective projects or activities, projects can't not start, or project items purchased prior to 4 weeks from the end of the grant closing date. (For example, an application submitted in July must commence no sooner than 1 September in order to be eligible).
- 7.12 Applications seeking funds for projects of a commercial nature that is for profit or that raise funds for philanthropic purposes for other organisations.
- 7.13 Applications seeking funds for goods or services to 'on-sell'.
- 7.14 Applications seeking funds for prize money, gifts or awards including, gift vouchers.
- 7.15 Applications seeking funds for personal benefit such as travel, meal or accommodation costs including costs to undertake activity outside or to the region.
- 7.16 Applicants who have an outstanding debt to Council or are seeking funds for debt repayment.
- 7.17 General fundraising events
- 7.18 Funds for fees to attend a conference, congress or seminar.

8 ASSESSMENT CRITERIA

Each application will be assessed as follows:

- 8.1 Applicant addresses an identified program outcome as outlined in Section 4.
- 8.2 The funding request has a clear beginning and end or demonstrates that any ongoing or recurrent costs can be met by the applicant once grant funding has been expended.
- 8.3 The extent to which the budget is comprehensive, realistic and provides value for money.
- 8.4 Demonstrated need for support to ensure financial viability of the activity.

As funding is limited, not every application that meets the assessment criteria will necessarily be successful with being allocated support or the full support requested.

9 WHAT IS THE ASSESSMENT PROCESS?

- 9.1 Applications are only accepted online through Central Coast Council's [website](#) and the appropriate online application form. Assistance is provided to any group or individual if requested to ensure access and support with the online system.
- 9.2 Applications will be assessed and recommendations presented to Council for endorsement.
- 9.3 Central Coast Council reserves the right to request further information in considering any application as well as the right to reject any application that does not meet the criteria.
- 9.4 Council reserves the right to award an amount less than that applied for if it is assessed that the amount requested is not justified by the information provided in the application or the full amount is not available at the time of the request.
- 9.5 Applications may be assigned to another grants program as part of the assessment process if the original funding program selected by the applicant is not deemed the most appropriate for the initiative.
- 9.6 All decisions of Central Coast Council are final and no negotiations will be entered into.

10 NOTIFICATION AND PAYMENT

- 10.1 All applicants will be notified of the outcome of their application within 60 days of close of the round.
- 10.2 Unsuccessful applicants are encouraged to seek feedback from Council's Grant Team on their application. Some grant programs are highly competitive and even though an application may meet the program criteria it may not be competitive against other applications and/or grant funds may have been fully expended. All projects must be completed as agreed upon by the due date.

- 10.3 A final project acquittal report must be submitted no later than twelve (12) weeks after the agreed completion date of the activity/project with copies of any photos and promotional materials. Evidence of payment/purchase for each funded item MUST accompany the acquittal reports.
- 10.4 Applicants who do not complete and return an acquittal report by the agreed date will be ineligible for any future funding.

11 ADDITIONAL INFORMATION

- 11.1 The following documentation will be required to be provided with your application:
- A copy of your most recent audited financial statements (or a statement of income and expenditure signed by your finance manager, if your organisation is not subject to audit requirements).
 - Your organisation's most recent Annual Report - minimum of Form A12, if this is your annual reporting obligation to NSW Fair Trading.
 - A copy of your organisation's Certificate of Incorporation or evidence of being a legally constituted not-for-profit organisation or Authority to Fundraise from the NSW Office of Liquor, Gaming and Racing if you haven't supplied an ABN.
 - A copy of your organisation's public liability insurance certificate or a written quotation for public liability insurance cover for \$20 million.
- 11.2 Applicants are required to provide two quotes for each item valued at \$1000 or more for capital works and / or equipment.
- 11.3 Offer of funds by Council in no way implies any ongoing funding commitment or obligation by Central Coast Council.
- 11.4 Approval of a grant does not imply that Central Coast Council has given any other consent. Applicants should note that many festivals and events require approvals and consents from Central Coast Council, NSW Police and other state government agencies.
- 11.5 To ensure an accountable and transparent assessment process is maintained, Council staff and funding assessors are required to declare any potential pecuniary or non-pecuniary conflict of interest.

11.6 All written and verbal communication regarding an application will only be with the applicant or the contact person listed in the application.

11.7 Any grant agreement involving Council funding of an event must demonstrate compliance with Councils Sustainable Event Management Policy.

All grants are governed by Central Coast Council's Community Grants Policy

12 KEY CONTACTS

Grant Enquiries

Grants Team

E: grants@centralcoast.nsw.gov.au

P: 02 4325 8861

Event Enquiries

[Events](#) Team

P: 4350 1624

Quotes and bookings for Council's Open Space Areas

Council has a range of spaces available for hire via our online [hall and venue finder](#) and [park and sportsground finder](#).

P: (02) 4325 8222 or (02) 4350 5555



Temporary Licensing of a Trade or Business on Open Space Areas **Policy**

XXXX 2020

Policy No: CCC071

Policy owner:	Open Space and Recreation Unit, Community and Recreation Services
Approved by:	Central Coast Council
Date of approval:	DD/MM/2020
Policy category:	Statutory
Content Manager No:	D13989516
Review by:	XXXX 2022

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Purpose

1. This policy provides formal guidelines for undertaking a trade or business on open space areas in the Central Coast Local Government Area, to ensure fair and sustainable use of these areas as well as the safety and wellbeing of the community.
2. The purpose of this policy is to achieve eight (8) desired outcomes for the management of a trade or business on Council managed land. Council's objectives for this Policy are:
 - a. To maximise use of open space areas for the community
 - b. To allocate and regulate use by operators wishing to conduct a trade or business on open space areas
 - c. To ensure minimal impact on the community and environment by operators conducting a trade or business on open space areas
 - d. To address associated issues of risk management and public safety on open space areas owned and managed by Council
 - e. To address issues of environmental sustainability associated with the undertaking of a trade or business on open space areas owned and managed by Council
 - f. To be consistent with Council's Plans of Management and/or Strategies for various open space areas
 - g. To ensure fairness and equity in decision making
 - h. To add positively to community active lifestyle outcomes.

Scope

3. This Policy covers a trade or business intending to undertake an activity on open space area owned and managed by Council and required to obtain a temporary licence or approval from Council.
4. Activities not governed by this policy include:
 - a. Activities not considered to be a trade or business activity
 - b. Trade or business activities deemed to be special events
 - c. Trade or business activities subject to a lease arrangement
 - d. Prohibited activities that will not be considered for approval - see Definitions (g) Prohibited Activity
 - e. Activities that are not considered ancillary to the purpose of the reserve
 - f. Activities considered to be harmful to the environment
 - g. Activities considered to be dangerous for participants or the general public

- h. Activities that could be considered to unreasonably disrupt other users of the reserve and/or adjoining neighbours
 - i. Activities involving the sale of goods (including equipment) on open space reserves.
5. This policy does not override any other Council requirements relating to trade or business activities including Council's Local Environmental Plan (LEP), Development Control Plans (DCP), State Environmental Planning Policies (SEPPs) or provisions of the Local Government Act 1993 or Crown Land Management Act 2016.

Background

6. The Central Coast covers an area of 1,680 square kilometres with an expanding population of over 340,000 people. Open Space and National Parks, accounts for more than 50% of the Local Government Area, including: mountains, bushlands, beaches, wetlands, foreshores, estuaries, informal passive areas and active recreation areas.
7. As these open space areas become more popular for permanent residents and tourists, a demand has arisen for the use of Council owned and managed open space areas to conduct a trade or business that will allow users to experience a variety of active lifestyle opportunities.

General

8. This policy supports activation of trade and business on Open Space. Examples of allowable trades and businesses include, but are not limited to, the following:
- a. Canoe, Kayak and Paddleboat Operations
 - b. Clinics and Coaching
 - c. Commercial Fishermen
 - d. Corporate Group Training
 - e. Dog Obedience Training
 - f. Personal Trainers, Fitness Groups & Boot Camps
 - g. Stand Up Paddle Board
 - h. Surf Schools
 - i. Storage
9. Council will permit the undertaking of a trade or business on open space areas owned by Council, or where Council is the Crown Trust Manager, subject to terms and conditions as determined by Council.
10. Trade or business activities conducted on open space areas must be ancillary to the purpose of the reserve and encourage active participation in a healthy lifestyle.

11. Licences under this policy will not allow for exclusive use of the land and the general public must be able to access the agreed upon reserve/s at all times.
12. Supporting guidelines or procedures, being an administrative process, may be altered as necessary by the Chief Executive Officer or the Director Community and Recreation Services. Please see Council's website for specific 'EOI' guidelines.
13. In accordance with the Crown Land Management Act 2016 and Local Government Act 1993, temporary licensing will be for a maximum twelve (12) month period over the relevant financial year.
14. Fees are payable as provided for in Council's Fees and Charges Schedule. Fees will be reviewed annually in line with Council's review of fees and charges.

Compliance, monitoring and review

15. Council, as owner or Reserve Trust Manager, reserves the right to terminate a licence if the licensee breaches any of the licence conditions. As per section 68 of the Local Government Act, any operators conducting activities requiring Council approval, including a trade or business activity, found to be operating without required approval are guilty of an offence as outlined under sections 626 and 627 of the Act and will be penalised in accordance with the Act.
16. This Policy aligns with relevant legislation, government policy and/or Central Coast Council requirements, strategies, values and activities. This policy shall not derogate from Council's responsibility to comply with any competent statutory obligation. Where this Policy conflicts with any competent statutory obligation, the statutory obligation shall prevail to the extent of any such conflict.
17. This policy is implemented and monitored to reflect the changing environment and manage emerging issues as they are identified. The policy will be reviewed within six (6) months of each local council election to evaluate its continuing effectiveness (e.g. achieving its purpose, up-to-date).
18. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.
19. Staff must maintain all records relevant to administering this policy in a recognised Council recordkeeping system.

Definitions

20. In this policy:

- a. **Licence:** means A contractual agreement between Central Coast Council (Licensor) and a person or organisation (Licensee) for which a Licensee may conduct a trade or business on an agreed open space area/s owned and managed by the Licensor.
- b. **Not-For-Profit Organisations:** means organisations/associations for which "all the income, assets and surplus funds of your organisation must be used to achieve its objectives and cannot be distributed to members" (NSW Fair Trading).
- c. **Open Space (Areas):** means any community land, and/or Crown Land reserves where Council is the Crown Trust Manager, used for structured or casual recreational activities including mountains, bushlands, beaches, foreshores, estuaries, informal passive reserves and active recreation areas
- d. **Statutory Considerations:** mean any mandatory obligation (statutory duty) imposed upon Council by any competent Act, Regulation, Ordinance, Rule or Instrument enacted by the Parliament of New South Wales or, to the extent that it is relevant, by the Parliament of the Commonwealth of Australia.
- e. **Temporary Licensing:** means the process of providing a temporary approval for a trade or business intending to undertake an activity an open space area owned and managed by Council
- f. **Trade or Business:** means any activity with a principal purpose to derive profit to an individual(s) or company and/or where a fee is obtained for a service provided. Not-for-profit groups may seek to gain exemption from this policy upon application in writing to council
- g. **Prohibited Activity:** means any activity that contravenes any Act, Regulation, Ordinance, Rule or Instrument enacted by the Parliament of New South Wales or, to the extent that it is relevant, by the Parliament of the Commonwealth of Australia.

Related resources

Legislation:

- a. [Associations Incorporation Act 2009 \(NSW\)](#)
- b. [Crown Land Management Act 2016 \(Cwlth\)](#)
- c. [Crown Land Regulation 2018 \(Cwlth\)](#)

Associated/Internal documents:

- a. [Central Coast Council – Outdoor permits information](#)
- b. [Central Coast Council Community Participation Plan 2019 - 2024](#)

- c. [Central Coast Council Community Strategic Plan 2018 - 2028](#)
- d. [Central Coast Council Disability Inclusion Action Plan 2017 - 2021](#)
- e. [Central Coast Council's Plans of Management](#)
- f. [Central Coast Council Tourism Opportunity Plan 2019 - 2024.](#)

History of revisions

Amendment history	Details
Original approval authority details	<p>[Central Coast Council – once approved]</p> <hr/> <p>DD/MM/YYYY [insert Council meeting date and Min. No.]</p> <hr/> <p>This policy provides formal guidelines for undertaking a trade or business on open space areas in the Central Coast NSW Local Government Area. It replaces former policy including <i>Licensing of a Trade or Business on Open Space Areas Policy</i> (former Gosford City Council, Min No 2011/242 – 24 May 2011)</p> <hr/> <p>[CM document number – to be inserted once in CM policy list]</p>



Events on Open Space Areas

xxxx 2020

Policy No: CCC084

Policy owner:	Open Space and Recreation Unit – Community and Recreation Services
Approved by:	Central Coast Council
Date of approval:	Day/Month/Year
Policy category:	Strategic
Content Manager No:	D14033590
Review by:	xxxx 2025

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Purpose

1. This policy provides direction on how Council will manage approval of temporary events and activities on open space areas in the Central Coast Local Government Area. This policy ensures that community use remains paramount, while allowing for conduction of temporary events and activities in circumstances that also provide a benefit to the community.
2. Council's objectives for this policy are as follows:
 - a. Deliver cultural, social, recreational, environmental and economic benefits for the community
 - b. Provide a consistent, equitable and transparent approach to the issuing of temporary events and activity approvals on open space
 - c. Provide a documented process on approvals through related guidelines
 - d. To ensure minimal impact on the community and environment
 - e. Be consistent with Council's Plans of management and Strategies for open space
 - f. To address issues of risk management and safety associated with the undertaking events on open space areas owned and managed by Council
 - g. To address issues of environmental sustainability associated with the undertaking events on open space areas owned and managed by Council
 - h. To add value to positive community active lifestyle outcomes

Policy summary

3. Council will permit events and activities on open space areas owned by Council and where Council is the Crown Trust Manager subject to terms and conditions as determined by Council.
4. Temporary events and activities conducted on open space must not compromise the future development of land or have detrimental economic, social, amenity or environmental effect on the land or adjoining land.
5. A temporary event or activity conducted on open space areas must be ancillary to the purpose of the reserve, be of an educational nature and/or encourage active participation in a healthy lifestyle. The activity must be consistent with the applicable Plan of Management for the land.

Scope

6. This Policy covers events and activities intending to be undertaken on open space areas owned and managed by Council and required to obtain a Temporary Event Approval from Council, as the reserve manager.
7. Examples of such events and activities include but are not limited to the following:
 - a. Weddings
 - b. Celebrations
 - c. Entertainment

- d. Recreational events
 - e. Education events
 - f. Cultural events
 - g. Markets
 - h. Exhibitions
 - i. Festivals
 - j. Fetes
 - k. Concerts
 - l. Circuses
8. Temporary events and activities deemed to be of major significance or impact and attracting large numbers of people will require a development application (DA) and approval.
9. Activities not governed by this policy:
- a. Temporary events and activities that occur on land not considered open space areas as defined in this policy.
 - b. Temporary events or activities deemed to be trade or business
 - c. Temporary events or activities subject to a lease arrangement
10. Activities that will not be considered for approval under this policy and will be subject to a separate assessment and approval process (where permissible) include:
- a. Street performances
 - b. Busking
 - c. Footpath dining
 - d. Itinerant or roadside vending vehicles or other mobile businesses
 - e. Road closure
 - f. Temporary events or activities considered to be harmful to the environment
 - g. Temporary events or activities considered to be dangerous for participants or to the general public
 - h. Activities that are not considered ancillary to the purpose of the reserve
 - i. Temporary events or activities which could be considered to significantly disrupt other users of the reserve and/or adjoining neighbours
 - j. Temporary events or activities that contravene the current local planning instrument (LEP)
 - k. Temporary events or activities that contravene the relevant Plan of Management for the reserve.

Background

11. The Central Coast covers an area of 1,680sq. kilometres with an expanding population of over 340,000 people. The area is characterised by an abundance of open space opportunities including: mountains, bushlands, beaches, wetlands, foreshores, estuaries, informal passive and active recreation areas. Open Space and National Parks together account for more than 50% of the Central Coast Local Government Area. As these open space areas become more popular for permanent residents and tourists, a demand has arisen for the use of Council owned and managed open space areas to conduct events and activities that will allow users to experience a variety of active lifestyle opportunities.

General

12. A temporary event or activity on open space areas must be carried out in accordance with a licence, approval or hire agreement granted by Council as provided in the relevant policy. Applications for an approval are to be submitted as detailed in the relevant policy listed below, and via forms on [Council's website](#):

- Licensing of a Trade or Business on Open Space Areas
- Events on Open Space Areas (this policy)

13. This policy has been prepared in accordance with the Local Government Act 1993, Local Government (General) Regulation 2005, Crown Land Management Act 2016 and Crown Lands Regulation 2018 (as amended).

14. This policy does not override any other Council requirements relating to temporary use including Council's Local Environmental Plans (LEPs), Development Control Plans (DCPs), State Environmental Planning Policies (SEPP) or provisions of legislation including the Local Government Act 1993, Crown Land Management Act 2016 and associated regulations (as amended).

15. Council, as owner or Crown Land Manager, reserves the right to terminate the Temporary Event Approval if the hirer breaches any of the Temporary Event Approval conditions. As per section 68 of the Local Government Act 1993, any operators conducting activities requiring Council approval, found to be operating without required approval are guilty of an offence as outlined under sections 626 and 627 of the Act and will be penalised in accordance with the Act.

16. In accordance with the Crown Land Management Act 2016, Local Government Act 1993 and LEP, Temporary Event Approval will be for a maximum period of twenty-eight (28) days – whether or not consecutive days – in any period of twelve (12) months over the relevant financial year.

17. Fees are payable as provided for in Council's Fees and Charges Schedule. Fees will be reviewed annually in line with Council's review of fees and charges.

18. Supporting guidelines or procedures, being an administrative process, may be altered as necessary by the Chief Executive Officer. Please see Council's website for specific guidelines.

Compliance, monitoring and review

19. This policy aligns with relevant legislation, government policy and/or Central Coast Council requirements, strategies, values and activities
20. This policy is implemented and monitored (i.e. the policy reflects the changing environment and emerging issues are identified)
21. This policy shall not derogate from Council's responsibility to comply with any competent statutory obligation. Where this policy conflicts with any competent statutory obligation, the statutory obligation shall prevail to the extent of any such conflict.
22. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.
23. Staff must maintain all records relevant to administering this policy in a recognised Council recordkeeping system.
24. This policy is reviewed at least once per term of Council to evaluate its continuing effectiveness.

Definitions

25. In this policy:
 - a. **Temporary Event Approval:** A contractual agreement between Central Coast Council and a person or organisation applicant for which an applicant may conduct an event or activities on an agreed open space area/s owned and managed by Central Coast Council. The 'Temporary Event Approval' will not allow for exclusive use of the land and the general public must be able to access the agreed upon reserve/s at all times.
 - b. **Open Space:** Any community land and/or Crown Land reserves where Council is the Crown Trust Manager used for structured or casual recreational activities including mountains, bushlands, beaches, foreshores, estuaries, informal passive reserves and active recreation areas.
 - c. **Trade or Business:** Any activity with a principal purpose to derive profit to an individual(s) or company and/or where a fee is obtained for a service provided.
 - d. **Statutory obligation:** Any mandatory obligation (statutory duty) imposed upon Council by any competent Act, Regulation, Ordinance, Rule or Instrument enacted by the Parliament of New South Wales or, to the extent that it is relevant, by the Parliament of the Commonwealth of Australia.

Related resources

26. Legislation:

- a. [Local Government Act 1993 \(NSW\)](#)
- b. [Wyong Local Environmental Plan 2013 \(NSW\) \(as amended\)](#)
- c. [Gosford Local environmental Plan 2014 \(NSW\) \(as amended\)](#)
- d. [Crown Land Management Act 2016 \(NSW\)](#)
- e. [Crown Land Regulation 2018 \(NSW\)](#)

27. Associated/Internal documents:

- a. [Central Coast Council Community Strategic Plan 2018 - 2028](#)
- b. [Central Coast Council Bike Plan 2019 - 2029](#)
- c. [Central Coast Council Community Participation Plan 2019 - 2024](#)
- d. [Central Coast Council Disability Inclusion Action Plan 2017 - 2021](#)
- e. [Central Coast Council Licensing of a Trade or Business on Open Space Areas Policy](#)
- f. [Central Coast Council Sustainable Events Policy](#) and [Sustainable Events Management Guide](#)
- g. [Central Coast Council Plastic Free Event Guidelines](#)
- h. [Central Coast Council Tourism Opportunity Plan 2019 - 2024](#)

History of revisions

Amendment history	Details
Original approval authority details	Chief Executive Officer / Council
	DD/MM/YYYY
	This policy provides direction on how Council will manage approval of temporary events and activities on open space areas in the Central Coast Local Government Area.
	It replaces former Gosford City Council (GCC) policies for <i>Special Events on Open Space Areas</i> and <i>Temporary Events and Activities on Open Space</i> (GCC Min No 2013/388 - 16 July 2013)

Submission	Response
I do not agree or support this Draft Events on Open Space Areas as it offers no protection to community owned land.	Community owned land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and Management of Community Land.
When read together - sections 5 and 7 of the policy don't seem to make sense - a wedding is not an educational event, nor an activity to encourage active participation in a health lifestyle.	<p>A wedding can be considered as ancillary to the purpose of the reserve and can be considered cultural.</p> <p>Local Government Act 1993 – 36G Core objectives for management of community land categorised as a park The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>

Submission	Response
<p>The policy does not provide a process for a person to obtain Council approval to use public land in order to 'deliver a public address or hold a religious service or public meeting'. The NSW Local Government Act, section 68, requires a person to obtain Council approval for the above activities. The policy should make provision for the above activities, and the policy should not limit 'free speech'.</p>	<p>To 'deliver a public address or hold a religious service or public meeting' can be achieved through section 5 of the policy using the purpose of the land.</p> <p>Local Government Act 1993 – 36G Core objectives for management of community land categorised as a park The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>
<p>Change the current leasing terms from 12 months to 24-36 months.</p>	<p>Council has determined that timing of Temporary Event approvals is for 12 months to allow fair access to public areas. Anything longer shall be through a lease or licence.</p>

Submission	Response
<p>I do not agree or support this Draft Temporary Licensing of a Trade or Business on Open Space Areas Policy as it offers no protection to community owned land.</p>	<p>Community owned land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and Management of Community Land.</p>
<p>CCCBPG notes clause 1 of the draft policy states: This policy provides formal guidelines for undertaking a trade or business on open space areas in the Central Coast Local Government Area, to ensure fair and sustainable use of these areas as well as the safety and wellbeing of the community.</p> <p>CCCBPG fully supports the purpose of the policy to ensure fair and sustainable use of Council's Open Space.</p>	<p>Noted</p>
<p>CCCBPG notes clause 3 of the draft policy states: This Policy covers a trade or business intending to undertake an activity on open space area owned and managed by Council and required to obtain a temporary licence or approval from Council.</p> <p>CCCBPG finds this clause vague as the draft policy does not define under which Act or legislation a temporary licence or approval is required?</p> <p>CCCBPG requests that Council give consideration to amend clause 3 to clarify which Act or legislation a person may apply for a license.</p>	<p>Clause three does identify which acts it relates to but not each individual piece of legislation. No change.</p>

Submission	Response
<p>CCCBPG notes that under clause 5 of the draft policy it acknowledges that the policy does not override any other Council requirements relating to trade or business activities including Council's Local Environmental Plan (LEP), Development Control Plans (DCP), State Environmental Planning Policies (SEPPs) or provisions of the Local Government Act 1993 or Crown Land Management Act 2016.</p>	<p>Noted</p>
<p>CCCBPG notes clause 4 of the draft policy states:</p> <ul style="list-style-type: none"> a. Activities not considered to be a trade or business activity b. Trade or business activities deemed to be special events c. Trade or business activities subject to a lease arrangement d. Prohibited activities that will not be considered for approval e. Activities that are not considered ancillary to the purpose of the reserve f. Activities considered to be harmful to the environment g. Activities considered to be dangerous for participants or the general public h. Activities that could be considered to unreasonably disrupt other users of the reserve and/or adjoining neighbours i. Activities involving the sale of goods (including equipment) on open space reserves. <p>CCCBPG supports presenting the list of excluded activities. However, it is unclear of what Council means as 'prohibited activities'? CCCBPG requests that Council give consideration for including a definition of 'prohibited activities' within the policy.</p>	<p>A definition of a prohibited activity has been added to the definitions.</p>

Submission	Response
<p>CCCBPG notes clause 6 of the draft policy states: The Central Coast covers an area of 1,680 square kilometres with an expanding population of over 340,000 people. Open Space and National Parks, accounts for more than 50% of the Local Government Area, including: mountains, bushlands, beaches, wetlands, foreshores, estuaries, informal passive areas and active recreation areas.</p> <p>CCCBPG finds draft clause 6 ambiguous in that Council does not provide any clarification of the percentage of land Council intends this draft policy to apply. Nor does it clarify whether Forestry land is included in the calculation of Open Space. CCCBPG requests that Council state the percentage of land that the policy will cover.</p>	<p>The policy states in the Scope "3. This Policy covers a trade or business intending to undertake an activity on an open space area owned and managed by Council"</p>
<p>CCCBPG notes clause 11 of the draft policy states: Licences under this policy will not allow for exclusive use of the land and the general public must be able to access the agreed upon reserve/s at all times. (emphasis added)</p> <p>CCCBPG fully supports that the general public must be able to access public reserves at all times.</p>	<p>Noted</p>

Submission	Response
<p>CCCBPG notes clause 20 (c) of the draft policy states: Open Space (Areas) means any community land, and/or Crown Land reserves where Council is the Crown Trust Manager, used for structured or casual recreational activities including mountains, bushlands, beaches, foreshores, estuaries, informal passive reserves and active recreation areas</p> <p>In reading the above definition CCCBPG is concerned that the Council does not identify that some areas of public space are not suitable for the purpose of establishing a temporary license for trade or business. For example, Council and public land that contains significant habitat for endangered ecological communities, gully rainforests, hanging swamps, critical wetlands, intertidal protected areas, nesting habitat for endangered fauna or culturally sensitive areas of Aboriginal heritage or the like should be identified and excluded.</p>	<p>Community owned land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and management of community land. Any temporary license needs to minimise impact on the community and meet the Plan of Management for the site along with the purpose of the classification of the land. Any license would also be required to meet environmental standards set out by Council and the Environmental Protection Authority.</p>
<p>CCCBPG requests that Council give consideration that the policy be redrafted to ensure that temporary licence for trade or business does not take place in environmentally or culturally sensitive areas.</p>	<p>Community owned land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and management of community land. Any temporary license needs to minimise impact on the community and meet the Plan of Management for the site along with the purpose of the classification of the land. Any license would also be required to meet environmental standards set out by Council and the Environmental Protection Authority.</p>

Submission	Response
<p>CCCBPG notes clause 20 (e) of the draft policy states: Temporary Licensing: means the process of providing a temporary approval for a trade or business intending to undertake an activity an open space area owned and managed by Council.</p> <p>In reading the above definition CCCBPG is apprehensive that no time interval is included in the definition. Does a temporary approval mean 1 day, 1 week, 1 month, 6 months or 1 year? CCCBPG members have different opinions on what may be defined as temporary. Some members of CCCBPG regard anything more than 1 month would be temporary other members considered anywhere between 3 – 12 months. CCCBPG would request that Council give consideration to specifying a time period of what constitutes temporary.</p>	<p>Clause 13 states a maximum of 12 months for a temporary license.</p>
<p>Activation of Open Space on Council owned or managed land is important to the community and relevant trades or businesses can play a significant role in this. In general, the draft exhibition policy is adequate when applied to actual short-term/temporary business ventures.</p>	<p>Noted</p>
<p>Issue that a permanent business has operated under temporary licence for many years.</p>	<p>Permanent businesses now come under Council's Leasing and Licensing Facilities Policy</p>
<p>I note that in the legislation, no reference is made to the maximum 12-month period falling within the financial year.</p>	<p>Council has determined that 12 months is the maximum for a temporary license and if a business is permanent, it now come under Council's Leasing and Licensing Facilities Policy</p>

Submission	Response
<p>Inappropriate application of Temporary licences to long-term businesses.</p> <p>In the new draft policy under the section - General – page 5, item 13.</p> <p>In accordance with the Crown Land Management Act 2016 and Local Government Act 1993, temporary licensing will be for a maximum twelve (12) month period over the relevant financial year.</p> <p>The current Licencing policy (initially formulated in 2011) is being used to grant back-to-back 'temporary' 12-month licences from one financial year to the next to ongoing permanent businesses</p>	<p>Permanent businesses now come under Council's Leasing and Licensing Facilities Policy</p>
<p>Items not governed by this policy include:</p> <p>c. Trade or business activities subject to a lease arrangement</p> <p>I would like the wording to be changed to "Trade or business activities subject to a lease or licence arrangement.</p>	<p>No change as this policy is to provide licenses. It doesn't cover long term licenses, but this is explicit in the naming of the policy Temporary.</p>

Submission	Response
<p>The aim of this policy appears to be to monetise and commercialise Central Coast Council's open space areas. CEN is concerned that the policy, in its current form, risks the sustainability of some of the region's most sensitive ecological lands which are either owned by and/or managed by Central Coast Council.</p> <p>The stated desired outcome "to maximise the use of open space areas for the community" needs to be balanced against the objective of protecting and preserving some of the Council's community land, particularly areas of known habitat for ecologically endangered communities and regionally significant species. The second desired outcome listed in the draft policy, "to allocate and regulate use by operators wishing to conduct a trade or business on open space areas" requires specific explanation in subsequent sections. Overall, given the eight stated objectives are quite specific, CEN believes the policy lacks some important details.</p> <p>CEN supports the objective of ensuring that trade or business undertaken in the Council's open space areas has minimal impact on the community and environment. Whilst we also agree with the stated aim of addressing the issue of environmental sustainability, CEN's fear is that, rather than enhance sustainability, this policy could undermine and damage environmental lands.</p> <p>Council's pursuit of adding positively to community active lifestyle outcomes is commendable but not all council open space is suitable for active lifestyle pursuits.</p>	<p>Community owned or managed land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and management of community land. Any temporary license needs to minimise impact on the community and meet the Plan of Management for the site along with the purpose of the classification of the land. Any license would also be required to meet environmental standards set out by Council and the Environmental Protection Authority.</p>

Submission	Response
<p>This policy must include more definitions of terms used so the Scope section is not ambiguous. CEN believes the following terms need to be added to the list of definitions in the policy to give clarity to its scope: Trade or business. Activity on open space Temporary licence. Approval.</p> <p>Even though the scope section of the policy does not specify the trades, businesses, activities or open space areas covered it does proceed to list activities "not governed" by the policy. The ambiguity of the proposed policy continues. For example, we are told the policy does not govern "prohibited activities that will not be considered for approval" yet there is no further guidance offered about what such a prohibited activity might be. Activities considered to be harmful to the environment are also listed as outside of the scope of the document, likewise activities considered dangerous for participants or the general public. CEN believes this policy will be unenforceable unless clear guidance is given as to what the policy means by environmental harm and danger to participants and the general public. Does the phrase "activities not governed by this policy" mean those activities are banned from being conducted in open space areas or that such activities can still occur in open space areas but will not be governed by this particular policy. If they are to be banned, this should be clarified. If certain activities fall under other Council policies, cross-references is needed to assist the potential policy user.</p>	<p>Included in the definitions:</p> <p>"Trade or Business means any activity with a principal purpose to derive profit to an individual(s) or company and/or where a fee is obtained for a service provided. Not-for-profit groups may seek to gain exemption from this policy upon application in writing to Council."</p> <p>"Temporary Licensing means the process of providing a temporary approval for a trade or business intending to undertake an activity on an open space area owned and managed by Council."</p> <p>"Prohibited Activity: means any activity that contravenes any Act, Regulation, Ordinance, Rule or Instrument enacted by the Parliament of New South Wales or, to the extent that it is relevant, by the Parliament of the Commonwealth of Australia."</p> <p>Standard definitions not included in document.</p> <p>Cambridge Dictionary definition of Activity: the situation in which a lot of things are happening, or people are moving around.</p> <p>Dictionary definition of Approval: the action of approving something.</p> <p>The phrase "activities not governed by this policy" mean they are not governed by this policy. They may be allowable under other pathways but not this policy.</p>

Submission	Response
<p>This draft policy acknowledges that more than 50 per cent of the Central Coast local government area is open space which includes mountains, bushland, beaches, wetlands, foreshores, estuaries, informal passive areas and active recreation areas. It does not acknowledge that significant areas of that land are ecologically endangered, significant or sensitive. Nor does it differentiate between the various categories of open space that Central Coast Council either owns or manages.</p> <p>CEN wishes to convey its disappointment that this policy fails to refer to the Coastal Open Space System even though the NSW Government's Central Coast Regional Plan, the Council's own Community Strategic Plan and the biodiversity strategy emphasise the importance of the Coastal Open Space System and underwrite its intended expansion. As Council staff is well aware, COSS contains ecologically endangered communities, critically endangered species, regionally significant vegetation and vulnerable Aboriginal heritage sites and landscapes. COSS reserves include hanging swamps, rainforest and critical wetlands as well as endangered fauna and flora. It is the Community Environment Network's recommendation that Coastal Open Space System reserves are explicitly excluded from this policy or from any strategy to monetise Council's reserves. The most appropriate "use" for COSS reserves is protection, preservation and education. These open space areas are appropriate for passive recreation only. If COSS locations need to be included, this policy must specify the trades and businesses and activities that are permitted and prohibited in COSS areas.</p>	<p>Community owned or managed land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and management of community land. Any temporary license needs to minimise impact on the community and meet the Plan of Management for the site along with the purpose of the classification of the land. Any license would also be required to meet environmental standards set out by Council and the Environmental Protection Authority.</p>

Submission	Response
<p>A binding and enforceable Council policy surely must include an exhaustive list of the trades, businesses and activities it is prepared to allow to operate in its open space areas. The exhibited policy includes "examples of allowable" trades, businesses and activities. Only nine examples are given and some, including mountain bike riding, are conspicuous by their absence. CEN wishes to recommend that Council puts together a comprehensive list of businesses, trades and activities that it is prepared to have operate on open space areas covered by this policy and another comprehensive list of activities it wishes to prohibit. It is unreasonable to expect that such a list could be exhaustive but an "other, please specify..." category could catch new, emerging or unusual enterprises that could be considered at the discretion of qualified staff. The policy would be strengthened if it also included a list of the specific locations it applied to. Perhaps locations included could be known as Active Recreation Areas to clearly delineate that they are available for temporary use by businesses for specified activities.</p>	<p>It is not possible to provide an exhaustive list of trades business and activities as new ones are being identified regularly. Each application will be assessed on its merits and within governing laws and acts.</p> <p>All locations will be considered if appropriate and do not conflict with Plans of Management, other policies, relevant Acts and law.</p>

Submission	Response
<p>We also recommend that the exact terms and conditions, to be applied to businesses wishing to take advantage of this policy by Council, be spelled out in the policy. For instance, the policy needs to prescribe or described time limits on use, penalties, payment terms, insurance requirements etc. It is insufficient and quite opaque to leave the policy in its current form which simply says terms and conditions will be "determined by Council". The currently suggested 12 month renewable term seems too open-ended even if the business operator must not stop the general public from enjoying the same area. Surely businesses and the general public are entitled to comprehensive information about the rules that apply to both the providers of and users of active recreation enterprises on open space areas of the Central Coast. Consequences for misuse of open space areas covered by this policy need to be spelled out. The catch all of misuse being subject to the Code of Conduct is inadequate. CEN urges Central Coast Council to rethink the drafting of this policy so the rules are clear and the consequences of breaches well-defined.</p>	<p>Terms and conditions vary dependant on the site, the type of activity and length of time. For this reason, they cannot be set out in the policy.</p> <p>12 months is considered a reasonable timeframe for a temporary licence. Any request for a longer tenure is managed through the Central Coast Council's Leasing and Licensing Facilities Policy.</p> <p>It is in the policy purpose to ensure fair and sustainable use of these areas.</p>

Submission	Response
<p>Several elements of this draft policy are quite surprising. In addition to the policy omitting any reference to the Coastal Open Space System (COSS) and Central Coast Council's stated and cemented commitment to it, the omission of Mountain Bike riding is also cause for concern. CEN has already raised issues with you as CEO and with the elected Central Coast Councillors regarding illegal mountain bike activity in sensitive COSS land. Recent site visits have revealed the disturbing extent of illegal damage to sensitive COSS areas by mountain bike riders.</p> <p>CEN would be more than happy to share evidence of illegal activity including tree felling, destruction of hanging swamps, wetlands and rainforest areas. It is our concern that outliers in the mountain bike community believe that if they continue to build these illegal tracks, some of which have involved the destruction of sandstone rock shelves, felling and ringbarking of trees and blocking of creeks, they will be able to "force" Central Coast Council to legitimise the tracks. CEN is seeking independent legal advice regarding Central Coast Council's role and responsibilities in relation to allowing third parties to recklessly clear sensitive native bush to build illegal tracks and the subsequent, worsening erosion.</p> <p>We await the release of Council staff's next report on mountain bike activity on the Central Coast. In the interim we urge you to exclude COSS lands from any strategy to monetise and commercialise Council's open space areas, particularly with recreation activities that could cause environmental damage. I would be more than happy to discuss this submission with you in greater detail.</p>	<p>Community owned or managed land is protected by Plan of Management and categorisation of land under Local Government Act 1993 No 30 - Division 2 Use and management of community land. Any temporary license needs to minimise impact on the community and meet the Plan of Management for the site along with the purpose of the classification of the land. Any license would also be required to meet environmental standards set out by Council and the Environmental Protection Authority.</p> <p>Any illegal activity is not allowed within this policy.</p>

Central Coast Council Summary of Investments as at 31-March-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%	0.00%	
Macquarie Bank	At Call	A-1	A	Daily	40,037,380	8.51%	0.30%	
Commonwealth Bank of Australia	Business On-line Saver	A-1+	AA	Daily	70,000	0.01%	0.01%	
AMP limited	At Call	A-2	BBB	Daily	10,080,541	2.14%	0.80%	
Total Cash At Call					50,189,711	10.67%		
TERM DEPOSITS, FLOATING RATE NOTES & BONDS:								
NSW Treasury Corporation	Term Deposit	A-1+	AA	04-May-2021	8,098,000	1.72%	0.84%	
Westpac Banking Corporation	Term Deposit	A-1+	AA	21-Jun-2021	10,000,000	2.13%	3.06%	
Rabobank	Term Deposit	P-1	AA	05-Jul-2021	10,000,000	2.13%	2.92%	
Bank of Queensland	Term Deposit	A-2	BBB	26-Aug-2021	10,000,000	2.13%	1.75%	
Westpac Banking Corporation	Term Deposit	A-1+	AA	26-Nov-2021	5,000,000	1.06%	BBSW+ 0.93%	
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	24-Jan-2022	10,142,600	2.16%	BBSW+ 1.63%	
Rabobank	Term Deposit	P-1	AA	12-Dec-2022	10,000,000	2.13%	3.18%	
Westpac Banking Corporation	Term Deposit	A-1+	AA	27-Nov-2023	5,000,000	1.06%	BBSW+ 0.93%	
Bank of Queensland	Term Deposit	A-2	BBB	26-Sep-2024	10,000,000	2.13%	2.00%	
NSW Treasury Corporation	Bonds	A-1+	AA	20-Mar-2025	2,056,640	0.44%	1.25%	
NSW Treasury Corporation	Bonds	A-1+	AA	15-Nov-2028	16,864,200	3.38%	3.00%	
Bank of Queensland	Term Deposit	A-2	BBB	16-Jun-2025	10,000,000	2.13%	1.33%	
National Australia Bank	Term Deposit	A-1+	AA	14-Jun-2024	10,000,000	2.13%	1.15%	
AMP limited	Term Deposit	A-2	BBB	14-Jun-2022	5,000,000	1.06%	1.40%	
NSW Treasury Corporation	Term Deposit	A-1+	AA	04-Jun-2021	807,000	0.17%	1.00%	
Macquarie Bank	Term Deposit	A-1	A	12-Oct-2021	10,000,000	2.13%	0.80%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	07-Apr-2021	10,000,000	2.13%	0.64%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	21-Apr-2021	10,000,000	2.13%	0.64%	
National Australia Bank	Term Deposit	A-1+	AA	04-May-2021	10,000,000	2.13%	0.30%	
National Australia Bank	Term Deposit	A-1+	AA	18-May-2021	10,000,000	2.13%	0.41%	
AMP limited	Term Deposit	A-2	BBB	12-May-2021	5,000,000	1.06%	0.70%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	14-Apr-2021	5,000,000	1.06%	0.49%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	29-Apr-2021	5,000,000	1.06%	0.32%	
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	4,007,440	0.83%	1.17%	
Bank of China Australia	Float TCD	A1	A	06-Nov-2023	8,048,320	1.71%	0.85%	
China Construction Bank	Floating Rate Note	A1	A	24-Jun-2022	9,059,130	1.93%	0.93%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	09-Jun-2021	5,000,000	1.06%	0.42%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	30-Jun-2021	5,000,000	1.06%	0.43%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	07-Jul-2021	5,000,000	1.06%	0.43%	
AMP limited	Floating Rate Note	A-2	BBB	30-Mar-2022	2,000,060	0.43%	1.05%	
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	5,009,300	1.06%	1.08%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	04-Aug-2021	5,000,000	1.06%	0.37%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	07-Jul-2021	5,000,000	1.06%	0.37%	
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	29-Jul-2021	5,000,000	1.06%	0.37%	
Bank of China Australia	Floating Rate Note	A1	A	18-Aug-2023	3,416,660	0.73%	0.82%	
Bank of China Australia	Float TCD	A1	A	27-Oct-2023	2,814,476	0.60%	0.79%	
Bank of Communications Co. Ltd. Sydney Branch	Float TCD	A-	A	29-Sep-2023	2,912,992	0.62%	0.83%	
Canadian Imperial Bank of Commerce	Floating Rate Note	A	AA	09-Jun-2023	3,059,340	0.65%	1.35%	
Canadian Imperial Bank of Commerce	Floating Rate Note	A	AA	09-Jun-2023	5,098,900	1.08%	1.35%	
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	11-Aug-2021	5,000,000	1.06%	0.35%	
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	18-Aug-2021	5,000,000	1.06%	0.35%	
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	25-Aug-2021	5,000,000	1.06%	0.35%	
Bank of Queensland	Term Deposit	A-2	BBB	14-Jul-2021	5,000,000	1.06%	0.45%	
Bank of Queensland	Term Deposit	A-2	BBB	21-Jul-2021	5,000,000	1.06%	0.45%	
Bendigo and Adelaide Bank	Bonds	A-2	BBB	06-Sep-2024	5,542,645	1.18%	1.70%	
HSBC Sydney Branch	Bonds	A-1	A	27-Sep-2024	1,304,997	0.32%	1.30%	
Macquarie Bank	Bonds	A-1	A	12-Feb-2025	15,388,630	3.27%	1.70%	
Macquarie Bank	Bonds	A-1	A	12-Feb-2025	10,259,100	2.18%	1.70%	
UBS Australia Limited	Bonds	A	A	30-Jul-2025	3,999,880	0.85%	1.20%	
UBS Australia Limited	Floating Rate Note	A	A	30-Jul-2025	5,068,350	1.08%	0.87%	
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,990,900	2.12%	0.32%	
Industrial & Commercial Bank of China Ltd	Floating Rate Note	A	A	24-Feb-2023	10,054,300	2.14%	1.30%	
National Australia Bank	Term Deposit	A-1+	AA	31-Jan-2022	850,000	0.18%	0.42%	
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	6,512,090	1.38%	1.08%	
AMP limited	Floating Rate Note	A-2	BBB	24-May-2021	3,307,945	0.73%	1.35%	
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	04-Mar-2025	1,000,510	0.21%	0.63%	

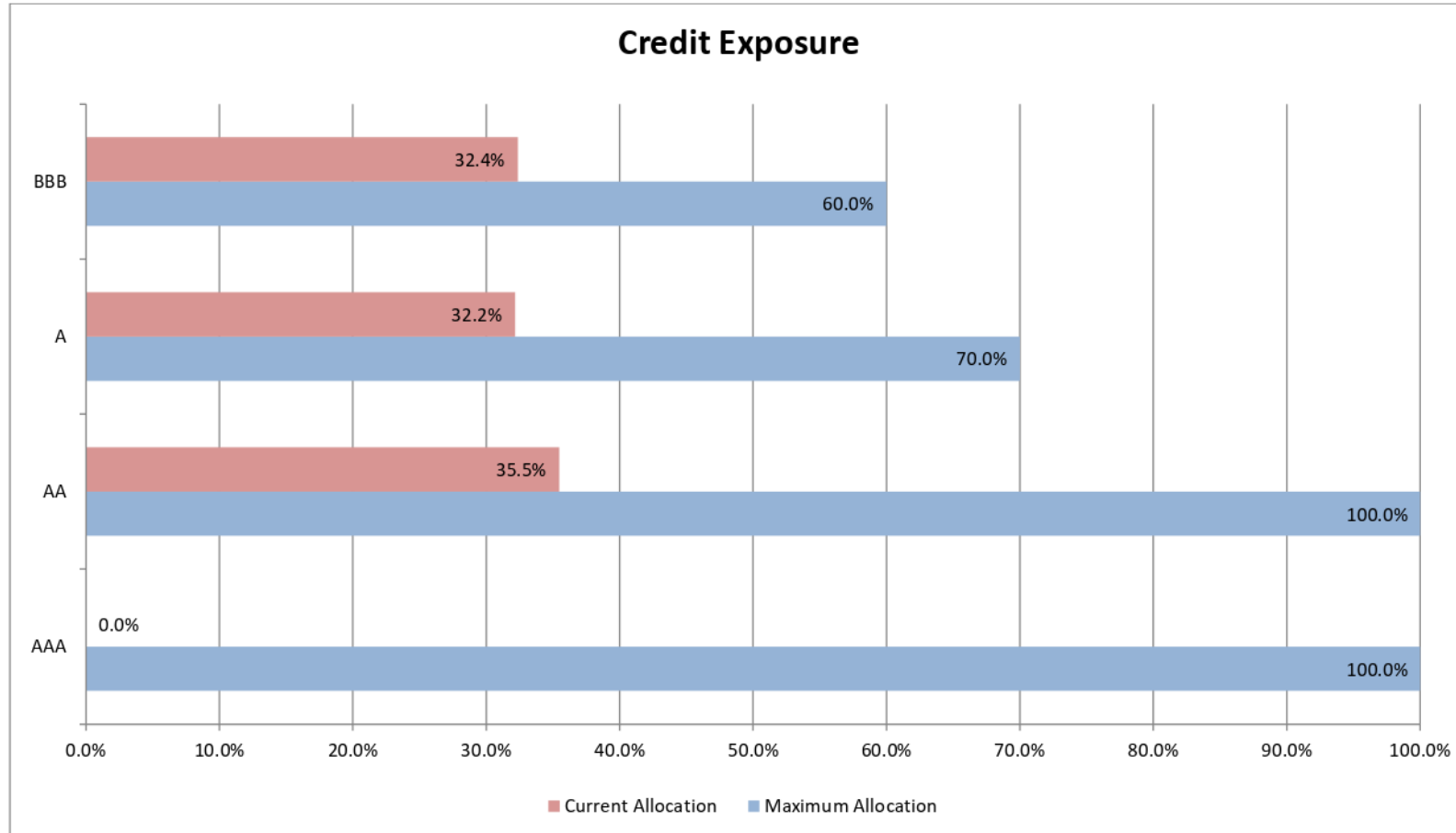
Central Coast Council Summary of Investments as at 31-March-2021							
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	Aa a % of the total Portfolio	Interest Rate %
Members Banking Group Limited t/as RACQ Bank	Floating Rate Note	A2	BBB	24-Feb-2023	1,007,100	0.21%	0.93%
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	6,771,236	1.44%	0.50%
Macquarie Bank	Floating Rate Note	A-1	A	09-Dec-2025	10,057,206	2.14%	0.48%
AMP limited	Floating Rate Note	A-2	BBB	10-Sep-2021	2,003,720	0.43%	1.08%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,990,900	2.12%	0.52%
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	11,949,240	2.54%	0.50%
Auswide Bank	Floating Rate Note	A3	BBB	22-Mar-2024	12,001,800	2.53%	0.60%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	22-Mar-2024	4,300,835	0.96%	0.75%
Total Term Deposit & Bonds:					420,356,682	89.33%	
TOTAL PORTFOLIO					470,548,393	100.00%	
Current					248,127,866	52.73%	
Non-Current					222,418,527	47.27%	
TOTAL PORTFOLIO					470,548,393	100.00%	

Green Investments

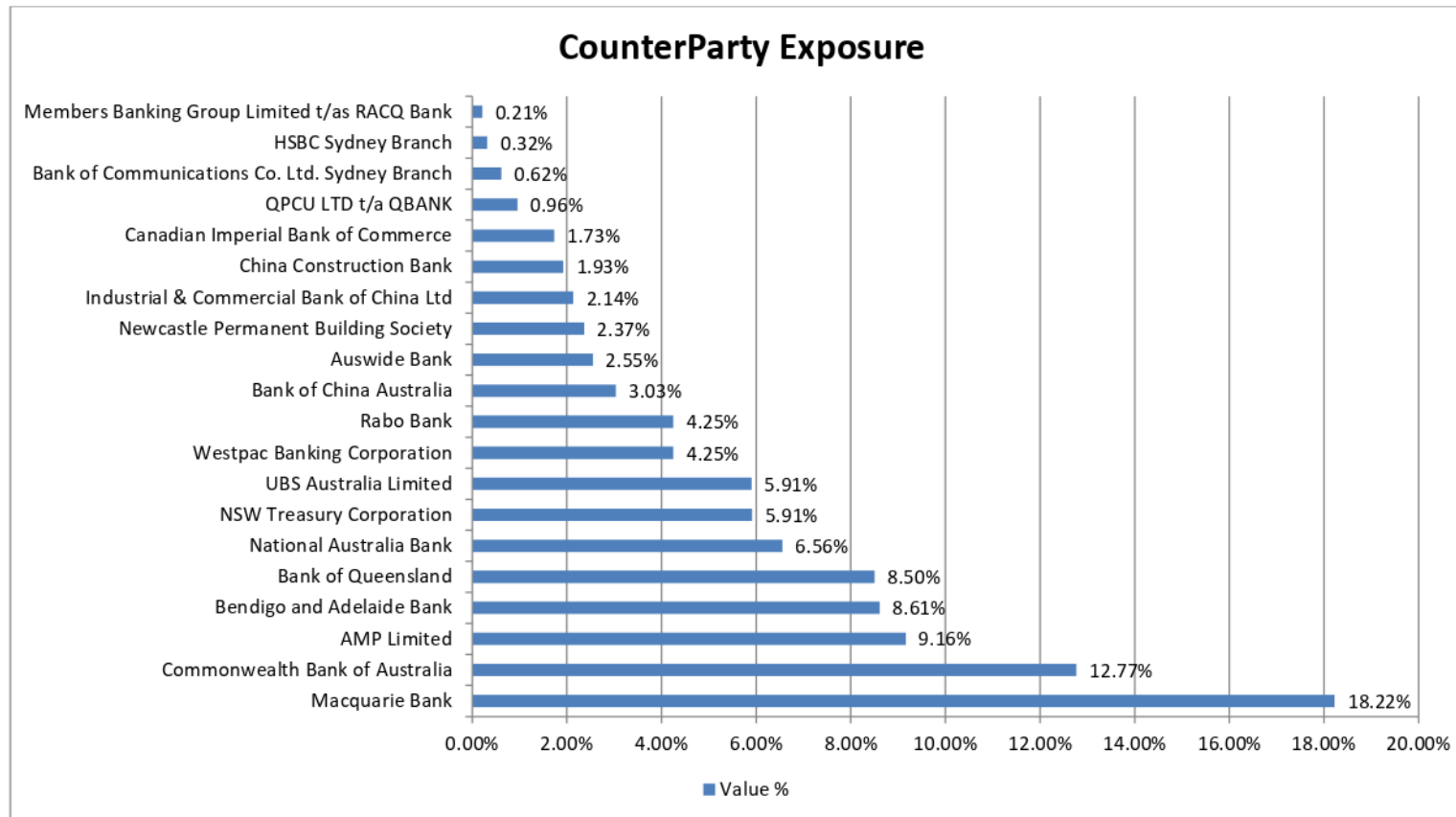
SUMMARY OF RESTRICTIONS as at 31 March 2021

		Mar-21
FUND	SOURCE	Principal Amount \$'000
GENERAL FUND	Developer contributions	100,394
	Developer contributions – bonus provisions	5,444
	Developer Contributions – Sec 94A Levy	17,111
	Developer contributions – VPA	2,707
	Specific purpose unexpended grants	12,236
	Self insurance claims	6,519
	Stormwater Levy	744
	RMS Advance	1,384
	Holiday Parks	14,007
	Cemeteries	801
	Coastal Open Space	6,576
	Bio Banking	385
	Crown Land Business Enterprises	1,274
	Crown Land Patonga Camping Ground	1,046
	Other External	256
	Terrigal Tourism Special Rate Levy	0
	Tourism Special Rate	3,240
	Gosford CBD Special Rate Levy	0
	Gosford Parking Station Special Rate Levy	1,081
	The Entrance Town Centre Special Rate Levy	0
	Toukley Town Centre Special Rate Levy	110
	Wyong Town Centre Special Rate Levy	0
		TOTAL GENERAL FUND RESTRICTIONS
Water FUND	Developer contributions	3,730
	Developer contributions – VPA	1,051
	Specific purpose unexpended grants	2,352
	Self insurance claims	1,208
	Other External	45
		TOTAL WATER FUND RESTRICTIONS
SEWER FUND	Developer contributions	19,270
	Developer contributions – VPA	494
	Self insurance claims	2,027
	Specific purpose unexpended grants	0
		TOTAL SEWER FUND RESTRICTIONS
DRAINAGE FUND	Developer contributions	35,182
	Developer contributions – VPA	1,367
	Specific purpose unexpended grants	10
	Other External	100
		TOTAL DRAINAGE FUND RESTRICTIONS
DOMESTIC WASTE FUND	Specific purpose unexpended grants	0
	Domestic Waste Management	89,977
		TOTAL WASTE FUND RESTRICTIONS
TOTAL EXTERNALLY RESTRICTED FUNDS		332,130
GENERAL FUND		92,589
Water FUND		1,026
SEWER FUND		877
DRAINAGE FUND		55
DOMESTIC WASTE FUND		0
INTERNALLY RESTRICTED FUNDS		94,548

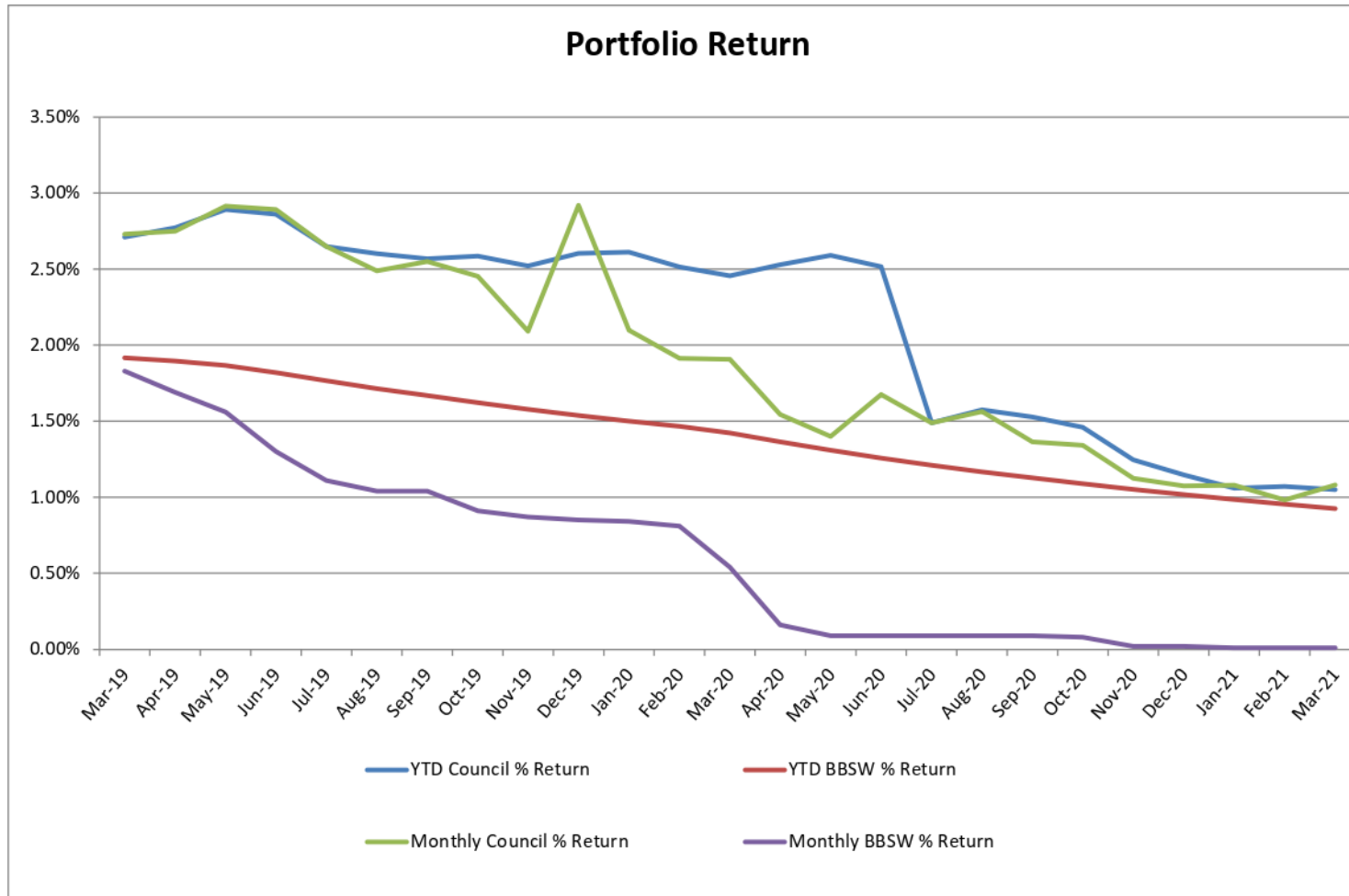
Graph 1 – Credit Exposure



Graph 2 – Counter Party Exposure



Graph 3 - Portfolio Return





Trading Limit Report 125
Central Coast Council
As At 31 March 2021

1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded (with Issuer Group) Face Value Notional	Limit For Book or 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 (\$)
AMP Bank Ltd	BBB+ to BBB-		43,080,540.69	Book	10.00	% of 467,214,711.32	46,721,471.13	92.00	8.00	3,640,930	0.00	0
ANZ Banking Group Ltd	AA+ to AA-		0.00	Book	100.00	% of 467,214,711.32	467,214,711.32	0.00	100.00	467,214,711	0.00	0
Auswide Bank Limited	BBB+ to BBB-		12,000,000.00	Book	10.00	% of 467,214,711.32	46,721,471.13	26.00	74.00	34,721,471	0.00	0
Bank of China (Australia) Limited	A+ to A-		8,000,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	9.00	91.00	85,442,942	0.00	0
Bank of China Limited	A+ to A-		6,200,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	7.00	93.00	87,242,942	0.00	0
Bank of Communications Co. Ltd. Sydney Branch	A+ to A-		2,900,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	3.00	97.00	90,542,942	0.00	0
Bank of Melbourne	AA+ to AA-	Westpac Banking Corporation Ltd	20,001,790.40	Book	100.00	% of 467,214,711.32	467,214,711.32	4.00	96.00	447,212,921	0.00	0
Bank of Queensland Ltd	A+ to A-		40,000,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	43.00	57.00	53,442,942	0.00	0
BankSA	AA+ to AA-	Westpac Banking Corporation Ltd	20,001,790.40	Book	100.00	% of 467,214,711.32	467,214,711.32	4.00	96.00	447,212,921	0.00	0
BankWest Ltd	AA+ to AA-	Commonwealth Bank of Australia Ltd	60,070,000.00	Book	100.00	% of 467,214,711.32	467,214,711.32	13.00	87.00	407,144,711	0.00	0
Bendigo & Adelaide Bank Ltd	A+ to A-		40,390,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	43.00	57.00	53,052,942	0.00	0
Canadian Imperial Bank of Commerce	AA+ to AA-		8,000,000.00	Book	30.00	% of 467,214,711.32	140,164,413.40	6.00	94.00	132,164,413	0.00	0
China Construction Bank	A+ to A-		9,000,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	10.00	90.00	84,442,942	0.00	0
Commonwealth Bank of Australia Ltd	AA+ to AA-		60,070,000.00	Book	100.00	% of 467,214,711.32	467,214,711.32	13.00	87.00	407,144,711	0.00	0
HSBC Bank Australia Ltd	A+ to A-		0.00	Book	30.00	% of 467,214,711.32	140,164,413.40	0.00	100.00	140,164,413	0.00	0
HSBC Sydney Branch	A+ to A-		1,480,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	2.00	98.00	91,962,942	0.00	0
Industrial & Commercial Bank of China Ltd	A+ to A-		10,000,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	11.00	89.00	83,442,942	0.00	0
Macquarie Bank	A+ to A-		85,037,380.23	Book	20.00	% of 467,214,711.32	93,442,942.26	91.00	9.00	8,405,562	0.00	0
Members Banking Group Limited t/as RACQ Bank	BBB+ to BBB-		1,000,000.00	Book	10.00	% of 467,214,711.32	46,721,471.13	2.00	98.00	45,721,471	0.00	0
MyState Bank Ltd	BBB+ to BBB-		0.00	Book	10.00	% of 467,214,711.32	46,721,471.13	0.00	100.00	46,721,471	0.00	0
National Australia Bank Ltd	AA+ to AA-		30,850,000.00	Book	100.00	% of 467,214,711.32	467,214,711.32	7.00	93.00	436,364,711	0.00	0
Newcastle Permanent Building Society Ltd	BBB+ to BBB-		11,000,000.00	Book	10.00	% of 467,214,711.32	46,721,471.13	24.00	76.00	35,721,471	0.00	0
NSW Treasury Corporation	AA+ to AA-		25,905,000.00	Book	100.00	% of 467,214,711.32	467,214,711.32	6.00	94.00	441,309,711	0.00	0
QPCU LTD t/a QBANK	BBB+ to BBB-		4,500,000.00	Book	10.00	% of 467,214,711.32	46,721,471.13	10.00	90.00	42,221,471	0.00	0
Rabobank Australia Ltd	AA+ to AA-		20,000,000.00	Book	30.00	% of 467,214,711.32	140,164,413.40	14.00	86.00	120,164,413	0.00	0
Rural Bank Ltd	A+ to A-	Bendigo & Adelaide Bank Ltd	40,390,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	43.00	57.00	53,052,942	0.00	0
St George Bank Limited	AA+ to AA-	Westpac Banking Corporation Ltd	20,001,790.40	Book	100.00	% of 467,214,711.32	467,214,711.32	4.00	96.00	447,212,921	0.00	0
UBS Australia Ltd	A+ to A-		27,800,000.00	Book	20.00	% of 467,214,711.32	93,442,942.26	30.00	70.00	65,642,942	0.00	0
Westpac Banking Corporation Ltd	AA+ to AA-		20,001,790.40	Book	100.00	% of 467,214,711.32	467,214,711.32	4.00	96.00	447,212,921	0.00	0
			627,680,082.52				5,933,626,833.76			5,305,946,745		0



Trading Limit Report 125
Central Coast Council
As At 31 March 2021

(Excluding Parent Group Duplicates)	467,214,711.32
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Trading Limit Report 125
Central Coast Council
As At 31 March 2021

2 Security Rating Group Trading Limits

Security Rating Group	Already Traded Face Value Notional	Limit For Book or 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 467,214,711.32	467,214,711.32	0.00	100.00	467,214,711	0.00	0
AA+ to AA-	50,071,790.40	Book	100.00	% of 467,214,711.32	467,214,711.32	11.00	89.00	417,142,921	0.00	0
A+ to A-	185,807,380.23	Book	70.00	% of 467,214,711.32	327,050,297.92	57.00	43.00	141,242,918	0.00	0
A1+	104,755,000.00	Book	100.00	% of 467,214,711.32	467,214,711.32	22.00	78.00	362,459,711	0.00	0
A1	20,000,000.00	Book	70.00	% of 467,214,711.32	327,050,297.92	6.00	94.00	307,050,298	0.00	0
A2	73,000,000.00	Book	60.00	% of 467,214,711.32	280,328,826.79	28.00	74.00	207,328,827	0.00	0
BBB+ to BBB-	33,580,540.69	Book	60.00	% of 467,214,711.32	280,328,826.79	12.00	88.00	246,748,286	0.00	0
	467,214,711.32				2,616,402,383.39			2,149,187,672		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.



Trading Limit Report 125
 Central Coast Council
 As At 31 March 2021

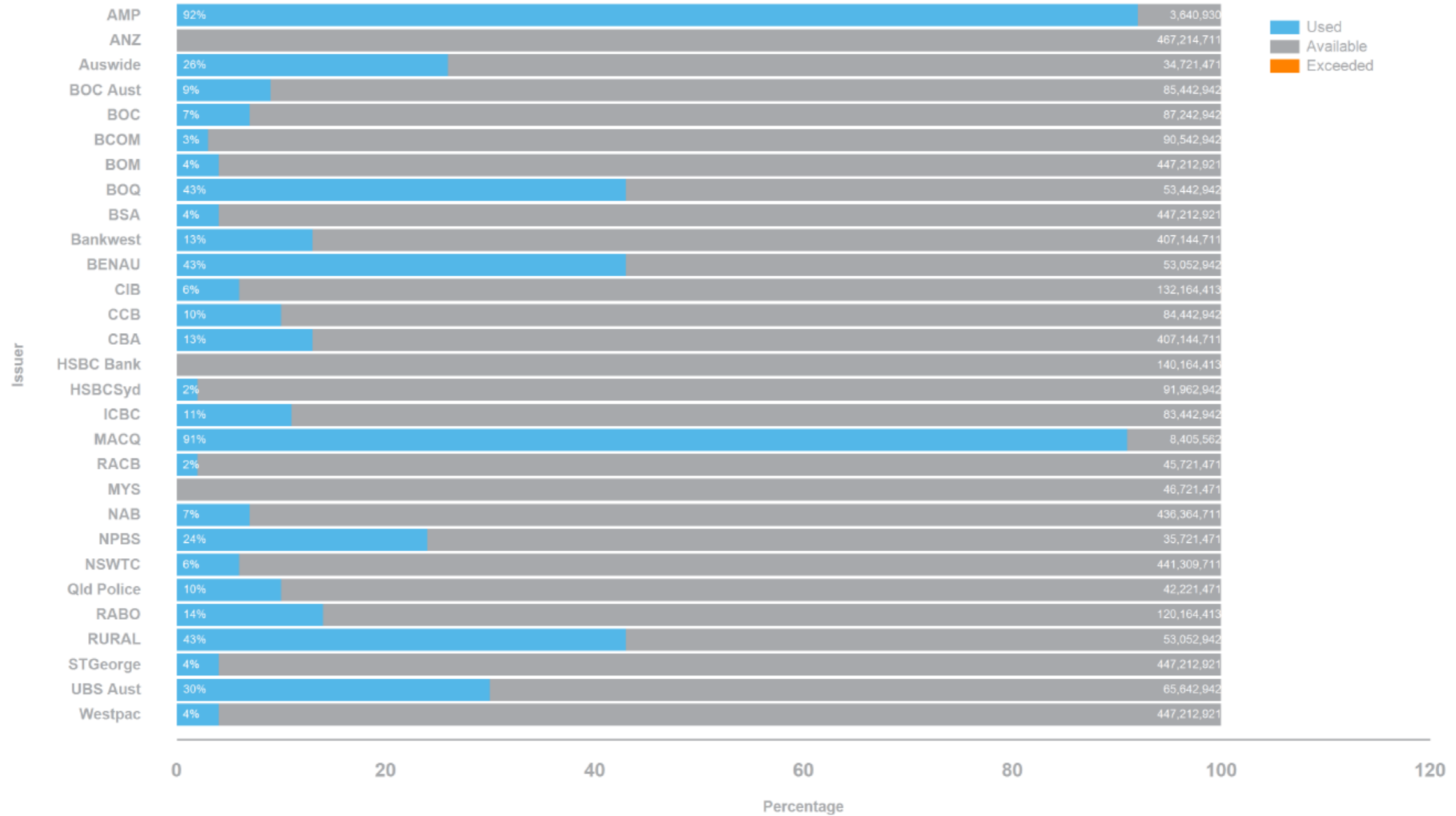
3 Term Group Trading Limits

Term Group	Already Traded Face Value Notional	Limit For Book or 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	247,944,711.32	Book	100.00	% of 467,214,711.32	467,214,711.32	53.00	47.00	219,270,000	0.00	0
1-3 Year	81,600,000.00	Book	70.00	% of 467,214,711.32	327,050,297.92	25.00	75.00	245,450,298	0.00	0
3-5 Year	122,670,000.00	Book	40.00	% of 467,214,711.32	186,885,884.53	66.00	34.00	64,215,885	0.00	0
5+ Year	15,000,000.00	Book	5.00	% of 467,214,711.32	23,360,735.57	64.00	36.00	8,360,736	0.00	0
	467,214,711.32				1,004,511,629.34			537,296,919		0



Trading Limit Report 125
Central Coast Council
As At 31 March 2021

Issuer Trading Limits



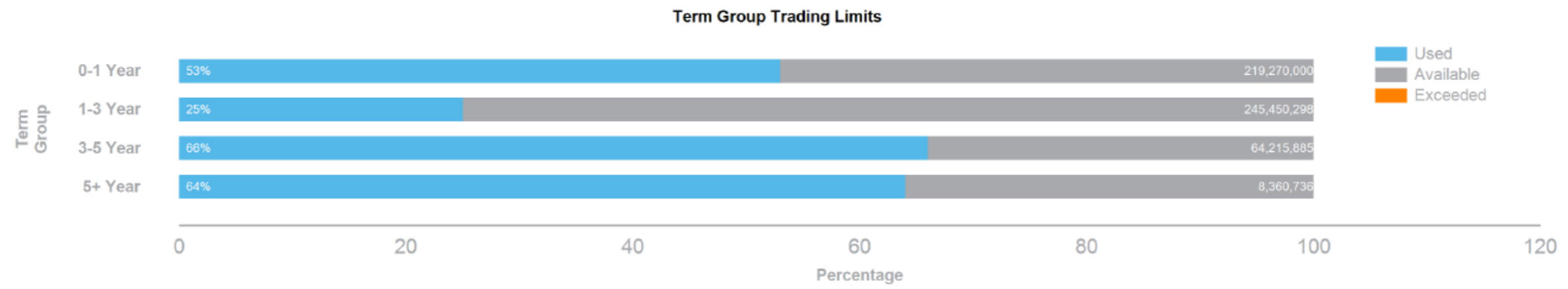


Trading Limit Report 125
Central Coast Council
As At 31 March 2021





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Trading Limit Report 125
Central Coast Council
As At 31 March 2021

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Report Code: TBSBP125EXT-00.16
Report Description: Trading Limit Performance As At Date
Parameters:
As At/Scenario Date: 31 March 2021
Balance Date: 12 April 2021 (but 31 Mar 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 Issuers Not Ignored



Fixed Interest Security	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit										
AMP At Call		10,080,540.69	1.00000000	10,080,540.69	100.000	0.000	10,080,540.69	2.14%	0.80%	
CBA At Call		70,000.00	1.00000000	70,000.00	100.000	0.000	70,000.00	0.01%	0.01%	
Westpac At Call		1,790.40	1.00000000	1,790.40	100.000	0.000	1,790.40	0.00%	0.00%	
		10,152,331.09		10,152,331.09			10,152,331.09	2.15%		0.79%
At Call Investment										
MACQ At Call In		40,037,380.23	1.00000000	40,037,380.23	100.000	0.000	40,037,380.23	8.49%	0.30%	
		40,037,380.23		40,037,380.23			40,037,380.23	8.49%		0.30%
Fixed Rate Bond										
BENAU 1.7 06 Sep 2024 Fixed	AU3CB0266377	5,390,000.00	1.00000000	5,390,000.00	102.717	0.115	5,542,644.80	1.18%	1.64%	
HSBCSyd 1.5 27 Sep 2024 Fixed	AU3CB0267078	1,480,000.00	1.00000000	1,480,000.00	101.673	0.016	1,504,997.20	0.32%	1.45%	
MACQ 1.7 12 Feb 2025 Fixed	AU3CB0270387	25,000,000.00	1.00000000	25,000,000.00	102.370	0.221	25,647,750.00	5.44%	1.63%	
NSWTC 1.25 20 Mar 2025 Fixed	AU3SG0002025	2,000,000.00	1.00000000	2,000,000.00	102.795	0.037	2,056,640.00	0.44%	1.25%	
NSWTC 3 15 Nov 2028 Fixed	AU3SG0001878	15,000,000.00	1.00000000	15,000,000.00	111.301	1.127	16,864,200.00	3.58%	3.00%	
UBS Aust 1.2 30 Jul 2025 Fixed	AU3CB0273407	4,000,000.00	1.00000000	4,000,000.00	99.798	0.199	3,999,880.00	0.85%	1.17%	
		52,870,000.00		52,870,000.00			55,616,112.00	11.79%		1.95%
Floating Rate Deposit										
Westpac 0.82 26 Nov 2021 1096DAY FRD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.077	5,003,842.45	1.06%	0.85%	
Westpac 0.93 27 Nov 2023 1827DAY FRD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.082	5,004,076.70	1.06%	0.93%	
		10,000,000.00		10,000,000.00			10,007,919.15	2.12%		0.89%
Floating Rate Note										
AMP 1.35 24 May 2021 FRN	AU3FN0031357	3,500,000.00	1.00000000	3,500,000.00	100.097	0.130	3,507,945.00	0.74%	1.36%	
AMP 1.08 10 Sep 2021 FRN	AU3FN0044657	17,500,000.00	1.00000000	17,500,000.00	100.122	0.064	17,532,550.00	3.72%	1.11%	
AMP 1.05 30 Mar 2022 FRN	AU3FN0035283	2,000,000.00	1.00000000	2,000,000.00	100.000	0.003	2,000,060.00	0.42%	1.08%	
Auswide 0.6 22 Mar 2024 FRN	AU3FN0059317	12,000,000.00	1.00000000	12,000,000.00	99.999	0.016	12,001,800.00	2.55%	0.63%	
BOC 0.8 18 Aug 2023 FRN	AU3FN0055463	3,400,000.00	1.00000000	3,400,000.00	100.399	0.091	3,416,660.00	0.72%	0.80%	
BENAU 0.52 02 Dec 2025 FRN	AU3FN0057634	20,000,000.00	1.00000000	20,000,000.00	99.865	0.044	19,981,800.00	4.24%	0.55%	
CIB 1.35 09 Jun 2023 FRN	AU3FN0054441	8,000,000.00	1.00000000	8,000,000.00	101.894	0.084	8,158,240.00	1.73%	1.36%	
CCB 0.93 24 Jun 2022 FRN	AU0000049520	9,000,000.00	1.00000000	9,000,000.00	100.639	0.018	9,059,130.00	1.92%	0.95%	
ICBC 0.77 24 Feb 2023 FRN	AU3FN0053161	10,000,000.00	1.00000000	10,000,000.00	100.470	0.075	10,054,500.00	2.13%	0.78%	
MACQ 0.48 09 Dec 2025 FRN	AU3FN0057709	10,000,000.00	1.00000000	10,000,000.00	99.730	0.031	9,976,100.00	2.12%	0.52%	
RACB 0.93 24 Feb 2023 FRN	AU3FN0053146	1,000,000.00	1.00000000	1,000,000.00	100.620	0.090	1,007,100.00	0.21%	0.93%	
NPBS 1.65 24 Jan 2022 FRN	AU3FN0034021	10,000,000.00	1.00000000	10,000,000.00	101.130	0.296	10,142,600.00	2.15%	1.66%	
NPBS 0.63 04 Mar 2026 FRN	AU3FN0058699	1,000,000.00	1.00000000	1,000,000.00	100.002	0.049	1,000,510.00	0.21%	0.66%	
Qld Police 0.75 22 Mar 2024 FRN	AU3FN0059416	4,500,000.00	1.00000000	4,500,000.00	100.000	0.019	4,500,855.00	0.95%	0.78%	
UBS Aust 0.87 30 Jul 2025 FRN	AU3FN0055307	5,000,000.00	1.00000000	5,000,000.00	101.220	0.147	5,068,350.00	1.07%	0.86%	
UBS Aust 0.5 26 Feb 2026 FRN	AU3FN0058608	18,800,000.00	1.00000000	18,800,000.00	99.529	0.048	18,720,476.00	3.97%	0.53%	



Fixed Interest Security	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
		135,700,000.00		135,700,000.00			136,128,676.00	28.87%		0.86%
Floating Rate TCD										
BOC Aust 0.83 06 Nov 2023 FloatTCD	AU3FN0057337	8,000,000.00	1.00000000	8,000,000.00	100.487	0.117	8,048,320.00	1.71%	0.84%	
BOC 0.78 27 Oct 2023 FloatTCD	AU3FN0057162	2,800,000.00	1.00000000	2,800,000.00	100.380	0.137	2,814,476.00	0.60%	0.79%	
BCOM 0.83 29 Sep 2023 FloatTCD	AU3FN0056529	2,900,000.00	1.00000000	2,900,000.00	100.443	0.005	2,912,992.00	0.62%	0.85%	
		13,700,000.00		13,700,000.00			13,775,788.00	2.92%		0.83%
Term Deposit										
AMP 0.7 12 May 2021 182DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.268	5,013,424.65	1.06%	0.70%	
AMP 1.4 14 Jun 2022 728DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	1.105	5,055,232.90	1.07%	1.40%	
BOQ 0.45 14 Jul 2021 182DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.095	5,004,746.60	1.06%	0.45%	
BOQ 0.45 21 Jul 2021 189DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.095	5,004,746.60	1.06%	0.45%	
BOQ 1.75 26 Aug 2021 728DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	1.028	10,102,602.70	2.14%	1.75%	
BOQ 2 26 Sep 2024 1827DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	1.019	10,101,917.80	2.14%	2.00%	
BOQ 1.53 16 Jun 2025 1826DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	1.207	10,120,723.30	2.15%	1.53%	
BENAU 0.35 11 Aug 2021 210DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.074	5,003,691.80	1.06%	0.35%	
BENAU 0.35 18 Aug 2021 217DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.074	5,003,691.80	1.06%	0.35%	
BENAU 0.35 25 Aug 2021 224DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.074	5,003,691.80	1.06%	0.35%	
CBA 0.64 07 Apr 2021 180DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.303	10,030,334.20	2.13%	0.64%	
CBA 0.49 14 Apr 2021 147DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.179	5,008,927.40	1.06%	0.49%	
CBA 0.64 21 Apr 2021 194DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.303	10,030,334.20	2.13%	0.64%	
CBA 0.52 28 Apr 2021 161DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.189	5,009,473.95	1.06%	0.52%	
CBA 0.42 09 Jun 2021 180DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.127	5,006,328.75	1.06%	0.42%	
CBA 0.43 30 Jun 2021 201DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.130	5,006,479.45	1.06%	0.43%	
CBA 0.37 07 Jul 2021 177DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.080	5,004,004.10	1.06%	0.37%	
CBA 0.43 07 Jul 2021 208DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.130	5,006,479.45	1.06%	0.43%	
CBA 0.37 28 Jul 2021 198DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.080	5,004,004.10	1.06%	0.37%	
CBA 0.37 04 Aug 2021 205DAY TD		5,000,000.00	1.00000000	5,000,000.00	100.000	0.080	5,004,004.10	1.06%	0.37%	
MACQ 0.8 12 Oct 2021 456DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.572	10,057,205.50	2.13%	0.80%	
NAB 0.5 04 May 2021 210DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.241	10,024,109.60	2.13%	0.50%	
NAB 0.41 18 May 2021 218DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.191	10,019,095.90	2.12%	0.41%	
NAB 0.42 31 Jan 2022 367DAY TD		850,000.00	1.00000000	850,000.00	100.000	0.070	850,596.63	0.18%	0.42%	
NAB 1.15 14 Jun 2024 1459DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.907	10,090,739.70	2.14%	1.15%	
NSWTC 0.84 04 May 2021 365DAY TD		8,098,000.00	1.00000000	8,098,000.00	100.000	0.762	8,159,686.76	1.73%	0.84%	
NSWTC 1 04 Jun 2021 365DAY TD		807,000.00	1.00000000	807,000.00	100.000	0.822	813,632.88	0.17%	1.00%	
RABO 2.92 05 Jul 2021 1095DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	2.144	10,214,400.00	2.17%	2.92%	
RABO 3.18 12 Dec 2022 1825DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.941	10,094,093.20	2.14%	3.18%	



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Fixed Interest Security	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
Westpac 3.06 21 Jun 2021 1096DAY TD		10,000,000.00	1.00000000	10,000,000.00	100.000	0.084	10,008,383.60	2.12%	3.06%	
		204,755,000.00		204,755,000.00			205,856,783.42	43.65%		1.13%
Fixed Interest Total		467,214,711.32		467,214,711.32			471,574,989.89	100.00%		1.05%



Section 2: FI Portfolio Valuation With Associated Latest Deal Information

Fixed Interest Security	ISIN	Latest FI Deal Settlement Date	WAL / Maturity Date Interim	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Latest FI Deal Code	Notes of Latest FI Deal
At Call Deposit												
AMP At Call		1 Mar 2021	31 Dec 3020	10,080,540.89	1.00000000	10,080,540.89	100.000	0.000	10,080,540.69	2.14%	LC103117	Interest earned for Feb 2021
CBA At Call		11 Dec 2020	31 Dec 3020	70,000.00	1.00000000	70,000.00	100.000	0.000	70,000.00	0.01%	LC99452	
Westpac At Call		15 Feb 2021	31 Dec 3020	1,790.40	1.00000000	1,790.40	100.000	0.000	1,790.40	0.00%	LC102897	
				10,152,331.09		10,152,331.09			10,152,331.09	2.15%		
At Call Investment												
MACQ At Call In		2 Mar 2021	31 Dec 3020	40,037,380.23	1.00000000	40,037,380.23	100.000	0.000	40,037,380.23	8.49%	LC103506	transfer to Westpac
				40,037,380.23		40,037,380.23			40,037,380.23	8.49%		
Fixed Rate Bond												
BENAU 1.7 06 Sep 2024 Fixed	AU3CB0266377	14 Jan 2021	6 Sep 2024	5,390,000.00	1.00000000	5,390,000.00	102.717	0.115	5,542,644.80	1.18%	LC100360	
HSBCSyd 1.5 27 Sep 2024 Fixed	AU3CB0267078	14 Jan 2021	27 Sep 2024	1,480,000.00	1.00000000	1,480,000.00	101.673	0.016	1,504,997.20	0.32%	LC100324	
MACQ 1.7 12 Feb 2025 Fixed	AU3CB0270387	14 Jan 2021	12 Feb 2025	25,000,000.00	1.00000000	25,000,000.00	102.370	0.221	25,647,750.00	5.44%	LC100354	
NSWTC 1.25 20 Mar 2025 Fixed	AU3SG0002025	21 Nov 2019	20 Mar 2025	2,000,000.00	1.00000000	2,000,000.00	102.795	0.037	2,056,640.00	0.44%	LC98863	
NSWTC 3 15 Nov 2028 Fixed	AU3SG0001878	15 Nov 2018	15 Nov 2028	15,000,000.00	1.00000000	15,000,000.00	111.301	1.127	16,864,200.00	3.58%	LC98875	
UBS Aust 1.2 30 Jul 2025 Fixed	AU3CB0273407	14 Jan 2021	30 Jul 2025	4,000,000.00	1.00000000	4,000,000.00	99.798	0.199	3,999,880.00	0.85%	LC100329	
				52,870,000.00		52,870,000.00			55,616,112.00	11.79%		
Floating Rate Deposit												
Westpac 0.82 26 Nov 2021 1096DAY FRD		26 Nov 2018	26 Nov 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.077	5,003,842.45	1.06%	LC97340	
Westpac 0.93 27 Nov 2023 1827DAY FRD		26 Nov 2018	27 Nov 2023	5,000,000.00	1.00000000	5,000,000.00	100.000	0.082	5,004,076.70	1.06%	LC97342	
				10,000,000.00		10,000,000.00			10,007,919.15	2.12%		
Floating Rate Note												
AMP 1.35 24 May 2021 FRN	AU3FN0031357	15 Feb 2021	24 May 2021	3,500,000.00	1.00000000	3,500,000.00	100.097	0.130	3,507,945.00	0.74%	LC102213	
AMP 1.08 10 Sep 2021 FRN	AU3FN0044657	11 Mar 2021	10 Sep 2021	17,500,000.00	1.00000000	17,500,000.00	100.122	0.064	17,532,550.00	3.72%	LC103529	
AMP 1.05 30 Mar 2022 FRN	AU3FN0035283	15 Dec 2020	30 Mar 2022	2,000,000.00	1.00000000	2,000,000.00	100.000	0.003	2,000,060.00	0.42%	LC99254	
Auswide 0.6 22 Mar 2024 FRN	AU3FN0059317	22 Mar 2021	22 Mar 2024	12,000,000.00	1.00000000	12,000,000.00	99.999	0.016	12,001,800.00	2.55%	LC103795	
BOC 0.8 18 Aug 2023 FRN	AU3FN0055463	12 Jan 2021	18 Aug 2023	3,400,000.00	1.00000000	3,400,000.00	100.399	0.091	3,416,660.00	0.72%	LC100248	
BENAU 0.52 02 Dec 2025 FRN	AU3FN0057634	11 Mar 2021	2 Dec 2025	20,000,000.00	1.00000000	20,000,000.00	99.865	0.044	19,981,800.00	4.24%	LC103542	
CIB 1.35 09 Jun 2023 FRN	AU3FN0054441	12 Jan 2021	9 Jun 2023	8,000,000.00	1.00000000	8,000,000.00	101.894	0.084	8,158,240.00	1.73%	LC100262	
CCB 0.93 24 Jun 2022 FRN	AU0000049520	8 Dec 2020	24 Jun 2022	9,000,000.00	1.00000000	9,000,000.00	100.639	0.018	9,059,130.00	1.92%	LC98637	
ICBC 0.77 24 Feb 2023 FRN	AU3FN0053161	27 Jan 2021	24 Feb 2023	10,000,000.00	1.00000000	10,000,000.00	100.470	0.075	10,054,500.00	2.13%	LC100672	
MACQ 0.48 09 Dec 2025 FRN	AU3FN0057709	4 Mar 2021	9 Dec 2025	10,000,000.00	1.00000000	10,000,000.00	99.730	0.031	9,976,100.00	2.12%	LC103204	
RACB 0.93 24 Feb 2023 FRN	AU3FN0053146	4 Mar 2021	24 Feb 2023	1,000,000.00	1.00000000	1,000,000.00	100.620	0.090	1,007,100.00	0.21%	LC103143	
NPBS 1.65 24 Jan 2022 FRN	AU3FN0034021	26 Nov 2018	24 Jan 2022	10,000,000.00	1.00000000	10,000,000.00	101.130	0.296	10,142,600.00	2.15%	LC98632	
NPBS 0.63 04 Mar 2026 FRN	AU3FN0058699	4 Mar 2021	4 Mar 2026	1,000,000.00	1.00000000	1,000,000.00	100.002	0.049	1,000,510.00	0.21%	LC103141	



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Qld Police 0.75 22 Mar 2024 FRN	AU3FN0059416	22 Mar 2021	22 Mar 2024	4,500,000.00	1.00000000	4,500,000.00	100.000	0.019	4,500,855.00	0.95%	LC103940	
UBS Aust 0.87 30 Jul 2025 FRN	AU3FN0055307	27 Jan 2021	30 Jul 2025	5,000,000.00	1.00000000	5,000,000.00	101.220	0.147	5,068,350.00	1.07%	LC100676	
UBS Aust 0.5 26 Feb 2026 FRN	AU3FN0058608	11 Mar 2021	26 Feb 2026	18,800,000.00	1.00000000	18,800,000.00	99.529	0.048	18,720,476.00	3.97%	LC103543	
				135,700,000.00		135,700,000.00			136,128,676.00	28.87%		
Floating Rate TCD												
BOC Aust 0.83 06 Nov 2023 FloatTCD	AU3FN0057337	23 Nov 2020	6 Nov 2023	8,000,000.00	1.00000000	8,000,000.00	100.487	0.117	8,048,320.00	1.71%	LC97432	
BOC 0.78 27 Oct 2023 FloatTCD	AU3FN0057162	12 Jan 2021	27 Oct 2023	2,800,000.00	1.00000000	2,800,000.00	100.380	0.137	2,814,476.00	0.80%	LC100260	
BCOM 0.83 29 Sep 2023 FloatTCD	AU3FN0056529	12 Jan 2021	29 Sep 2023	2,900,000.00	1.00000000	2,900,000.00	100.443	0.005	2,912,992.00	0.82%	LC100250	
				13,700,000.00		13,700,000.00			13,775,788.00	2.92%		
Term Deposit												
AMP 0.7 12 May 2021 182DAY TD		11 Nov 2020	12 May 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.268	5,013,424.65	1.06%	LC97300	
AMP 1.4 14 Jun 2022 728DAY TD		16 Jun 2020	14 Jun 2022	5,000,000.00	1.00000000	5,000,000.00	100.000	1.105	5,055,232.90	1.07%	LC96633	
BOQ 0.45 14 Jul 2021 182DAY TD		13 Jan 2021	14 Jul 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.095	5,004,746.60	1.06%	LC100644	
BOQ 0.45 21 Jul 2021 189DAY TD		13 Jan 2021	21 Jul 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.095	5,004,746.60	1.08%	LC100645	
BOQ 1.75 26 Aug 2021 728DAY TD		29 Aug 2019	26 Aug 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	1.026	10,102,602.70	2.14%	LC96631	
BOQ 2 26 Sep 2024 1827DAY TD		26 Sep 2019	26 Sep 2024	10,000,000.00	1.00000000	10,000,000.00	100.000	1.019	10,101,917.80	2.14%	LC96636	
BOQ 1.53 16 Jun 2025 1826DAY TD		16 Jun 2020	16 Jun 2025	10,000,000.00	1.00000000	10,000,000.00	100.000	1.207	10,120,723.30	2.15%	LC96637	
BENAU 0.35 11 Aug 2021 210DAY TD		13 Jan 2021	11 Aug 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.074	5,003,691.80	1.06%	LC100641	
BENAU 0.35 18 Aug 2021 217DAY TD		13 Jan 2021	18 Aug 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.074	5,003,691.80	1.06%	LC100642	
BENAU 0.35 25 Aug 2021 224DAY TD		13 Jan 2021	25 Aug 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.074	5,003,691.80	1.06%	LC100643	
CBA 0.64 07 Apr 2021 180DAY TD		9 Oct 2020	7 Apr 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	0.303	10,030,334.20	2.13%	LC96623	
CBA 0.49 14 Apr 2021 147DAY TD		18 Nov 2020	14 Apr 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.179	5,008,927.40	1.06%	LC97406	
CBA 0.64 21 Apr 2021 194DAY TD		9 Oct 2020	21 Apr 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	0.303	10,030,334.20	2.13%	LC96624	
CBA 0.52 28 Apr 2021 161DAY TD		18 Nov 2020	28 Apr 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.189	5,009,473.95	1.06%	LC97408	
CBA 0.42 09 Jun 2021 180DAY TD		11 Dec 2020	9 Jun 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.127	5,006,328.75	1.06%	LC99444	
CBA 0.43 30 Jun 2021 201DAY TD		11 Dec 2020	30 Jun 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.130	5,006,479.45	1.06%	LC99447	
CBA 0.37 07 Jul 2021 177DAY TD		11 Jan 2021	7 Jul 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.080	5,004,004.10	1.06%	LC100637	
CBA 0.43 07 Jul 2021 208DAY TD		11 Dec 2020	7 Jul 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.130	5,006,479.45	1.06%	LC99449	
CBA 0.37 28 Jul 2021 198DAY TD		11 Jan 2021	28 Jul 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.080	5,004,004.10	1.06%	LC100638	
CBA 0.37 04 Aug 2021 205DAY TD		11 Jan 2021	4 Aug 2021	5,000,000.00	1.00000000	5,000,000.00	100.000	0.080	5,004,004.10	1.06%	LC100639	
MACQ 0.8 12 Oct 2021 456DAY TD		13 Jul 2020	12 Oct 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	0.572	10,057,205.50	2.13%	LC91149	
NAB 0.5 04 May 2021 210DAY TD		6 Oct 2020	4 May 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	0.241	10,024,109.60	2.13%	LC96625	
NAB 0.41 18 May 2021 218DAY TD		12 Oct 2020	18 May 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	0.191	10,019,095.90	2.12%	LC96627	
NAB 0.42 31 Jan 2022 367DAY TD		29 Jan 2021	31 Jan 2022	850,000.00	1.00000000	850,000.00	100.000	0.070	850,596.63	0.18%	LC101767	
NAB 1.15 14 Jun 2024 1459DAY TD		18 Jun 2020	14 Jun 2024	10,000,000.00	1.00000000	10,000,000.00	100.000	0.907	10,090,739.70	2.14%	LC96635	
NSWTC 0.84 04 May 2021 365DAY TD		4 May 2020	4 May 2021	8,098,000.00	1.00000000	8,098,000.00	100.000	0.762	8,159,686.76	1.73%	LC96626	



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NSWTC 1.04 Jun 2021 365DAY TD		4 Jun 2020	4 Jun 2021	807,000.00	1.00000000	807,000.00	100.000	0.822	813,632.88	0.17%	LC96628	
RABO 2.92 05 Jul 2021 1095DAY TD		6 Jul 2018	5 Jul 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	2.144	10,214,400.00	2.17%	LC96630	
RABO 3.18 12 Dec 2022 1825DAY TD		13 Dec 2017	12 Dec 2022	10,000,000.00	1.00000000	10,000,000.00	100.000	0.941	10,094,093.20	2.14%	LC96634	
Westpac 3.06 21 Jun 2021 1096DAY TD		21 Jun 2018	21 Jun 2021	10,000,000.00	1.00000000	10,000,000.00	100.000	0.084	10,008,383.60	2.12%	LC97338	
				204,755,000.00		204,755,000.00			205,856,783.42	43.65%		
Fixed Interest Total				467,214,711.32		467,214,711.32			471,574,989.89	100.00%		



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BRISBANE OFFICE: LEVEL 38, 71 EAGLE STREET, BRISBANE QLD, 4000 T 61 7 3123 5370 F 61 7 3123 5371

Report Code: TBSBP100EXT-01.16
Report Description: Portfolio Valuation As At Date
Parameters:
Term Deposit Interest Included
Cash Excluded

Parcel Information 11, 13, 15, 17 and 19-23 Wyong Rd, TUGGERAH			
Lots & DP	Lots 15 -21 DP 25373	Site Description	Vacant bushland
Land Size	4,497.53sqm	Classification	Operational Land
Zone	E3	Ecology	Medium Environmental risks No flooding risk identified
How it came into Council ownership	Lots acquired at various points in time – See attached table Annexure A	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Loss of rent – commercial in confidence	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images

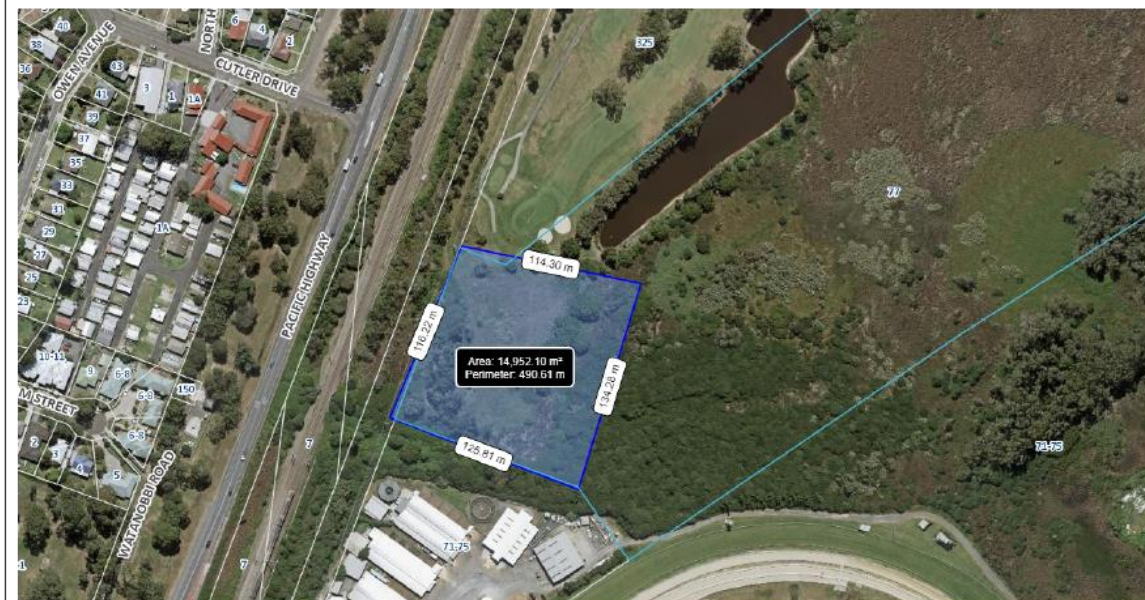


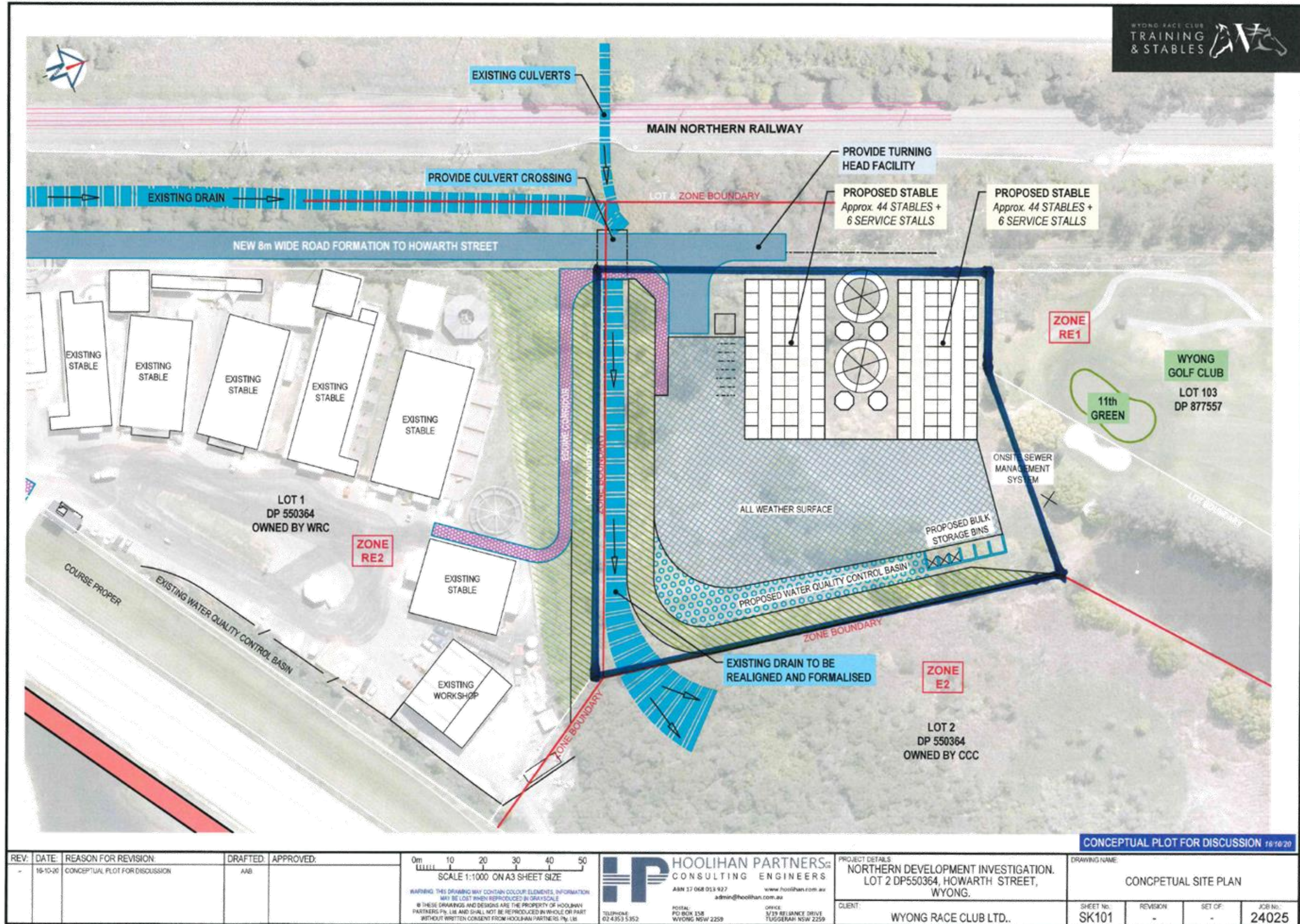
Annexure A – Operational Land Classifications

Site	Classified Operational	Purchase information
Lot 15 DP 25373	14/09/1994	Purchased 13 May 1994 Purchased for value via private treaty.
Lot 16 DP 25373	14/09/1994	Purchased 13 May 1994 Purchased for value via private treaty.
Lot 17 DP 25373	14/09/1994	Purchased 13 May 1994 Purchased for value via private treaty.
Lot 18 DP 25373	13/03/1996	Purchased 6 December 1995 Purchased for value via private treaty.
Lot 19 DP 25373	13/03/1996	Purchased 20 November 1995 Purchased for value via private treaty.
Lot 20 DP 25373	1994 Bulk Resolution	Purchased 16 April 1992 Purchased for value via private treaty. Purchased with contribution funds
Lot 21 DP 25373	1994 Bulk Resolution	Purchased 16 April 1992 Purchased for value via private treaty. Purchased with contribution funds

Parcel Information – 77 Howarth Street, WYONG			
Lots & DP	Part lot 2 DP 550364	Site Description	Vacant land (golf links)
Land Size	Approximately 14,952.10sqm	Classification	Community
Zone	E2	Ecology	Flooding precincts indicate high hazard precincts High environmental risk Key habitat for threatened species over part of the lot
How it came into Council ownership	Transferred to council 3 July 1972 – Part only	Easements and Restrictions	Right of way noted on title
Loss of Rent (Existing Tenants)	Loss of rent is commercial in confidence	Strategic Implications of Selling	NIL
Risks (Community)	Nil		

Images





REV:	DATE:	REASON FOR REVISION:	DRAFTED:	APPROVED:
-	18-10-20	CONCEPTUAL PLOT FOR DISCUSSION	AAB	

0m 10 20 30 40 50
SCALE 1:1000 ON A3 SHEET SIZE
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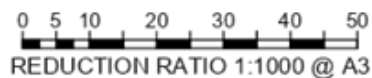
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PROJECT DETAILS
NORTHERN DEVELOPMENT INVESTIGATION.
LOT 2 DP550364, HOWARTH STREET,
WYONG.
CLIENT: WYONG RACE CLUB LTD.

DRAWING NAME:			
CONCPETUAL SITE PLAN			
SHEET No:	REVISION:	SET OF:	JOB No:
SK101	-	-	24025

PLAN SHOWING PROPOSED LOT OVER PART OF LOT 103 IN DP 877557, 'WYONG GOLF COURSE', 'No. 325' PACIFIC HIGHWAY, WYONG

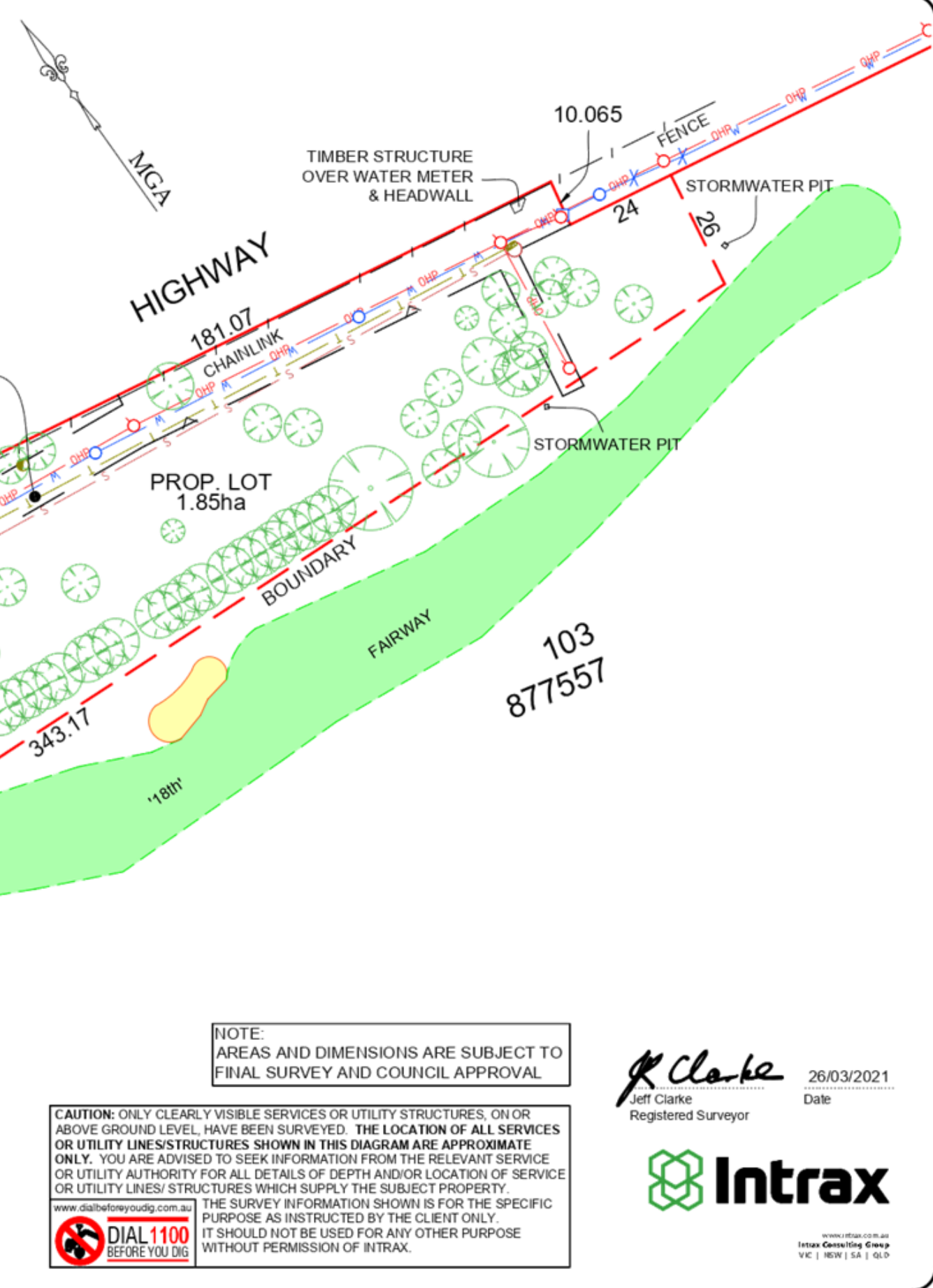
DATE OF SURVEY: 24/03/2021
SURVEY FILE: 111534_TP_210324_ID
REF No: S#111534
SHEET No: 1 of 1



LEGEND:

- Existing Boundary
- Proposed Boundary
- Easement Boundary
- Fence
- OHP: Approx. Location Overhead Power Supply
- W: Approx. Location Underground Water Mains
- S: Approx. Location Underground Sewer Mains
- T: Approx. Location Underground Telcom. Line
- Tree

EASEMENT FOR ELECTRICITY PURPOSES 5, 10, 10.06, 12.26 WIDE & VARIABLE



NOTE: AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL

CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/ STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.

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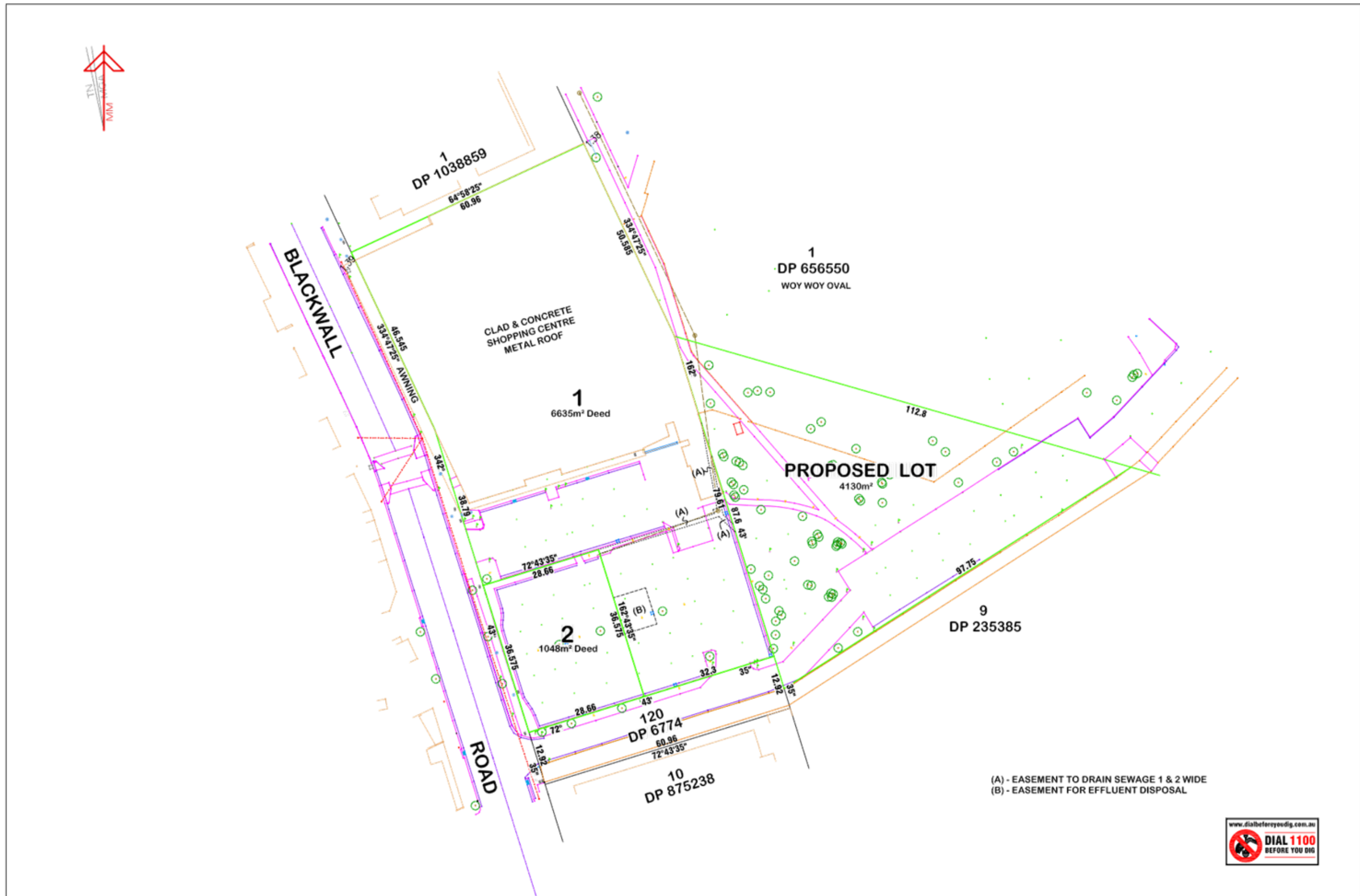
Jeff Clarke
Jeff Clarke
Registered Surveyor
26/03/2021
Date



Parcel Information – Part of 325 Pacific Highway WYONG			
Lots & DP	Part lot 103/DP 877557	Site Description	Vacant community land for the purpose of golf links
Land Size	1.85ha for new subdivision and development	Classification	Community
Zone	RE1 Public Recreation	Ecology	Nil
How it came into Council ownership	<p>In 1944 the land was acquired by Erina Shire Council from the Baily's, the purchase price being paid by the Wyong Golf Club and the land was then leased to the Wyong Golf Club.</p> <p>In 1945 the land was dedicated as Golf Links in the Government Gazette.</p> <p>A further 80 acres for the extension of the course (total now 119 acres) was acquired by Council from the Baily's in 1952 and leased to the Wyong Golf Club, the purchase price being paid by the Wyong Golf Club.</p> <p>The Wyong Golf Club has continued as lessee to date</p>	Easements and Restrictions	<p>Numerous easements and rights of carriageway noted on title.</p> <p>Subdivision and reclassification required.</p>
Loss of Rent (Existing Tenants)	Rent to be renegotiated with Club	Strategic Implications of Selling	NIL
Risks (Community)	NIL		

Images





(A) - EASEMENT TO DRAIN SEWAGE 1 & 2 WIDE
 (B) - EASEMENT FOR EFFLUENT DISPOSAL



 Origin of Levels : SSM 51672 fs. Location : Blackwall Road, Woy Woy. R.L. : 1.816m A.H.D.	revision description date client 1 1 1 KRULIS COMMERCIAL	 Development Consultants Surveyors - Planners - Ecologists - Building Consultants 11 OSCAR STREET UMINA BEACH NSW 2257 ph: (02)43443553 fax: (02)43446636 email: admin@cdasurvey.com.au Po Box 3122 Umina NSW 2257	project #48-64 BLACKWALL ROAD, WOY WOY. details Lots 1 & 2 in DP 610716 drawing PROPOSED LOT	ref. scale: 1:800 datum: A.H.D. reference #/to: 23238 ref. no: contact interval: N/A DA: # job date: 25/03/2021 number of sets: 1 of 1 LG: CENTRAL COAST Parish: PATONGA County: NORTHUMBERLAND	all dimensions are in metres unless otherwise shown. check and confirm all areas & dimensions on site prior to the commencement of any works. no soil scale from here at plot. preliminary boundary location has been undertaken only. if any construction is planned on or close to the boundaries further survey work will be required. to complete investigation of services has not been undertaken for this survey. services shown herein have been located by visible features only. tree trunk & height dimensions are approximate only. tree spreads are approximate only but have been shown to scale. original gutter levels displayed on buildings are approximate only. underground utility main locations are provided by Council diagrams & are approximate only.
	approved: associated: A.W.C. drawn: R.G. surveyed: W.Q.		These Drawings are for the express use of the intended recipient only. These drawings are not to be used / copied or forwarded to any unauthorised parties in part or whole without the express permission of Clarke Dowdle & Associates. Copyright and rights of use remain the property of Clarke Dowdle & Associates.		



ISSUE	DATE	AMENDMENT	ARCHITECT	CLIENT	PROJECT	DRAWING	SCALE	PROJECT
P1	11 SE 2021	PRELIMINARY	christiansen obrien architects	FINCOB PTY LTD	Proposed New Alteraions & Additions to Peninsula Plaza	PROPOSED CENTER OVERALL PLAN	1:200 @ A0 SCALE 1:200	DRG
P2	16 SE 2021	PRELIMINARY						SCALE
					48 Blackwall Rd, Woy Woy NSW 2256			DATE
								DRN
								TH
								P2
								SK05



Tranche 3 – Operational Land

Asset Efficiencies & Sales Project

Date: 12 April 2021

Version 1.7

Introduction

As part of the Council Business Recovery Plan the Economic Development and Property Unit initiated the Council Asset Efficiencies & Sales project to implement the Recovery Plan deliverables allocated to the Unit.

The Council Asset Efficiencies & Sales project

The project team made the decision to develop sales tranches, each tranche would contain multiple lots identified as having sale potential. The bundling of co-located land holdings was encouraged where possible to extract the maximum sale price possible.

The project team gained Council approval for Tranche 1 sales at the Council meeting 30th November 2020. The Tranche 1 properties are gradually being brought to market; most are consolidated sites requiring specialised sales strategies. Tranche 2 consisted of Council assets which had a previous resolution to sell and are were gradually brought to market from the beginning of 2021.

In February 2021 the project team formally engaged with Council staff from specialist areas to requested comment on sites already identified as being surplus to Councils requirements and having sale potential. It was requested that input should come from a Unit Manager level. Managers could delegate to staff in their teams but final sign off should come from the relevant Unit Manager. Council staff were also requested to identify sites not already identified by the project team but are surplus to their requirements and having sale potential. This consultation process concluded on the 1st March 2021

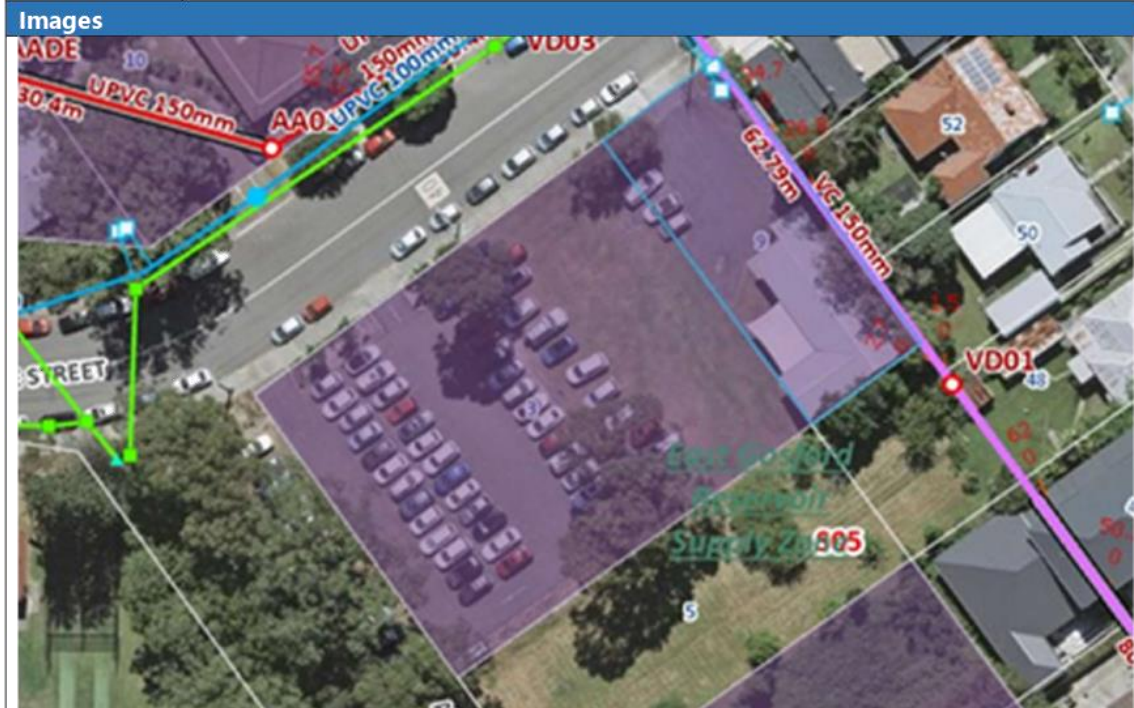
Included in this report are a summary of Tranche 3 – Operational Land and Land Requiring Rezoning prior to sale. This Tranche contains 21 sites (43 lots) identified for sale. Please note that a number of these lots require rezoning prior to any sale. In this regard the project team are concurrently managing a reclassification and rezoning process that includes lots identified in the Tranche 3 reports.

Tranche 3 – Operational Land and Land Requiring Rezoning – Summary: Restrictions, Strategic Implications of Selling & Community Risks

#	Address	Suburb	Restrictions, Strategic Implications of Selling & Community Risks
1	50 Akora Rd	Wyoming	<ul style="list-style-type: none"> Sewer Gravity Main crosses lot on eastern portion of site. Original block was sold to private owner in 1905 and 50 Akora Road subdivided and retained by Council.
2	3 Albert Street & 9 Russel Drysdale Street	East Gosford	<ul style="list-style-type: none"> Council Training Room with a small car park next to training room. Large single level formed car park School Car Parking to be part of condition of sale Council Training Room only sparingly used.
3	31 Alison Road	Wyong	<ul style="list-style-type: none"> Compulsory acquisition 13th May 1997 Potential loss of location for community legal service
4	8 Bay Village Road	Bateau Bay	<ul style="list-style-type: none"> Would need reservation of easement for drainage on sale. Vacant land used on occasion for overspill car park
5	10 Bay Village Road	Bateau Bay	<ul style="list-style-type: none"> Medical Centre and Council library to continue operating as normal as a condition of sale
6	305 Bushells Ridge Road (2 x Lots)	Kiar	<ul style="list-style-type: none"> Compulsory Acquisition (1996) for purpose of water supply infrastructure Lot 186 Part Flood Precinct 1
7	435 Bushells Ridge Road	Bushells Ridge	<ul style="list-style-type: none"> Compulsory Acquisition pursuant to Water Management Act 13/06/2003 No Flood Precinct and Low Environmental Risk
8	11 Church Road (4 x lots)	Wyong	<ul style="list-style-type: none"> Wyong Structure Plan identifies this site as a potential development site: Wyong Shire Council previous resolution in 2011 to sell site
9	2W Ranken Street	Wyong	<ul style="list-style-type: none"> Drainage and sewer infrastructure affecting south west area of property. Easements to be reserved on sale. Car Park, part of the Active River Foreshore & Baker Park Masterplan.
10	14 Elsiemer Street	Long Jetty	<ul style="list-style-type: none"> Sewer Gravity Mains at rear and side of property. Easement would need to be reserved on sale if approved for sale. Acquired by Council 30/07/1991 for purpose of rear laneway and carparking in accordance with proposed DCP No. 5, Long Jetty
11	116 Evans Road	Toukley	<ul style="list-style-type: none"> Loss of informal public parking Toukley District Development Control Plan April 2020 3.3 Car Parking does not nominate this site for acquisition for car parking purposes
12	49 Hammond Road	Toukley	<ul style="list-style-type: none"> Loss of informal public parking

			<ul style="list-style-type: none"> Toukley District Development Control Plan April 2020 3.3 Car Parking does not nominate this site for acquisition for car parking purposes
13	10 Lakeside Parade	The Entrance	<ul style="list-style-type: none"> Drainage pipes split block down the middle west to east and run part of the eastern boundary. Sewer infrastructure and electrical substation to remain, but lot can be subdivided, and vacant lots sold
14	8, 10, 14A&B, 18, 20A &24A Manning Rd (6 x Lots)	The Entrance	<ul style="list-style-type: none"> Lots acquired for future car parking strategy now obsolete Some residential cottages on sites, all on holdover or vacant Community and Culture have identified the sites at 8 & 10 as having potential for a blended affordable housing initiative but are supportive of the current asset sales methodology as it would not delay or impede any desired outcomes
15	23 & 23A Memorial Avenue (2 x Lots)	Blackwall	<ul style="list-style-type: none"> Acquired for road widening between 1954-1958 but road widening has already occurred. Gosford City Council previous resolution to sell (2015/524)
16	17 Rankens Court	Wyong	<ul style="list-style-type: none"> Acquired by Council 12 October 2010 for purpose of car parking Land is within the Wyong District Contribution Plan but not identified within the Plan
17	4 Tyrrell Place	Killarney Vale	<ul style="list-style-type: none"> Commercial Childcare centre currently tenanted, likely sale to commercial childcare operator. The land was transferred to Council from NSW Land & Housing Corp as a condition of development consent in 1999.
18	6 Tyrrell Place	Killarney Vale	<ul style="list-style-type: none"> Any development would be subject to approvals / traffic study Loss of green space / buffer.
19	Umina Mall Car Park – 4A-10 Alfred Street & 3-11 Bullion Street (10 x Lots)	Umina	<ul style="list-style-type: none"> Sewer main runs within the site and along southern boundary, Lots provide vehicular access to adjacent southern sites. Positive covenant for car parking on titles
20	148 & 150 Wyong Road (2 x Lots)	Killarney Vale	<ul style="list-style-type: none"> Loss of public amenities building & parking
21	82 & 84 Yarram Rd (2 x Lots)	Bensville	<ul style="list-style-type: none"> Densely vegetated but vacant land holdings Potential loss of green space/buffer.

Parcel Information – 3 Albert Street & 9 Russell Drysdale Street East Gosford			
Lots & DP	LOT 9 DP 819624 (3 Albert St) LOT E DP 39240 (9 Russell Drysdale St)	Site Description	Council Training Room with a small car park next to training room. Large single level formed car park
Land Size	2652 m ² (620 + 2032)	Classification	Operational
Zone	RE1 Public Recreation	Ecology	Nil
How it came into Council ownership	9 Russell Drysdale –This property was purchased by Council as music rehearsal facility in January 1995 for an amount. of \$155,000 3 Albert – purchased as flood liable land. Acquired circa 1970's.	Easements and Restrictions	Main sewer line running along eastern boundary of 9 Russell Drysdale. St Joseph's School licence car park during school hours, licence expired
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Loss of training room facilities. Loss of flood plain land.
Risks (Community)	School Car Parking to be part of condition of sale. Council Training Room only sparingly used .		



Parcel Information - 31 Alison Road, Wyong

Tranche 3 – Operational Land and Land Requiring Rezoning - Asset Efficiencies & Sales Project

Lots & DP	Lot 3 Sec 10 DP 3136	Site Description	Residential type building fit out and leased as a Community Legal Service
Land Size	1,214 m ²	Classification	Operational
Zone	R3	Ecology	No Flood Precinct Low Environmental Risk
How it came into Council ownership	Compulsory Acquisition 13 th May 1997 \$87,500	Easements and Restrictions	S530059 Easements to drain water appurtenant to the land within escribed affecting the lands shown in so burdened in Vol 1799 Fol 128.
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	None known
Risks (Community)	Potential loss of location for community legal service		

Images



Parcel Information – 8 Bay Village Road Bateau Bay			
Lots & DP	Lot 51 DP 1154778	Site Description	Vacant land used on occasion for overspill car park
Land Size	1800 m ² (3039m ² combined with 10 Bay Village Road)	Classification	Operational
Zone	B4	Ecology	Nil
How it came into Council ownership	Transferred by Land and Property Management Authority as part of agreement for subdivision of larger parcel owned by it.	Easements and Restrictions	affected by piped drainage northern boundary, no easements. Would need reservation of easement for drainage on sale.
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

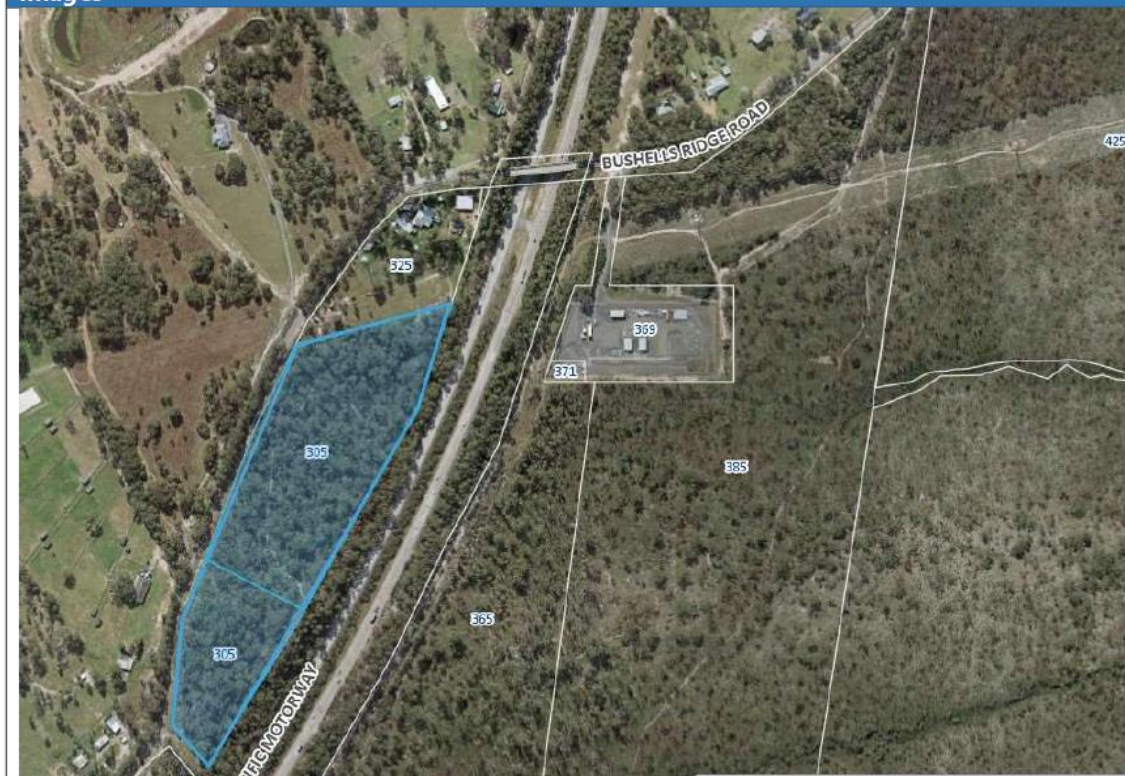


Parcel Information –10 Bay Village Road Bateau Bay			
Lots & DP	Lot 2 DP 1154356	Site Description	Council building and car park
Land Size	1239 m ² (3039m ² combined with 8 Bay Village Road)	Classification	Operational
Zone	B2	Ecology	Nil
How it came into Council ownership	Council exercised an option to purchase from Stocklands for \$1.00 in 2011	Easements and Restrictions	Easement for support, easement for overhang, easement for electricity and Right of Carriageway
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Part site of The Bay Village Council Library and part site of medical centre under lease.
Risks (Community)	Medical Centre and Council library to continue operating as normal as a condition of sale		



Parcel Information - 305 Bushells Ridge Road, Kiar (2 x Lots)			
Lots & DP	Lots 185 & 186 DP 823132	Site Description	Vacant Land
Land Size	14,529 m ²	Classification	Operational
Zone	RU6 Transition	Ecology	Lot 186 Part Flood Precinct 1 Low Environmental Risk
How it came into Council ownership	Compulsory Acquisition 11/10/1996 for purpose of water supply infrastructure	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images



Parcel Information - 435 Bushells Ridge Road, Bushells Ridge			
Lots & DP	Lot 192 DP 1032847	Site Description	Vacant Land
Land Size	10,520 m ²	Classification	Operational
Zone	IN1 General Industrial	Ecology	No Flood Precinct Low Environmental Risk
How it came into Council ownership	Compulsory Acquisition pursuant to Water Management Act 13/06/2003	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images



Parcel Information – 11 Church St, Wyong (4 x Lots)			
Lots & DP	Lots 1, 2, 3, 4 DP 421613	Site Description	Vacant Land
Land Size	1,087.6m ² combined	Classification	Operational.
Zone	B4 Mixed Use	Ecology	Geocortex shows no environmental layers affecting the land.
How it came into Council ownership	Date acquired by Council: 12 August 1963 Purpose: File notes; Carpark and formerly site of public pool. Method: Private treaty for value Purchase price: £600 (pounds)	Easements and Restrictions	Geocortex shows no Council services affecting the land. No easements on title.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Iconic Site 23 Part of the Active River Foreshore Masterplan - no immediate issues negating sale of land. Planning considerations include topography, flood free access and feasibility of development
Risks (Community)	Previously resolved to sell lots as part of Wyong Shire Council Report 2011 #00341. 11 Church Street should be sold as consolidated site with 2w Rankens Street. All of the unformed road reserve lands adjoining the sites and Ranken and Church Street, Wyong = 4,021 m ² approx.		

Images



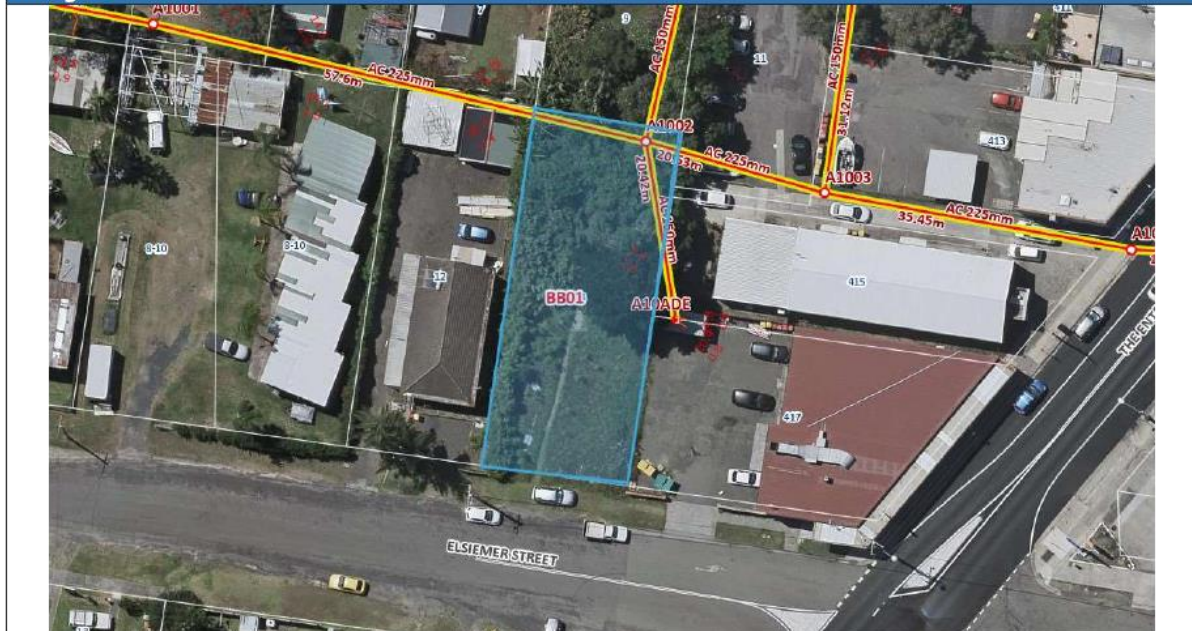
Tranche 3 – Operational Land and Land Requiring Rezoning - Asset Efficiencies & Sales Project

Parcel Information – 2W Rankens Street Wyong			
Lots & DP	Lot 4 DP 659489	Site Description	Currently used as carparking which appears to service Health Administration site which has access off the public road adjoining Lot 4 DP 659489.
Land Size	2652m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Potential flood free access issues to the site.
How it came into Council ownership	Transfer in fee simple 9 August 1963 Purpose: formerly public pool site Purchase price £ 500 (pounds)	Easements and Restrictions	Drainage and sewer infrastructure affecting south west area of property. Easements to be reserved on sale.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Car Park, part of the Active River Foreshore & Baker Park Masterplan.
Risks (Community)	Land used as informal public car park. No. 2W Ranken Street, should be sold as consolidated site with 11 Church Street. All of the unformed road reserve lands adjoining the sites and Ranken and Church Street, Wyong = 4,021 m ² approx.		



Parcel Information - 14 Elsiemer Street Long Jetty			
Lots & DP	Lot 150 DP 519032	Site Description	Vacant land.
Land Size	695.50 m ²	Classification	Operational
Zone	R2 Low Density Residential	Ecology	Environmental Assessment: Medium Risk
How it came into Council ownership	Date acquired by Council: 30/07/1991 Purpose: Rear laneway and carparking in accordance with proposed DCP No. 5 – Pacific St & The Entrance Rd, Long Jetty pursuant to Section 72 of EPA Act 1979 and clause 24 of EPA Regulations 1980. Method & cost: Contract for Sale \$80,000.00	Easements and Restrictions	Sewer Gravity Mains at rear and side of property. easements would need to be reserved on sale if approved for sale.
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Draft Development Control Plan No. 5 Pacific St and The Entrance Rd, Long Jetty pursuant to Section 72 of EPA Act 1979 and clause 24 of EPA Regulations 1980.
Risks (Community)	Identified as part of Precinct 8 in The Entrance Peninsula Planning Strategy (TEPPS). This site is identified for retention of residential uses with a maximum height of 2 storeys. Not identified in adopted Long Jetty Masterplan. Potential for sale.		

Images



Parcel Information – 116 Evans Rd, Toukley (2 x lots, see also 49 Hammond Road)			
Lots & DP	Lot 29 DP 21112	Site Description	Constructed car park
Land Size	916.89 m ² (2 lots combined = 1,764.11m ²)	Classification	Operational
Zone	B2 Local Centre	Ecology	Nil
How it came into Council ownership	Date acquired by Council: 22 July 1975 Purpose: Car parking Method: Transfer in fee simple Purchase price: \$9,750	Easements and Restrictions	Sewer Gravity Mains (Reticulation Main – 232729) on rear boundary
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Toukley District Development Control Plan April 2020 3.3 Car Parking does not nominate this site for acquisition for car parking purposes. Site is identified in the Toukley Masterplan as follows: "Review appropriateness of zones for carparking areas".
Risks (Community)	Loss of informal public parking. 116 Evans Rd should be sold as consolidated site with 49 Hammond Road, 1,764.11m ² when consolidated (see also plan for 49 Hammond Road).		



Parcel Information – 49 Hammond Rd, Toukley (2 x lots, see also 116 Evans Road)			
Lots & DP	Lot 30 DP 21112	Site Description	Part car parking and part improved with single level cottage, untenanted and scheduled for demolition.
Land Size	847.31 m ² (2 lots combined = 1,764.11m ²)	Classification	Operational
Zone	B2 Local Centre	Ecology	Nil
How it came into Council ownership	Date acquired by Council: 19 August 1977 Purpose: Car parking Method: Transfer in fee simple Purchase price: \$17,500	Easements and Restrictions	Service easements (electrical, drainage etc.), road access, lease restrictions.
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Toukley District Development Control Plan April 2020 3.3 Car Parking does not nominate this site for acquisition for car parking purposes. Site is identified in the Toukley Masterplan as follows: "Review appropriateness of zones for carparking areas" ..
Risks (Community)	Loss of informal public parking. 49 Hammond Road should be sold as consolidated site with 116 Evans Road, 1,764.11m ² when consolidated (see also plan for 116 Evans Road)		

Images



Parcel Information – 10 Lakeside Parade The Entrance			
Lots & DP	Lot 61 DP 24151	Site Description	Northern portion of site houses a Council sewer pump station and associated infrastructure. Majority of land is vacant (grassed) with some trees
Land Size	3643m2	Classification	Operational
Zone	R3	Ecology	Lots is a medium environmental risk
How it came into Council ownership	Acquired by Council from Raymond Clyde Taylor in 1953 for 10 shillings for the purpose of Public Gardens and recreation space.	Easements and Restrictions	Drainage pipes split block down the middle west to east and run part of the eastern boundary. Sewer pump station and sewer pressure/rising mains on northern part of the lot. Electrical substation and right of way and easement for electricity purposes.
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Sewer infrastructure and electrical substation will remain, but lot can be subdivided, and vacant lots sold. The site is located in the Wyong Civic & Cultural Precinct Masterplan.
Risks (Community)	No current or future plans for site by Open Space & Recreation		

Images



Parcel Information - 8 Manning Road The Entrance			
Lots & DP	Lot 4 DP 14527	Site Description	Vacant Land
Land Size	746.10 m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Medium Environmental Risk Flood Planning – Precinct 2
How it came into Council ownership	Acquired for Car Parking as per Council resolution 28 August 2002 Cost: \$340,000	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete
Risks (Community)	Community and Culture have identified the site as having potential for a blended affordable housing imitative but are supportive of the current asset sales methodology as it would not delay or impede any desired outcomes		
Images			

Parcel Information – 10 Manning Road The Entrance			
Lots & DP	Lot 5 DP 14527	Site Description	Vacant Land (Cottage now demolished)
Land Size	746.10 m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Medium Environmental Risk Flood Planning – Precinct 2
How it came into Council ownership	Acquired for Car Parking as per Council resolution 11 June 2003 Cost: \$450,000	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	N/A Vacant land	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete
Risks (Community)	Community and Culture have identified the site as having potential for a blended affordable housing imitative but are supportive of the current asset sales methodology as it would not delay or impede any desired outcomes		

Images



Parcel Information 14A & B Manning Road The Entrance			
Lots & DP	Lot 7 DP 14527	Site Description	Property has two cottages, 14A untenanted 14B lease is in hold over
Land Size	777.70 m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Medium Environmental Risk Flood Planning – Precinct 2
How it came into Council ownership	Acquired for Car Parking as per Council resolution 12 November 2003	Easements and Restrictions	Nil on title
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete
Risks (Community)	Nil		

Images



Parcel Information - 18 Manning Road The Entrance			
Lots & DP	Lot 9 DP 14527	Site Description	Residential Cottage (Lease is in hold over)
Land Size	758.80 m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Medium Environmental Risk Flood Planning – Precinct 2
How it came into Council ownership	Acquired for Car Parking as per Council resolution 22 July 2009 (D01949520) Cost \$385,000	Easements and Restrictions	Nil on title
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence)	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete
Risks (Community)	Nil		

Images



Parcel Information - 20A Manning Road The Entrance			
Lots & DP	Lot 10 DP 14527	Site Description	Vacant Land (Cottage now demolished)
Land Size	746.10 m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Medium Environmental Risk Flood Planning – Precinct 2
How it came into Council ownership	Acquired for Car Parking as per Council resolution 13 December 2006 Cost: \$385,000	Easements and Restrictions	Nil on title
Loss of Rent (Existing Tenants)	N/A Vacant land	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete
Risks (Community)	Nil		

Images

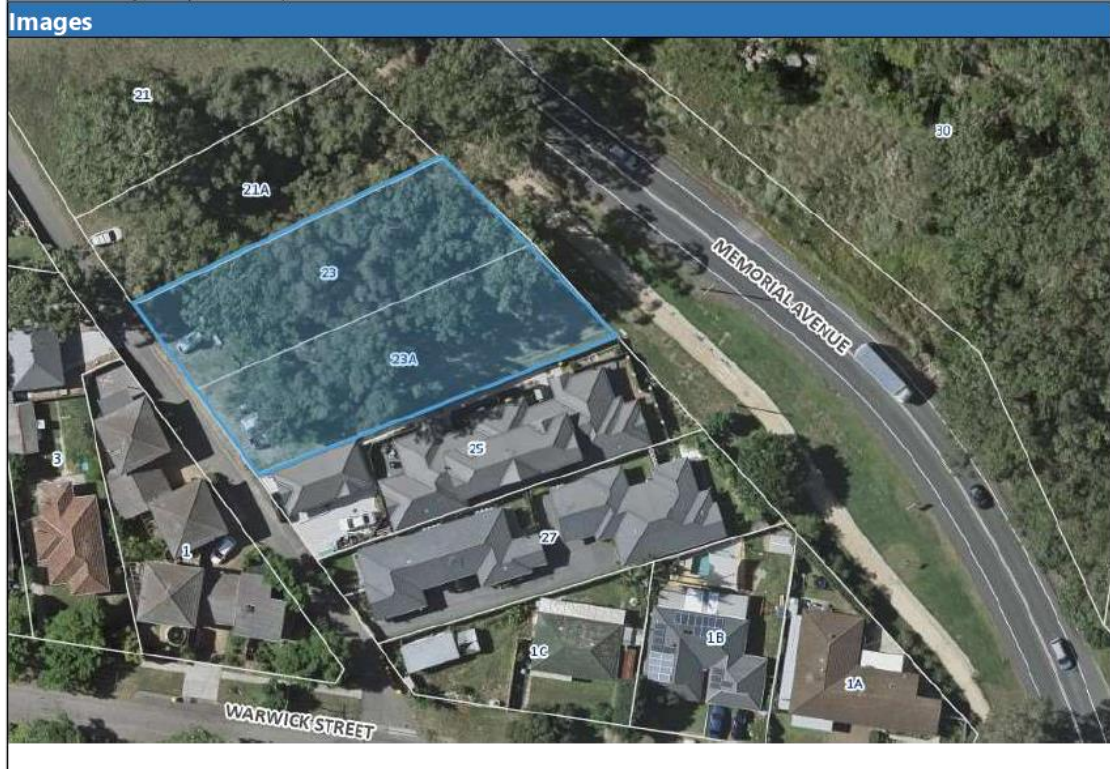


Parcel Information - 24A Manning Road The Entrance			
Lots & DP	Lot 12B DP 408523	Site Description	Residential Cottage (Lease is in hold over)
Land Size	379.40 m ²	Classification	Operational
Zone	B4 Mixed Use	Ecology	Medium Environmental Risk Flood Planning – Precinct 2
How it came into Council ownership	Acquired for Car Parking as per Council resolution 11 May 2005	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete
Risks (Community)	Nil		

Images



Parcel Information - 23 & 23A Memorial Avenue Blackwall (2 x Lots)			
Lots & DP	Lot 197 DP 10172 Lot 198 DP 10172	Site Description	Vacant Land
Land Size	Lot 197 - 847m ² sqm Lot 198 - 878m ² (1725m ² combined)	Classification	Operational
Zone	R1 General Residential	Ecology	Medium environment risk, Flood Planning Precinct 2, Site does not fall within any Key habitat for threatened species (right on fringe of 23A). Located within Gosford Bushfire Risk Prone Land
How it came into Council ownership	Acquired for road widening between 1954-1958	Easements and Restrictions	No easements registered on title
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Appears to be no strategic implications for sale. Road widening has already occurred.
Risks (Community)	Risks appear to be minimal. Site is vacant land in residential area. Gosford City Council previous resolution to sell (2015/524)		



Tranche 3 – Operational Land and Land Requiring Rezoning - Asset Efficiencies & Sales Project

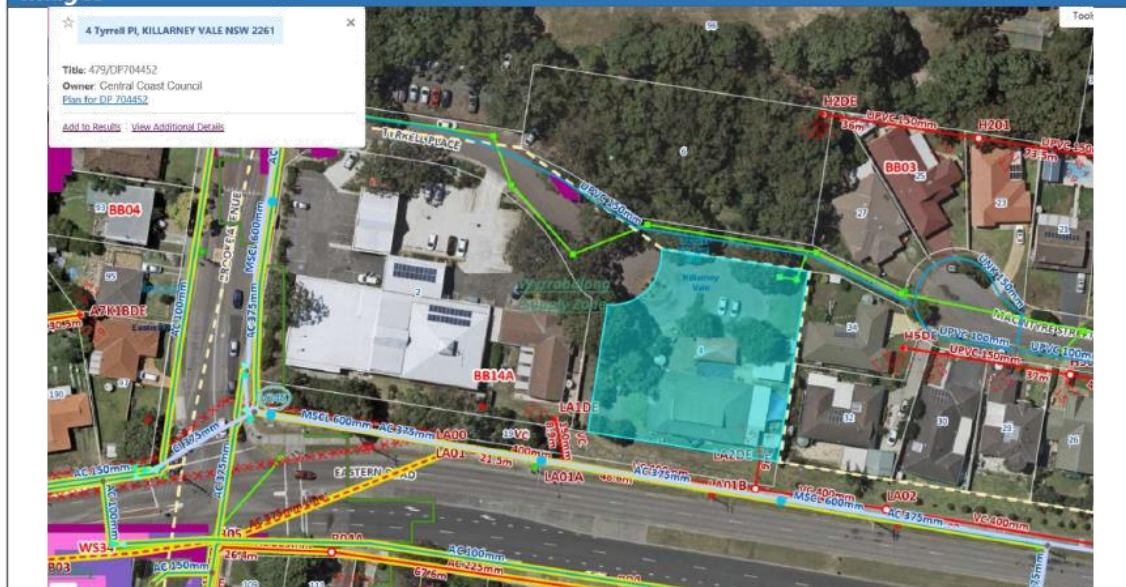
Parcel Information 17 Rankens Ct, Wyong			
Lots & DP	Lot 15 DP 656584	Site Description	Vacant Land, sloping and grassed
Land Size	853.6 m ²	Classification	Operational
Zone	B3 Commercial Core	Ecology	Low Environmental Assessment
How it came into Council ownership	Date acquired by Council: 12 October 2010 Purpose: Car parking Method: Transfer in fee simple & cost: \$350,000	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	B3 Land is within the Wyong District Contribution Plan, not identified within the Plan but was purchased for the purposes of a public car park
Risks (Community)	Nil		

Images



Parcel Information – 4 Tyrrell Place Killarney Vale			
Lots & DP	Lot 479 DP 704452	Site Description	Commercial Childcare centre currently tenanted by Brooke Avenue Early Learning Centre Pty Ltd
Land Size	1,912 m ²	Classification	Operational
Zone	R1	Ecology	Nil
How it came into Council ownership	The land was transferred to Council from NSW Land & Housing Corp as a condition of development consent 284/91 and 766/94. The transfer to Council for \$1 was executed on Feb 17, 1999 and registered with the LTO on Feb 23, 1999. The consent conditions required the transfer of land as community facilities land	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Brooke Avenue Early Learning Centre Commercial Childcare Centre Council lease
Risks (Community)	Likely sale to commercial childcare operator.		

Images



Tranche 3 – Operational Land and Land Requiring Rezoning - Asset Efficiencies & Sales Project

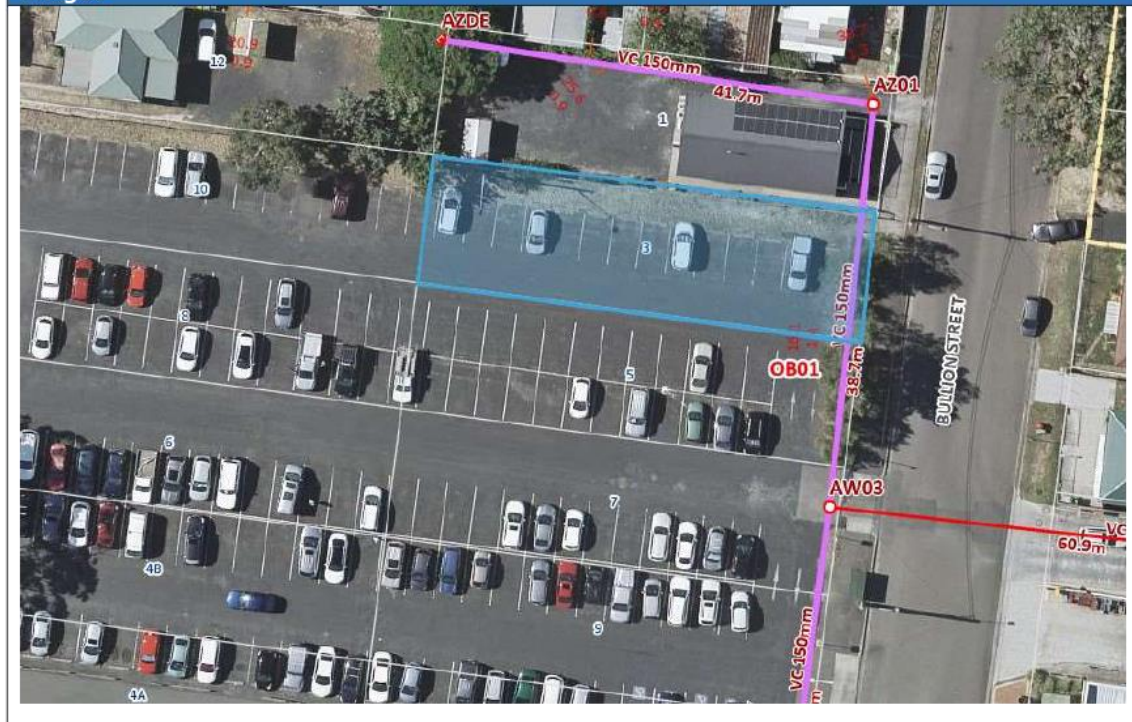
Parcel Information - 6 Tyrrell Place, Bateau Bay			
Lots & DP	Lot 478 DP704452	Site Description	Vacant land
Land Size	2,083 m ²	Classification	Operational
Zone	R1 General Residential	Ecology	Low environmental risk. Area identified on Wyong Wetland Care Map
How it came into Council ownership	Date acquired by Council: 17/2/1999 Purpose: Community Facility (Proposed Youth Centre) ** MEW has indicated "Assume Public Reserve" Method & cost: Transfer for value - \$1	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Potential to be sold in line with 4 Tyrrell Place, any development would be subject to approvals / traffic study
Risks (Community)	Loss of green space / buffer.		

Images



Parcel Information – 'Umina Mall Car Park' 3 Bullion Street Umina (10 x lots)			
Lots & DP	Lot 48 Sec A DP8872	Site Description	Vacant land, used as a car park
Land Size	520 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 15/8/1989. \$105,000	Easements and Restrictions	Sewer main runs along eastern boundary of site. 1. Reservations and conditions in the crown grant 2. A807127 covenant 3. AK378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

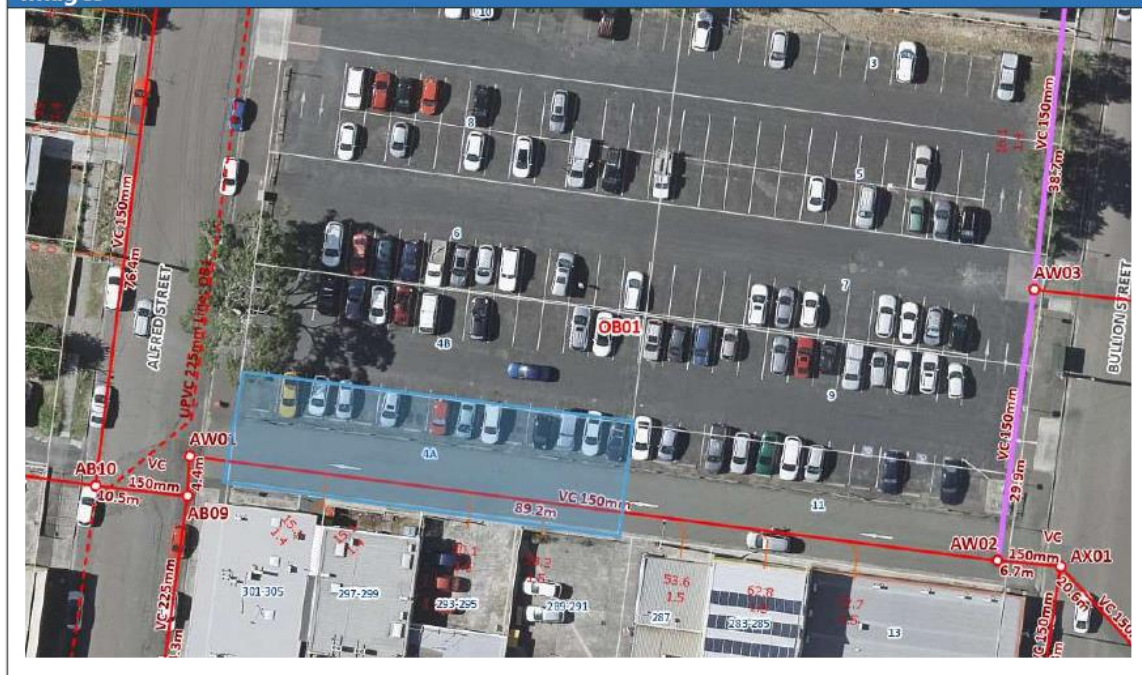
Images



Tranche 3 – Operational Land and Land Requiring Rezoning - Asset Efficiencies & Sales Project

Parcel Information - 'Umina Mall Car Park' 4A Alfred Street Umina (10 x lots)			
Lots & DP	Lot 41 Sec A DP8872	Site Description	Car Park
Land Size	518.50 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 14/10/1971. \$14,200	Easements and Restrictions	Sewer main runs along southern boundary provides vehicular access to adjacent southern sites. 1. Reservations and conditions in the crown grant 2. B159660 covenant 3. Ak378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



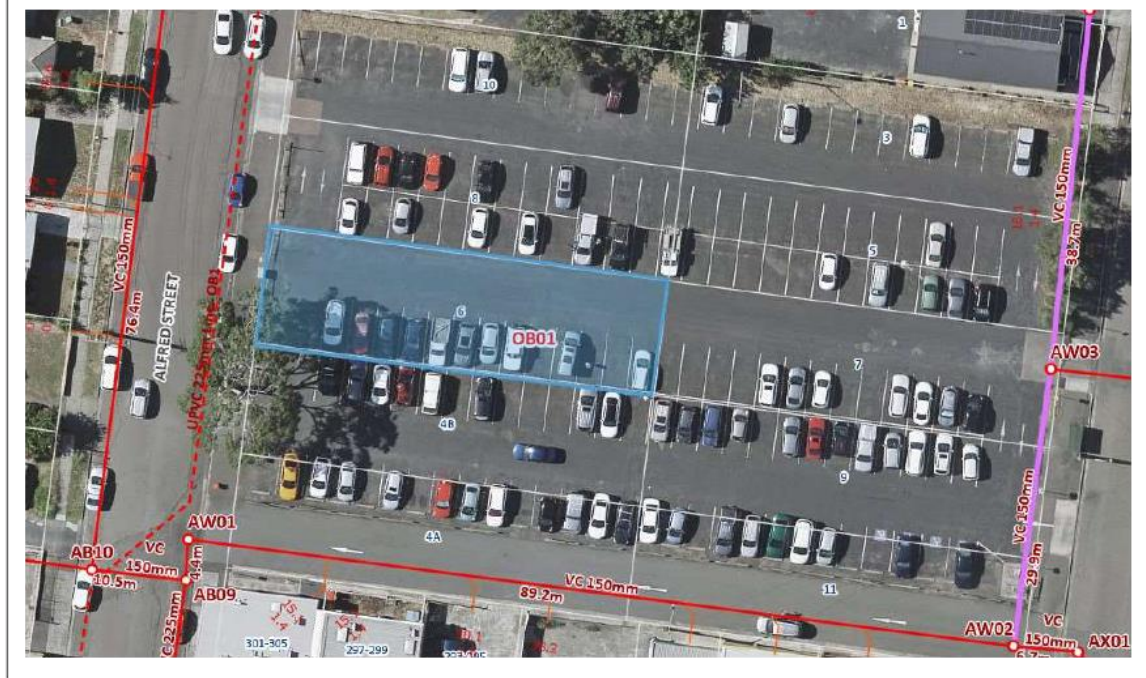
Parcel Information - 'Umina Mall Car Park' 4B Alfred Street Umina (10 x lots)			
Lots & DP	Lot 42 Sec A DP8872	Site Description	Car Park
Land Size	518.50 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 6/10/1971. \$15,250	Easements and Restrictions	1. Reservations and conditions in the crown grant 2. A827979 covenant 3. AK378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



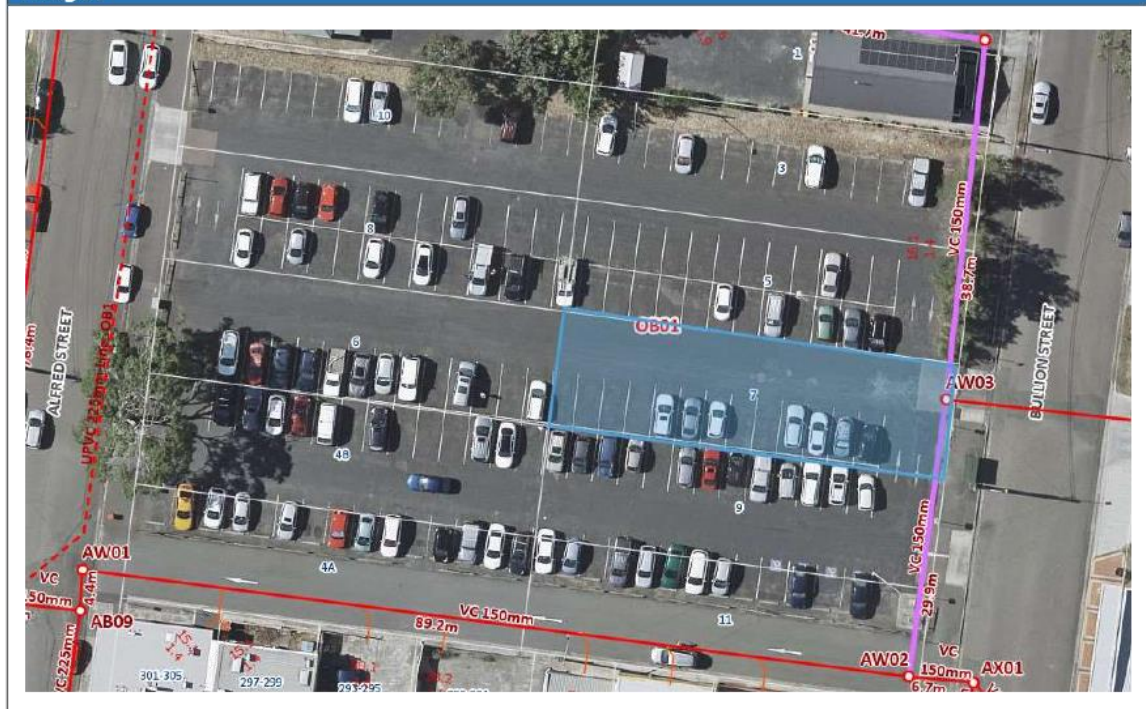
Parcel Information – 'Umina Mall Car Park' 6 Alfred Street Umina (10 x lots)			
Lots & DP	Lot 43 Sec A DP8872	Site Description	Car Park
Land Size	518.50 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired for carparking 22/11/1971 Cost \$13,600	Easements and Restrictions	1. Reservations and conditions in the crown grant 2. A968990 covenant 3. AK378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



Parcel Information – ‘Umina Mall Car Park’ 7 Bullion Street Umina (10 x lots)			
Lots & DP	Lot 50 Sec A DP8872	Site Description	Car Park
Land Size	518.5 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 24/11/1981. \$52,000	Easements and Restrictions	Sewer main runs along eastern boundary and includes a sewer manhole. 1. Reservations and conditions in the crown grant 2. A617355 covenant 3. AK378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



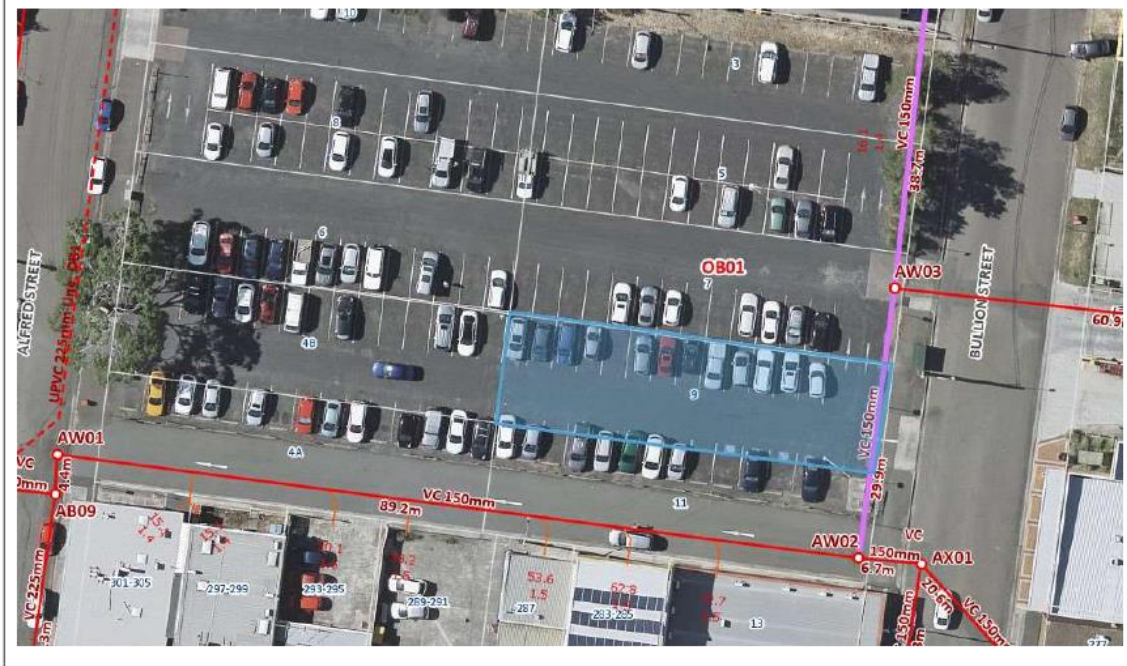
Parcel Information – ‘Umina Mall Car Park’ 8 Alfred Street Umina (10 x lots)			
Lots & DP	Lot 44 Sec A DP8872	Site Description	Car Park
Land Size	518.50 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 9/3/1981. \$35,000	Easements and Restrictions	1. Reservations and conditions in the crown grant 2. B100524 covenant 3. AK378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



Parcel Information - 'Umina Mall Car Park' 9 Bullion Street Umina (10 x lots)			
Lots & DP	Lot 51 Sec A DP8872	Site Description	Car Park
Land Size	518.5 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 1/3/1974. \$20,000	Easements and Restrictions	Sewer main runs along eastern boundary. 1. Reservations and conditions in the crown grant 2. B85779 covenant 3. Ak378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



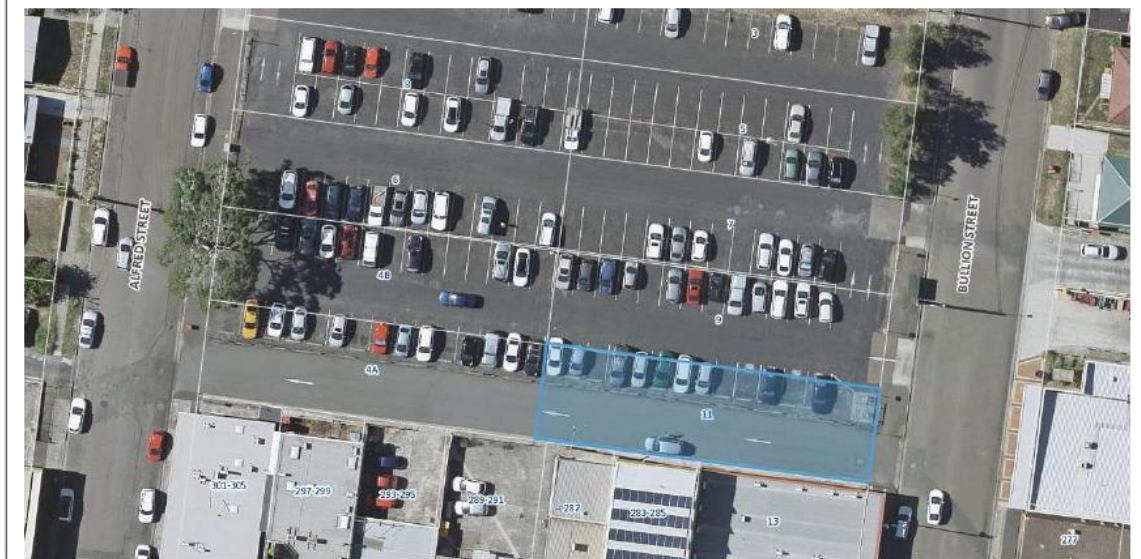
Parcel Information – 'Umina Mall Car Park' 10 Alfred Street Umina (10 x lots)			
Lots & DP	Lot 45 Sec A DP8872	Site Description	Car Park
Land Size	518.50 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 11/2/1974. \$15,000	Easements and Restrictions	1. Reservations and conditions in the crown grant 2. A817463 covenant 3. AK378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



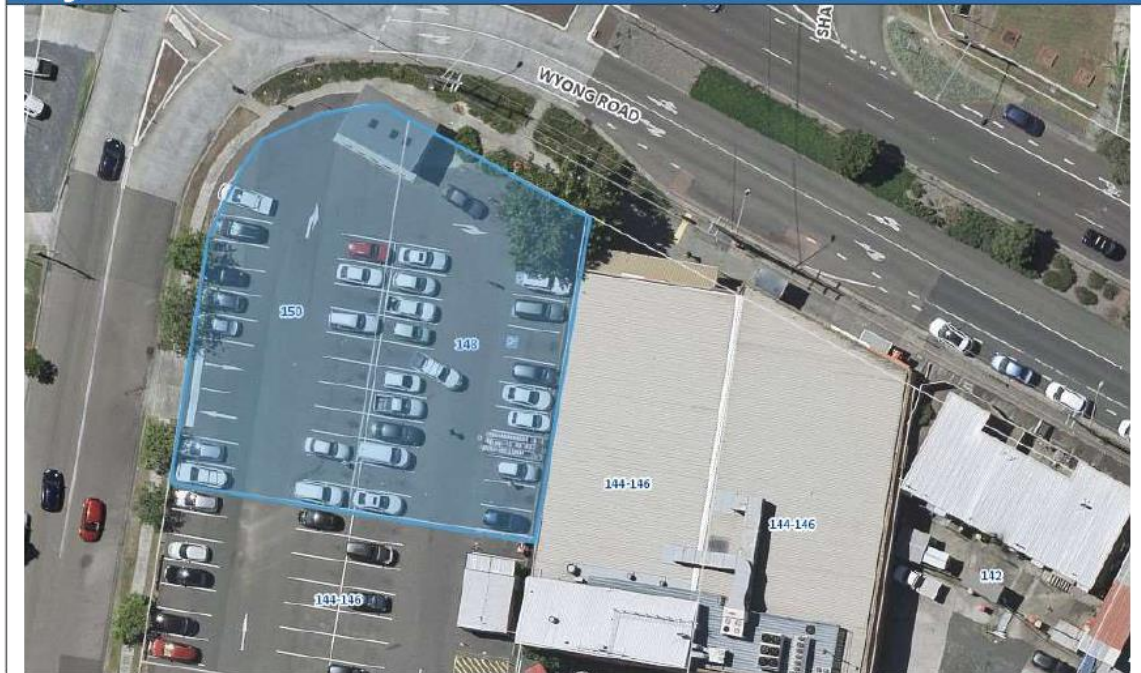
Parcel Information - 'Umina Mall Car Park' 11 Bullion Street Umina (10 x lots)			
Lots & DP	Lot 52 Sec A DP8872	Site Description	Car Park
Land Size	519 m ² (All 10 lots = 5187m ²)	Classification	Operational
Zone	B2 – Local Centre	Ecology	Medium Environmental risk Small section of carpark appears to be Precinct 1 flood risk (site is generally unaffected)
How it came into Council ownership	Acquired 10/3/1972. \$10,350	Easements and Restrictions	Sewer main runs along eastern and southern boundary and includes a sewer manhole, provides vehicular access to adjacent southern sites. 1. Reservations and conditions in the crown grant 2. B85779 covenant 3. Ak378257 positive covenant
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Positive covenant for car parking on title
Risks (Community)	Car parking numbers to be retained on site following any sale. Previous Gosford Council resolution to sell lots (27/10/2015 IR 21384351)		

Images



Parcel Information - 148 & 150 Wyong Road, Killarney Vale (2 x Lots)			
Lots & DP	Lot 52 DP 1106508 & Lot 511 DP 845787	Site Description	Existing at grade parking with a small portion containing public toilets
Land Size	1,613.30 m ² Combined	Classification	Operational
Zone	B2-Local Centre	Ecology	Nil
How it came into Council ownership	Formally known as Lots 51 & 52 DP 15169 and Resumed for Water Supply on 28/09/1973 for a total of \$18,000 + GST.	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Existing amenities building on site.
Risks (Community)	Loss of public amenities building & parking however no specific provisions for car parking in Southern Lakes. Condition of sale would reinstate parking in any proposal to sell.		

Images



Parcel Information - 82 & 84 Yarram Road, Bensville (2 x Lots)

Tranche 3 – Operational Land and Land Requiring Rezoning - Asset Efficiencies & Sales Project

Lots & DP	Lot 41 Sec E DP 6113 Lot 42 Sec E DP6113	Site Description	Densely vegetated vacant land
Land Size	2,068sqm	Classification	Operational
Zone	R2 - Low Density Residential	Ecology	Medium Environmental Risk
How it came into Council ownership	82 & 84 Yarram Rd: Transfer in Fee Simple - \$26,000 on 17th December 1986. Deposited Plan indicates Resolution by Erina Shire Council on 6th February 1911.	Easements and Restrictions	Flood Precinct 2: Flood Planning Bushfire Prone Land
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Nil
Risks (Community)	Loss of green space		

Images





Tranche 3 – Land Requiring Reclassification and Rezoning
Asset Efficiencies & Sales Project

Date: 12 April 2021

Version 1.7

Introduction

As part of the Council Business Recovery Plan the Economic Development and Property Unit initiated the Council Asset Efficiencies & Sales project to implement the Recovery Plan deliverables allocated to the Unit.

The Council Asset Efficiencies & Sales project

The project team made the decision to develop sales tranches, each tranche would contain multiple lots identified as having sale potential. The bundling of co-located land holdings was encouraged where possible to extract the maximum sale price possible.

The project team gained Council approval for Tranche 1 sales at the Council meeting 30th November 2020. The Tranche 1 properties are gradually being brought to market; most are consolidated sites requiring specialised sales strategies. Tranche 2 consisted of Council assets which had a previous resolution to sell and are were gradually brought to market from the beginning of 2021.

In February 2021 the project team formally engaged with Council staff from specialist areas to requested comment on sites already identified as being surplus to Councils requirements and having sale potential. It was requested that input should come from a Unit Manager level. Managers could delegate to staff in their teams but final sign off should come from the relevant Unit Manager. Council staff were also requested to identify sites not already identified by the project team but are surplus to their requirements and having sale potential. This consultation process concluded on the 1st March 2021

Included in this report are a summary of Tranche 3 – Land Requiring Reclassification and Rezoning prior to sale. This Tranche contains 11 sites (14 lots) identified for sale. Please note that these lots require reclassification and rezoning prior to any sale. In this regard the project team are concurrently managing a reclassification and rezoning process that includes lots identified in the Tranche 3 reports.

Tranche 3 – Land Requiring Reclassification and Rezoning – Summary: Restrictions, Strategic Implications of Selling & Community Risks

#	Address	Suburb	Restrictions, Strategic Implications of Selling & Community Risks
1	7 & 9 Angler Street (2 x Lots)	Woy Woy	<ul style="list-style-type: none"> Water Borehole (WW40) on eastern side of 7 Angler Street Requires reclassification & rezoning prior to sale
2	1 Austin Butler	Woy Woy	<ul style="list-style-type: none"> Lot dissected by an access road which services the Austin Butler Oval car park and facilities Development would be subject to approval and traffic study, access road and public parking to be retained as part of a condition of sale.
3	83 & 85 Brisbane Avenue (2 x Lots)	Umina	<ul style="list-style-type: none"> Lots require reclassification and rezoning prior to sale No Parks and Playgrounds plans for this site. Local park located 300m away.
4	1-3 Fassifern Street	Ettalong Beach	<ul style="list-style-type: none"> Requires reclassification & rezoning prior to sale Service easements (electrical, drainage etc.), road access, lease restrictions.
5	40A George Street	East Gosford	<ul style="list-style-type: none"> Requires reclassification & rezoning prior to sale Purchased in 1966 for the purpose of road widening (now complete)
6	6 Ithome Street	Wyong	<ul style="list-style-type: none"> Requires reclassification & rezoning prior to sale Historically used for parking by users of the sports clubs, new carparking in the area was built for this requirement.
7	2-4 Park Road (2x Lots)	The Entrance	<ul style="list-style-type: none"> Bowling club consist of 3 x bowling greens clubhouse and registered club with bar and bistro Club and facilities to be included as a condition of sale.
8	336-350 Terrigal Drive	Terrigal	<ul style="list-style-type: none"> Loss of recreational and community facility Basketball stadium and public parking to be retained as part of a condition of sale. Any development would be subject to approvals / traffic study.
9	191 Wallarah Road	Kanwal	<ul style="list-style-type: none"> Requires reclassification & rezoning prior to sale Community concerns about loss of site, however current use can be incorporated in sale process
10	48W Wallarah Road	Gorokan	<ul style="list-style-type: none"> Requires reclassification & rezoning prior to sale Restricts public access to the foreshore, however access to site is currently only via the private owned adjoining premises or by water.
11	4 Wilson Road	Terrigal	<ul style="list-style-type: none"> Loss of recreational and community facility Retention of Bowling club as condition of sale. Any development would be subject to approvals / traffic study.

Tranche 3 – Land Requiring Reclassification and Rezoning – Summary of Sites Identified For Sale

Parcel Information - 7 & 9 Angler Street, Woy Woy (2 x Lots)			
Lots & DP	Lots 88 & 89 DP 6213	Site Description	Vacant Land
Land Size	Each lot 872 m ² (1744 m ² combined)	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to R2 Residential to be consistent with the adjoining and surrounding residential properties	Ecology	Medium Environmental Risk
How it came into Council ownership	Vested in Council via Proclamation on 20 th December 1946. Seal affixed 8 th January 197 following Council Resolution on 4 th November 1969.	Easements and Restrictions	Water Borehole (WW40) on eastern side of 7 Angler Street Flood Precinct 2: Flood Planning
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information – 1 Austin Butler Acc, Woy Woy			
Lots & DP	Lot 9 DP235385	Site Description	Large irregular land area majority of which is heavily forested. Lot dissected by an access road which services the Austin Butler Oval car park and facilities, also circa 40 car parking spaces as part of the access road.
Land Size	Lot 10,630m ² (3,720 m ² approx. to be subdivided from existing lot)	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to Additional Permitted Uses (APU) under the Gosford LEP 2014	Ecology	Site is a medium rated Environmental Risk. Lot is in 1% Flood Extents and Precinct 2: Flood Planning Area.
How it came into Council ownership	Date acquired by Council: 8 January 1968 Purpose: public reserve Method & cost: Dedication by registration of a plan of subdivision	Easements and Restrictions	Registered drainage easement - 600mm Water Mains (Mild Steel Cement Lined) crosses lot north/south. Sewer rising main on west and south boundary. Open drainage channel crosses lot parallel with access road. Access road to Austin Butler Oval car park and facilities.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Contained in former GCC Plan of Management Community Parks Appendix B Page 14
Risks (Community)	Access road and public parking to be retained as part of a condition of sale. Any development would be subject to approvals / traffic study		
Images			

Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information - 83 & 85 Brisbane Avenue Umina (2 x Lots)			
Lots & DP	Lot 195 & 196 DP 9894	Site Description	Vacant Land
Land Size	1441.6 m ² combined (720.8 m ² each)	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to R2 Residential to be consistent with the adjoining and surrounding residential properties	Ecology	Medium Environmental Risk Partially effected by Flood Precinct 1: Possible Max Flood
How it came into Council ownership	Transfer in Fee Simple 17/01/1957 £150 (£75 each) Purpose Unknown: Information Management unable to find any Acquisition Resolution.	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Standard residential blocks with merit
Risks (Community)	No Parks and Playgrounds plans for this site. Local park located 300m away.		



Parcel Information - 1-3 Fassifern Street Ettalong Beach			
Lots & DP	Lot 121 DP 1179469	Site Description	Manufactured Home Estate –long term lease in place (expires 2029)
Land Size	3.11 ha	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to R1 Residential to be best compatible with the permitted uses under the prescribed zone	Ecology	Medium Environmental risk Precinct 1 and 2 Flood precincts
How it came into Council ownership	Part of original 11 acres, acquired in 1930 for £900 to settle rates debt (<i>no money has passed the amount is a set-off against rates owing</i>). Originally on Ettalong Beach Rd now Memorial Ave (see previous DP 9391)	Easements and Restrictions	Service easements (electrical, drainage etc.), road access, lease restrictions.
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Nil
Risks (Community)	Minimal community risk		

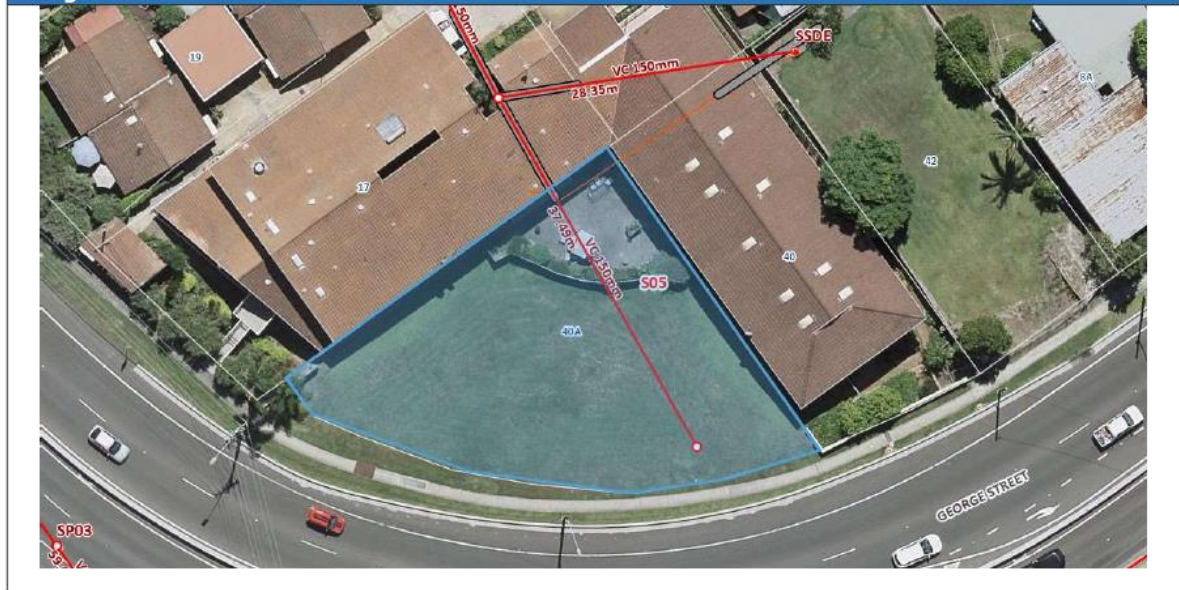
Images



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information - 40A George Street East Gosford			
Lots & DP	Lot 1 DP996535	Site Description	Vacant land
Land Size	1008 m ²	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to R1 Residential to be consistent with the adjoining and surrounding residential properties.	Ecology	Low Environmental risk Appear to be no flood precincts
How it came into Council ownership	Purchased in 1966 for \$7,608.35 for the purpose of road widening	Easements and Restrictions	150mm Sewer Gravity Mains - Reticulation Main bisects lot. Currently a triangular shaped encroachment on site by Age Care facility.
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images



Parcel Information - 6 Ithome Street Wyong			
Lots & DP	4/DP614523	Site Description	Current use is public parking by users of the netball courts, tennis courts and swimming pool
Land Size	5,016 m ²	Classification	Community (requires reclassification prior to sale), operational land classification is invalid.
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to R3 Residential – to be consistent with the surrounding residential properties	Ecology	N/A
How it came into Council ownership	11 November 2009: \$800,000 – transferred under power of sale from Mortgagee – former owners Wyong Sports & Tennis Club Purpose: Baker Park Master Plan	Easements and Restrictions	Sewer main dissecting the block east to west – probably not a problem if block is subdivided and easements put in place Precinct 1 & 2 flooding
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Part of the Baker Park complex and masterplan
Risks (Community)	Historically used for parking by users of the netball courts, tennis courts and swimming pool. However new carparking in the area was recently built to cover for this requirement.		

Images



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information – 2-4 Park Road The Entrance			
Lots & DP	Part Lot 1 DP 180642 & Part Lot 1 DP 406038 Plan of subdivision for Club lease DP 867289	Site Description	Bowling club consist of 3 x bowling greens clubhouse and registered club with bar and bistro
Land Size	Lot 1 DP 180642 & Lot 1 DP 406038 = 1.67 ha Club footprint = 6941 m ²	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezoned to RE2 to be the best compatible with the permitted uses under the prescribed zone	Ecology	Nil
How it came into Council ownership	The land was originally donated to Council in 1940's	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Listed in the Key Sites DCP and Part of The Entrance Strategic Plan. POM No. 6 applies over the land. The bowling club lease expired in 2017 and occupancy has continued on a holding over basis.
Risks (Community)	Bowling Club and facilities to be included as a condition of sale.		



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information – 336-350 Terrigal Drive, Terrigal			
Lots & DP	Lot 10 DP 1187594	Site Description	Sporting precinct which comprises of a basketball stadium, tennis facilities, BMX Bike track, Terrigal 50+ as well as a childcare centre.
Land Size	Lot10 DP1187594 = 7.018ha Stadium lease area = 5,300 m ² approx.	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to RE2 to be the best compatible with the permitted uses under the prescribed zone	Ecology	Nil
How it came into Council ownership	Land was likely donated to Council. Most recent Deposited Plan for site 2/8/2013.	Easements and Restrictions	Existing water and sewer infrastructure located on the site but not located underneath existing buildings.
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence.	Strategic Implications of Selling	Loss of recreational and community facility.
Risks (Community)	Basketball stadium and public parking to be retained as part of a condition of sale. Any development would be subject to approvals / traffic study.		



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information - 191 Wallarah Road Kanwal			
Lots & DP	Lot 21 DP 813270	Site Description	Community Hall
Land Size	2,433 m ²	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) RE2 to be the best compatible with the permitted uses under the prescribed zone	Ecology	Low Environmental risk Appears to be no flooding risks
How it came into Council ownership	Transferred to Council 24 October 1991 as part of subdivision	Easements and Restrictions	Right of carriageway noted on title
Loss of Rent (Existing Tenants)	Community Infrastructure books site out to numerous user groups on both a regular and casual basis.	Strategic Implications of Selling	Nil
Risks (Community)	Community concerns about loss of site, however current use can be incorporated in sale process		

Images



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project

Parcel Information - 48w Wallarah Road Gorokan			
Lots & DP	Lot 2 DP733448	Site Description	Vacant foreshore space
Land Size	2385 m ²	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) Rezone to RE2 to be the best compatible with the permitted uses under the prescribed zone	Ecology	Light – Medium environmental risk Multiple flooding precincts with a large part precinct 4
How it came into Council ownership	Public Reserve created via subdivision 22/7/1986	Easements and Restrictions	Easement for drainage Right of carriageway
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Nil
Risks (Community)	No public access to the foreshore, however access to site is currently only via the private owned adjoining premises or by water.		

Images



Parcel Information – 4 Wilson Rd, Terrigal			
Lots & DP	Lot 2 DP 630641 4 Wilson Rd Terrigal	Site Description	Site accommodates bowling greens and associated club The site is flat with no vegetation.
Land Size	7,533 m ²	Classification	Community (requires reclassification prior to sale)
Zone	RE1 Public Recreation (requires rezoning prior to sale) B2 Commercial (based upon the future relocation of the Bowling Club) and consistent with the adjoining properties to the north.	Ecology	Nil
How it came into Council ownership	Land was likely donated to Council in 1940's, Bowling club was founded in 1948. Subdivision was registered on 16/11/1982 as per the Deposited Plan.	Easements and Restrictions	Water and Sewer services are located along the perimeter of the site.
Loss of Rent (Existing Tenants)	Loss of rent - commercial in confidence	Strategic Implications of Selling	Loss of recreational and community facility
Risks (Community)	Retention of Bowling club as condition of sale. Any development would be subject to approvals / traffic study.		

Images



Tranche 3 – Land Requiring Reclassification and Rezoning - Asset Efficiencies & Sales Project



Tranche 3 - Land Requiring Reclassification
Asset Efficiencies & Sales Project

Date: 1 April 2021

Version 1.5

Introduction

As part of the Council Business Recovery Plan the Economic Development and Property Unit initiated the Council Asset Efficiencies & Sales project to implement the Recovery Plan deliverables allocated to the Unit.

The Council Asset Efficiencies & Sales project

The project team made the decision to develop sales tranches, each tranche would contain multiple lots identified as having sale potential. The bundling of co-located land holdings was encouraged where possible to extract the maximum sale price possible.

The project team gained Council approval for Tranche 1 sales at the Council meeting 30th November 2020. The Tranche 1 properties are gradually being brought to market; most are consolidated sites requiring specialised sales strategies. Tranche 2 consisted of Council assets which had a previous resolution to sell and are were gradually brought to market from the beginning of 2021.

In February 2021 the project team formally engaged with Council staff from specialist areas to requested comment on sites already identified as being surplus to Councils requirements and having sale potential. It was requested that input should come from a Unit Manager level. Managers could delegate to staff in their teams but final sign off should come from the relevant Unit Manager. Council staff were also requested to identify sites not already identified by the project team but are surplus to their requirements and having sale potential. This consultation process concluded on the 1st March 2021

Included in this report are a summary of Tranche 3 Land Requiring Reclassification prior to sale. This Tranche contains 5 sites (9 lots) identified for sale. Please note that a number of these lots require reclassification prior to any sale. In this regard the project team are concurrently managing a reclassification and rezoning process that includes lots identified in the Tranche 3 reports.

Tranche 3 - Land Requiring Reclassification – Summary: Restrictions, Strategic Implications of Selling & Community Risks

#	Address	Suburb	Restrictions, Strategic Implications of Selling & Community Risks
1	9 Berrys head Road	Narara	<ul style="list-style-type: none"> Requires reclassification prior to sale Low Environmental Risk
2	75 Bungarry Road (2 x Lots)	Norah Head	<ul style="list-style-type: none"> Requires reclassification prior to sale Site contains Norah Head Community Hall which is beyond repair and requires demolition.
3	43A Ulana Ave	Halekulani	<ul style="list-style-type: none"> Easement for access and pipeline noted on title. Site is utilised for access to Council's Reservoir at 45W Ulana Avenue. The site is 20m wide and can be sold with a right of carriageway access on the western boundary.
4	10W Woodcutters Road	Bensville	<ul style="list-style-type: none"> Requires reclassification prior to sale Transferred to Council via subdivision in 2002
5	8, 11, 13 & 15 Yaralla Road (4 x Lots)	Killarney Vale	<ul style="list-style-type: none"> Community and Culture have identified the site as having potential for a blended affordable housing initiative but are supportive of the current asset sales methodology as it would not delay or impede any desired outcomes Loss of informal carparking

Tranche 3 - Land Requiring Reclassification – Summary of Sites Identified For Sale

Parcel Information - 9 Berrys Head Road, Narara			
Lots & DP	Lot 2 DP 1025043	Site Description	Vacant Land
Land Size	936 m ²	Classification	Community (requires reclassification prior to sale)
Zone	R2	Ecology	No Flood Precinct Low Environmental Risk
How it came into Council ownership	Resumed under Public Works Act Gazetted 11/10/1929	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images



Parcel Information – 75 Bungary Road, Norah Head 2263 (2 x Lots)			
Lots & DP	Lot 1 DP 860696 (smaller thin lot) and Lot 5 Sec 24 DP 758779 (main lot with building)	Site Description	2 x lots in L shaped configuration. Site contains Norah Head Community Hall which is beyond repair and requires demolition.
Land Size	2466 m ² combined (1133 m ² + 1333 m ²)	Classification	Community (requires reclassification prior to sale), 1994 operational land classifications are invalid.
Zone	R1 General Residential	Ecology	Low Environmental Risk.
How it came into Council ownership	Lot 1 DP 860696 (smaller lot) and Lot 5 Sec 24 DP 758779 (main lot with building) vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913 - gazetted 16 July 1976 – both parcels declared to be public reserve in the gazettal. Before the vesting, Lot 5 was a former Crown reserve for the purpose of a Hall, and Lot 1 was Crown road closure land.	Easements and Restrictions	Sewer Gravity Mains (Reticulation Main) on western boundary of Lot 1 DP 860696 and northern boundary of Lot 5 Sec 24 DP 758779.
Loss of Rent (Existing Tenants)	N/A untenanted	Strategic Implications of Selling	Site recommended for sale by Leisure and Lifestyle Unit
Risks (Community)	Community groups vacated in January 2020, building is termite damaged and not cost effective to rectify.		

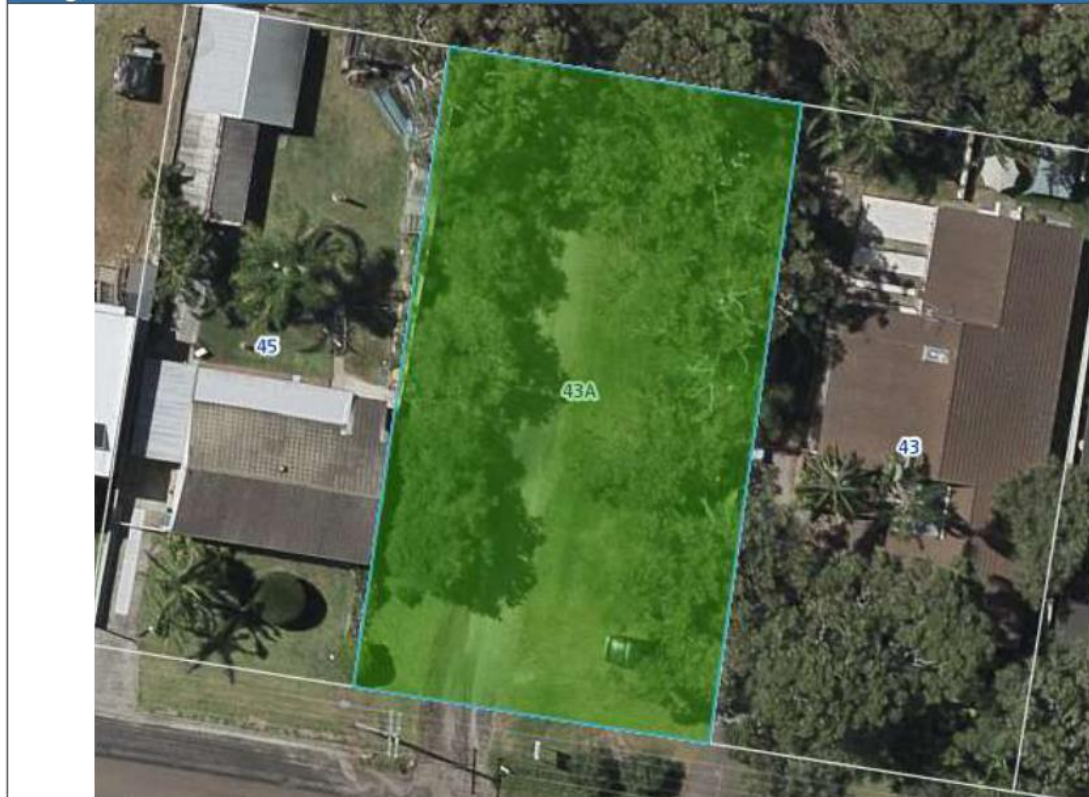
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Tranche 3 - Saleable Council Assets - Asset Efficiencies & Sales Project

Parcel Information - 43A Ulana Avenue Halekulani			
Lots & DP	Lot 2 DP 218406	Site Description	Vacant land
Land Size	733.50 m ²	Classification	Operational
Zone	R2	Ecology	Low environmental risk No flooding precincts
How it came into Council ownership	Acquired 12 December 1997 for purpose of Wyong water supply scheme.	Easements and Restrictions	Easement for access and pipeline noted on title. Site is utilised for access to Council's Reservoir at 45W Ulana Avenue. Endorsed for sale by asset owner and internal stakeholders at meeting on 5 August 2014. Noting that the site is 20m wide and can be sold with a right of carriageway access on the western boundary.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

Images



Parcel Information - 10W Woodcutters Road Woongarah			
Lots & DP	Lot 32 DP 1044070	Site Description	Vacant Land – Public Reserve
Land Size	719.70 m ²	Classification	Community (requires reclassification prior to sale)
Zone	R2	Ecology	Low level Environment impact No flooding issues identified
How it came into Council ownership	Appears to have been transferred to Council via subdivision in 2002	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Nil
Risks (Community)	Nil		

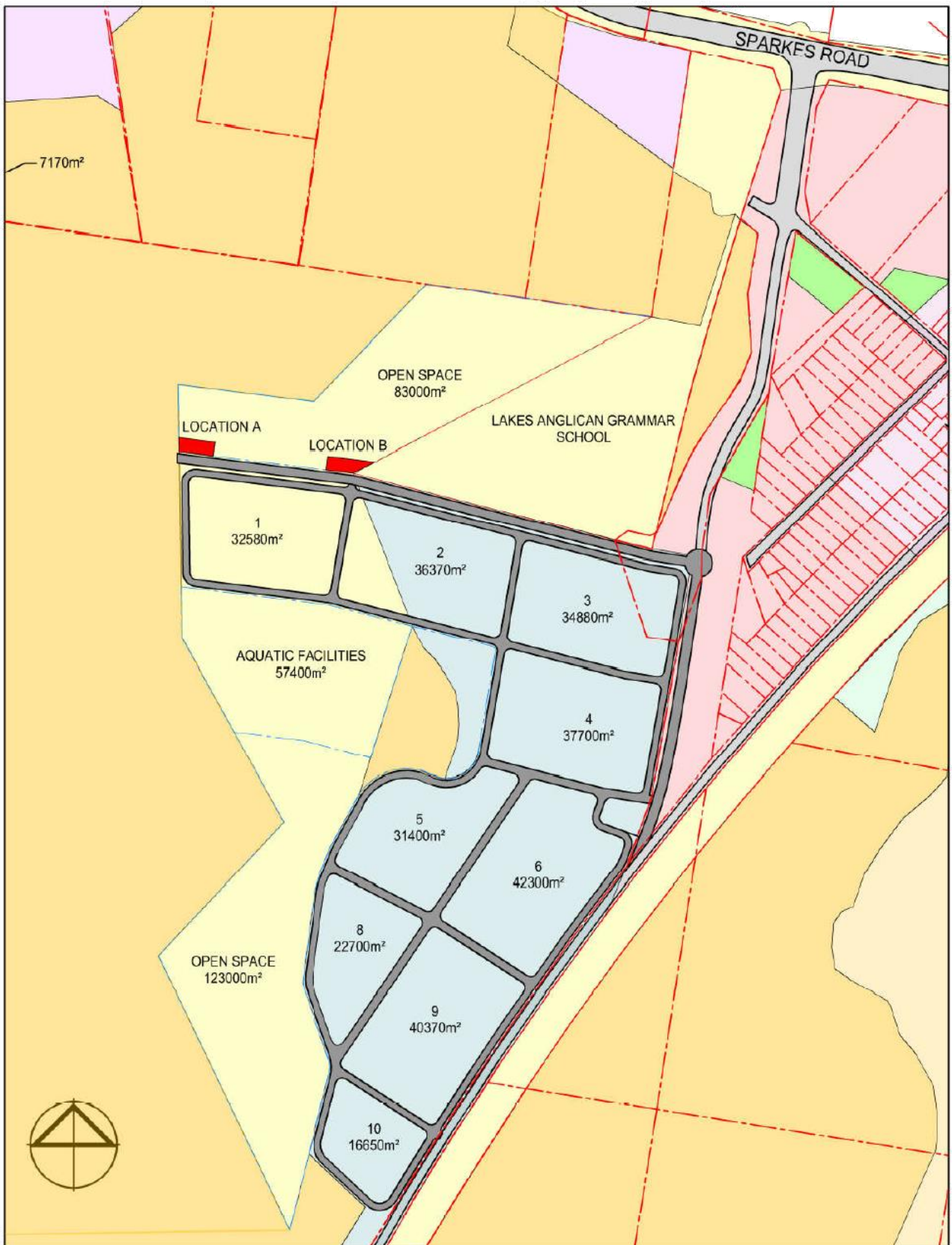
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Parcel Information - 9-15 Yaralla Road Toukley (4 x Lots)			
Lots & DP	Lots 76-79 DP 20493	Site Description	The sites consist of vacant land (9-11), car park (13) and a vacant residential cottage (15)
Land Size	2,276.2 m ² combined (569 m ² + 569 m ² + 569.1 m ² + 569.1 m ²)	Classification	Operational (requires reclassification prior to sale to remove trust)
Zone	B4	Ecology	One lot classified as Medium Environment risk (Lot 77) other three sites Low Environmental risk
How it came into Council ownership	All parcels were acquired progressively by private treaty and for value for the purpose of future carparking.	Easements and Restrictions	Nil
Loss of Rent (Existing Tenants)	Nil	Strategic Implications of Selling	Lots acquired for future car parking strategy now obsolete.
Risks (Community)	Loss of informal carparking. Community and Culture have identified the site as having potential for a blended affordable housing initiative but are supportive of the current asset sales methodology as it would not delay or impede any desired outcomes		



Images





					PROJECT NAME: WARNERVALE FEASIBILITY STUDY	DRAWING TITLE: POTENTIAL 1000m² SCHOOL LOCATION A AND B
					PROJECT ADDRESS & DETAILS: SPARKES ROAD, WARNERVALE	
01	14/04/21	ISSUED FOR INFORMATION			DRAWING No: ---	REVISION NO: 01
REVISION	DATE	COMMENTS	APP'D			SHEET: A01



										PROJECT NAME: WARNERVALE FEASIBILITY STUDY DRAWING TITLE: OVERALL AERIAL PHOTOGRAPH	
										PROJECT ADDRESS & DETAILS: SPARKS ROAD, WARNERVALE	
01	12/04/21	ISSUED FOR INFORMATION		HEIGHT DATUM	COORDINATES	ORIG SHEET SIZE	A3	 		DRAWING No:	--
REVISION	DATE	COMMENTS	APP'D	DRAWN BY:	DS	DESIGNED BY:	--			SURVEYED BY:	--
										SHEET:	A01

Parcel Information - 219B, 219c & 219 Albany Street North GOSFORD 2250 (Lot 201, 203, 204)			
Lots & DP	Lot 203 DP 840680, Lot 204 DP 840680, Lot 201 DP 840680	Site Description	3 x lots known as Albany Street North sites
Land Size	3876sqm total (1694sqm, 858sqm & 1324sqm)	Classification	All the former lots were classified as operational land in the 1994 bulk reclassification other than lots 7 and 10. Further investigations are continuing regarding the classification of lots 7 and 10, which are now mostly the area of Henry Wheeler Close. This area may need to be subdivided and excluded from sale if community land. None of the parcels are subject to a public trust
Zone	B4 Mixed use	Ecology	Low environment risk identified on Geocortex
How it came into Council ownership	Council acquired the land when it was formerly lots 1-8, 10 & 11 DP 238231. All the lots other than lot 6 were purchased progressively between 1969 and 1973 for carparking, by private treaty and for value. Lot 6 was resumed for carparking in 1973. Any public trusts were expressly revoked on gazettal of the resumption.	Easements and Restrictions	Easements for right of carriageway and services over Lot 201 (219 Albany Street) Gosford LEP 2014- Under Schedule 5 - not heritage listed. Bushfire considerations.
Loss of Rent (Existing Tenants)	Geoff wright cottage lease expires 2021 – Nominal rent. Gosford Cubbyhouse lease has expired - loss of commercial rent Rumbalara Hostel – Nominal rent	Strategic Implications of Selling	N/A
Risks (Community)	219B Albany Street contains a Childcare Centre (Gosford Cubbyhouse) and tenant is actively seeking a new Lease for the premises. The risk to the childcare centre is the site will be in private ownership rather than Council. 219B also contains a Dementia Centre (Geoff Wright Cottage). The risk to the centre is the site will be in private ownership rather than Council. 219C contains the Hostel. The risk to the Hostel is the site will be in private ownership rather than Council. (Lot 205) 217 Albany Street contains Gosford Senior Citizens centre. This site will be considered at a later stage. Loss of future GCC carparking site.		

Images



Briefing Note

Gosford Waterfront



Summary:

The purpose of this briefing note is to provide information on

- work being undertaken by the City Planning and Design Team (Strategic Planning Unit) regarding the Gosford Waterfront and
- information regarding previous proposals and strategies related to the Gosford City Centre and Gosford Waterfront Precinct, including the review of previous Masterplans, and fast ferry terminal opportunities, reasons for these plans being rejected, traffic management issues in relation to Dane Drive, flooding and contaminated land issues in this area, *for further detail refer to Attachment 1 and 2 of this briefing note.*

Gosford Waterfront

Over the last 30 years many proposals and strategies have been developed to revitalise the Gosford Waterfront Precinct, *for further detail refer to Attachments 1 and 2 of this briefing note.* In summary the most recent are;

- Gosford Waterfront Strategy, 2007 prepared by Council (*adopted on the 5th of June 2007*)
- Our City Our Destiny, 2010 prepared by Council (*most current*)
- The Landing, 2011 prepared by Lend Lease. (*withdrawn*)
- Unsolicited Proposals

Current Status

Current projects undertaken by the NSW State Government and Council in the City South Precinct support the NSW Government Architect's Urban Design Framework (UDF). They seek to implement the priorities and actions identified in the adopted Interim Local Strategic Planning Statement (LSPS) and Somersby to Erina Corridor Strategy.

However, the UDF does not apply to the Gosford Waterfront area, *for further detail refer to Attachment 1 of this briefing note.*

Gosford City Centre – Profile and Future Projections

The Gosford City Centre has a current population 5,149 (2019 ABS ERP) with the majority (86%) residing in Medium and High-Density Housing. Future projections suggest an additional 2,993 people will reside in the City Centre by 2036, which includes an additional 2,327 dwellings and is expected to generate

approximately 5,264 additional jobs. (NSW Transport and Performance Analytics and Australian Bureau of Statistics)

Economic Development Strategy

On 9 June 2020, Council adopted the Economic Development Strategy (2020- 2040) and the Economic Recovery and Resilience Framework. Also, Council established an Economic Taskforce to implement the strategy with key internal and external stakeholders. Projects for cultural, leisure, entertainment and commercial opportunities that are identified through this process would occur only after thorough community consultation.

A Way Forward

Proposals to activate the Gosford Waterfront have suffered a number of setbacks and difficulties over the years. The barriers are complex, multi-layered and have inter-related infrastructure and context issues. Yet, there are opportunities that can be explored as the waterfront is important to the city, the region, the people and the place. It has the capacity to be a significant regional attractor.

Greater Sydney Commission

On 22 October 2020 the NSW Government announced that the Greater Sydney Commission (GSC) would co-ordinate the development and delivery of an economic strategy for the Central Coast and this provides an opportunity to explore new options.

Consultation

Previous consultation is detailed in *Attachment 1*.

In 2021, Council's City Planning and Design Team (Strategic Planning Unit) will undertake internal consultation regarding the draft Public Domain Guideline and Technical Specification. This will include representatives from DPIE and TfNSW.

Key issues raised from previous consultation include:

- Traffic Management Issues – Dane Drive
- Flooding Issues
- Contaminated Land
- Environmental (*dredging*) – Fast Ferry
- Privatisation of Public Land
- Over Development

Detailed Studies

Various detailed studies have been undertaken to investigate and test the key issues identified above.

In summary the detailed studies undertaken to date are;

- Brisbane Water Recreation Boating Study (1986/7 PWD)
- Gosford Boat Harbour Development Options Study (1987 PWD)
- TfNSW Crash Data Analysis Study (2014-2018)
- Gosford City Centre Traffic and Transport Study (2021 On Hold)
- Various Flood Assessments
- Investigation of Sediments in the Gosford Boat Harbour (1998 PWD)

Response to Notice of Motion Gosford Waterfront Marina

At the 23rd of November 2020 Ordinary Council Meeting Council staff reported to Council a *Response to the Notice of Motion - Gosford Waterfront Marina* was moved by Mr Persson AM.

The NOM requested that staff report back to Council with opportunities available to activate the Waterfront Precinct and a review of previous plans and strategies and why these plans were rejected.

Council remains committed to the revitalisation of the Gosford Waterfront and has included actions in the Interim Local Strategic Planning Statement and the Somersby to Erina Corridor Strategy, these are detailed further in *Attachment 1 of this briefing note*.

In Summary the report recommends that:

- Progress reports be provided to the Gosford CBD and Waterfront committee regarding the adopted Interim Local Strategic Planning Statements and Somersby to Erina Corridor Strategy as they relate to Gosford Waterfront;
- Council work with the Greater Sydney Commission to explore opportunities for the Waterfront Precinct.

Next steps:

City Planning and Design (Strategic Planning Unit) staff will continue to progress with the production of the Central Coast Public Domain Guidelines and Technical Specification. Focusing on the Gosford City Centre the team will work closely with the key stakeholders throughout Council (*Roads, Transport, Drainage and Waste, Open Space and Town Centre Management Teams*.) as well as those within the NSW State Government, The Greater Sydney Commission and relevant local community groups.

ED&PD will be shortly recommending via Council Report to proceed with production of concept design options for the Waterfront with a long-term view of engaging Private partners to develop this precinct via a competitive EOI process.

Contact and authors:

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Approval action:

Briefing approved:

×

Endorsed by Scott Duncan

Date:

Acting Unit Manager – Strategic Planning

Attachment A

Previous Proposals and Strategies – Gosford City Centre and Gosford Waterfront Precinct Summary

Our City Our Destiny

The 2010 Our City, Our Destiny Masterplan (also known as The Gosford Challenge) remains the most current Masterplan prepared by Council undertaken for the CBD and waterfront.

The principles under this Masterplan allowed for continuous public access to the waterfront. It was intended that the waterfront house retail, entertainment, offices and waterfront apartments to create a vibrant and safe environment for the Gosford community. Buildings would be scattered to minimise loss of views from the City. Direct access would be provided by controlled locations.



2010 Our City, Our Destiny 'Waterfront Precinct Plan'



2010 Our City, Our Destiny 'Perspective'

Modifications were proposed to Dane Drive to allow possible parking on both sides of the road with traffic signals and grade crossing to deliver pedestrians to the new waterfront.

A Point Claire pedestrian and cycle connection would be developed on the edge of the railway line.

A recreation/play area was also considered as part of this development opportunity.

The Landing, 2011 by Lend Lease

Work on the development of the Gosford Challenge project recommendations led to the Gosford Waterfront being declared a State Significant Site and the then Central Coast Regional Development Corporation (CCRDC - now Hunter Central Coast Development Corporation) partnered with Lend Lease to prepare an application to the Minister for Planning for the site.

The 2011 Lend Lease proposal 'The Landing at Gosford' linked the waterfront to a performing arts precinct, hotel, residential piers, three major office buildings as well as boutiques, cafes and restaurants.

At the time, the proposed was a 10-year plan, which was due to begin in early 2014, and predicted to create four-thousand jobs and 700 new homes.

The first stage was to feature a one thousand seat Performing Arts Centre and nearby commercial buildings.



Image: 'The Landings' 2011 by Lend Lease - Waterfront Background Summary www.ccrdc.nsw.gov.au

The Landing, 2011 by Lend Lease

In response to community concerns CCRDC significantly reduced the area covered by the original proposal and amended the proposed development controls. The amended development controls were incorporated into State Environmental Planning Policy which was adopted by the Minister for Planning, and in force for 1 day and then incorporated into Gosford Local Environmental Plan 2014/Gosford Development Control Plan 2013 on instruction by the Minister.

Lend Lease subsequently withdrew their support for the proposal.

Gosford Waterfront Strategy, 2007

The Gosford Waterfront Strategy, 2007 proposed the waterfront to be considered as a staged developed of nodes along a cycle and pedestrian route. Development sites such as medium sized marina and tourism uses such as galleries restaurants, swimming pool on reclaimed land along the railway line were proposed, however most of the focus was on community driven recreation spaces and a journey that links them along the water.

This Strategy also suggested land reclamation or realignment of Dane Drive to allow a 50 – 60 metre width from road to water or the development of a boardwalk over the water to widen the footpath area along Dane Drive. This plan also included the Point Claire pedestrian and cycle connection to be developed on the edge of the railway line.



Gosford Waterfront Strategy, 2007

This Strategy was adopted by Council on 5 June 2007 however was not implemented due to the commencement of the Gosford Challenge/Our City Our Destiny process.

Gosford City Centre Urban Design Framework

The most up to date, comprehensive review of the Our City, Our Destiny 2010 Masterplan is found in the Gosford City Centre Urban Design Framework (UDF). Prepared by the NSW Government Architect (NSW GA) the UDF is now the current "Masterplan" for the city centre

The UDF acknowledges the key structure and urban strategies of the 2010 Masterplan remain largely relevant and the UDF's function was to provide small updates where time has altered a requirement or overall thinking. The UDF's focus is how to effectively implement the Masterplan with meaningful actions and measurable results.

The 2010 Masterplan remains the basis of the UDF's placemaking analysis. Notwithstanding, the UDF correctly highlights that 'little of the Masterplan moved to implementation and most remains at a Strategic High Level, with little detail'.

Conversely, the UDF mentions that the waterfront is an opportunity without specifically mentioning what could potentially be developed.

Fast Ferry Terminal Proposals

Between 1986 and 1996 a number of studies were undertaken by both Council and the NSW Public Works Department (PWD) regarding the demand and feasibility of a marina facility in the Gosford Boat Harbour area, including:

- Brisbane Water Recreational Boating Study (1986/7 PWD)
- Gosford Boat Harbour Development Options Study (1987 PWD)
- Gosford Marina and Tourist Development – Invitation to Tender (1989 PWD)
- Gosford Boat Harbour Marina and Tourist Development - Call for Detailed Proposals (GCC 1998)

Records indicate that various Expressions of Interest for Marinas/Tourist Developments/Fast Ferry were called for in the period 1998 – 2003. A fast ferry connection was envisioned from Gosford Boat harbour to Circular Quay.

Trader's Finance Holdings Pty Ltd was endorsed as the favoured proponent.

The proponent was required to develop their proposal to satisfactorily address such matters as car parking, foreshore and marine operating requirements and to submit the necessary applications with support documents.

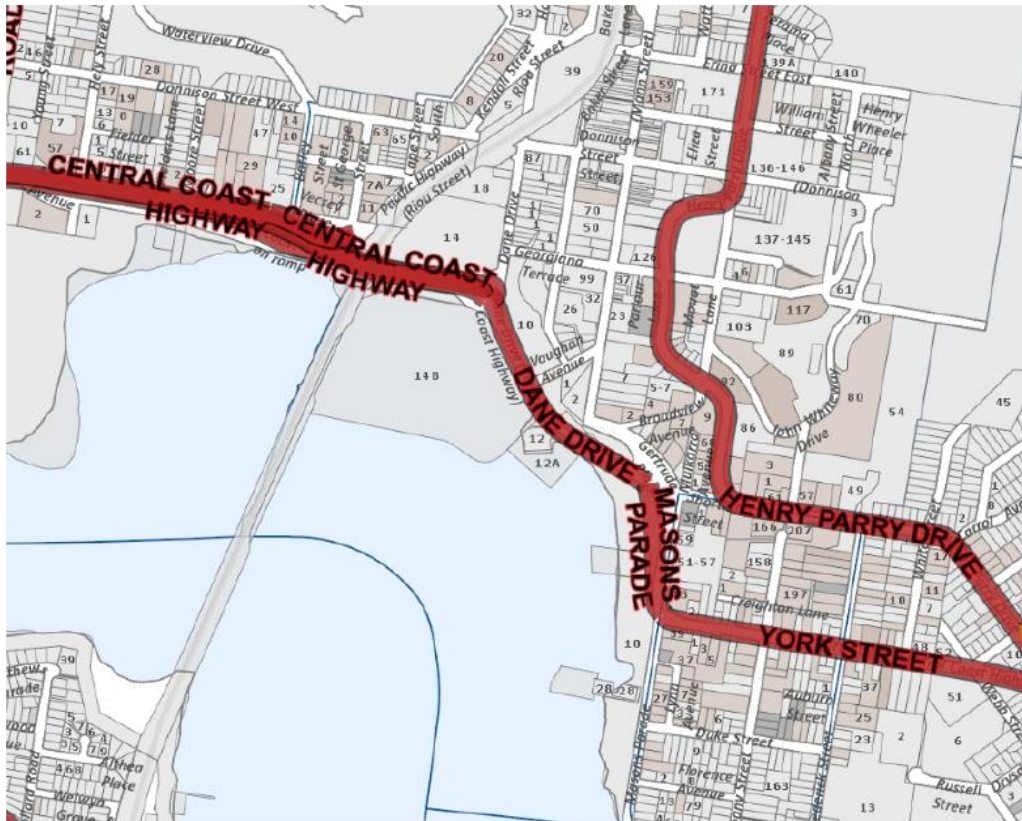
Subsequently in 2010, following a period of inaction, Council issued a media statement noting:

"Although Council granted consent the Ferry/Wharf will not be proceeding due to the applicant not obtaining a vessel and finance. Council has cancelled the lease; therefore, the proposal cannot proceed."

There are no other records following the above Council media statement.

Traffic Management – Dane Drive

Dane Drive is categorized as a State and Regional road and is managed by Transport for NSW (TfNSW). Currently TfNSW, Department of Planning, Industry and Environment (DPIE) and Council are undertaking a traffic study for the Gosford City Centre area, which includes Dane Drive.



RMS State and Regional Road – Dane Drive

Council has analysed TfNSW crash data for a five-year period between January 2014 and December 2018. Of the total 303 crashes occurring in the Gosford City Centre, 45 per cent occurred on either Henry Parry Drive or Central Coast Highway.

Council is aware of six crashes during this period specifically related to the intersection of Central Coast Highway and Dane Drive.

Dane Drive is a major four lane road which takes traffic from west of the city to the coast. It effectively divides the waterfront from the rest of the city. Various city masterplans and waterfront plans have grappled with how to improve the connection to the waterfront and minimize the impact of the road from an amenity perspective. Over the years a number of options have been explored such as:

- major or minor road relocations,
- moving the road back against the hillside with a land bridge over the road
- tunneling the road,
- diverting most of the traffic around the city via a scheme referred to as the east-west by-pass.
- widening the footpath at the narrowest point via a boardwalk over the water to increase separation from the road, etc

The majority of these are high cost projects and while TfNSW have accommodated minor intersection relocations at the Dane Drive/Manns Street intersection and an additional pedestrian

crossing near Poppy Park they have been reluctant to plan for any major relocation of the road. However, traffic and amenity issues associated with Dane Drive and connections over the road to the waterfront from the city are issues that will need to be resolved in any future revitalization of the waterfront.

Flooding Issues

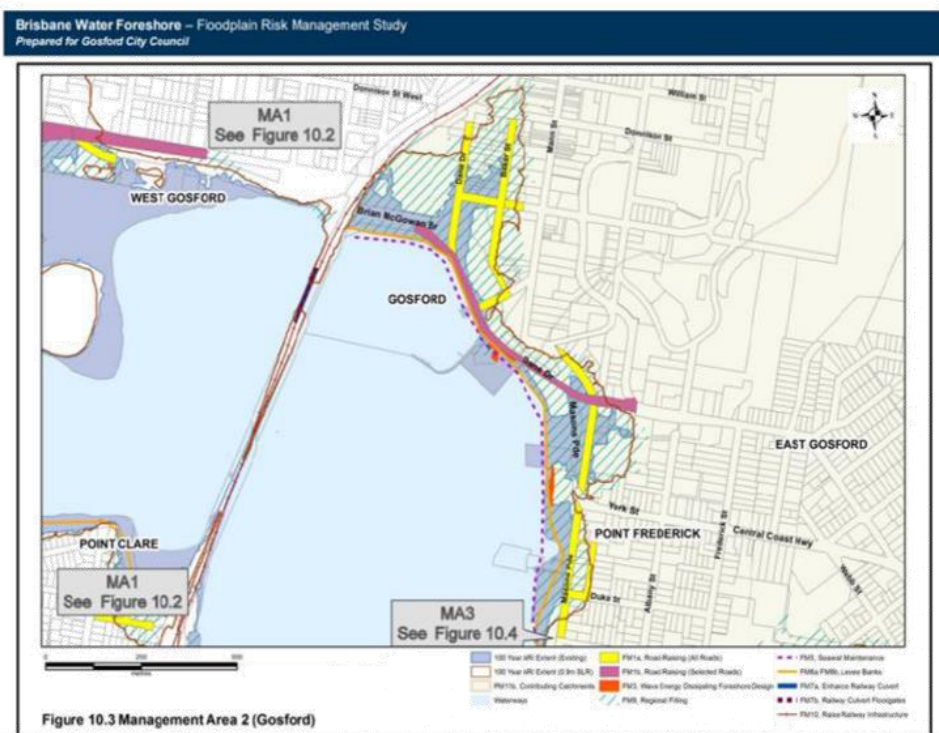
Over the years, several flood assessments have been undertaken in this area. These reports have concluded that the current issue of flood inundation resides with the following:

- Inadequate seawall running along Mason Parade and Dane Drive
- Catchment flooding from the CBD
- Mainstream flooding from Narara Creek Storm Surge and Sea Level Rises

All the above issues cause the following:

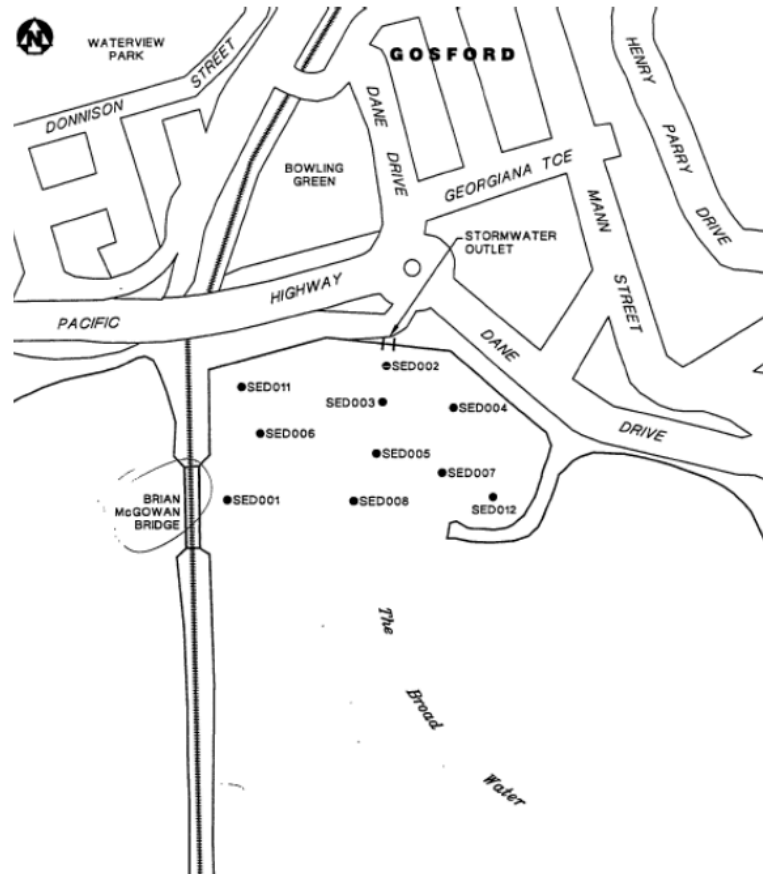
- Overtopping by waves
- Collapse and/or scouring behind the seawall
- Foreshore inundation

Part of the solution is upgrading (either in part or in full) the seawall. This should be undertaken in line with any planned re-development of this area. The investigation should also consider ways in which to incorporate environmentally friendly design features, and to incorporate provide public access or improve amenity.



Contaminated Land

AGC Woodward- Clyde Pty Ltd was engaged by NSW PWD in 1998 to undertake an investigation of the sediments in the Gosford Boat Harbour. These investigations were relating to options for disposal of the sediments following potential dredging of the harbour.



The Broadwater – Sediment Core Holes

The conclusions from the sampling and analysis program indicated the following:

- 1 The sediments should be classed as inert waste for offsite disposal, if agreement can be reached with the EPA with respect to the Chemical Control Order for organotin wastes;
- 2 The sediments should be suitable for use as clean fill in land reclamation provided that the EPA agrees that the material would not be classed as Scheduled Waste under the Chemical Control Order for organotin wastes;
- 3 The sediments would be of a suitable quality for offshore disposal. This would require consent from Environmental Australia;
- 4 The environmental impact associated with dredging and the necessity to undertake an EIS will be dependent on the nature of the project.

Attachment B**Interim Local Strategic Planning Statement – Gosford City Centre and Gosford Waterfront Precinct progress update.**

Council's commitment to implementing the actions identified in the Interim Local Strategic Planning Statement (LSPS), adopted by Council on the 29th of June 2020 are evidenced in the table below;

Planning Priorities	Actions	CSP Theme	Timeframe (Yrs)
2 Prioritise sustainable development in our Regional City Centre and existing centres	Work with State Government in implementing the Urban Design Framework for Gosford City Centre, as appropriate (CCRP Direction 1,2)	Smart	Ongoing
	Status	Council collaborated with DPIE and NSW Government on the preparation of the State Environmental Planning Policy (Gosford City Centre) 2018 and Gosford City Centre Development Control Plan 2018 and continues to work with DPIE and the City of Gosford Design Advisory Panel (CoGDAP) in the assessment of City Centre Development Applications.	
	Review and update the Gosford Streetscape Masterplan. (CCRP Direction 1,2)	Liveable	Short (0-3)
	Status	Council has commenced work on an LGA wide Public Domain Guidelines and Technical Specification to ensure quality streets and public spaces across the LGA. The Gosford Streetscape Masterplan which was prepared by Oculus in 2011 will be reviewed as part of this process to ensure consistency with the NSW Government Architects Urban Design Framework.	

		Adopt and implement the Heritage Interpretation Strategy for Gosford City Centre	Belonging	Short (0-3)
		Status	<p>Council adopted the Heritage Interpretation Strategy on 9th of December 2019.</p> <p>Concepts from the strategy relating to Kibble Park have been incorporated into the draft Kibble Park Place Plan and will be included in the more detailed Landscape Concept plan.</p> <p>Additional projects from the strategy will be incorporated into future Operation Plans/Capital works budgets and opportunities are being sought for external grant funding.</p>	
6	Prioritise sustainable development in our Regional City Centre and existing centres	Work with the State Government to deliver the new regional recreational facility at the Gosford Waterfront with improved connections to the Gosford City	Lifestyle	Short (0-3)
		Status	<p>Council worked in conjunction with HCCDC and other State Government Departments to finalise the design and assist with the provision of information etc for Leagues Club Field Park. Further assistance will be provided as required.</p>	

Attachment C**Somersby to Erina Corridor Strategy – Gosford City Centre and Gosford Waterfront Precinct progress update**

Council's commitment to implementing the actions identified in the adopted Somersby to Erina Corridor Strategy are evidenced in the table below;

Action	Item	Description
Action 12	Public Domain Master Plan	Council will work with DPIE and HCCDC to develop a Public Domain and Streetscape Master Plan for Gosford City Centre to improve the public amenity and streetscape experience. The Master Plan should seek to promote outdoor dining, active streets, visual links to surrounding landscape features and improved connections to the waterfront
	Status	Council has commenced work on an LGA wide Public Domain Guidelines and Technical Specification to ensure quality streets and public spaces across the LGA. Gosford City Centre has been identified as a priority area and review of the Gosford Streetscape Masterplan which was prepared by Oculus in 2011, will be one of the first project undertaken as part of the preparation of the Public Domain guidelines.
Action 13.3	Connection to the waterfront	Gosford City Centre's location overlooking Brisbane Water contributes much to its character and sense of connection with landscape and recreational opportunities. The ability of the city to capitalise on such a stunning natural asset will depend on the quality of its connections. An improved public domain along key pedestrian links including Mann Street and Baker Street will provide a more comfortable and attractive walk from the City whilst new and improved crossings of the Central Coast Highway will provide convenient access to the waterfront. Council will progress discussions with RMS and HCCDC for improved/ additional crossings of the Central Coast Highway and alternative solutions/ route options to Dane Drive.
	Status	Council has commenced work on an LGA wide Public Domain Guidelines and Technical Specification to ensure quality streets and public spaces across the LGA. Gosford City Centre has been identified as a priority area and review of the Gosford Streetscape Masterplan which was prepared by Oculus in 2011, will be one of the first project undertaken as part of the preparation of the Public Domain guidelines.

Action 14.2	Gosford Boardwalk and Waterfront Strategy	Council will conduct a detailed review of the public domain along the waterfront that will identify opportunities to create a highly improved pedestrian and cycle friendly boardwalk that becomes a major recreational attraction. Improvements may include the width of the walk, new materials, lighting, street furniture, public art and planting together with improved opportunities to get into and onto the water. Additional opportunities to provide destination attractions such as improved children's play, picnic and BBQ facilities, food and beverage outlets, improved swimming facilities, cycle and kayak hire will also be investigated. Designs will be costed and implementable with key funding sources identified.
	Status	The Gosford to Point Clare Railway Shared Path has been identified as a project in the Central Coast Bike Plan 2019 – 2029 and opportunities for grant or other funding will be explored.

Attachment 2

We have been continuously developing this vision based on community & stakeholder input, focusing on the following:

- A world class Performing Arts & Cultural Centre including outdoor stages for community events including Carols and concerts
- Extensive landscaped waterfront with opportunities for outdoor events/entertainment, sculpture displays and local Indigenous educational experiences
- Family playground & waterpark
- Activation of the Waterfront with restaurants, bars & cafes
- Good accessibility for all ages and capabilities

To enable this to happen we need to:

- Bury the road in a cut and cover excavation
- Make provision for 1500 car spaces
- Provide a bike/pedestrian link from Point Clare to Gosford Waterfront
- Add a rooftop bar/restaurant to The Coast Bar & Restaurant (Iguana Joes) and add floating pontoon wharves to enable it to be a Ferry terminal to connect all the Brisbane Water communities.
- Construct a new sea wall to protect the south facing waterfront area and the small boat floating marina
- New boat ramp and trailer parking area on the south side of the Gosford Sailing club with Level 1 parking overhead allowing direct and equitable access into the Gosford Sailing Club at Level 1
- Add Tourist Facilities including water park/aquarium/ Wave Pool/Lagoon Pool & large Playground area.
- Achieve funding of \$1billion

Income Opportunities

- Carpark fees for 1500 car spaces(local resident/rate payer min fee)
- 6000 sqm of restaurant, bar & cafe areas
- 1000 seat Concert Hall – ticket sales, food, drinks and souvenirs
- 500 seat Theatre – ticket sales, food, drinks and souvenirs
- Marina berthing fees
- Public Art Gallery spaces-entry fees
- Hotel /Conference Centre- Room rates / Corporate events
- Water park admission fees – food, drinks and souvenirs
- Aquarium admission fees – food, drinks and souvenirs
- Outdoor event admission fee opportunities



- A. Recreation Precinct
- B. Arts & Cultural Precinct
- C. Family & Active Precinct

Preliminary Plan for Community Feedback

Masterplan Main Focus Points - Connecting Communities

1. New Cycleway/Pedestrian Path from Point Clare and on north side of Bridge for access to Stadium and Waterfront
2. Dane Drive to be relocated into underground tunnel called Gosford City Bypass
3. Floating Marina for casual public mooring for families to access Gosford & Waterfront
4. New Performing Arts Centre(PAC) - 1000 seat Concert Hall + 500 seat auditorium + 1000 underground parking spaces
5. Outdoor Amphitheatre / Art & Cultural Precincts/ Wondabyne Sculptures
6. Waterfront Landscaped Parkland with outdoor amphitheatre
7. Cafe and Restaurant Precincts
8. Iguana Joes Building converted into Ferry Terminal with rooftop bar/cafe/Restaurant - Floating Wharfs linking Gosford to all townships on Brisbane Water
9. Observation Deck and Lift for Accessibility to Waterfront/Poppy Park from ANZAC Memorial
10. Water Park utilising existing swimming pool - Including play equipment/jumping pillows/small beaches/interactive water play - Underground parking for a further 500 cars and bus pickup/drop off area then linking back into Gosford CBD



GOSFORD WATERFRONT MASTERPLAN

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Preliminary Plan for Community Feedback

ADG architects





Document	Date	Adopted (Y/N)	Identifies the Following Waterfront Opportunities
NSW Gov Gosford City Centre DCP	2018	Y	<p>3.0 Places and Character</p> <p>3.4 City South</p> <ol style="list-style-type: none"> 1. Maintain strong visual connections and views to president's hill and Rumbalara reserve. 2. Continue the established city grid from the civic heart and Mann street through city south. 3. Provide improved connections to the waterfront. 4. Promote a diversity of uses and attractions to accommodate a range of uses at all time of the day and week. 5. Maintain views from the stadium and leagues club field to the water. 6. Conserve significant local heritage buildings and landscapes which contribute to the character of the city south. <p>Character</p> <p>The connection to its landscape setting forms an important part of City South's local character and views to the water and the hills should be prioritised.</p> <p>Improved connections from City South will better connect Gosford's city centre to the water's edge. City South will become more than just an arrival destination, it will be a place to spend time.</p> <p>3.5 Other areas</p> <ol style="list-style-type: none"> 3. Facilitate tourism and increased residential development along the waterfront. 5. The prominence of president's hill and the views to Brisbane water. <p>Character</p> <p>The mixed-use zone extends to the south along the edge of the waterfront to facilitate tourism and denser residential development.</p> <p>4.0 Public Spaces</p> <p>Public spaces map identifies two key sites associated with the Gosford Waterfront (figure 2, pg26):</p> <ul style="list-style-type: none"> • No. 5 (Central Coast Leagues Club) and • No. 6 (St Hilliers Development, Central Coast Quarter)

			<p>4.3 Solar Access to Key Public Spaces 2. Leagues Club Field identified as key public open space directly associated with the waterfront (figure 3, pg28).</p> <p>4.4 Views and Vistas Objectives a) Enhance Gosford's unique identity and sense of place that is created by the current significant views and vistas, particularly those identified (figure 4, pg31) b) Protect Gosford's character of visual openness with the surrounding landscape. c) Maintain and enhance significant view corridors from public spaces and the streets to Brisbane Water and the identified view corridors which afford views of the ridgelines of Rumbalara reserve and presidents hill. (figure 4, pg31)</p> <p>Controls</p> <p>3. Other Key Views Critical to the heritage significance of heritage items and places should be protected; for example, views from the memorial park over Brisbane Water and the waterfront, and views from the Cenotaph to the rising sun in the east.</p> <p>4. Street vistas Are those existing long-distance street vistas that allow vision of the surrounding bushland and/or water views. (figure 4, pg31)</p>
NSW Gov Gosford Urban Design Framework (UDF)	2018	Y	<p>1.4 The Waterfront The waterfront is important to the city, the region, the people and the place. It has the capacity to be a regional attractor. Previous plans and visions have failed to deliver a publicly desirable, economically viable and implementable outcome for the waterfront.</p> <p>As part of the process to revitalise the Gosford Waterfront there should be extensive analysis of the following:</p> <ul style="list-style-type: none"> • potential uses, • physical challenges, • strategic objectives, • movement requirements and public domain,

			<ul style="list-style-type: none"> • cultural and development opportunities, • planning controls, • governance, • ownership and • management <p>As with any waterfront for any city, public access and public benefit needs to be paramount, as the natural and cultural qualities of the environment need to be respected and enhanced. Equally, opportunities for investment and the creation or improvement of regional attractors should be explored. Ultimately, the vision, viability and feasibility of ideas and proposals should be evaluated against a clear vision supported by shared values and principles.</p> <p>As such, the work in this report focuses on the important area of the city to the north of the Central Coast Highway and how this part of the city connects to the civic centre and over time.</p> <p>3.0 City South</p> <p>3.2 Baker Street Baker street is the catalyst to define, connect and activate a place in the city south and to connect the civic heart to an evolving waterfront and there is also the potential to close the southern end Vaughn avenue.</p>
CCC Somerby to Erina Corridor Strategy	2019	Y	<p>Corridor Strategies Transport – Direction 2 Action 2.2 Active Transport Strategy- Cycle Network, referencing Gosford Bike Strategy 2014.</p> <p>Refer Map Page 37 of Report</p> <p>Culture and Tourism – Direction 3 Action 3.2 – The Great Weekender Trail Action 3.4 – Support Tourism Infrastructure</p> <p>Refer Map Page 39 of Report</p>

			<p>A Landscaped Corridor – Direction 4 Action 4.1 – <u>Central Coast Highway Landscape Strategy</u></p> <p>Refer Map Page 41 of Report</p> <p>Centres Strategies</p> <p>Gosford City Centre Understanding Gosford City Centre – Huge potential on the waterfront; The waterfront is one of the <u>city's most attractive natural features</u>. <u>Wide views over Brisbane Water</u> are a short walk from the centre of town and <u>there is a public footpath along most of the frontage</u>. There is a <u>great opportunity to build on this asset by improving access</u> across the Central Coast Highway as well as the <u>general amenity, the facilities and attractions</u> along the foreshore.</p> <p>Direction 13 A City Centre in Nature</p> <p>Action 13.1 – The Point Claire to Gosford Rail Shared Path Gosford Waterfront is a key natural attraction and point of difference for the City. To capitalise on this asset, Council will work with relevant agencies to <u>progress the Point Clare to Gosford Rail Shared Path</u> to enable the community to further enjoy the city experience in its natural setting.</p> <p>Action 13.3 – Connection to the waterfront Gosford City Centre's location overlooking <u>Brisbane Water contributes much to its character and sense of connection with landscape and recreational opportunities</u>. The ability of the city to capitalise on such a stunning natural asset will <u>depend on the quality of its connections</u>.</p> <p>An <u>improved public domain along key pedestrian links</u> including Mann Street and Baker Street will provide a more comfortable and attractive walk from the City whilst new and <u>improved crossings of the Central Coast Highway</u> will provide convenient access to the shore.</p> <p>Council will <u>progress discussions with RMS and HCCDC for improved/ additional crossings of the Central Coast Highway</u> and alternative solutions/ route options to Dane Drive.</p>
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			<p>Direction 14 Invest in Gosford's Public Domain and Infrastructure</p> <p>Action 14.2 – Gosford Boardwalk and Waterfront Strategy Council will <i>conduct a detailed review of the public domain along the waterfront</i> that will identify opportunities to <i>create a highly improved pedestrian and cycle friendly boardwalk</i> that becomes a major recreational attraction. Improvements may include the <i>width of the walk, new materials, lighting, street furniture, public art and planting</i> together with improved opportunities to get into and onto the water.</p> <p>Additional opportunities to <i>provide destination attractions</i> such as improved children's play, picnic and BBQ facilities, food and beverage outlets, improved swimming facilities, cycle and kayak hire will also be investigated.</p> <p>Designs will be costed and implementable with <i>key funding sources identified</i>.</p> <p>Refer Map Page 71 of Report</p>
NSW Gov SEPP Gosford City Centre (2018)	2018	Y	<p>2.1 Land Use Zone Objectives</p> <p>Zone W2 Recreational Waterways</p> <ul style="list-style-type: none"> To protect the <i>ecological, scenic and recreational values</i> of recreational waterways To allow for <i>water-based recreation</i> and related uses To provide for sustainable fishing industries and recreational <i>fishing</i> <p>Zone RE1 Public Recreation</p> <ul style="list-style-type: none"> To enable land to be used for <i>public open space or recreational purposes</i>. To provide a <i>range of recreational settings and activities</i> and comparable land uses To protect and enhance the natural environment for <i>recreational purposes</i> To identify <i>areas suitable for development for recreation, leisure and cultural purposes</i> To ensure that development is <i>compatible with the desired future character of the zone</i>

			<p>Zone SP2 Infrastructure</p> <ul style="list-style-type: none"> • To provide for infrastructure and related uses • To prevent development that is not compatible with or that may detract from the provision of infrastructure • To ensure that development is comparable with the desired future character of the zone <p>4 Principle Development Standards</p> <p>4.3 Height of Buildings</p> <p>No controls or objectives (refer LEP maps)</p> <p>4.4 Floor Space Ratio Objectives</p> <ul style="list-style-type: none"> • T1 (refer LEP maps) • S1 (refer LEP maps)
<p>Gosford Waterfront Strategy (Taylor, Cullity, Lethlean, TCL)</p>	<p>2007</p>	<p>Y</p>	<p>Key Moves</p> <p>Figure 14, pg31 – Realign Dane Drive to Create a Unified Public Waterfront Zone</p> <p>Realign Dane Drive to be integrated fully into the waterfront precinct;</p> <ul style="list-style-type: none"> • This would <i>create a continuous, broad band of public open space</i> that is free from road encroachment; • The increased foreshore land <i>provides space for waterfront recreational activities, facilities, venues and events spaces</i> to be located at the foreshore, within a unified public Waterfront zone; • The <i>roadway should provide for a central safety refuge medium</i> and <i>incorporate broad canopy trees</i> to mediate the scale of the Road

		<p>Figure 15, pg31 – Continuous Promenade</p> <ul style="list-style-type: none"> • Provide continuous <i>generous and attractive pedestrian and cycle promenades along the entire waterfront</i>, linking cycle ways to the existing cycle path network and extending where appropriate • A <i>continuous promenade linking all activity nodes</i> along their extent, will enable pedestrians to enjoy a sequence of destinations; • These promenades should be developed to capitalise on the waterfront setting and <i>provide a diversity of edge conditions</i>; • Promenades should be <i>furnished with high quality paving, decking, walls, furniture and lighting</i>. <p>Figure 16, pg31 – Create Strong Precincts</p> <ul style="list-style-type: none"> • Create <i>strong identifiable and precincts which are host to complementary uses</i> and reinforce Gosford's Waterfront as a dynamic visitor experience able to cater for community and visitors of all age groups. • <i>Clustering of complementary activities within Precincts</i> encourages synergistic relationships between groups and commercial operators and enhances the Waterfront experience for visitors and users of facilities. • Creating a <i>continuous sequence of destinations</i> allows the Waterfront to be enjoyed in a variety of ways by people with diverse interests. <p>Figure 17, pg32 – Reinforce Links</p> <ul style="list-style-type: none"> • Allow <i>City street grid connection into Waterfront with enhanced view lines</i> and crossing opportunities for vehicles, and pedestrians especially, to <i>provide seamless access between City and Waterfront</i>. • Position new nodes of activity, including venues and attractions along foreshore, and enhance existing nodes, <i>to be in alignment with streets and pathways extending from City grid</i>, encouraging visitation and reinforcing linkages between City and Waterfront.
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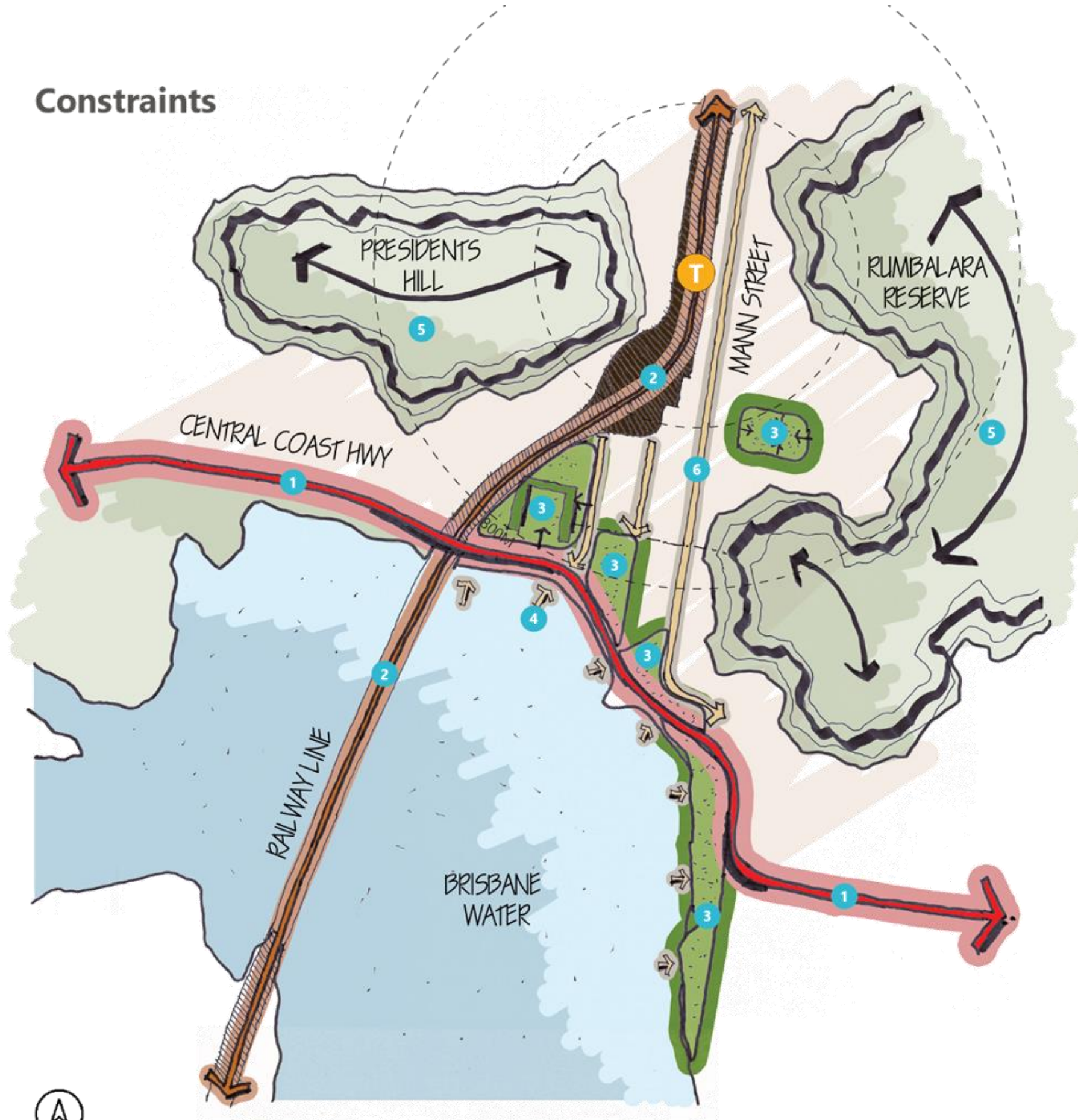
			<p>Figure 18, pg32 – Establish a Sequence of Activity Nodes</p> <ul style="list-style-type: none"> • Encourage <i>development at key locations</i> to reinforce the waterfront as a vibrant visitor destination with food and beverage facilities, maritime uses, cultural and tourism venues. • Locate these activity nodes at 3 key locations along the waterfront to <i>create a sequence of destinations</i> as part of a continuous promenade experience. <p>Figure 19, pg32 – Create a Public Centrepiece to the Waterfront</p> <ul style="list-style-type: none"> • <i>Establish an important public destination that celebrates its waterfront setting</i> and provides a range of passive recreational facilities for all age groups. Features could include gardens, event lawns, BBQ and picnic spaces, shelters, children play spaces, promenades and beach.
<p>Our City Our Destiny</p>	<p>2010</p>	<p>N</p>	<p>1.0 The Waterfront</p> <p>The jewel in Gosford Crown us clearly the waterfront. The current experience with a high-speed arterial road along one side and a narrow and uneven walkway next to the water will be replace by a vibrant and active urban waterfront with shops, restaurants and new developments.</p> <p>Key Initiatives</p> <ul style="list-style-type: none"> • The Waterfront • Dane Drive Upgrade (including parking) • Point Claire Cycle Link • City Playground

			<p>The Waterfront</p> <p>The Masterplan principles allow for <u>continuous public access to the waterfront</u>. The Waterfront will house retail, entertainment, offices and new waterfront apartments to <u>create a vibrant and safe environment</u> for all of Gosford. Buildings will be organised to <u>minimise view loss</u> from the city and a new public square that can host events will be located on the water. <u>Direct access to the water will be allowed at controlled locations</u>. Any <u>development should maintain or enhance the natural environment</u>.</p> <p>Dane Drive Upgrade</p> <p>Traffic consultants with RTA agreement have <u>reconceived Dane Drive (Central Coast Highway) as an urban street</u> with possible parking on both sides and <u>most importantly traffic signals and grade crossings</u> to deliver pedestrians to the new waterfront. Road <u>access into the new waterfront was agreed at the new intersections at the bottom of Brian McGowan Bridge and at the end of the reconstructed Baker Street / Vaughan Avenue</u>.</p> <p>Point Claire Cycle Link</p> <p>A scheme has been developed for a <u>pedestrian and cycle link from the Gosford waterfront to Point Claire</u> along the edge of the railway causeway. The <u>network will link directly with the current cycleway</u> that connects with Woy Woy to the south.</p> <p>City Playground</p> <p>The opportunity exists for the creation of a <u>new city playground</u>. As a destination, the playground will generate both weekday and weekend activity and increased visits to Gosford. An area of 2,500m² will be required. <u>Locating the playground on the eastern shore of Brisbane Water builds off the existing recreation use</u>.</p>
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			<p>Baker Street and Leagues Club Field</p> <p>The Donnison Street link between Mann and Baker Streets will be upgraded to enhance the experience and provide a journey from the station to the waterfront.</p> <p><i>Baker Street and the existing Leagues Club Park provide the flattest and most convenient pedestrian route from the City to and along the waterfront.</i> It is proposed that this area function as <i>an active boulevard connecting the city to its water</i> and encompassing a large inviting street, with a pedestrian emphasis and a stream that runs through the park alongside Baker Street.</p> <p>The Waterfront</p> <p>Connected to the City, the <i>waterfront will be vibrant and active</i> with shops, restaurants and new piers.</p> <p>The concept plan developed at the Charrette, allows for <i>continuous public access to the waterfront.</i></p> <p>Buildings will be organised to <i>maintain views from the City</i> and a new public square will be located on the water.</p> <p>The Beginning – Two Priority Areas</p> <p>Priority Areas Map, pg93</p> <p><i>Two priority areas (identified as City South and City Heart in the current DCP/ UDF)</i> have been identified <i>where construction of the public realm must begin.</i> The work and projects have been selected and preliminary costings done. This public sector investment must be implemented to jump start the process of regeneration and drive long term change in Gosford.</p> <p>This <i>investment will create the public realm and sense of place</i> that will underpin this Masterplan. The investment in the public realm comprises a program of <i>transport, streetscape and utility services.</i></p>
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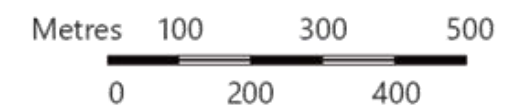
			<p>Note: Benchmarked Waterfront City Centres identified in the report are;</p> <ul style="list-style-type: none"> • Newcastle City Centre, NSW • Wollongong City Centre, NSW • Geelong City Centre, VIC <p><i>These benchmarks all have successful waterfronts with sporadic development and unimpeded access. Majority of the waterfronts are characterised by high quality public domain and landscaping along defined waterfront promenade. Development is set back allowing the natural landscape and impressive natural characteristics of the waterfront to take centre stage.</i></p>
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Constraints

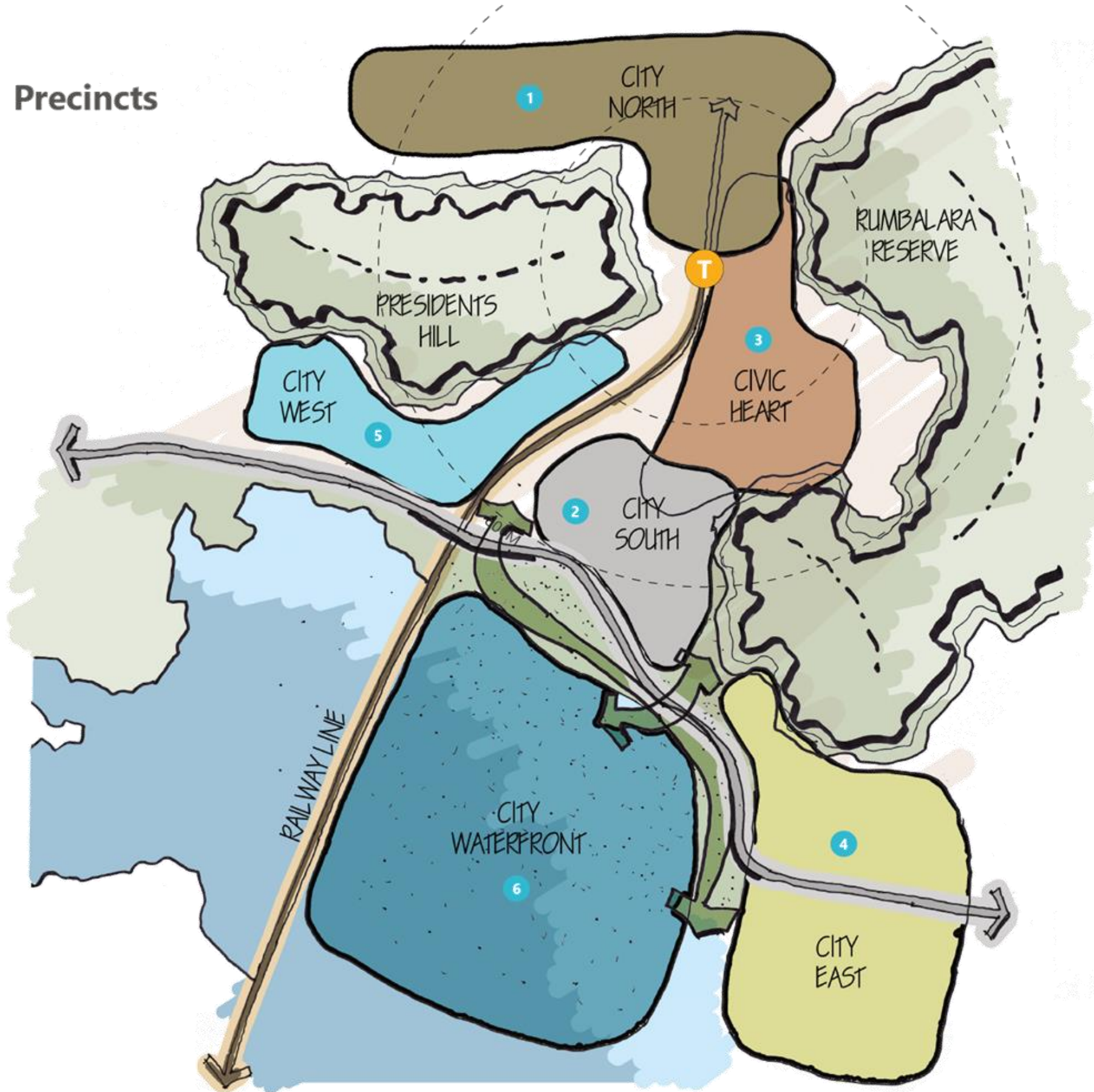


LEGEND

- 1 Central Coast Highway - A major barrier separating the City from Brisbane Water (north-south).
- 2 Northern Railway Line a major barrier separating the City Centre from the West (east-west).
- 3 Segmented existing pockets of open space; Kibble Park, Central Coast Stadium, Leagues Club Field, Poppy Park and Eastern Foreshore.
- 4 Lack of available land for renewal purposes.
- 5 Presidents Hill to the West and Rumbalara Reserve to the East constrict the growth and development of the City Centre (a city centre within a valley).
- 6 Historic city grid is severely constrained, limiting connectivity, growth and expansion of the City Centre.

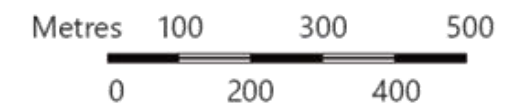


Precincts

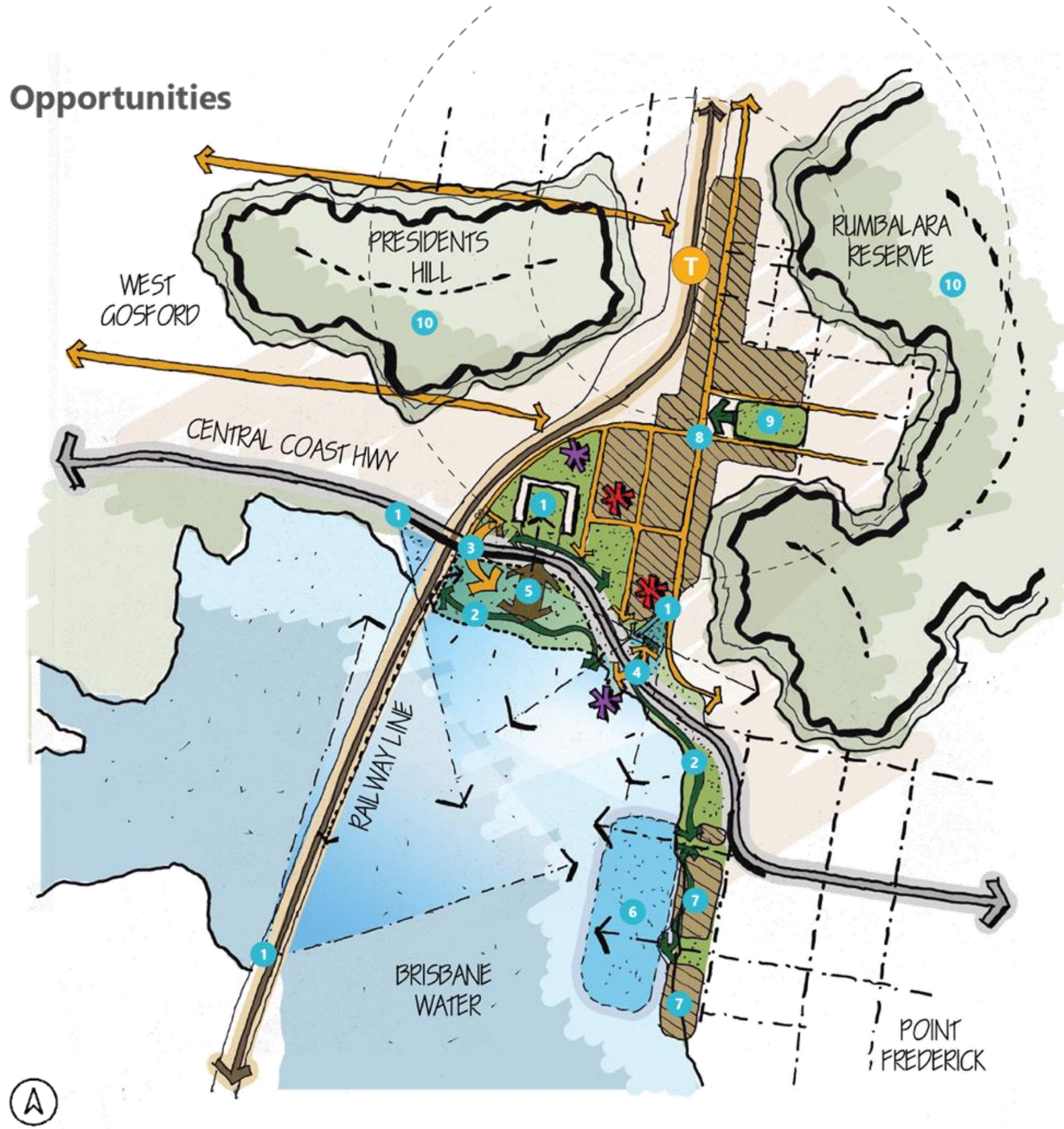


LEGEND

- 1 City North:** The City North area includes the expanded Gosford hospital site, the schools west of the station, Burns Park and the station precinct.
- 2 City South -** The extensive parklands in City South combined with a diversity of existing and planned facilities and attractions has the potential to draw together the landscape and the water and offer residents and visitors a range of recreation and lifestyle opportunities.
- 3 Civic Heart -** Kibble Park is a unique place in Gosford, consistently identified by the community as the heart of the city. Geographically it is in the centre of Gosford located adjacent to Mann Street connected through William Street Plaza. It is close to the station and connected in the east to the loop road of Henry Parry Drive.
- 4 City East -** The eastern edge of the city Waterfront, City East is home to the established suburbs and communities of Point Frederick and East Gosford. The current location of the Gosford Aquatic Centre, Lions Park and the Gosford Sailing Club.
- 5 City West -** Characterised by Presidents Hill and the Central Coast Highway. This area is home to residential lands west of the City Centre and service and business lands along the Central Coast Highway Corridor.
- 6 City Waterfront -** Brisbane Water is a major natural asset of the City Centre. Via better connectivity and public domain it has the potential to make the City even better.





Opportunities



LEGEND

- 1 Important gateway views from Northern Railway Line and Brian Mcgowan Bridge. View corridor from Central Coast Stadium. Views to Brisbane Water from Gosford Cenotaph are of important cultural significance.
- 2 Opportunity for a continuous waterfront promenade/ green space.
- 3 Brian Mcgowan Bridge underpass pedestrian connection from the Central Coast Stadium and Dane Drive.
- 4 Opportunity for a pedestrian overpass. Level changes at this location from Mann Street and Vaughan Avenue could be explored.
- 5 Investigate reclaiming land south of the Central Coast Highway. Opportunities for a continuous waterfront promenade/ greenspace. Potential development sites to be explored.
- 6 Potential expansion Gosford Waterfront Marina.
- 7 Investigate options for renewal of the waterfront, integrated with the existing sailing club, expanded marina, Lions Park and Gosford City Centre.
- 8 Re-imagine the Gosford City Centre Grid. Improving connections to the waterfront.
- 9 Providing a clear link from the Waterfront along Mann and Baker Streets to Kibble Park.
- 10 Protect and enhance views to Presidents Hill and Rumbalara Reserve.

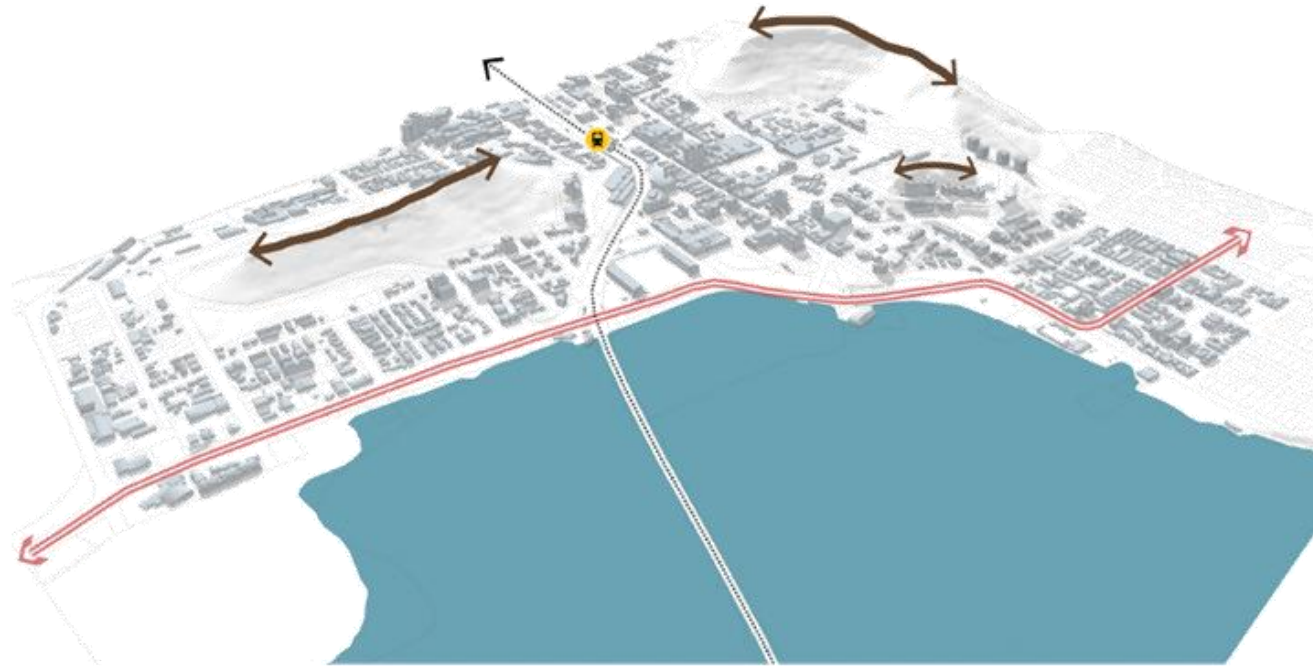
Key Sites UDF  Key Sites Other 

Metres 0 100 200 300 400 500

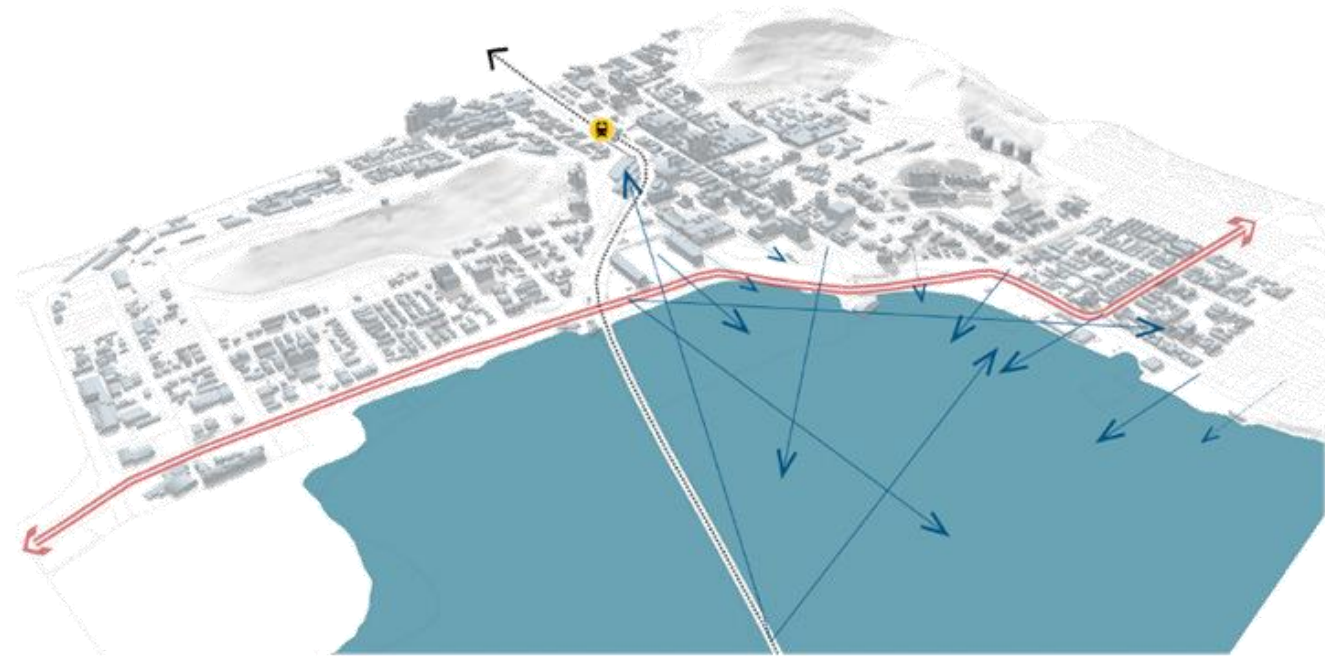
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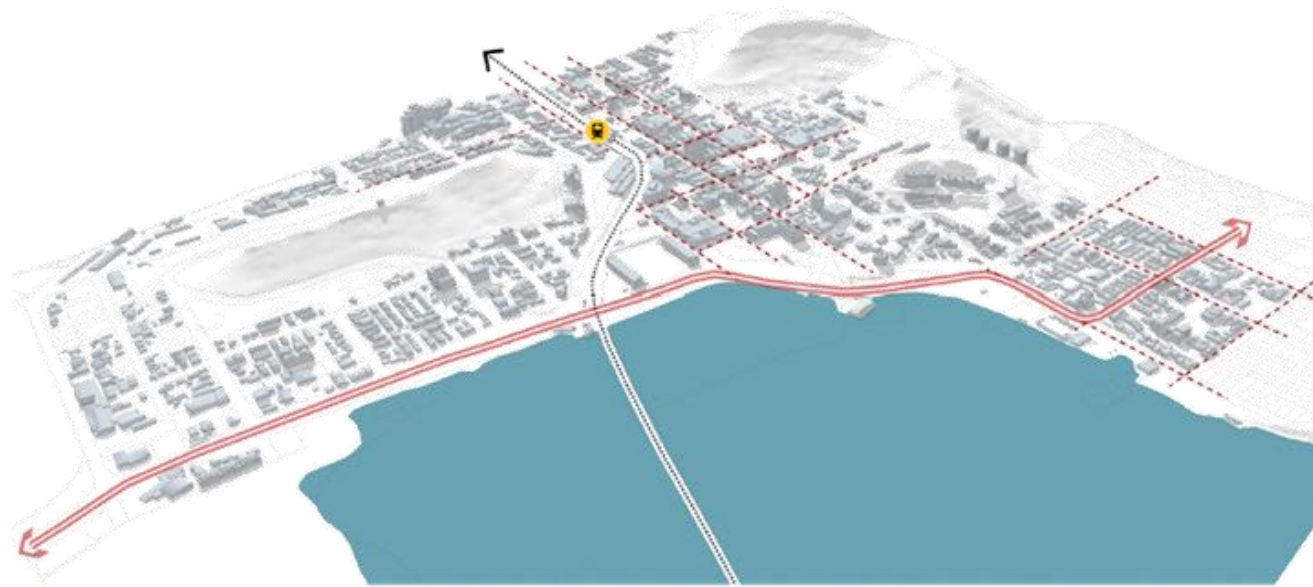
Gosford Waterfront Urban Design Analysis



Ridgelines



Key Views



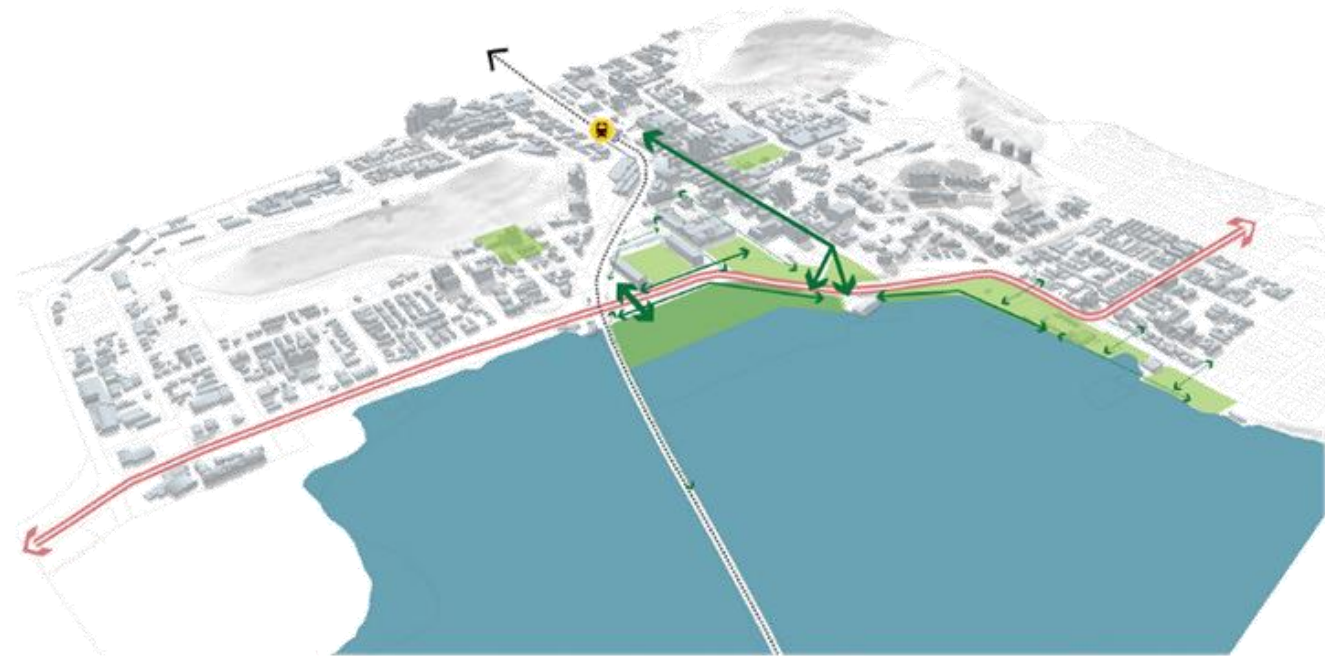
City Grid



Key Public Open Spaces



Gateways and Landmarks



Potential Key Pedestrian/ Cycle Connections

Gosford Waterfront- Development Framework

Project Stage	Project Phase	Gateway No.	Gate Way Review	Key Question	Review Deliverable	Duration
Initial	Needs Confirmation	0	Go/ No Go	<ul style="list-style-type: none"> How has the Project demonstrated that the service need is aligned to Government Policy? 	<ul style="list-style-type: none"> Evidence the problem and service need exist. 	Complete
Planning & Development	Needs Analysis	1	Strategic Options	<ul style="list-style-type: none"> How well has the project analysed a range of options to meet the service need and maximise benefits at optimal cost? 	<ul style="list-style-type: none"> Well defined service need Evidence of how the project scope meets the service need. Option analysis Appropriate level of cost benefit analysis Proof of Concept 	6 Months
	Investment Decision	2	Business Case	<ul style="list-style-type: none"> How well has the project proven that the preferred option best meets the service need and maximises benefits at optimal cost? 	<ul style="list-style-type: none"> Final business case Detailed risk register Detailed cost plan Detailed cost benefit analysis Procurement and delivery strategy Detailed Metrics and Hurdles for progression to an EOI. Lodge PP 	6 Months
Procurement	Procure	3	Readiness for Market	<ul style="list-style-type: none"> How well has the project developed a procurement and delivery approach to realise the benefits outlined in the final business case? 	<ul style="list-style-type: none"> Clear scope definition Procurement documentation Procurement and commercial approach Evaluation strategy Probity plan EOI issued to Private Partners 	6 Months
		4	Tender Evaluation	<ul style="list-style-type: none"> Is a scope being procured that will deliver the benefits outlined in the Final Business Case and is the project ready to proceed to delivery? 	<ul style="list-style-type: none"> Evaluation report against Business Case Probity report Summary of Contract departures and variations Evidence of delivery readiness and handover approach 	6 Months
Delivery	Deliver & Initial Operations	5	Readiness for Service	<ul style="list-style-type: none"> How well has the project delivery team and asset owner and/or operator planned handover that will ensure the benefits outlined in the final business case are achieved? 	<ul style="list-style-type: none"> Independent verifier reports confirming scope delivery. Testing and commissioning documentation Operational readiness documentation Handover strategy 	24 Months
Operation	Benefits Realisation	6	Business Realisation	<ul style="list-style-type: none"> How well have the benefits outlined in the final business case been realised and what lessons can be learned from this? 	<ul style="list-style-type: none"> Evidence of operational performance Benefits realisation plan Record of lessons learnt 	2 Months

LEGEND

A - Stadium Proper- Ongoing upgrades and modifications.

B - Eastern Area- Dane Drive retail activation under the Eastern Grandstand.

C - Western Area- The grassed area is underutilised and presents as a site to be developed to a higher and better use.

D - Northern Area- currently leased to the Gosford Bowling Club and is a key site which could be developed to a higher and better use.



5.2

Strategic Planning 2 Year Priority Projects

Attachment 1

2021/22 and 2022/23 Strategic Planning Projects

Unit	Delivery Program (outcome to be achieved)	Project	Target Completion Date	Justification
2021 / 2022				
Strategic Planning	Comprehensive Local Environment Plan	Complete Central Coast Housing Strategy (Phase 1)	30/06/2022	The preparation and delivery of a housing strategy is critical to ensuring that there is an adequate and appropriate supply of housing available to cater for the predicted population growth of the Central Coast LGA as per the Central Coast Regional Plan (CCRP)
Strategic Planning	Comprehensive Local Environment Plan	Report the draft Central Coast Employment Land Audit and Strategy to Council for exhibition	30/06/2022	The preparation and delivery of an employment lands strategy is critical to ensuring that there is an adequate and appropriate supply of employment lands to cater for the predicted population growth of the Central Coast LGA, as per the CCRP
Strategic Planning	Provide a clear approach to the planning and development of key growth regions	Report the draft Lake Munmorah Structure Plan for endorsement	30/06/2022	The draft Greater Lake Munmorah Structure Plan (dGLMSP) has been prepared and publicly exhibited. The plan provides finer scale planning for the delivery of residential and employment lands, consistent with the staging identified within the North Wyong Shire Structure Plan (NWSSP). The plan provides the local strategic framework for future development within the Lake Munmorah area.
Strategic Planning	Integrated approach to the funding of infrastructure to meet the needs of the Central Coast population	Undertake a review to consolidate the Central Coast S7.11 Contribution Plan	30/06/2022	As a merged Council a comprehensive review of Council's contributions plans is required. This is stage 3 of the review and will consolidate the 54 existing Section 7.11 plans to 2. This also responds to Action 5 of the NSW Audit Recommendations: <i>Consolidate existing plans, ensuring the new contribution plans includes a regular review cycle.</i>
Strategic Planning	Comprehensive Local Environment Plan	Commence Phase 2 of the Environmental Lands Review (Deferred Lands - non Council-owned)	30/06/2022	The Deferred Matters (DM) land is zoned under Environmental Planning Instruments (EPIs) which are over 40 years old. The rezoning of the DM lands is required to comply with the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> , and to ensure that the land is zoned in accordance with a well-founded and contemporary methodology.

5.2

Strategic Planning 2 Year Priority Projects**Attachment 1****2021/22 and 2022/23 Strategic Planning Projects**

Unit	Delivery Program (outcome to be achieved)	Project	Target Completion Date	Justification
Strategic Planning	Enable sustainable urban development that values energy efficiency, heritage, local character, the environment, transport, safety and liveability.	Complete development of the Public Domain Guidelines (Phase 1)	30/06/2022	The Central Coast's Public Domain Guidelines will provide a set of design principles, technical specifications and materials palettes guiding the development of inviting streets and public spaces across the LGA. The guidelines will provide an easy to understand toolkit that assists with the coordination and consistency of materials, design and construction standards across the public domain. The guidelines will be coordinated with and support the objectives identified in the CC LEP and CC DCP and align with the upcoming NSW Governments Design and Place SEPP.
Strategic Planning	Provide a clear approach to the planning and development of key growth regions	Review of Character statements (Phase 1) - North	30/06/2022	The department has developed a local character overlay and draft local character clause that will allow councils to insert a reference to local character in their LEP via a Local Character Statement and map. This will ensure strategic planning recognises and enhances the local character of an area, and that communities share what they value about their area to inform planning and decision making.
Strategic Planning	Provide a clear approach to the planning and development of key growth regions	Undertake a Review of the Interim Local Strategic Planning Statement (LSPS)	30/06/2022	The Central Coast Local Strategic Planning Statement (CC LSPS) was adopted by Council in June 2020 as an Interim document, in order for Council to meet its regulatory obligations under the EP&A Act by 1 July 2020. The review and finalisation of the CC LSPS is proposed in accordance with Council resolution 676/20 and 677/20. It is noted that resolution 677/20 required completion and report to Council by November 2020. A decision was made by Executive to defer this due to competing priorities, need to resolve certain issues and financial situation impacting on resourcing and project timeframes.

5.2

Strategic Planning 2 Year Priority Projects

Attachment 1

2021/22 and 2022/23 Strategic Planning Projects

Unit	Delivery Program (outcome to be achieved)	Project	Target Completion Date	Justification
Strategic Planning	Planning controls that enable the development of active and liveable Town Centres	Wyong Town Centre Structure Plan	30/06/2022	A draft Wyong Town Centre Structure Plan was commenced but placed on hold. The plan will update the Wyong/Tuggerah Planning Strategy and have regard to the Tuggerah to Wyong Economic Corridor Strategy adopted in 2020, CCRP and LSPS. The project is proposed to be delivered in house using existing resources. This will involve input from other units of Council i.e. Open Space and Economic Development & Property
Strategic Planning	Provide a clear approach to the planning and development of key growth regions	Draft Greater Warnervale Area Structure Plan	30/06/2022	The greater Warnervale area is located within the northern growth corridor by the CCRP and for future employment and residential purposes within the NWSSP. Finer scale local planning is required to ensure that future development is appropriately planned to deliver housing and employment lands, which respects natural and physical constraints within the locality.
Strategic Planning	Climate Change Adaptation	Climate Action Plan	30/06/2022	Outlined as a required deliverable within the Central Coast Regional Plan and Local Strategic Planning Statement.
Strategic Planning	Build Council and community capacity to manage disaster	Review Disaster Resilience Capability of Central Coast Council	30/06/2022	Provides a regional strategic direction for Council functions as well as a local framework for the CC region and a guide for the external stakeholders.
Strategic Planning	Comprehensive Local Environmental Plan	Commence Miscellaneous Amendments Planning Proposal for CCLEP	30/06/2022	This project will seek to amend anomalies identified through the application of the CC LEP.
2022 / 2023				
Strategic Planning	Comprehensive Local Environmental Plan	Complete Phase 2 of the Environmental Lands Review (Deferred Lands - non Council-owned)	30/12/2022	The Deferred Matters (DM) land is zoned under Environmental Planning Instruments (EPIs) which are over 40 years old. The rezoning of the DM lands is required to comply with the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> , and to ensure that the land is zoned in accordance with a well-founded and contemporary methodology.

5.2

Strategic Planning 2 Year Priority Projects**Attachment 1****2021/22 and 2022/23 Strategic Planning Projects**

Unit	Delivery Program (outcome to be achieved)	Project	Target Completion Date	Justification
Strategic Planning	Comprehensive Local Environmental Plan	Commence Phase 3 of the Environmental Lands Review (CCLEP Environmental Zones)	30/06/2023	This project will see the application of the methodology developed to rezone the DM land to all other environmental land within the LGA. This will ensure that all environmental land within the LGA is zoned utilising the same principles. This project will result in the harmonisation of zoning and development controls, removing inconsistencies between approaches of the two former Councils.
Strategic Planning	Comprehensive Local Environmental Plan	Exhibit Central Coast Housing Strategy Discussion Paper (Phase 1) and Commence Central Coast Housing Strategy (Phase 2)	30/06/2023	The preparation and delivery of a housing strategy is critical to ensuring that there is an adequate and appropriate supply of housing available to cater for the predicted population growth of the Central Coast LGA as per the Central Coast Regional Plan (CCRP)
Strategic Planning	Provide a clear approach to the planning and development of key growth regions	Draft Greater Warnervale Area Structure Plan Exhibition & Council report for adoption	30/06/2023	The greater Warnervale area is located within the northern growth corridor by the CCRP and for future employment and residential purposes within the NWSSP. Finer scale local planning is required to ensure that future development is appropriately planned to deliver housing and employment lands, which respects natural and physical constraints within the locality.
Strategic Planning	Comprehensive Local Environmental Plan	Complete Miscellaneous Amendments Planning Proposal for CCLEP	30/06/2023	This project will seek to amend anomalies identified through the application of the CC LEP.
Strategic Planning	Comprehensive Local Environment Plan	Commence Retail Centres Strategy	30/06/2023	To support the development of the comprehensive LEP. Review will include assessment of land uses, objectives, purpose of zones, centres hierarchy and relationship with other employment zones and residential land.
Strategic Planning	Integrated approach to the funding of infrastructure to	Review Gosford Civic Improvement Plan	30/06/2024	Undertake a review of The Gosford Civic Improvement Section 7.12 plan as part of (Stage 4) Council's comprehensive review

5.2

Strategic Planning 2 Year Priority Projects**Attachment 1****2021/22 and 2022/23 Strategic Planning Projects**

Unit	Delivery Program (outcome to be achieved)	Project	Target Completion Date	Justification
	meet the needs of the Central Coast population			of Local Infrastructure Plans, having regard for the NSW Government Reforms to LICs. Also responds to the NSW Audit into LICs.
Strategic Planning	Integrated approach to the funding of infrastructure to meet the needs of the Central Coast population	Comprehensive Review of Central Coast Section 7.11 LIC Plan	30/06/2025	Following the consolidation of Councils 54 Section 7.11 plans into 2 a further review will be required which will include detailed studies to inform changes and will have regard to the NSW Government reforms for LICs. Also responds to the NSW Audit into LICs. This is Stage 5 of the comprehensive review of Contributions Plans.
Strategic Planning	Provide a clear approach to the planning and development of key growth regions	Review of Character statements (Phase 2) - South	30/06/2023	The department has developed a local character overlay and draft local character clause that will allow councils to insert a reference to local character in their LEP via a Local Character Statement and map. This will ensure strategic planning recognises and enhances the local character of an area, and that communities share what they value about their area to inform planning and decision making.
Strategic Planning	Enable sustainable urban development that values energy efficiency, heritage, local character, the environment, transport, safety and liveability.	Commence development of Centre Specific Public Domain Guidelines (Phase 2)	30/06/2023	The Central Coast's Public Domain Guidelines will provide a set of design principles, technical specifications and materials palettes guiding the development of inviting streets and public spaces across the LGA. The guidelines will provide an easy to understand toolkit that assists with the coordination and consistency of materials, design and construction standards across the public domain. The guidelines will be coordinated with and support the objectives identified in the CC LEP and CC DCP and align with the upcoming NSW Governments Design and Place SEPP.

Planning Proposal Assessment

Proposal Summary

Applicant	Tim Shelley Planning Pty Ltd		
Owner	Wilde & Gregory Investments & Management Pty Limited		
Application Number	PP/4/2019		
Description of Land subject of planning proposal	<i>Property Description:</i> 6-8 Pacific Highway, Wyong <i>Legal Description:</i> Lot 1 DP 335938, Lot 1 DP781734, Lot 135 DP 755245		
Site Area	1,120.1m ²		
Existing Use	Vacant		
Proposed Amendments –Wyong Local Environmental Plan 2013			
Provisions	Existing Provision	Proposed Amendment	Outcome (Supported/Not Supported)
Zoning	B3 Commercial Core	No Amendment Requested	N/A No Change Requested
Height of Building	Lot 1 DP 335938, Lot 1 DP781734 11m Lot 135 DP755245 No Mapped Height Limit	25m	Not Supported
Floor Space Ratio	Lot 1 DP 335938, Lot 1 DP781734 1.1:1 Lot 135 DP755245 No Mapped FSR Limit	3:1	Not Supported

Strategic Assessment



Central Coast Council
Strategic Planning Framework Assessment

6-8 Pacific Highway, Wyong

RZ/4/2019;
January 2021

(a)

Background

A request to amend the Wyong Local Environmental Plan 2013 (WLEP 2013) was lodged in October 2019, seeking an increase in height to 25m and floor space ratio (FSR) to 3.0:1 at 6-8 Pacific Highway, Wyong.

The subject site formed part of the "Southern Gateway Site" within the Key Sites provisions under the WLEP 2013. The objective of the Key Sites initiative was to offer height bonuses (not floor space ratio) to amalgamated sites that could provide significant public benefit. A sunset clause applied to the Key Sites initiative in the WLEP 2013 of 5 years from the commencement date of the plan. The clause activating height bonuses for the Key Sites in the WLEP expired on 23 December 2018. Council has not replicated the clause in the Central Coast Local Environmental Plan (CCC LEP).

Current Status

The proposal did not provide sufficient justification to support the requested amendment to the WLEP 2013 and the Applicant was given the opportunity to address Council's concerns. The revised information provided did not adequately address issues relating to justification for increase in height and FSR, site access and vehicular access during flooding events. The Applicant was advised in writing on 14 October 2020 of Council's assessment and provided the opportunity to withdraw the Application. The Applicant advised Council the request to amend the WLEP 2013 would not be withdrawn and therefore this report has been prepared recommending refusal of the application.

The Site

The subject site is comprised of three lots (Lot 1 DP 335938, Lot 1 DP 781734 and Lot 135 DP 755245), which are currently vacant, with a combined site area of approximately 1120.1 m². They are located at the southern entry into Wyong Town Centre, on the western side of the Pacific Highway.



Figure 1: Subject Site, Lot and DP (Geocortex)

Lot 1 DP 335938 and Lot 1 DP 781734 are bounded by the Pacific Highway to the east, and Lot 135 DP 755245 to the West. River Road runs along the western side of the subject site, separating Lot 135 DP 755245 from Wyong River. The sites are bounded by developed, commercially zoned properties to the north and a vacant parcel to the south that has been acquired by TfNSW for the upgrade of the Pacific Highway and River Road intersection.



Figure 2: Subject Site Aerial Locality/Context Plan (Geocortex)

The current land zoning and applicable development standards under the Wyong Local Environmental Plan 2013 are shown in the table below;

Site Details	Existing Zoning	Existing Height	Existing FSR
Lot 1 DP 335938	B3 Commercial Core	11.0 m	1.1:1
Lot 1 DP 781734	B3 Commercial Core	11.0 m	1.1:1
Lot 135 DP 755245	B3 Commercial Core	None	None

Assessment

The proposal seeks to amend the WLEP 2013 to allow the construction of a 7-storey mixed use development, or other permitted use under B3 Commercial Core zoning, by increasing the height and FSR for 6-8 Pacific Highway, Wyong from 11.0m and 1.1:1 to a maximum building height of 25.0 metres and FSR of 3.0:1 across all three sites. This amendment would allow for an additional 14.0 metres, or 4-storeys in height and an additional 2,128 m² of floor space to existing controls.

Strategic Planning

The subject site made up a portion of the "Southern Gateway Site" within the Key Sites initiative under the WLEP 2013. Under the initiative, identified "Key Sites" were able to achieve additional height where sites were amalgamated and specific criteria relating to design quality and design excellence were met. In return, significant public benefit identified in Chapter 6.1 of Wyong Development Control Plan 2013 (WDCP 2013) was to be provided. A sunset clause applied to the Key Sites initiative in the WLEP 2013 of 5 years from the commencement date of the plan and the clause expired on 23 December 2018. Council has chosen not to replicate the controls in the draft CCLEP and associated Development Control Plan which were endorsed by Council on 14 December 2020. This clearly outlines Council's intent to remove the Key Sites Provisions from its future planning controls.

Although expired, the assessment considered the objectives of the Key Sites initiative in relation to the height bonus, as well as the existing primary development controls used to manage the scale of development and how it relates to the context and desired future character of an area and manages impacts on surrounding development in Wyong Town Centre. For bonus height provisions to be supported on this standalone site, Council required significant design justification.

Key Sites were selected based on their size, location, unique qualities, and ability to provide economic and public benefit for the community. Sites were assumed to be comprised of amalgamated lots and the provisions applied to the development of the site as a whole. The intent of the "Southern Gateway Site" was to achieve a development that addressed both the Pacific Highway and River Road street frontages and created an open space focus along the riverfront, forming a linear parkland.

The WLEP 2013 allows for a maximum height of 11 metres (roughly 3 stories) on the site. This is to retain the regional town centre scale along the Pacific Highway and not allow new development to dominate the visual streetscape containing significant heritage buildings. The proposed height of 25 metres is more than double the permitted maximum height and out of scale with the current and desired future character of the area.

The WLEP 2013 allows for a maximum FSR of 1.1:1 for the southern sites acting as a "gateway" to the town centre. Higher FSR values are permitted further up into the town where an increased density of development is facilitated by relatively unconstrained sites with rear service lanes. It should also be noted that the Key Sites provisions allowed for an increased in building height only, Clause 3.2u of Chapter 6.1 Key Sites of Wyong Development Control Plan 2013 (WDCP 2013) requires any Key Site proposal on the Southern Gateway site to comply with the FSR under Clause 4.4 of WLEP 2013 and therefore increased FSR was not promoted.

A relatively high density for this small isolated site, which forms less than half of the land that was subject to the Key Site initiative cannot be supported especially considering the significant site constraints. Further it has not been shown that significant public benefit can be achieved on a small site in isolation. To rely on expired Key Sites controls as justification for increased height and FSR on this small standalone site cannot be supported.

Vehicular Access to the Site

The proposal is intending to secure access from River Road across public (Council owned) land, in part via the extension of the informal Right-Of-Way (ROW) at the rear of Lot B, DP 308396, No.10 Pacific

Highway. Legal and physical access via the creation of this ROW over No. 10 is crucial to the success of any proposal on this land and is the subject of provisions in Section 4.5 Rear Service Lane, Chapter 5.2 Wyong Town Centre, WDCP 2013. No evidence has been provided, that Council has at any stage suggested (formally or informally) that it would support access across public land from River Road. In order for the site to be developed in any capacity, the issue of vehicular access needs to be resolved.

Flooding

The site is on the River Road which adjoins the banks of the Wyong River and is impacted by flood water in events greater than 1% event. The flood certificate identifies that the site is flood free for the 1% event. However, River Road is classified as a Floodway and the site itself is subject to extensive inundation under the Probable Maximum Flood.

Although the site itself does not sit within the 1% AEP it relies solely on vehicular access via River Road over public land which is a flood planning area. In the event of flooding, access to River Road is restricted for several days until the flood waters have subsided. The need to remove flood debris (fallen trees and power lines) from the road and any restoration works required to the road surface or stream bank erosion issues would create further delays in accessing the road. Waste services may also be interrupted until access to River Road is available as proposed waste servicing is via the basement.

Council's Principal Development Engineer has determined that vehicular access must be provided along the high-level access above River Road. This would be in accordance with Section 4.5 Rear Service Lane, Chapter 5.2 Wyong Town Centre, Wyong Development Control Plan 2013 (WDCP 2013). This section re-joins River Road at the rear of 22-32 Pacific Highway which also has access to the Pacific Highway, generally for access to the bottle shop. Whilst there is access to the Pacific Highway through 22-32 Pacific Highway it is not a dedicated Right of Way for public access to the Pacific Highway. If 22-32 Pacific Highway is redeveloped and the access to the Highway is removed, then residents of the subject site will not have vehicular access until River Road is clear of floodwater and any debris removed and repairs to the pavement undertaken.

Further, increasing height and FSR for the subject site will result in increased vehicular traffic to and from the site along River Road, an identified flood planning area. In times of flood this has the potential to expose Council to increased community concerns and potential increased infrastructure costs. This cannot be supported when an alternate solution via a high-level access above River Road has been identified and included in Council's adopted planning controls.

Relationship to strategic planning framework

Where a regional or sub-regional plan is in place:

1. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan (including any exhibited draft plans or strategies)?

Central Coast Regional Plan 2036

The *Central Coast Regional Strategy 2036 (CCRP)* applies to the Central Coast local government area (LGA).

The CCRP is to provide the basis of planning by the local government and sets out a number of actions. The table below demonstrates that the Planning Proposal is inconsistent with some relevant actions identified in the CCRP:

2		Direction 2: Focus economic development in the Southern and Northern Growth Corridors	
	Action		Assessment
2.8	Revitalise Wyong as a mixed-use centre servicing the northern part of the region with infill residential development in central locations.		<p>This proposal seeks to allow for increased infill development within Wyong Town Centre. However, this type of infill development is already permissible under the existing zoning of the subject site (B3 Commercial Core) and the proposed height and FSR increases are not adequately justified and do not address the significant site constraints and current and desired future character of the area.</p> <p>The proposal is inconsistent with this Action.</p>
3		Direction 3: Support priority economic sectors	
	Action		Assessment
3.1	Promote growth and renewal in centres by providing planning controls that create the right conditions for this to occur.		<p>The proposal seeks to promote growth and renewal in Wyong Town Centre, however Wyong has the capacity to accommodate future growth under its existing planning controls.</p> <p>The proposal seeks increased height and FSR that are not aligned with the current and desired future character of the area. Additionally, due to the significant site constraints, the proposed increased density is better suited to other central sites within Wyong Town Centre where the FSR and heights that are proposed are permitted.</p> <p>The proposal is inconsistent with this Action.</p>

Direction 8: Recognise the cultural landscape of the Central Coast		
	Action	Assessment
8.1	Protect the Central Coast's scenic amenity by planning for development that respects the distinct qualities of different places.	<p>The proposal seeks to significantly increase the height and FSR of the subject sites on a key entry site into Wyong. This building bulk resulting from this increase is not considered to be consistent with the desired future character of the area and is inconsistent with Council's strategic intentions for the site as outlined relevant Wyong Town Centre Strategy and relevant sections of WDCP 2013.</p> <p>The proposal is inconsistent with this Action.</p>
Direction 14: Protect the coast and manage natural hazards and climate change		
14	Action	Assessment
14.1	Manage the risks of climate change and improve the region's resilience to hazards such as flooding, coastal erosion, bushfire, mine subsidence and land contamination.	<p>The subject site of the proposal sits adjacent to River Road, which is classified as a Floodway and the site itself is subject to extensive inundation under the Probable Maximum Flood. In the event of flooding, access to River Road is restricted for a number of days until the flood waters have subsided and could be further restricted due to removal of debris (fallen trees and power lines) and any restoration works required to the road surface or stream bank erosion issues. In times of flooding waste services may also be interrupted until such time as access to River Road is available as waste servicing is via the basement. The proposal is inconsistent with this Action.</p>
Direction 15: Create a well-planned, compact settlement pattern		
15	Action	Assessment
15.1	Create a well-planned, functional and compact settlement pattern around existing urban and employment areas, the Warnervale-Wadalba release area, the Northern and Southern Growth Corridors, existing rural villages and sites included in an endorsed local strategy.	<p>The existing B3 Commercial Core zoning allows for a mixed-use building that will create a well-planned, functional and compact settlement pattern in the existing urban area of Wyong Town Centre.</p>

18	Direction 18: Enhance the amenity and attractiveness of existing places	
	Action	Assessment
18.3	Enhance the amenity and attractiveness of existing places.	<p>The subject site of the Planning Proposal represents a Gateway site to Wyong Town Centre. The amenity and attractiveness of the area would be impacted by the bulk and scale of this proposed building. Due to the relatively small area of the site and carparking being via River Road, it is not considered to that a development resulting from the increased controls would enhance the amenity by addressing both the Pacific Highway and River Road street frontages and creating an open space focus along the riverfront, forming a linear parkland as required by WLEP 2013.</p> <p>The proposal is inconsistent with this Action.</p>
20	Direction 20: Grow housing choice in and around local centres	
	Action	Assessment
20.1	Improve housing choice by supporting housing delivery in and near the growth corridors and local centres	<p>The planning proposal seeks to additional housing which would meet the changing needs of the community. However, this should not come at the cost of resident safety, good planning outcomes for the community and the character and amenity of Wyong Town Centre.</p>
21	Direction 21: Provide housing choice to meet community needs	
	Action	Assessment
21.4	Encourage housing diversity including studio, and one and two-bedroom dwellings, to match forecast changes in household sizes and provide greater housing choice.	<p>The planning proposal seeks increase height and floor space on the subject site. A resultant building may accommodate additional housing types, or any other use permitted in the B3 Commercial Core zone and the planning proposal refers to a range of potential future uses.</p> <p>If the proposal was to result in residential development, housing diversity may be an outcome however this should not come at the cost of resident amenity and safety, good planning outcomes for the community and the character and amenity of Wyong Town Centre.</p>

Table 1: Central Coast Regional Plan Assessment

2. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Central Coast Community Strategic Plan – One: Central Coast

The *Central Coast Community Strategic Plan* outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

The following strategies outlined in the Community Strategic Plan are applicable to this Planning Proposal:

Theme - Responsible	
Focus Area – Balanced and Sustainable Development	
Strategies	Assessment
G2: Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect.	The assessment of this planning proposal responds to this strategy.
I3 – Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.	To permit increased residential density on this site is not responsible land use planning as it is not consistent with the desired future character of the area and vehicular access to the site remains unresolved and the proposed vehicular access is adversely affected by flooding.
I4 – Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.	One outcome of the planning proposal could be the provision of additional housing which would meet the changing needs of the community. However, this should not come at the cost of resident amenity and safety, good planning outcomes for the community and the character and amenity of Wyong Town Centre. Appropriate vehicular access to the site also needs to be resolved.

Table 2 – Community Strategic Plan Assessment

Local Strategic Planning Statement

The interim Central Coast Local Strategic Planning Statement (LSPS) sets a clear vision for the future and a proactive framework for delivering a growing and sustainable Region with a strong network of Centres and thriving and connected communities.

The following priorities outlined in the LSPS are applicable to this Planning Proposal.

Planning Priority	Actions	Assessment/Comment
Centres and Corridors		
5 Future planning that enables the development of active and liveable centres	Develop a Wyong Town Centre Precinct Plan as a mixed-use centre for the north of the Region. (CCRP Direction 2, 7, 16, 18)	The Key Sites provisions being relied on as justification for the increase in height and FSR on this site have expired and do not represent Council's intended directions. The subject site is included in the area being reviewed as part of a Wyong Town Centre Precinct plan. Any increases in height or FSR on this site prior to the finalisation of the plan could be inconsistent with Council's future directions. The Applicant should participate in any public consultation on the development of the plan, as well as aim to resolve the access issues which relate to the site.
Housing		
7 Provide well designed housing with high standards of sustainability features.	Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity. (CCRP Direction 2, 15, 18)	See response above. The Applicant should participate in any public consultation on the development of the Wyong Town Centre Precinct Plan and associated planning controls, as well as aim to resolve the access issues which relate to the site.
8 Provide for the housing needs of our growing region	Prepare Housing Strategy for the Central Coast to provide a clear vision and strategic direction to accommodate the population growth envisaged for the region in a sustainable manner. (CCRP Direction 15, 17, 19, 20, 21, 22)	A Housing Strategy is currently being prepared by Council which will determine the need for additional residential housing within Wyong Town Centre.
	Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community. (CCRP Direction 19, 20, 21)	The planning proposal seeks increase height and floor space on the subject site. A resultant building may accommodate affordable or alternate housing types, or any other use permitted in the B3 Commercial Core zone and the planning proposal refers to a range of potential future uses. If the proposal was to result in residential development, affordable housing may be

Planning Priority	Actions	Assessment/Comment
		an outcome however this should not come at the cost of resident amenity and safety, good planning outcomes for the community and the character and amenity of Wyong Town Centre.

3. Is the planning proposal consistent with applicable state environmental planning policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

State Environmental Planning Policy	Comment
SEPP 55 Remediation of Land	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>The Applicant did not address Contaminated Land as part of the planning proposal. It is possible that given historical agricultural uses in Wyong and sites proximity to the railway line that site contamination may be an issue. However as the proposal is recommended for refusal, a contamination report was not requested. If the proposal was to be supported a contamination report should be requested at the Gateway stage.</p>
SEPP 65 – Design Quality of Residential Apartment Development	
<p>This policy aims to improve the design quality of residential apartment development in New South Wales.</p> <p>Improving the design quality of residential apartment development aims:</p> <p>a) to ensure that it contributes to the sustainable development of New South Wales:</p>	<p>The proposal seeks to significantly increase the building height and FSR applicable to the site to enable the development of a 7 storey mixed use commercial/residential development with three levels of basement carparking (although it is acknowledged that the Applicant has stated that this might not be the final use on the site).</p> <p>The SEPP requires consideration of the</p>

State Environmental Planning Policy	Comment
<ul style="list-style-type: none"> i. by providing sustainable housing in social and environmental terms, and ii. by being a long-term asset to its neighbourhood, and iii. by achieving the urban planning policies for its regional and local contexts, and b) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and c) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and d) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, and f) to contribute to the provision of a variety of dwelling types to meet population growth, and g) to support housing affordability, and h) to facilitate the timely and efficient assessment of applications for development to which this Policy applies. 	<p>Apartment Design Guide (ADG) and Part 2 refers to the primary development controls of height, FSR and building envelopes that can be used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.</p> <p>In consideration of the proposal Council therefore needs to be confident that a development resulting from the increased building height and floor space ratio would be able to meet the requirements of SEPP 65 and ADG.</p> <p>In this case Council is not satisfied that the proposed building height and FSR which is more than double that currently permitted, on a relatively small site of approximately 1,120m² are able to comply with SEPP 65 and the principles outlined in the ADG.</p> <p>The proposed building height is considered out of scale with the desired future character of the area. The proposed FSR would result in a relatively high density on a small isolated site and from the information provided it is unlikely that the resultant development would be able to meet building separation requirements outlined in the ADG. It is noted that in documentation accompanying the proposal the proposed building touches the site boundary in places. The proposed development also results in large unarticulated walls to River Road and its intersection with the Pacific Highway as a result of access constraints and carparking location which is inconsistent with development controls for the Wyong Town Centre and not consistent with requirements for a gateway site.</p> <p>The Planning Proposal is therefore considered to be inconsistent with the SEPP.</p>
SEPP (Coastal Management) 2018	
<p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a</p>	<p>The subject site is mapped as being in a Coastal Environment Area and Coastal Use area under the SEPP.</p>

State Environmental Planning Policy	Comment
<p>manner consistent with the objects of the Coastal Management Act 2016 by:</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</p> <p>(c) mapping the 4 coastal management areas which comprise the NSW coastal zone, in accordance with the definitions in the Coastal Management Act 2016.</p>	<p>Clause 14 (1)(c) of the SEPP requires a consent authority states that</p> <p><i>(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority - :</i></p> <p><i>(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.</i></p> <p>Although the proposal is not for development consent, the development which would result from the requested increased height and FSR is not considered to appropriate for a small isolated site or to be consistent with the bulk and scale of the desired future character of the Wyong Town Centre.</p> <p>The Planning Proposal is therefore considered to be inconsistent with the SEPP.</p>

Table 3 – State Environmental Planning Policy Assessment

4. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

The proposal has been considered against the relevant Ministerial Directions as summarised below. The full assessment of these Directions is contained within the Attachments of this proposal.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	Y
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	N	N/A
2.2	Coastal Protection	Y	N
2.3	Heritage Conservation	Y	Y

No.	Direction	Applicable	Consistent
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N	N/A
2.6	Remediation of Contaminated Land	Y	N
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	N	N/A
3.2	Caravan Parks and Manufactured Home Estates	N	N/A
3.3	Home Occupations	N	N/A
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
3.7	Reduction in non-hosted short-term rental accommodation period	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	N
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.1	Implementation of Regional Strategies	N	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	N

No.	Direction	Applicable	Consistent
5.11	Development of Aboriginal Land Council lands	N	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A

Table 4 – S9.1 Ministerial Direction Compliance

Ministerial Section 9.1 Directions

Direction	Comment
Employment & Resources	
1 Business & Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>The Planning Proposal does not seek to rezone B3 Commercial Core zoned land or reduce the amount of land used for business purposes. The proposal is consistent with this Direction.</p>
Environment & Heritage	
2.2 Coastal Management	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to land within the coastal zone as identified by SEPP (Coastal Management) 2018.</p> <p>A planning proposal must include provisions that give effect to and are consistent with:</p> <p>(a) the objects of the Coastal Management Act 2016 and the objectives of the of the relevant coastal management areas, and</p> <p>(b) the NSW Coastal Management Manual and associated toolkit,</p> <p>(c) the NSW Coastal Design Guidelines 2003.</p> <p>A planning proposal must not rezone land which would enable increased development or more intensive land use on land:</p> <p>(a) within a coastal vulnerability area identified by the SEPP (Coastal Management) 2018, or</p> <p>(b) that has been identified as land affected by current or future coastal hazard in a LEP or DCP, or a study or assessment undertaken by a public authority or a relevant planning authority.</p>	<p>The objectives of the Coastal Management Act 2016 are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.</p> <p>The subject site is mapped as being in a Coastal Environment Area and Coastal Use area under the SEPP.</p> <p>Clause 14 (1)(c) of the SEPP requires a consent authority states that</p> <p><i>(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority - :</i></p> <p><i>(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.</i></p> <p>Although the proposal is not for development consent, the development which would result from the requested increased height and FSR is not considered to appropriate for a small isolated site or to be consistent with the bulk and scale of the desired future character of the Wyong Town Centre.</p> <p>Additionally Wyong would be defined as an Inland Coastal Centre under the NSW Coastal Design Guidelines 2003 The Desired Future Character under these guidelines require:</p> <p><i>1 Relationship to environment</i></p>

Direction	Comment
	<p><i>c Emergencies are planned for during flood events.</i></p> <p><i>f A positive role for the river and open space is created by refocussing redevelopment within the settlement to the river.</i></p> <p><i>6 Height</i></p> <p><i>a. Heights respond to the scale of the settlement, street widths and the relationship to heritage buildings and view corridors.</i></p> <p><i>c. Heights are subject to place-specific urban design studies that consider a response to the local context. New development is appropriate to the predominant form and scale of surrounding development.....Daylight Saving Time.</i></p> <p>For the reasons outlined elsewhere in this report the proposal is considered to be inconsistent with the requirements of the NSW Coastal Design Guidelines and therefore inconsistent with the SEPP (Coastal Management) 2018 and Direction 2.2 Coastal Management.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area. This includes items, areas, objects and places of indigenous heritage significance.</p>	<p>No items of European Heritage have been identified in any planning instrument as being located on the site.</p> <p>As the ground surface of the site has been extensively disturbed/modified, the likelihood of Aboriginal objects being present is low. It is therefore considered that in this instance, the Aboriginal assessment could be undertaken at development stage.</p> <p>The proposal is considered to be consistent with this Direction.</p>
2.6 Remediation of Contaminated Land	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>Applies to:</p>	<p>The Applicant did not address Contaminated Land as part of the planning proposal. It is possible that given historical agricultural uses in Wyong and sites proximity to the railway line that site contamination may be an issue. However as the proposal is recommended for refusal, a contamination report was not requested.</p>

Direction	Comment
<p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	
Housing, Infrastructure and Urban Development	
3.4 Integrating Land Use and Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>The subject site of the Planning Proposal is located on the Pacific Highway, which supports regular bus services and is within 400 m of Wyong Station. Due to the availability of these services the Planning Proposal is considered to be consistent with this Direction.</p>
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils.</p>	<p>The land is identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils (Class 5). The proposal is considered to be consistent with this direction. Provisions in the WLEP 2013 would ensure that development on the site</p>

Direction	Comment
	would occur in accordance with relevant Acid Sulphate Guidelines.
4.3 Flood Prone Land	
<p>Aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>	<p>Based on the information provided Council is not satisfied that the proposal is consistent with this Direction. The subject site is extensively affected by the PMF, and all vehicular access to the site is via River Road which is inundated by the 1%AEP Flood. The site therefore falls into the definition of "flood prone land" and the provisions of Direction 4.3 Flood Prone Land apply to the site.</p> <p>Although the site itself does not sit within the 1% AEP it relies solely on vehicular access via River Road over public land which is a flood planning area. In the event of flooding, access to River Road is restricted for several days until the flood waters have subsided. The need to remove flood debris (fallen trees and power lines) from the road and any restoration works required to the road surface or stream bank erosion issues would create further delays in accessing the road. Waste services may also be interrupted until access to River Road is available as proposed waste servicing is via the basement.</p> <p>Increasing height and FSR for the subject site will result in increased vehicular traffic to and from the site along River Road, an identified flood planning area. In times of flood this has the potential to expose Council to increased risk in terms of community concerns and potential increased infrastructure costs. Alternate access solutions are provided in Council's adopted DCP controls.</p> <p>Therefore the proposal is considered to be inconsistent with this Direction.</p>
4.4 Planning for Bushfire Protection	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>The subject land is classified as Vegetation Buffer on the Bushfire Prone Land Mapping. It is surrounded by roads on two sides, Wyong River and developed land and any future development is likely to be able to be designed to comply with the requirements of Planning for Bushfire Protection. The Planning Proposal is considered to be consistent with this Direction, and if the proposal were to be supported it should be referred to the Rural Fire Service for comment.</p>

Direction	Comment
Regional Planning	
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.</p> <p>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra</p>	<p>An Assessment has been carried out against the Central Coast Regional Plan 2036 (CCRP) refer to assessment under Central Coast Regional Plan earlier in this Strategic Assessment.</p> <p>The proposal is considered to be generally inconsistent with Directions and Actions of the CCRP as the proposed increase in height and FSR are not supported by any detailed strategic study and the proposed increases in height and FSR are out of character with the desired future character of Wyong Town Centre.</p>
Local Plan Making	
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>This Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.</p>	<p>There are no additional concurrence, consultation or referral requirements required as a result of this planning proposal. The proposal is considered to be consistent with this Direction.</p>
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations for public purposes where the land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning.</p>	<p>The Planning Proposal does not seek to create, alter or reduce existing zonings or reservations of land for public purposes. The proposal is considered to be consistent with this Direction.</p>
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site specific planning controls.</p>	<p>It is proposed that the relevant mapping be updated only subsequent to this proposal and no additional development standards than currently exist would be applied.</p>

Direction	Comment
<p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p> <p>The Planning Proposal must use an existing zone already applying in an environmental planning instrument and not impose any development standards in addition to those already contained in the environmental planning instrument. The proposal shall not contain or refer to drawings/concept plans that show details of the proposed development.</p>	<p>The proposal does not contain or refer to drawings/concept plans that show details of the proposed development. The proposal is considered to be consistent with this Direction.</p>

Table 5: S9.1 Ministerial Direction Assessment



Planning Proposal Assessment

Proposal Summary

Applicant	ADW Johnson
Owner	Ulawatu Properties P/L, Malachite P/L & JR Stevens Nominees P/L
Application Number	RZ/108/2020
Description of Land subject of planning proposal	<i>Legal and Property Description:</i> Proposed Lot 2 within development consent 58001/2020 approved on 21.07.2020 for amalgamation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988
Site Area	11,710 m ²
Existing Use	Vacant land and primarily cleared of vegetation

Proposed Amendments –Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan			
Provisions	Existing Provision	Proposed Amendment	Outcome (Supported/Not Supported)
Zoning	B2 Local Centre	R1 General Residential	Supported
Minimum Lot Size	none	550 m ²	Supported



Proposal Report

Executive Summary

This Planning Proposal seeks to rezone proposed lot 2 under the consolidation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988 (DA 58001/2020 of 21/7/20) from B2 Local Centre to R1 General Residential. The rezoning will enable residential development.

The Site

The site is located within the Lisarow local centre which fronts the Pacific Highway at Lisarow, located approximately 7 kilometres north of the Gosford City Centre. The site is accessed from Newling Street within the existing residential area. The site is located within about 800 metres of Lisarow railway station.

The land subject to the rezoning request (see Figure 1) comprises the whole of proposed lot 2 under the consolidation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988 (DA 58001/2020 of 21/7/20) and has a total area of 11,710 m².



Figure 1: The Subject Site Aerial – Planning Proposal Area bounded in Red



The land is vacant, primarily clear of vegetation and slopes downhill to the north away from Newling Street. The land is elevated above the adjacent B2 zoned land and a larger concrete retaining wall is erected upon the common boundary.

Surrounding land uses include:

- Land to the north and west is zoned B2 Local Centre and developed with Coles and Woolworths supermarkets, plus a variety of shops and businesses, together with associated car parking and accessways
- Land across Parsons Road and adjacent land along the northern side of Newling Street is developed with medium density housing
- Land adjacent to the east is zoned R2 Low Density Residential and Lisarow High School is erected upon it, and
- Land to the south is zoned R2 and developed with low density residential housing, with Narara Primary School located about 400 metres west fronting Newling Street

The land is currently zoned B2 Local Centre (see Figure 2) under the Gosford Local Environmental Plan 2014 (GLEP 2014), with no minimum area for subdivision. The draft Central Coast Local Environmental Plan (dCCLEP) proposes to retain the current B2 zoning of the land.



Figure 2: Site Aerial showing Existing Zones

The Proposal

The proposal is to rezone the site from B2 Local Centre to R1 General Residential to enable residential development.



The R1 General Residential zoning permits low and medium density housing. The rezoning could yield approximately 17 standard residential lots or a yield of approximately 30 dwellings resulting from a medium density housing form.

Any future subdivision will be required to be assessed against relevant requirements within the Development Control Plan (DCP) applicable at that time. Further, any dwellings proposed for the subject land may be required to be sited in a manner or include specific building materials or window treatments that mitigates against any potential noise/light intrusion associated with the adjoining commercial development.

Assessment

The request to prepare a Planning Proposal is supported. This planning report details preliminary investigations covering the area regarding matters such as Aboriginal heritage, archaeology, planning, ecological, economics, bushfire, traffic and water cycle management.

The planning proposal has been assessed against the Central Coast Regional Plan (CCRP) 2036 and relevant state policies and Ministerial directions, and the Central Coast Council Interim Local Strategic Planning Statement (ILSPS).

The proposal is generally considered to be consistent, and where inconsistent, it is minor and justifiable.

The proposal has strategic merit on the basis that it will address the following Directions of the CCRP 2036:

- Manage natural hazards and climate change - Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as Asset Protection Zones (Direction 14);
- Create a well-planned, compact settlement pattern (Direction 15);
- Align land use and infrastructure planning (Direction 17);
- Accelerate housing supply and improve housing choice (Directions 19 & 20); and
- Provide housing choice to meet community needs (Direction 21).

Economic Impact Assessment

The proposal will see the rezoning of 11,710 m² from the B2 Local Centre zoning. The impact of the removal of this land area has been assessed by economic consultants Location IQ.

The assessment identifies the following broad statements:

- There is about 64,327 m² of B2 zoned land around the Pacific Highway at Lisarow.
- The area of the land proposed to be rezoned from B2 to R1 General Residential zone represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.
- There is limited demand for additional retail floor space both now and in the future within the centre.



- The residentially zoned lands in the vicinity are serviced by the Lisarow Centre, are almost fully developed. Given the range, types and amount of developed business and commercial floor area in the Lisarow Centre and based on the minimal potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.
- Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these chains.
- The location of the subject site to the rear of the Lisarow Plaza and Woolworths development fronting a residential street, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail. The lack of main road exposure also limits the potential for a range of retail uses.
- Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the subject site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.
- The nature of the subject site (e.g. slope) is restrictive to large footprint development types.
- The loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.

The economic impact assessment has been reviewed and the conclusion is supported.



Residential Development Potential

Rezoning of the land would enable infill housing within a developed urban area where all required services are available; including a large neighbourhood centre, high school, primary school, main road and railway station, and infrastructure such as; water, sewer, telecommunications, electricity, etc.

Future development of the site will generate the need for payment of contributions in accordance with Council's Regional Section 7.12 Development Contributions Plan.

Site Specific Constraints

There are some steeper slopes (over 12%) in small areas adjacent to the western boundary, which will be addressed in more detailed design analysis at Development Application (DA) stage.

About half of the site is identified as buffer area to bushfire prone vegetation, with the rest not identified as Bushfire Prone Land (BFPL) (see Figure 3 below).

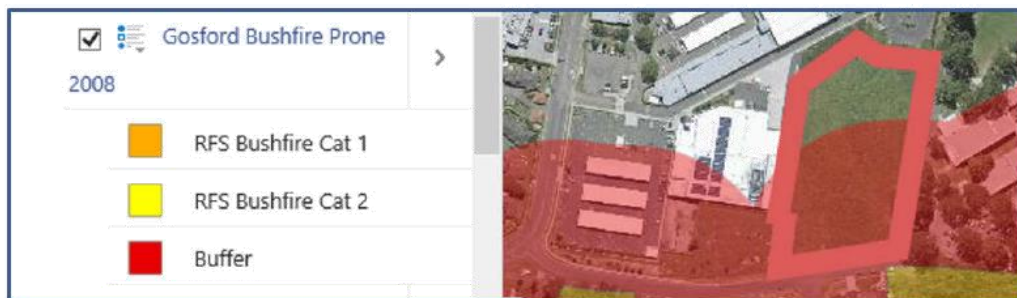


Figure 3: Gosford Bushfire Prone Lands Map

The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared or recorded on or near the subject land.

The site is generally clear of vegetation from previous disturbance of the area. It is considered that there are no ecological constraints that need to be addressed at the rezoning stage.

A Stage 2 Detailed Site Contamination Assessment has been prepared and considered. The assessment indicates that the site is suitable for the proposed residential land use.

**Further Studies Likely to be Required by Gateway:**

Due to the nature of the land (vacant and primarily clear of vegetation) and the investigations carried out to date, no further ecological studies are envisaged post Gateway Determination. However, there may be some need for acoustic investigations to be undertaken to inform future residential development requirements (associated with noise from commercial operations).

The planning proposal has been informed by a series of preliminary specialist investigations and this information is considered to be sufficient for Council to endorse referral to the Gateway for a Determination.

Current Status

The planning proposal is supported as submitted.

Internal Consultation

The rezoning request and supporting reports have been reviewed by staff and responses are summarised below.

Urban Planning and Development

Following review by staff of the information provided by ADW Johnson and the B2 Local Centre Zoned Land Assessment by Location IQ, the area is well serviced by retail development. The rezoning of part of Nos. 121 and 129 Newling Street from B2 to R1 is unlikely to adversely impact the surrounding area in relation to retail services. The assessment undertaken by Location IQ has adequately reviewed supply and demand for the future in Niagara Park / Lisarow area, as well as noting the difficulties in securing a retail tenant for the site, given it does not have main road exposure. No objections are raised to the proposal.

Floodplain Management

Following a review by staff of the information provided by ADW Johnson in the report entitled "Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning" June 2020 (Ver B), and specifically pages 10-11, 2.3.2 - Flooding and Drainage, the application appears to provide evidence that the site is not impacted by flooding and therefore can be supported in its current form. The applicant should at the development application stage identify local flow paths to determine if any locally derived flows may impact the site that will need to be accounted for in any subsequent design for the site. This will be addressed in detail at the development application stage.

Environmental Strategies



Following review by staff of the information provided by ADW Johnson and information within Council's mapping, there are no ecological constraints that need to be addressed by at the rezoning stage.

Engineering Assessment

The information provided by ADW Johnson has been reviewed by staff. It is noted that Busways operates within the area and provides a regular service to Gosford from a bus stop located along Parsons Road, at Lisarow Plaza. Lisarow Train Station is also located just 800 metres north-east of the subject lands. The proposal would reduce traffic impacts, as the RMS Guide to Traffic Generating Developments Guidelines indicates residential property has relatively lower traffic generation rates for both the AM and PM peaks and all-day trip generation rates, when compared to the rates for shops.

There are no transport concerns with the proposed rezoning as the transport network has the capacity to cater for the proposed rezoning.

Water Services and Design

The information provided by ADW Johnson has been reviewed by staff. There are no significant constraints with respect to water and sewerage. The following items will be assessed as part of any subsequent Water Management Act Section 305 Applications;

- Developer charges will apply in accordance with the 2019 Southern Region Water Supply and Sewerage Development Servicing Plan
- New W&S mains would be required to service any new properties. The subsequent developer would undertake the design and construction of those assets in accordance with the prevailing water and sewer design codes of practice.

Environmental and Public Health

The information provided by ADW Johnson was reviewed by staff and a Stage 2 Detailed Site Contamination Assessment was requested and subsequently prepared and lodged by the applicant.

The Stage 2 Detailed Site Contamination Assessment has been prepared generally in accordance with the NSW EPAs Contaminated Site Guidelines. Samples were analysed for all potential contaminants of concern, and appropriate *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM) health and ecological investigation levels in soils were selected (Residential A). All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use. Further detailed analysis will occur at the development application stage.

External Consultation



Government agency and public consultation requirements will be detailed in the Gateway Determination and conducted accordingly.

It is anticipated that due to the existing development surrounding, and the site and location, that only a limited number of government agencies may be required to be consulted, such as the following:

- Department of Family and Community and Justice (former NSW Rural Fire Service), regarding bushfire matters;
- Department of Planning, Industry and Environment on regional planning matters;

Statutory compliance and strategic justification

The planning proposal has been assessed having regard for relevant State Environmental Planning Policies (SEPPs), Ministerial Section 9.1 Directions and relevant guidelines set out within the regional and local plans, including the CCRP 2036 (see Attachment 2 – Strategic Assessment to the Council planning report) and Council’s Interim Local Strategic Planning Statement. The proposal is generally consistent with the applicable Ministerial Directions and SEPPs, and the few inconsistencies are both minor and justifiable.

Social Impacts

The proposal will expand the available housing choice in Lisarow by providing the opportunity for either low or medium density housing (or a combination thereof), in an area with all necessary infrastructure and services available; i.e. being located adjacent to a local centre and high school and within walking distance of the main road, railway station, primary school and sporting fields.

Environmental Considerations

The site is vacant and primarily clear of vegetation and no environmental issues are envisaged.



Central Coast Council
Strategic Planning Framework Assessment

Part of Nos. 122 and 129 Newling Street, Lisarow

PP/108/2020;
February 2021



Central Coast Regional Plan 2036

The *Central Coast Regional Strategy 2036 (CCRP)* applies to the Central Coast Local Government Area (LGA). The CCRP is to provide the basis of planning by the local government and sets out a number of actions. The table below demonstrates that the Planning Proposal is generally consistent with relevant directions identified in the CCRP, or in the few cases where inconsistent, it is minor and justifiable.

Table 1: Central Coast Regional Plan Assessment

Direction	Applicable	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	N/A	Not Applicable. The site is not located within the region's capital.
2. Focus economic development in the Southern and Northern Growth Corridors	N/A	Not Applicable. The site is outside the two corridors.
3. Support priority economic sectors	N/A	Not Applicable. Lisarow Centre is not a priority economic sector.
4. Strengthen inter-regional and intra-regional connections for business	N/A	Not Applicable. The proposal will not affect these connections.
5. Support new and expanded industrial activity	N/A	Not Applicable. The proposal is not for an industrial use and the land is not currently zoned industrial.
6. Strengthen the economic self-determination of Aboriginal communities	N/A	Not Applicable. The proposal is not on land owned by the DLALC.
7. Increase job containment in the region	N/A	Applicable and inconsistent, however the inconsistency is minor and justifiable (as outlined in the below discussion) The subject land is zoned B2 Local Centre, so in theory 'job containment' in the region will be reduced very marginally by removal of the subject land area of 11,710 m ² . The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m ² of B2 zoned land around the Pacific



Direction	Applicable	Assessment/Comment
		<p>Highway at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m², which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre. It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local Centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
<p>8. Recognise the cultural landscape of the Central Coast</p>	<p>Yes</p>	<p>Applicable and consistent.</p> <p>The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land.</p> <p>The subject proposal will not detract from the cultural landscape of the Central Coast.</p>



Direction	Applicable	Assessment/Comment
9. Protect and enhance productive agricultural land	N/A	Not Applicable. The subject site is not in an agricultural area.
10. Secure the productivity and capacity of resource lands	N/A	Not Applicable. The subject site is not in a resource area.
11. Sustain and balance productive landscapes west of the M1	N/A	Not Applicable. The site is not located west of the M1.
12. Protect and manage environmental values	Yes	Applicable and consistent. The submitted report states in relation to ecological matters that the site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.
13. Sustain water quality and security	N/A	Applicable and consistent. Council's LEP and DCP provisions will apply at the development stage.
14. Protect the coast and manage natural hazards and climate change	Yes	Applicable and consistent. Coastal hazards - The proposal is not affected by coastal hazards. Flooding hazards – Council staff have reviewed the proposal and the material provided in the ADW Johnson Report entitled "Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning" June 2020 (Ver B)" (specifically pages 10-11, 2.3.2 Flooding and Drainage) which supports the planning proposal. Staff concur that the site is not impacted by flooding and therefore can be supported. Bushfire hazards – About 60% of the area of the site to which the proposed rezoning to R1 General Residential applies is comprised of category 1 'buffer' bushfire prone vegetation, with the rest of the site unaffected by bushfire hazard. Future development of the site will be required to include



Direction	Applicable	Assessment/Comment
		<p>relevant measures to ensure the security of land improvements, such as an Asset Protection Zones (APZs).</p> <p>The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and Planning For Bushfire Protection (RFS 2019) may be achieved for future development. This assessment will occur at the Development Application stage.</p> <p>The proposal does not raise any bushfire concerns.</p>
15. Create a well-planned, compact settlement pattern	Yes	<p>Applicable and consistent.</p> <p>The proposal will deliver additional housing adjacent to a large neighborhood centre (providing a variety of services) and a high school, and is also in close proximity to a main road, primary school and railway station.</p>
16. Grow investment opportunities in the region's centres	N/A	<p>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the discussion in 7/ above.</p> <p>The subject proposal will theoretically reduce the B2 Local Centre zoning available in Lisarow.</p>
17. Align land use and infrastructure planning	Yes	<p>Applicable and consistent.</p> <p>Various necessary residential services and infrastructure can be extended to the proposed development site, as it is an infill site within a developed urban area.</p>
18. Create places that are inclusive, well-designed and offer attractive lifestyles	Yes	<p>Applicable and consistent.</p> <p>The proposal will complement existing residential housing located across the road and surrounding.</p>
19. Accelerate housing supply and improve housing choice	Yes	<p>Applicable and consistent.</p> <p>The proposal will deliver additional housing choice.</p>
20. Grow housing choice in and around local centres	N/A	<p>Applicable and consistent.</p> <p>The proposal will deliver additional housing choice adjacent to a local centre.</p>
21. Provide housing choice to meet community needs	Yes	<p>Applicable and consistent.</p> <p>The proposal will deliver additional housing choice of either low or medium density housing.</p>
22. Deliver housing in new release areas that are best suited to building new	N/A	<p>Not applicable.</p> <p>The proposal does not relate to a new release area, however it will provide infill housing.</p>



Direction	Applicable	Assessment/Comment
communities		
23. Manage rural lifestyles	N/A	Not applicable. The proposal does not relate to rural living.

Central Coast Community Strategic Plan – One: Central Coast

The *Central Coast Community Strategic Plan* outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future. The following strategies and objectives outlined in the Community Strategic Plan are applicable to this Planning Proposal, and the proposal is consistent with these.

Table 2 – Community Strategic Plan Assessment

Objectives	Assessment/Comment
Theme - Belonging	
Focus Area – Creativity, connection and local identity	
<i>B1</i> <i>Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures</i>	Applicable and Consistent. The Aboriginal Heritage Information Management System (AHIMS) GIS mapping indicates no Aboriginal sites or places on the subject land.
Theme – Green	
Focus Area – Cherished and Protected Natural Beauty	
<i>F1</i> <i>Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species</i>	Applicable and Consistent. The site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.
Theme – Responsible	
Focus Area – Balanced and Sustainable Development	
<i>I1</i> <i>Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1</i>	Applicable and Consistent. The proposal is a change to a residential zoning within an established urban area with all services. The site is primarily cleared of vegetation and vacant, can be developed in an orderly manner.



Objectives	Assessment/Comment
<p>12</p> <p>Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport</p>	<p>Applicable and Consistent.</p> <p>See above I1.</p>
<p>13</p> <p>Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management</p>	<p>Applicable and Consistent.</p> <p>See above F1.</p>
<p>114</p> <p>Provide a range of housing options to meet the diverse and changing needs of the community and there is adequate affordable housing</p>	<p>Applicable and Consistent.</p> <p>The planning proposal will provide for the permissibility of either low or medium density residential development to meet market demands under the R1 General residential zoning.</p>
Theme – Responsible	
Focus Area – Creativity, connection and local identity	
<p>C3: Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents</p>	<p>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</p> <p>The planning proposal will not implement this goal, however, the zoning on this land is effectively redundant and if left as B2 Local Centre zoning will very likely never be developed, for the following reasons.</p> <p>The subject land is zoned B2 Local Centre, so in theory the region's potential business zoned lands will be reduced very marginally (0.6%) by removal of the subject land. The situation has been investigated by economic consultants Location IQ who in summary found that there is limited demand for additional retail floor space both now and in the future within the centre given the range, types and amount of developed business / commercial floor area in the Lisarow Centre and based on the restricted potential for additional supermarket and mini-major floorspace. The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the</p>



Objectives	Assessment/Comment
	<p>current or future needs of the area in this regard (see more detail outlined in Attachments 1 and 2).</p> <p>It is also noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p>



Local Strategic Planning Statement

Council’s Interim Local Strategic Planning Statement (LSPS) came into effect on 21 August 2020 after adoption by Council on 29 June 2020.

The following strategies and priorities outlined in the LSPS are applicable to this Planning Proposal, and the proposal is consistent with these, or in the few cases where inconsistent, it is minor and justifiable.

Table 3 – Interim Local Strategic Planning Statement Assessment

Strategy	Assessment/Comment
<p>1 Revitalise our centres</p>	<p>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</p> <p>The subject land is zoned B2 Local Centre, so in theory ‘job containment’ in the region will be reduced very marginally by removal of the subject land area of 11,710 m².</p> <p>The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m² of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m², which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre.</p> <p>It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space. Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these ‘majors’. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail offer.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow</p>



Strategy	Assessment/Comment
	<p>and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
2 Renew urban form	<p>Applicable and Consistent.</p> <p>The proposal seeks to alter the urban zoning to one that is required, as the current B2 Local Centre zoning is effectively redundant, and the land will not be developed under this zoning.</p>
3 Define the urban edge	<p>Not applicable to this PP.</p> <p>This is an infill vacant site within an established urban area.</p>
4 Create a sustainable region	<p>Applicable and Consistent.</p> <p>This is an infill vacant site within an established urban area, where the proposal is to alter a redundant urban zoning to a more suitable and necessary zoning.</p>
Planning Priority & Action	Assessment/Comment
<p><i>Planning Priority 1</i> <i>Align development to our infrastructure capacity structure capacity</i></p> <p><i>Action</i> <i>Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast.</i></p>	<p>Applicable and Consistent.</p> <p>The proposal will deliver infill housing within a developed urban area where all required services are available, including a large neighborhood centre, high school, primary school, main road and railway station</p>
<p><i>Planning Priority 4</i> <i>Renew our Centres as places for people</i></p> <p><i>Actions</i> <i>-Develop centre structure plans and identify urban renewal, master planning and place making</i></p>	<p>Applicable and Consistent.</p> <p>The centre is developed with a variety of uses. The subject land under its current B2 Local centre zoning will not be developed if left as is. For more detail see discussion above for Strategy 1 Revitalise our centres.</p>



Strategy	Assessment/Comment
<p>projects within our growing strategic and town centres.</p> <ul style="list-style-type: none"> -Review development capacities (planning controls) for identified Strategic and Town Centres to determine opportunities for growth. -Prepare a sustainable transport study for the Entrance Peninsula, as part of the review of the Entrance Planning Strategy and Masterplan. -Review of the Toukley Planning Strategy. -Review of the Bateau Bay Masterplan to investigate possibility of creating a "lifestyle precinct" -Develop sustainable transport strategies as part of corridor strategies and other plans to reduce reliance on private vehicle use and support sustainable transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access. 	
<p>Planning Priority 7 Provide well designed housing with high standards of sustainability features.</p> <p>Action Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity.</p>	<p>Applicable and Consistent.</p> <p>Housing development resulting from this proposal will be developed in accordance with current legislative, LEP and DCP requirements.</p>
<p>Planning Priority 8 Provide for the housing needs of our growing region</p> <p>Actions -Prepare Housing Strategy for the Central Coast to provide a clear vision and strategic direction to accommodate the population growth envisaged for the region in a sustainable manner. - Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community.</p>	<p>Applicable and Consistent.</p> <p>Housing Strategy</p> <p>The Housing Strategy has not yet been prepared.</p> <p>The Central Coast Affordable and Alternative Housing Strategy seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA.</p> <p>It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'.</p> <p>The proposal is consistent with this strategy as it promotes housing in a location well serviced by support facilities and alternate transport options.</p>
<p>Planning Priority 14 Facilitate economic development to increase local employment opportunities for the community</p> <p>Actions</p>	<p>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in detail in the discussion above for Strategy 1 Revitalise our centres</p>



Strategy	Assessment/Comment
<p>-Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive LEP and DCP.</p> <p>- Prepare an Employment Lands Study and Strategy for the Central Coast to ensure appropriately zoned and serviced land is available to support future projected demand.</p> <p>- Support technological advancement and innovation in waste minimisation, resource recovery and by-product conversion to promote a regional circular economy.</p> <p>- Develop an Evening Economy Strategy and review the Outdoor Dining Policy.</p> <p>Include a Lighting Strategy and Master Plan for key evening economy areas as part of a Public Domain Toolkit to increase safety.</p>	
<p>Planning Priority 24 Map, protect and cherish natural areas and ecosystems</p> <p>Actions -Prepare and implement the Central Coast Biodiversity Strategy, including land use principles to protect and manage natural area and ecosystems of high biodiversity value.</p> <p>- Protect and expand the Coastal Open Space System (COSS) as part of the Biodiversity Strategy including consideration of funding mechanisms.</p> <p>- Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).</p>	<p>Applicable and Consistent.</p> <p>The site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal, hence it is consistent with this strategy and planning priority.</p>
<p>Planning Priority 25</p> <p>Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards</p> <p>Actions - Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast.</p> <p>- Prepare the Tuggerah Lakes Coastal Management Program to manage flooding and water quality.</p>	<p>Applicable and Consistent.</p> <p>There are no flooding or coastal hazards concerns onsite for the proposed development, and the bushfire hazard which affects part of the land can be adequately addressed at development stage.</p>
<p>Planning Priority 26 Manage heat wave risks through strategic planting and maintenance of vegetation</p> <p>Action Finalise and implement the Greener Places Strategy to mitigate the impacts of climate change</p>	<p>Applicable and Consistent.</p> <p>The site is generally cleared of vegetation.</p>



Strategy	Assessment/Comment
<p><i>on the regions water resources, coastal ecosystems, infrastructure, health, agriculture and biodiversity</i></p>	
<p><i>Planning Priority 29 Preserve environmental, scenic, heritage and cultural landscapes.</i></p> <p><i>Action Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy.</i></p>	<p>Applicable and Consistent.</p> <p>The site is generally cleared of vegetation.</p>
<p><i>Planning Priority 35 Integrate land use and infrastructure</i></p> <p><i>Action Review Servicing and Infrastructure Capacity to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to meet current and future demand</i></p>	<p>Applicable and Consistent.</p> <p>The proposal will deliver infill housing within a developed urban area where all required services are available, including a large neighborhood centre, high school, primary school, main road and railway station.</p>



State Environmental Planning Policies

The proposal has been considered against the relevant State Environmental Planning Policies (SEPPs), and is consistent with these, as detailed below.

Table 4 – SEPP and Deemed SEPP Assessment

SEPP/DEEMED SEPP	CONSISTENCY
SEPP (Koala Habitat Protection) 2019	
<p>Aim of Policy</p> <p>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.</p>	<p>Applicable & Consistent.</p> <p>The site is primarily cleared of vegetation, and as such does not contain 'potential koala habitat or a core koala habitat' under the SEPP.</p> <p>The development control section of the SEPP applies where the site is a minimum of 1 hectare in area, hence does not apply to the subject site.</p> <p>Nothing in this planning proposal affects the aims and provisions of this SEPP.</p>
SEPP No. 19 – Bushland in Urban Areas	
<p>2 Aims, objectives etc</p> <p>(1) The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <p>(a) its value to the community as part of the natural heritage,</p> <p>(b) its aesthetic value, and</p> <p>(c) its value as a recreational, educational and scientific resource.</p> <p>The specific aims of this policy relate to protecting certain remnants of plant communities (in areas to assist long term survival), rare and endangered flora and fauna species, habitats for native flora and fauna, wildlife corridors, scenic values, unique visual identity, geological features, existing landforms, archaeological relics, recreational potential of bushland, educational potential, to naturally stabilise soil surface, to maintain accessible bushland and to promote the management of bushland to protect and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</p>	<p>Applicable & Consistent.</p> <p>The site is predominantly cleared of vegetation and is not mapped as containing Endangered Ecological Communities.</p> <p>The proposal is consistent with the SEPP.</p>
SEPP 55 – Remediation of Land	
<p>(1) The object of this Policy is to provide for a Statewide planning approach to the remediation of</p>	<p>Applicable & Consistent.</p> <p>The Applicant's Stage 2 Detailed Site Contamination</p>



SEPP/DEEMED SEPP	CONSISTENCY
<p>contaminated land.</p> <p>(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>Assessment has been prepared by Qualtest P/L generally in accordance with the NSW EPAs Contaminated Site Guidelines.</p> <p>All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use.</p> <p>Nothing in this planning proposal affects the aims and provisions of this SEPP.</p>
SEPP (Coastal Management) 2018	
<p>The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with objects of the Coastal Management Act 2016, including the Management objectives for each coastal management area, by:</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide and decision-making in the coastal zone, and mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</p>	<p>Applicable & Consistent</p> <p>The SEPP applies to the LGA.</p> <p>None of the site is mapped as being affected by SEPP mapping.</p> <p>There are no matters relevant to this planning proposal.</p>
SEPP (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <p>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</p> <p>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</p> <p>(b1) to promote the development of significant mineral resources, and</p> <p>(c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p> <p>(d) to establish a gateway assessment process for</p>	<p>Applicable & Consistent.</p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits and prohibits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>Nothing in this planning proposal to rezone B2 to R1 zoning affects the aims and provisions of this SEPP.</p>



SEPP/DEEMED SEPP	CONSISTENCY
certain mining and petroleum (oil and gas) development: (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth for mining, petroleum and agricultural industries.	
SEPP (Vegetation in Non-Rural Areas) 2017	
The aims of this Policy are as follows: (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	Applicable & Consistent. The SEPP applies to R1 General Residential zonings, hence applies to this proposal. The submitted report states that the site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal. There is nothing in this planning proposal that affects the aims and provisions of this SEPP.
SEPP (Aboriginal Land) 2019	
Aims: (a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and (b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.	Not applicable. The land is not identified in the mapping supporting this SEPP.
SEPP (Primary Production and Rural Development) 2019	
Aims (a) to facilitate the orderly economic use and development of lands for primary production, (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources, (c) to identify State significant agricultural land for	Not applicable. The site is within a rural area, it is an urban area of the LGA.



SEPP/DEEMED SEPP	CONSISTENCY
<p>the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	
SEPP Infrastructure	
<p>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</p> <p>(b) providing greater flexibility in the location of infrastructure and service facilities, and</p> <p>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</p> <p>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</p> <p>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</p> <p>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p> <p>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</p>	<p>Applicable & Consistent.</p> <p>The land is an infill site within a residentially developed area, hence the proposed land to be rezoned to R1 General Residential has residential infrastructure available, e.g. water and sewer services, a local road network which has capacity for potential development and electricity is available adjacent, plus local primary and high schools and a near by railway station. There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
Sydney Region Environmental Plan No. 8 Central Coast Plateau Areas	
<p>The relevant aims of the deemed SEPP are:</p> <ul style="list-style-type: none"> - to provide a basis for evaluating competing land uses 	<p>Comment</p> <p>Not Applicable.</p>



SEPP/DEEMED SEPP	CONSISTENCY
<ul style="list-style-type: none"> - to direct development for non-agricultural purposes to land of lesser agricultural capability and - to encourage the preparation of draft LEPs based on merits 	<p>SREP 8 applies across the plateau (i.e. rural and environmental lands), however this site is within an urban area on the coast.</p>
SREP No. 9 Extractive Industry (No2 – 1995)	
<p>2 Aims, objectives</p> <p>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance.</p> <p>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and</p> <p>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential.</p> <p>3 Future development controls for extraction from Schedule 1 or 2 land</p> <p>(a) council should not prepare a draft local environmental plan to prohibit development for the purpose of an extractive industry on land described in Schedule 1 or 2.</p>	<p>Applicable and consistent.</p> <p>No specific land to which the SREP applies is in the vicinity of the site.</p>
State Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No2 – 1997)	
<p>Aims Objectives and Special Provisions of SREP 20</p> <p>3 Aim of this plan</p> <p>The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</p>	<p>Not applicable.</p> <p>The land is not mapped under the SREP.</p>



Section 9.1 Ministerial Directions

The proposal has been considered against the relevant Ministerial Directions, and is consistent with these, or in the few cases where inconsistent, it is minor and justifiable, as outlined below.

Table 5 – Ministerial Section 9.1 Direction Assessment

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</p> <p>The subject land is zoned B2 Local Centre, so in theory employment lands will be marginally reduced as a result of the proposal being finalised, by removal of the subject land area of 11,710 m².</p> <p>The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m² of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m², which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre.</p> <p>It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with</p>



Direction	Comment
	<p>the existing retail offer.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
1.2 Rural Zones	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Applicable and consistent.</p> <p>The SEPP applies to land is zoned or proposed to be zoned to a rural zone, so has no effect on the proposal which has current and proposed urban zonings.</p>
1.3 Mining, Petroleum Production and Extractive Industries	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Applicable and consistent.</p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>The planning proposal aims to alter one urban zoning to another, hence there is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
1.4 Oyster Aquaculture	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area</p>	<p>Not Applicable.</p> <p>The site is some distance from Brisbane Water</p>



Direction	Comment
<p>are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	<p>where 'Priority Oyster Aquaculture Areas' (POAA) exist.</p>
1.5 Rural Lands	
<p>Objectives are to;</p> <ul style="list-style-type: none"> - protect the agricultural production value of rural land; - facilitate the orderly and economic development of rural lands for rural and related purposes; - assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State; - minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses; - encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land; - support the delivery of the actions outlined in the New South Wales Right to Farm Policy. 	<p>Applicable and consistent.</p> <p>The SEPP applies to land zoned or proposed to be zoned to a rural or environmental protection zone.</p> <p>The planning proposal aims to alter one urban zoning to another, hence there is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>The submitted report states in relation to ecological matters that the site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is</p>



Direction	Comment
	<p>identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area.</p> <p>Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>
2.2 Coastal Management	
<p>Aims to protect and manage coastal areas of NSW. Applies when a planning proposal applies to land in the Coastal Zone as defined under the Coastal Management Act 2016.</p>	<p>Applicable & Consistent.</p> <p>SEPP (Coastal Management) 2018 applies to the LGA (see separate discussion), however none of the site is mapped as being affected.</p> <p>There are no coastal matters relevant to this planning proposal.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land.</p> <p>The site is vacant; hence no potential European heritage items exist.</p> <p>The subject proposal does not detract from the cultural landscape of the Central Coast.</p>
2.4 Recreational Vehicle Areas	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The proposal does not seek to provide recreational vehicle areas.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
<p>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
2.6 Remediation of Contaminated Land	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that</p>	<p>Applicable & Consistent.</p> <p>The Applicant's Stage 2 Detailed Site</p>



Direction	Comment
contamination and remediation are considered by planning proposal authorities.	Contamination Assessment has been prepared by Qualtest P/L generally in accordance with the NSW EPAs Contaminated Site Guidelines. All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use.
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>Applicable and consistent.</p> <p>The proposal satisfies the Direction as it will add to the variety of local housing choice by providing potential low or medium housing under the R1 zoning. This will meet current needs in the market, as opposed to the current B2 Local Centre zoning which will not satisfy any local needs due to the amount and variety of business development existing in Lisarow, i.e. it is effectively a redundant zoning.</p> <p>For more detail see discussion for Direction 7 of Central Coast Regional Plan above.</p>
3.2 Caravan Parks and Manufactured Home Estates	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates (MHE).</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>Caravan Parks (includes moveable and manufactured dwellings) are not permissible under the current B2 Local Centre and proposed R1 General Residential zonings, hence the proposal will not alter the status quo under the LEP in this regard.</p> <p>There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
3.3 Home Occupations	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The proposal does not seek to alter provisions relating to the permissibility of home occupations.</p>
3.4 Integrating Land Use & Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving</p>	<p>Applicable and consistent.</p> <p>This will be an infill development within an urban area adjacent to an existing shopping centre and</p>



Direction	Comment
<p>access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>residential area.</p> <p>All services and road networks required are available, plus the site is located about 800 metres from Lisarow Railway station.</p>
3.5 Development Near Regulated Airports and Defence Airfields	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield.</p>	<p>Not Applicable.</p> <p>The subject land is not located near a regulated airport which includes a defense airfield.</p>
3.6 Shooting Ranges	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>Not Applicable.</p> <p>The land does not lie adjacent or near to a shooting range.</p>
3.7 Reduction in non-hosted short-term rental accommodation period	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short-term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>



Direction	Comment
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable and consistent.</p> <p>According to Council's Acid Sulfate Soil Mapping the subject lands are class 5 which are generally unaffected by this issue as they are suitable for urban uses.</p>
4.2 Mine Subsidence & Unstable Land	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p>Applicable and Consistent.</p> <p>According to Council's Landslip Mapping the subject lands are free of this affectation.</p>
4.3 Flood Prone Land	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts</p>	<p>Applicable and consistent.</p> <p>Council staff have reviewed the proposal and the material provided in the ADW Johnson Report entitled "Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning" June 2020 (Ver B)" (specifically pages 10-11, 2.3.2 Flooding and Drainage), which supports the planning proposal.</p> <p>Staff concur that the site is not impacted by flooding and therefore can be supported.</p>
4.4 Planning for Bushfire Protection	
<p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p>Applicable and consistent.</p> <p>About 60% of the area of the site to which the proposed rezoning to R1 General Residential applies is comprised of category 1 'buffer' bushfire prone vegetation, with the rest of the site unaffected by bushfire hazard.</p> <p>Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as an Asset Protection</p>



Direction	Comment
	<p>Zones (APZs).</p> <p>The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and Planning For Bushfire Protection (RFS 2019) may be achieved for future development.</p> <p>This assessment will occur at the Development Application stage.</p> <p>The proposal does not raise any bushfire concerns.</p>
Regional Planning	
5.1 Implementation of Regional Strategies	
<p>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.2 Sydney Drinking Water Catchment	
<p>Aims to protect water quality in the hydrological catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>



Direction	Comment
5.9 North West Rail Link Corridor Strategy	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and primarily consistent, with minor inconsistencies considered justified, see section above with a detailed discussion on the Central Coast Regional Plan 2036 pertaining to the minor reduction in the business zoning.</p>
5.11 Development of Aboriginal Land Council Land	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p>Not applicable.</p> <p>The site is not owned by an Aboriginal land council and it is not affected by the SEPP (Aboriginal Land).</p>
Local Plan Making	
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The planning proposal does not include provisions that require concurrence, consultation or referral of development applications.</p>
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority</p>	<p>Not Applicable.</p> <p>The proposal does not seek to reserve land for public purposes.</p>



Direction	Comment
prepares a planning proposal.	
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p>Not Applicable.</p> <p>No specific land use or development is proposed.</p>
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	
<p>Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.2 Implementation of Greater Macarthur Land Release Investigations	
<p>Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.3 Parramatta Road Corridor Urban Transformation Strategy	
<p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</p> <p>This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford) LGAs.</p>
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<p>Aims to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong</p>



Direction	Comment
<p>Infrastructure Strategy (the Strategy)</p> <p>This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p>	<p>or Gosford LGAs).</p>
<p>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p>	
<p>The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim plan).</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p>	
<p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p> <p>This direction applies to Wollondilly Shire Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</p>	
<p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p> <p>This direction applies to Campbelltown City Council</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<p>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</p>	
<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan). This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<p>7.9 Implementation of Bayside West Precincts 2036 Plan</p>	
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong</p>



Direction	Comment
Precincts 2036 Plan (the Plan). This direction applies to land within the Bayside local government area.	or Gosford LGAs)
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	
<p>The objective of this direction is to ensure development within the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan (the Plan).</p> <p>This direction applies St Leonards and Crows Nest Precinct in the North Sydney, Lane Cove, and Willoughby local government areas as shown on Map LAP_001 St Leonards and Crows Nest 2036 Plan Ministerial Direction</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
7.12 Implementation of Greater Macarthur 2040	
<p>The objective of this direction is to ensure development within the Greater Macarthur Growth Area is consistent with the Greater Macarthur 2040 dated November 2018.</p> <p>This direction applies when a planning proposal authority prepares a planning proposal for land identified within the Greater Macarthur 2040</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
7.13 Implementation of Pyrmont Peninsula Place Strategy	
<p>The objective of this direction is to facilitate development within the Pyrmont Peninsula that is consistent with the Pyrmont Peninsula Place Strategy (Place Strategy) and the Economic Development Strategy.</p> <p>This direction applies to land subject to the Pyrmont Peninsula Place Strategy in the City of Sydney local government area as shown on Map LAP_001 Pyrmont Peninsula Place Strategy Ministerial Direction.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>



Briefing date	8 April 2021
Location	Parts of 121 and 129 Newling Street, Lisarow
Agenda item	4.4 Request to Prepare a Planning Proposal for Parts of 121 and 129 Newling Street, Lisarow
Chair and panel members	Chairperson Jason Perica Panel Experts Greg Flynn Linda McClure Community Representative Paul Dignam
Apologies	Nil
Declarations of interest	Nil
Other attendees	Jenny Mewing, Principal Strategic Planner Rachel Callachor Administration Officer Business Support Belinda Jennett Administration Officer Business Support Kathryn Williams Administration Officer Business Support

Proposed Development: Planning Proposal for Parts of 121 and 129 Newling Street, Lisarow

Panel Advice

The Panel considered the report on the matter and the material presented to the Panel by report and subsequent memorandum.

The Panel generally supports the proposal proceeding to gateway and offers the following advice:

- The strategic merit is predicated on the retail demand assessment by the applicant’s consultant. This aspect should be subject to peer review by an independent consultant nominated by Council (which may be a list of potential consultants to avoid perceptions of conflicts), the cost of which should be met by the applicant/landowner seeking the changes. This should occur prior to Gateway as the strategic merit of the proposal is predicated on retail demand analysis.
- The FSR and Height needs further assessment and needs to be settled prior to exhibition. In principle, the approach of seeking statutory and strategic consistency with other R1 zoned land is sound.
- The proposed zoning appears appropriate given the context of the site. The location of adjoining services supports higher order residential uses facilitated by the R1 zoning (subject to testing the



retail demand assessment). It is noted the land is physically separated by landform to the adjoining retail uses and is opposite other residential uses.

- Prior to exhibition an access strategy and drainage strategy should be developed. DCP controls (whether existing or site-specific) should be considered and it be clear on exhibition what supporting controls would apply to the site.
- A suitable funding mechanism for any infrastructure upgrades should be considered and addressed.

Planning Proposal Assessment

Proposal Summary

Applicant	Progressive Property Solutions		
Owner	MJM.NL Pty Ltd (previously Terrigal Grosvenor Lodge Pty Ltd)		
Application Number	PP 112/2020		
Description of Land subject of planning proposal	<p><i>Property Description:</i> 925-993 Central Coast Highway and 137-145 Bakali Road, Forresters Beach</p> <p><i>Legal Description:</i> Lots 1-14, 18 & 19 DP 23283, Lots 155 & 156 DP 531710, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 1-8 DP 24187, Lots 1-3 DP 101649, Lot 522 DP 1077907, Lot 1 DP 405510, Lots 1-4 DP 1000694.</p>		
Site Area	12.261 Ha		
Existing Use	Rural Residential development		
Proposed Amendments – Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan			
<i>Provisions</i>	<i>Existing Provision</i>	<i>Proposed Amendment</i>	<i>Outcome (Supported/Not Supported)</i>
<i>Zoning</i>	Lot 522 DP 1077907 - 7(a)/7(c2) under IDO 122 All other lots – 7(c2) under IDO 122	Lot 522 DP 1077907 - E2/R2/RE1 Lots 3 DP 101649 – E2/R2 All other lots – R2	Supported
<i>Minimum Lot Size</i>	7(a) - 40Ha 7(c2) - 2Ha	E2 - 40Ha R2 - 1850m ² /550m ² RE1 – N/A	Supported
<i>Height of Building</i>	7(a) - 8m 7(c2) – N/A	E2/R2 - 8.5m RE1 – N/A	Supported

Proposal Report

Executive Summary

This Planning Proposal (PP 112/2020) seeks to rezone a triangular area of land between Bakali Road and the Central Coast Highway, Forresters Beach, from 7(a) Conservation and Scenic Protection (Conservation) and 7(c2) Conservation and Scenic Protection (Scenic Protection - Rural Small Holdings) under Interim Development Order No 122 (IDO 122) to E2 Environmental Conservation, R2 Low Density Residential and RE1 Public Recreation.

This Planning Proposal is similar to one that was originally considered by the former Gosford City Council (fGCC) in 2013 (PP 33/2012) and amended by Central Coast Council in 2019, before being withdrawn by the applicant in November 2020. This withdrawal was in response to a direction from the Department of Planning, Industry and Environment (DPIE) requiring all Planning Proposals over four years old to be determined by 31 December 2020. As Council could not determine the proposal by this date, the applicant withdrew PP 33/2012 and submitted this current proposal.

The Site

The subject site (Figure 1) is located between Bakali Road and the Central Coast Highway, Forresters Beach. It is generally triangular in shape with an area of 12.261 Ha. The site comprises 37 parcels of land in total. Of these 32 are standard residential sized lots fronting the Central Coast Highway and five rural-residential sized lots to the west with access from Bakali Road. Four of the five rural residential lots contain dwelling houses with the remaining rural residential lot (Lot 522 DP 1077907) being vacant.

The north-western part of the subject site contains good quality Swamp Sclerophyll Forest on Coastal Floodplains, which is defined as Endangered Ecological Community (EEC) under the *Biodiversity Conservation Act 2016*.

There is an intermittent overland flowpath from the Central Coast Highway which discharges through this site to the coastal wetland to the west.



Figure 1 - Aerial Photograph of Forrester's Beach site

All of the subject 37 lots are zoned 7(c2) Conservation and Scenic Protection (Scenic Protection - Rural Small Holdings) under Interim Development Order No 122 (IDO 122), with the exception of Lot 522 DP 1077907, which is zoned part 7(c2) Conservation and Scenic Protection (Scenic Protection - Rural Small Holdings) and part 7(a) Conservation and Scenic Protection (Conservation) (Figure 2).

-
- Enter into a Planning Agreement (PA) with the owner to require:
 - Dedication of 4000m² of land to Council for a park;
 - Dedication of land for the purposes of a drainage reserve;
 - Undertake roadworks to satisfy the requirements of the NSW Roads and Maritime Service (now Transport for NSW - TfNSW) and Council;
 - Implement a Vegetation Management Plan for the area proposed to be zoned E2 Environmental Management;

Since that time Council and the owner had been in negotiations regarding the wording of a draft Planning Agreement relating to land and provisions required for a drainage reserve.

Then, on 1 October 2020, the Department of Planning, Industry and Environment (DPIE) directed Council to determine all Planning Proposals over four years old, which would not be able to be finalised by 31 December 2020.

Even though this Planning Proposal had strategic merit, Council could not finalise it by the 31 December 2020 deadline as the proposal (and related PA) still required community consultation to be undertaken and further consideration by Council.

The applicant was advised by Council staff in mid-October of the DPIE direction meaning that a Council report recommending refusal of the proposal was the only option to meet the deadline. The applicant elected to withdraw the application.

A new Planning Proposal (the current proposal) has been submitted which is essentially the same as the proposal supported by the fGCC in 2013 and amended by Council in March 2019.

The Proposal

The Planning Proposal seeks to rezone the subject land from 7(c2) Rural Small Holdings and 7(a) Conservation under IDO 122 to R2 Low Density Residential, RE1 Public Recreation and E2 Environmental Conservation under Gosford Local Environmental Plan 2014 (GLEP 2014) or Central Coast Local Environmental Plan (CCLEP) whichever is in effect at the time (Figure 3).

Specifically, the proposal includes:

- 1 Rezoning to R2 Low Density Residential, the following land:
 - the 32 lots fronting Central Coast Highway;
 - Part of Lot 522 DP 1077907 Central Coast Highway;
 - Lots 1, 2 and 4 DP 1000694, Bakali Road; and
 - Part of Lot 3 DP 1000694, Bakali Road.
- 2 Rezone part of Lot 522 DP 1077907 and part of Lot 3 DP 1000694 to E2 Environmental Conservation.
- 3 Rezone part of Lot 522 DP 1077907 to RE1 Public Recreation.

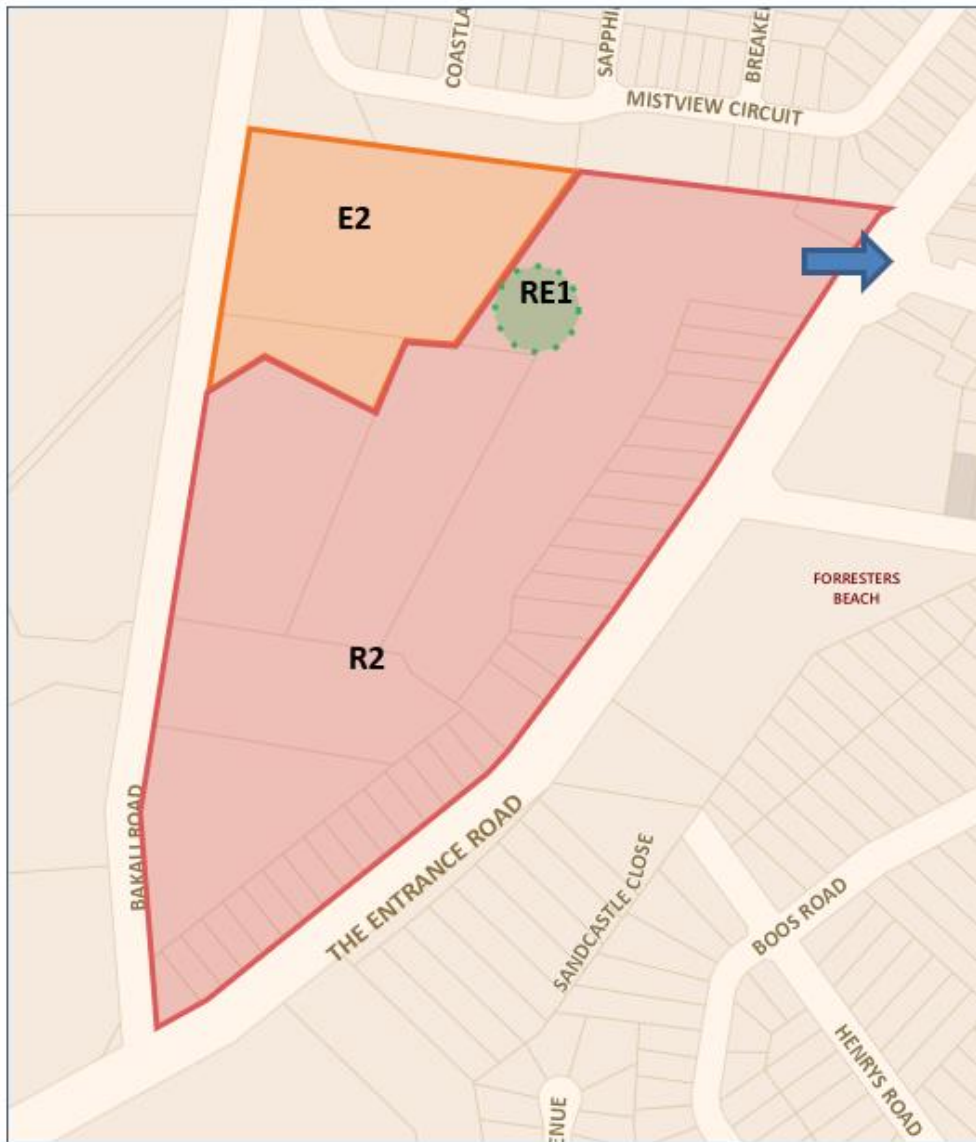


Figure 3 – Proposed Zoning of the land with access to Central Coast Highway

NOTE: The location of the proposed RE1 zone is indicative only as its location is dependent on the upgrade of the Central Coast Highway currently being considered by TfNSW. (If the access location shown in Figure 3 is ruled by TfNSW to be unfeasible then the alternative location for the park would be fronting the Central Coast Highway and access to the site would be via Bakali Road.) The final location and configuration of the park will be resolved following a receipt of the Gateway Determination to proceed with the Planning Proposal and subsequent consultation with TfNSW.

- 4 Apply the Minimum Lot Size of:
 - 1850m² to land proposed to be zoned R2 Low Density Residential and fronting Bakali Road on Lot 3 DP 1000694 and parts of Lots 1 and 2 DP 1000694;
 - 550m² to all remaining land proposed to be zoned R2 Low Density Residential.

- 5 Enter into a PA regarding:
- provision of 4,000m² of land for a local park at no cost to Council;
 - rehabilitation and maintenance of 1.8 Ha of E2 zoned land;
 - roadworks and intersection works as required.

The land subject to the proposed Planning Agreement is outlined in Figure 4.



Figure 4 - Land subject to the proposed Planning Agreement.

Assessment

The rezoning of the subject land to part R2 Low Density Residential and part E2 Environmental Conservation has strategic merit on the basis that:

- The existing lots fronting the Central Coast Highway have a residential character and purpose and do not satisfy the objectives of the current 7(c2) Conservation and Scenic Protection (Rural Small Holdings) zone. They are also serviced with water and sewer. Therefore, it is

considered reasonable to formalise the existing development fronting the Central Coast Highway in this Planning Proposal.

- The rezoning of the north-western part of the site from 7(a) Conservation and Scenic Protection (Conservation) and 7(c2) Conservation and Scenic Protection (Rural Small Holdings) to E2 Environmental Conservation is considered to reflect the constraints of the land as this area accommodates an EEC (Swamp Sclerophyll Forest on Coastal Floodplains) and/or is flood liable. The PA will contain measures to ensure that the wetland is protected by way of a Vegetation Management Plan.
- The Planning Proposal has identified land between the Highway frontage lots and Bakali Road as being suitable to be zoned R2 Low Density Residential.

However including a minimum lot size of 550m² to all the land proposed to be zoned R2 Low Density Residential will result in an abrupt urban edge fronting Bakali Road and facing 7(a) Conservation and Scenic Protection (Conservation) zoned land to the west. In order to ensure a transition between the 7(a) Conservation and Scenic Protection (Conservation) zoned land and the future standard residential development, it is proposed to apply a minimum lot size of 1850m² to the proposed residential land fronting Bakali Road. This outcome is considered to have strategic planning merit.

- The Planning Agreement will ensure the Planning Proposal will result in a benefit for the public via the dedication of land to Council for a public park and will ensure the cost of managing development impacts, such as roadworks and the conservation of EEC vegetation are met by the proponent.

To ensure that adequate arrangements can and will be made for the management of overland flows, the requirements relating to the determination of the sizing and position of the drainage reserve will be detailed in an accompanying site-specific Development Control Plan (DCP) Chapter. This will enable progression of the rezoning in a timely manner and the issue resolved at subdivision stage when all the issues relating to Central Coast Highway road widening and consequential alterations to the drainage regime are known. Any future subdivision consent will require all land required for drainage reserves to be dedicated to Council.

Current Status

The Planning Proposal is essentially the same as that supported by the fGCC in 2013 and amended by Council in March 2019. The only difference may be the location of the proposed park which can only be determined once road widening and intersection options proposed by TfNSW are confirmed.

Internal Consultation

Internal consultation for the Planning Proposal has been undertaken as summarised below.

Environmental Strategies

The Biodiversity Review Report submitted with the Planning Proposal does not comply with the requirements of the Biodiversity Conservation Act 2016 (BC Act) as the proposal triggers entry into the Biodiversity Offset Scheme (BOS). The following matters are to be addressed, should a Gateway Determination be issued:

- The proposal triggers entry into the BOS via both pathways i.e.; (1) the proposal area impacts on land highlighted on the Biodiversity Values Map; and (2) the total area of native vegetation required for removal exceeds the area clearing threshold. Therefore, a Biodiversity Development Assessment Report (BDAR) prepared in accordance with the Biodiversity Assessment Method (BAM) is required to be submitted to Council to comply with the requirements of the BC Act.
- The Proposal identifies that there will be impacts on areas of the mapped Swift Parrot Important Habitat Area. The BDAR should address the 'avoid and minimise' criteria set out in the BAM to address how biodiversity impacts have been avoided.
- A first order stream has been identified in the norther part of the proposal site. Future Development Applications will be required to comply with setback requirement set out in the Water Management Act.

The overall Planning Proposal has strategic planning merit as it will result in the conservation of the endangered ecological community (EEC) listed as Swamp Sclerophyll Forest on Coastal Floodplain by zoning the good quality EEC to E2 Environmental Conservation and zoning the generally cleared land to R2 Low Density Residential and RE1 Public Recreation. Therefore it is considered satisfactory that the above matters be addressed post-Gateway and prior to consultation with public agencies and the community.

Water and Sewer

Water and sewer are available to the land. Council is currently undertaking upgrades to the receiving Sewer Pumping Station to optimise its capacity and there will be sufficient residual capacity for the identified development to proceed. Council will recover the cost of these optimisation works as part of Developer Charges at the subdivision stage.

Flooding and Drainage

A Flood Study has been submitted and reviewed. Additional technical information is required to be submitted to address some deficiencies, however these matters can be addressed post-Gateway prior to public agency consultation and public exhibition. This will also inform the requirements of a site-specific DCP Chapter relating to this matter.

Open Space and Recreation

There is a shortfall of playspaces / parks in Forresters Beach area.

The proposed park is identified in the Playspace Action Plan for a district playspace. There are no other locations where a district playspace can be included for this planning area. A park for this purpose is required to be a single area of 4000m².

The final location of the park is dependent upon the advice from TfNSW regarding a potential intersection from the site to provide direct access to the Central Coast Highway opposite Forresters Beach Road.

Traffic

The Central Coast Highway is subject to a road widening proposal by TfNSW, so the location and type of intersection that could service this site is yet to be determined. Therefore a traffic study will be required to be undertaken post Gateway. It is anticipated that at this time TfNSW will be in a position to advise as to the preferred option regarding vehicular access to the subject site and Council's traffic engineers will be able to make an informed comment.

The Planning Proposal and supporting traffic study will be referred to TfNSW for formal comment when the Planning Proposal is referred to relevant public agencies.

External Consultation

Government agency and public consultation requirements will be detailed in the Gateway Determination and conducted accordingly. It is anticipated that due to the existing development surrounding, and the location, that a number of government agencies may be required to be consulted, such as the following:

- Department of Family and Community and Justice (former NSW Rural Fire Service), regarding bushfire matters;
- Transport for NSW, regarding transportation and road networking matters;
- NSW Biodiversity Conservation Division (BCD) on vegetation and biodiversity matters; and
- Darkinjung Local Aboriginal Land Council and Guringai Tribal Link (also known as Wannangini), regarding Aboriginal heritage values.

Statutory compliance and strategic justification

The proposal has been assessed having regard for all State Environmental Planning Policies (SEPPs), Section 9.1 Ministerial Directions and relevant guidelines set out within the Central Coast Regional Plan 2036 as detailed in Attachment 2.

The proposal is considered to be consistent with these considerations, therefore is suitable for forwarding to the Minister of Planning requesting an amended Gateway Determination.

Social Impacts

The proposal will expand the available housing choice in terms of providing for additional housing in a locality with good access to services and facilities.

The dedication of the land for a small park will provide open space for the future residents of this subject site and residents in the general locality.

Environmental Considerations

The protection of vegetation which qualifies as an EEC will be achieved by zoning the land to E2 Environmental Conservation and ensuring the land is protected via a Vegetation Management Plan by outlining measures for the management of weeds on the site and measures to achieve flora and fauna habitat protection.



Central Coast Council Strategic Planning Framework Assessment

Lot 522 DP 1077907, Lot 1 DP 405510, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 155 & 156 DP 531710, Lots 1-14, 18 & 19 DP 23283, Lots 1-8 DP 24187 and Lots 1-3 DP 101649, Central Coast Highway, and Lots 1-4 DP 1000694, Bakali Road,
925 – 993 The Entrance Road and 137 – 145 Bakali Road
Forresters Beach

PP/112/2020;
March 2021

(a)

Central Coast Regional Plan 2036

The Central Coast Regional Plan (CCRP) 2036 is applicable to the subject land and the proposed rezoning. The Planning Proposal would assist Council in meeting the targets set by the State Government for the provision of housing whilst protecting the environment.

The CCRP provides the basis of planning by the Council and sets out a number of actions. The table below demonstrates that the Planning Proposal is consistent with the relevant actions identified in the CCRP:

Table 1: Central Coast Regional Plan Assessment

12	Direction 12: Protect and manage environmental values	
	Action	Assessment
12.1	Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
12.5	Sensitively manage natural areas on the fringe of the urban areas and in the west of the region to mitigate land use incompatibility issues and provide important quality of life and tourism benefits for the region.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
15	Direction 15: Create a well-planned, compact settlement pattern	
	Action	Assessment
15.1	Create a well-planned, functional and compact settlement pattern around existing urban and employment areas, the Warnervale-Wadalba release area, the Northern and Southern Growth Corridors, existing rural villages and sites included in an endorsed local strategy.	The subject land is located adjacent to the existing urban area of Forresters Beach. The proposed residential zoned area will not encroach into the environmentally sensitive wetland vegetation.
15.2	Ensure the settlement pattern responds to settlement planning principles and does not encroach on sensitive land uses.	The subject land is located adjacent to the existing urban area of Forresters Beach. The proposed residential zoned area will not encroach into the environmentally sensitive wetland vegetation.
17	Direction 17: Align land use and infrastructure planning	
	Action	Assessment
17.1	Align land use and infrastructure planning to maximise the use and capacity of existing	The subject land is serviced by existing water and sewerage systems. However due to the

	infrastructure, and the efficiency of new infrastructure.	increased demand generated by the additional future dwellings, the sewage pump station and surrounding mains would be required to be augmented.
22	Direction 22: Deliver housing in new release areas that are best suited to building new communities	
	Action	Assessment
22.2	Review fringe urban zonings to identify areas suitable for urban development.	This Planning Proposal is in effect a review of the urban fringe zoning in the locality. The result is that areas suitable for urban development have been identified as have areas of environmental sensitivity.

Central Coast Community Strategic Plan – One: Central Coast

The Central Coast Community Strategic Plan outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

The following strategies outlined in the Community Strategic Plan are applicable to this Planning Proposal:

Table 2: Community Strategic Plan Assessment

Theme - Green	
Focus Area – Cherished and Protected Natural Beauty	
Strategies	Assessment
F1 – Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
F2 – Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System. (COSS)	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
Theme - Responsibility	
Focus Area – Balanced and sustainable development	
Strategies	Assessment
I2 – Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.	The subject land is adjacent to the Central Coast Highway which is a major arterial road connecting the coastal communities with commercial centres via a frequent bus service. Good access to open space is satisfied by the provision of a park on the subject land.
I3 – Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.	The land that is suitable for residential development is proposed to be zoned R2 and the land that accommodates the EEC and has high environmental value is proposed to be zoned E2.

Local Strategic Planning Statement

The interim Central Coast Local Strategic Planning Statement (LSPS) sets a clear vision for the future and a proactive framework for delivering a growing and sustainable Region with a strong network of Centres and thriving and connected communities.

One of the Urban Management Strategies is:

- 3 *Define the Urban Edge - define where urban development should stop and environmental protection starts.*

The land immediately to the north of this site is currently being developed for Residential subdivision, leaving the cleared areas of the subject site the last remaining land suitable for residential development and thus defining the urban edge in this locality. That part of the site with high ecological value is proposed to be zoned E2 Environmental Conservation.

The following priorities outlined in the LSPS are applicable to this Planning Proposal.

Table 3: Local Strategic Planning Statement Assessment

Housing		
8	Priority	Assessment
	Provide for the housing needs of our growing region	The planning proposal seeks to provide low density residential housing to meet the accommodation needs of the community.
Open Space		
15	Priority	Assessment
	Plan for a hierarchy of recreational open space based on current and future needs	The planning proposal includes a 4000 sqm area of land zoned RE1 Public Recreation which will serve to meet the open space requirements of the community.
Environment		
24	Priority	Assessment
	Map, protect and cherish natural areas and ecosystems	The planning proposal seeks to protect the existing wetland vegetation on the site by zoning it to E2 Environmental Conservation and requiring it to be managed in accordance with the Vegetation Management Plan which forms part of the Planning Agreement.

State Environmental Planning Policies

The proposal has been considered against the relevant State Environmental Planning Policies (SEPPs) as detailed below.

Table 4: State Environmental Planning Policy Assessment

State Environmental Planning Policy	Comment
SEPP No 19 – Bushland in Urban Areas	
<p>The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <ul style="list-style-type: none"> (a) its value to the community as part of the natural heritage, (b) its aesthetic value, and (c) its value as a recreational, educational and scientific resource. <p>The specific aims of this policy are:</p> <ul style="list-style-type: none"> (a) to protect the remnants of plant communities which were once characteristic of land now within an urban area, (b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term, (c) to protect rare and endangered flora and fauna species, (d) to protect habitats for native flora and fauna, (e) to protect wildlife corridors and vegetation links with other nearby bushland, (f) to protect bushland as a natural stabiliser of the soil surface, (g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape, (h) to protect significant geological features, (i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores, (j) to protect archaeological relics, (k) to protect the recreational potential of bushland, (l) to protect the educational potential of bushland, (m) to maintain bushland in locations which are readily accessible to the community, and (n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public 	<p>There is a vegetation community on the subject land that is identified as an Ecologically Endangered Community (EEC). In accordance with SEPP 19 this vegetation is proposed to be protected by being included in zone E2 and retained in parcels of a size which will enable this community to survive in the long term. The existing overland flowpath is proposed to be located within the proposed R2 zone as the flowpath will form part of urban drainage system.</p>

State Environmental Planning Policy	Comment
enjoyment of the bushland compatible with its conservation.	
SEPP No 55 – Remediation of Land	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment</p> <p>(b) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(c) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(d) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>Council's aerial photographic record does not show any use being carried out that is listed in Table 1 Contaminated Land Planning Guidelines. However the 1957 and 1964 aerial photos show the existence of several agricultural sheds on the site. The land has since been developed for rural-residential housing.</p> <p>The Urban Capability Assessment, in relation to contamination, concluded that the potential risk of contamination is low as set out below.</p> <p><i>Based on the site inspection, the desktop study and limited testing it is suggested that the overall potential risk of contamination at the site would be low and contamination is not considered to pose a constraint to the proposed residential development. Removal of asbestos containing material by an accredited hygienist is required and the affected area must be validated following the removal. Screening and off-site disposal of dumped anthropogenic materials within fill material and localised areas across the site will also be required.</i></p>
SEPP (Mining Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <p>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</p> <p>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</p> <p>(b1) to promote the development of significant mineral resources, and</p> <p>(c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p>	<p>The subject site is identified as a Future Residential Growth Area on the Future Residential Growth Areas Map.</p> <p>This means that the carrying out of coal seam gas development is prohibited on or under the subject land or within 2 kilometres of the subject land.</p>

State Environmental Planning Policy	Comment
<p>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</p> <p>(i) to recognise the importance of agricultural resources, and</p> <p>(ii) to ensure protection of strategic agricultural land and water resources, and</p> <p>(iii) to ensure a balanced use of land by potentially competing industries, and</p> <p>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>	
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this policy are:</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p>	<p>There is a vegetation community on the subject land that is identified as an Ecologically Endangered Community (EEC). This vegetation is proposed to be protected by being included in zone E2 and retained in parcels of a size which will enable this community to survive in the long term. Other vegetation in the proposed R2 zoned land is isolated and in poor condition so is considered acceptable to be included in the R2 zone.</p>
SEPP (Coastal Management) 2018	
<p>The aim of this Policy is promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016 by:</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</p> <p>(c) mapping the 4 coastal management areas which comprise the NSW coastal zone, in accordance with the definitions in the Coastal Management Act 2016.</p>	<p>The southern part of the subject land (part of Lot 1 DP 1000694 and Lots 1-8 DP 23283) is located within the Coastal Environment Area. Consent must not be granted for development within this area if the proposed development is likely to cause adverse impacts on:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological and ecological environment; - coastal environmental values and natural coastal processes; - the water quality, in particular the cumulative impacts on the sensitive coastal lakes, [in this case Wamberal Lagoon]; - marine vegetation, native vegetation and fauna and their habitats; - Aboriginal cultural heritage, practices and places. <p>The rezoning of the 8 existing lots fronting the Central Coast Highway to R2 reflects the existing subdivision and is considered consistent with the</p>

State Environmental Planning Policy	Comment
	<p>SEPP. The rezoning of Lot 1 DP 1000694 and the resultant subdivision would not adversely affect significant stands of vegetation or adversely impact on the visual quality of the coastal zone in this locality. Future development would be required to comply with Council's requirement to detain stormwater on-site so runoff is released at pre-development flows thus ensuring no adverse effect on Wamberal Lagoon.</p> <p>The Planning Proposal is consistent with the SEPP.</p>
SEPP (Koala Habitat Protection) 2020	
<p>Aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>	<p>Even though the land contains tree species listed in the SEPP. The Flora and Fauna Assessment Report found that the site does not form a core koala habitat.</p>

Section 9.1 Ministerial Directions

The proposal has been considered against the relevant Ministerial Directions as summarised below, and assessed in further detail in table 6.

Table 5 Section 9.1 Ministerial Direction Summary

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	Y	Y
Environment & Heritage			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Protection	Y	N
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N	N/A
2.6	Remediation of Contaminated Land	Y	Y
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	N
3.2	Caravan Parks and Manufactured Home Estates	N	N/A
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A

No.	Direction	Applicable	Consistent
3.7	Reduction in non-hosted short-term rental accommodation period	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
5.11	Development of Aboriginal Land Council lands	N	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A

No.	Direction	Applicable	Consistent
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A
7.11	Implementation of St Leonards and Crows Nest Plan 2036	N	N/A
7.12	Implementation of Greater Macarthur 2040	N	N/A
7.13	Implementation of Pyrmont Peninsula Place Strategy	N	N/A

Table 6: Section 9.1 Ministerial Direction Assessment

Direction	Comment
Employment & Resources	
1.5 Rural Lands	
Aims to protect the agricultural production value of rural land, facilitate the economic use and development of rural lands, assist in the proper management, development and protection of rural lands, minimise the potential for land fragmentation and land use conflict.	The subject land is within an environmental protection zone and is currently used for rural residential purposes.

Direction	Comment
<p>Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environmental protection zone or changes the existing minimum lot size on land within a rural or environmental protection zone.</p> <p>A Planning Proposal must be consistent with any applicable strategic plan, identify and protect environmental values, consider the natural and physical constraints of the land, consider measures to minimise fragmentation of rural land and reduce the risk of land use conflict, consider the social, economic and environmental interests of the community. Where the Planning Proposal is for rural residential purposes; is appropriately located taking into account the availability of human services, utility infrastructure, transport and proximity to existing centres; and is necessary taking account of existing and future demand and supply of rural residential land.</p>	<p>The Planning Proposal seeks to zone the land to R2 Low Density Residential, E2 Environmental Conservation and RE1 Public Recreation.</p> <p>The environmental value of the site is proposed to be protected as the vegetated wetland on the western part of the site is proposed to be zoned E2 Environmental Conservation.</p> <p>The planning proposal has to also consider any natural and physical constraints on the land. As the subject land is affected by overland flow, satisfactory measures are to be included in the accompanying DCP to address this issue.</p> <p>The Planning Proposal is consistent with this Direction.</p>
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</p>	<p>The land fronting the Central Coast Highway is zoned 7(c2) it comprises 32 residential sized lots, therefore does not have the character of an Environmental Protection zone. Conversely the western part of Lot 522 DP 1077907 and the northern part of Lot 3 DP 1000694 contain an Estuarine Paperbark Scrub Forest community which is identified as an EEC. The objective of this Direction is to protect and conserve environmentally sensitive areas. To be consistent with this Direction this environmentally sensitive area is to be protected by being zoned to E2.</p> <p>The land to the west of the existing houses fronting the Highway does not exhibit any environmentally significant stands of vegetation hence the Planning Proposal would not reduce the environmental protection standards applying to the land. However, zoning the land to a more intensive zone has the potential to adversely impact the adjacent vegetation on the western side of Bakali Road if runoff is not detained. However, it is Council's policy that all stormwater runoff is detained and released at pre-development flows. Such requirements will also be included in the site-specific DCP.</p>

Direction	Comment
2.2 Coastal Protection	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to land within the coastal zone as identified by SEPP (Coastal Management) 2018.</p> <p>A planning proposal must include provisions that give effect to and are consistent with:</p> <p>(a) the objects of the Coastal Management Act 2016 and the objectives of the of the relevant coastal management areas, and</p> <p>(b) the NSW Coastal Management Manual and associated toolkit,</p> <p>(c) the NSW Coastal Design Guidelines 2003.</p> <p>A planning proposal must not rezone land which would enable increased development or more intensive land use on land:</p> <p>(a) within a coastal vulnerability area identified by the SEPP (Coastal Management) 2018, or</p> <p>(b) that has been identified as land affected by current or future coastal hazard in a LEP or DCP, or a study or assessment undertaken by a public authority or a relevant planning authority.</p>	<p>The objects of the Coastal Management Act 2016 are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.</p> <p>The southern part of the subject land (part of Lot 1 DP 1000694 and Lots 1-8 DP 23283) is located within the coastal zone. The rezoning of the 8 existing lots fronting the Central Coast Highway to R2 reflects the existing subdivision and is considered consistent with the Coastal Management Act. The rezoning of Lot 1 DP 1000694 and the resultant subdivision would not adversely affect significant stands of vegetation or adversely impact on the ecological quality of the coastal zone in this locality. Future development would be required to comply with Council's requirement to detain stormwater on-site so runoff is released at pre-development flows thus ensuring no adverse effect on Wamberal Lagoon or the ecological integrity and biological diversity of vegetation and habitat downstream.</p> <p>The NSW Coastline Management Manual provides "information to assist present and potential users and occupiers of the coastline to understand the nature of coastline hazards and the options available for their management." As the site is not subject to immediate coastal processes it is not relevant to the Planning Proposal.</p> <p>The Coastal Design Guidelines relates to design of dwellings and location of new settlements and is not strictly relevant to this Planning Proposal. The following objectives are however pertinent to this Planning Proposal:</p> <ul style="list-style-type: none"> - To protect and enhance the cultural, ecological and visual characteristics of a locality. - To limit coastal sprawl by establishing separation and greenbelts between settlements. - To integrate new development with surrounding land uses. - To encourage new coastal settlements to be appropriately located.

Direction	Comment
	<p>- To create neighbourhoods centred around services and facilities.</p> <p>Zoning the 8 lots fronting the Central Coast Highway to Residential is consistent with the existing visual characteristics of the locality. Zoning Lot 1 DP 1000694 to Residential is appropriate given the physical character of the land and access to services and facilities.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area. This includes items, areas, objects and places of indigenous heritage significance.</p>	<p>An Aboriginal Cultural Heritage Assessment was undertaken and <i>identified a high level of ground disturbance associated with the subdivision and development of the Project Area including land clearing, the construction of a power easement, access roads and services and landscaping. These disturbances has disturbed and removed sections of the A horizon, which is associated with the potential for Aboriginal objects.</i></p> <p><i>The search of the AHIMS database identified no registered Aboriginal objects within the Project Area. The Project Area is assessed to be of low Aboriginal archaeological sensitivity.</i></p>
2.6 Remediation of Contaminated Land	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>Applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p>	<p>Council's aerial photographic record does not show any use being carried out that is listed in Table 1 Contaminated Land Planning Guidelines. However, the 1957 and 1964 aerial photos show the existence of several agricultural sheds on the site. The land has since been developed for rural-residential housing.</p> <p>The Urban Capability Assessment, in relation to contamination, concluded that the potential risk of contamination is low as set out below.</p> <p><i>Based on the site inspection, the desktop study and limited testing it is suggested that the overall potential risk of contamination at the site would be low and contamination is not considered to pose a constraint to the proposed residential development. Removal of asbestos containing material by an accredited hygienist is required and the affected area must be validated following the removal. Screening and off-site disposal of dumped anthropogenic materials</i></p>

Direction	Comment
<p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p><i>within fill material and localised areas across the site will also be required.</i></p>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>Aims to encourage a variety of housing choice, to make efficient use of existing infrastructure and services, ensure new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment.</p> <p>This Direction applies when a planning proposal affects land within an existing or proposed residential zone. The draft LEP shall include provisions that will broaden the choice of building types, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing on the urban fringe and be of good design. The Direction also requires that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).</p>	<p>The proposed R2 zone is consistent with the zoning of residential land in the locality and will make efficient use of existing infrastructure and services in the locality. The low density residential zone will not permit the broad range of housing types as is permitted in the medium density residential zones.</p> <p>The Planning Proposal to rezone the land to R2 will permit the range of housing permitted in the R2 zone such as dwelling houses, seniors housing (under SEPP Housing for Seniors or People with a Disability) and secondary dwellings (under SEPP Affordable Rental Housing). However, given the fragmented nature of the existing land ownership and the existing dwellings on the land it is unlikely that the land would be used for substantial development such as seniors housing.</p> <p>The land is serviced by water and sewer however due to the additional loads created by the proposed rezoning and subsequent development, contributions will have to be made towards the augmentation of the water and sewer systems.</p>
3.3 Home Occupations	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>The proposal does not impact on the permissibility of home occupations.</p>
3.4 Integrating Land Use and Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to</p>	<p>The subject site is located with easy access to the Central Coast Highway which is the major arterial road connecting the coastal communities with</p>

Direction	Comment
<p>housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>regular and frequent bus services to Bateau Bay, Erina Fair and Gosford City Centre.</p>
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils.</p>	<p>The Acid Sulfate Soils Planning Maps indicate that the subject land is within Class 5. The Acid Sulfate Soil map layer in the Gosford LEP 2014 is to be updated accordingly as part of this Planning Proposal.</p>
4.3 Flood Prone Land	
<p>Aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>	<p>The Floodplain Development Manual, 2005 defines the Flood Planning Area as the area of land below the Flood Planning Level (i.e. combination of flood events and freeboards as determined in management studies and incorporated in management plans) and thus subject to flood related development controls.</p> <p>The zoning of the land fronting the Central Coast Highway reflects the residential scale development currently in existence. However, a drainage easement is located on the northern boundary of one of the residential sized lots (No 971) fronting the Central Coast Highway and carries stormwater from the Highway to the easement located on the larger 7(c2) lots to the west. This residential sized lot and others may be subject to secondary flows. Whilst zoning these lots to Residential will not affect the existing development on the lots, the R2 zone does permit additional uses which may not be able to be approved if the land is affected by flooding.</p> <p>A drainage easement consisting of an overgrown, open channel commences at the rear of No 971 Central Coast Highway and ends at the unformed section of Bakali Road to the west. The open channel</p>

Direction	Comment
	<p>passes through three 7(c2) zoned lots before spilling out onto the unformed section of the Bakali Road. Even though there is a drainage reserve on the western side of Bakali Road, there is no system within the drainage reserve to convey stormwater flows.</p> <p>The existing open drainage channel is not located in the lowest part of the subject land; the lowest area is to the north of the channel and this grassed overland flow path conveys the majority of stormwater from the Highway. It is proposed to regularise this flow path via an open channel of variable width in accordance with Council's guidelines for such drainage reserves.</p> <p>This approach takes advantage of the local terrain and is consistent with the guidelines and principles of the Floodplain Development Manual and this Direction. The specific development requirements have been incorporated in the Gosford DCP Chapter applying to the subject land.</p>
4.4 Planning for Bushfire Protection	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>In the preparation of a planning proposal request, the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.</p> <p>The subject land is classified as Rural Fire Service Category 1 Vegetation and Bushfire Buffer. Consequently the Planning Proposal and future Bushfire Assessment Report will have to be referred to the Rural Fire Service for comment.</p>
Regional Planning	
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.</p> <p>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra</p>	<p>The Planning Proposal is considered to be consistent with the directions and actions contained in the Central Coast Regional Plan. Land with high environmental value is proposed to be zoned E2 Environmental Conservation and the proposed R2 Low Density Residential zone will not encroach into the environmentally sensitive area.</p>
Local Plan Making	

Direction	Comment
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>This Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.</p>	<p>This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.</p>
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations for public purposes where the land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning.</p>	<p>The Planning Proposal proposes to zone some land RE1 Public Recreation which is for public purposes. This has been agreed to by the relevant units of Council.</p>
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p> <p>The Planning Proposal must use an existing zone already applying in an environmental planning instrument and not impose any development standards in addition to those already contained in the environmental planning instrument. The proposal shall not contain or refer to drawings/concept plans that show details of the proposed development.</p>	<p>The Planning Proposal uses existing zones, floor space ratio, height of building and lot size requirements set out in the Standard Instrument LEP. It is therefore consistent with this Direction.</p>

Local Strategies and Policies

Biodiversity Strategy

The Biodiversity Strategy (2008) provides a framework and guide for the management of biodiversity in the Gosford area that is consistent with regional, state, national and international strategies, plans and policies. The following Actions in the Biodiversity Strategy are applicable to the Planning Proposal:

- 3 *Environmental zoned lands need to be retained with current minimum lot area standards to enable the lot sizes to allow sufficient space for land uses to occur without loss of biodiversity.*
- 7 *Focus development around existing urban centres to maintain the urban development in the existing urban footprint to protect agricultural and environmentally sensitive lands.*

The Planning Proposal is consistent with Strategy 3 in that it proposes to rationalise the residential zone along the Central Coast Highway frontage and protect all the EEC under an appropriate E2 Environmental Conservation zone. The existing rural residential land with access off Bakali Road is zoned 7(c2) Rural Small Holdings and is therefore not within the urban footprint (Strategy 7). However, this land is adjacent to urban land and subdivision/development controls are able to ensure that future development does not adversely impact on the conservation value of the 7(a) Conservation zoned land on the western side of Bakali Road.

Coastal Open Space System Strategy

The COSS Strategy does not identify any part of the subject site as being required for the Coastal Open Space System. The land does adjoin Current and Proposed COSS land located on the western side of Bakali Road.

Residential Strategy (Former Gosford City Council)

The Residential Strategy states that:

Rural Scenic Protection [7(c2)] and Rural Conservation [7(a)] zoned land are key components in creating the character of the area, as well as being significant ecological elements of Gosford. These areas should not be seen as holding zones for residential subdivision or zones that allow more intense development. The quality of the areas themselves is important with the retention of the existing balance between natural bushland and man-made rural environment a key to this quality.

Regarding this statement the following Actions are specified:

The determination of proposed rezonings involving Rural Scenic Protection and Conservation zoned land should be assessed for its effects on those aspects which are important to the natural characteristics of Gosford. These include water quality, retention of visually important and species significant flora, the protection of significant faunal habitats and maintenance on non-urban buffers between urban areas.

Rural Conservation and Scenic Protection areas are an acknowledged important element in the natural characteristics of Gosford and should not be seen as "future" residential land.

The proposed Residential zoning of the land fronting the Central Coast Highway reflects the existing residential character of the area. The proposed zoning of land accommodating an Endangered Ecological Community and which is flood liable to E2 Environmental Conservation reflects the natural characteristics of the land and is thus consistent with this strategy.

The land zoned 7(c2) Rural Small Holdings to the west of the existing houses fronting the Central Coast Highway is serviced by water and sewer. Any stormwater runoff would have to be restricted to pre-development flows so as not to adversely impact on the water quality of Wamberal Lagoon. This is addressed in the accompanying Gosford Development Control Plan 2013 (GDCP 2013).

Policy D2.02 – Rezoning of Land Zoned Conservation and Scenic Protection (Conservation) 7(a) / Environmental Conservation E2

As part of the subject land is zoned 7(a), this Policy applies. The Policy objectives are:

- 1 *To define objectives for the Conservation 7(a) / E2 zone to ensure the long term preservation of the scenic and environmental qualities of the region and to ensure Planning Proposals (ie LEPs) are consistent with the prescribed objectives.*
- 2 *To establish criteria to be used by Council to assess requirements to prepare a Planning Proposal. (ie local environmental plan) primarily for the purpose of providing dedication of strategically environmentally/scenically important land for the community benefit in exchange for additional development rights having regard to the land's attributes pertaining to the zone boundary of the 7(a) Conservation zone / Environmental Conservation E2, but also for the purpose to alter the zone, uses, subdivision or other provisions.*

The objectives of the 7(a) zone are:

- a *The conservation and rehabilitation of areas of high environmental value.*
- b *The preservation and rehabilitation of areas of high visual and scenic quality in the natural landscape.*
- c *The provision and retention of suitable habitats for native flora and fauna.*
- d *The prohibition of development on or within proximity to significant ecosystems, including rainforests, estuarine wetlands etc.*
- e *The provision and retention of areas of visual contrast within the City, particularly the "backdrop" created by retention to the ridgelines in their natural state.*
- f *The provision of opportunities for informal recreation pursuits, such as bushwalking, picnic areas, environmental education, etc in appropriate locations.*
- g *The minimisation or prohibition of development so that the environmental and visual qualities of the natural areas are not eroded by the cumulative impact of incremental individually minor developments.*
- h *The minimisation or prohibition of development in areas that are unsuitable for development by virtue of soil erosion, land slip, slope instability, coastal erosion or bushfire hazard.*

As the north-western part of the subject land is zoned 7(a) Conservation it has been identified as having characteristics of environmental value, scenic quality and habitat for native flora and fauna. As this part of the site is proposed to be zoned E2 Environmental Conservation the conservation and preservation of the existing vegetation will be continued which is consistent with this Policy and the objectives mentioned above.

Coastal Lagoons Management Plan

The whole of the subject site is within the Wamberal Lagoon Catchment. Land on the eastern side of the Central Coast Highway is zoned R2 and drains westward through the subject site, to the adjoining land to the west that is zoned 7(a) Conservation and is identified as Existing COSS and Proposed COSS.

The Coastal Lagoons Management Plan has the following relevant strategy:

Restrict any rezoning of land within the lagoon catchments that increases density of development.

The proposed residential zoning of the land fronting the Central Coast Highway reflects the residential scale development currently in existence. Although the extended residential zone to the west of the existing row of houses represents an increase in density, it is of sufficient area to accommodate erosion control and stormwater detention measures thus ensuring any threat to the water quality of Wamberal Lagoon is not exacerbated. Any future subdivision is required to be implemented in accordance with Gosford DCP 2013 with chapters relevant to water quality being Chapter 6.3 Erosion and Sedimentation Control and Chapter 6.7 Water Cycle Management. It is also proposed to specifically address water quality and drainage, as they relate to the subject land, via a new chapter in the Gosford DCP 2013.

Draft Coastal Zone Management Plan for Gosford Coastal Lagoons

The Gosford Lagoons Coastal Zone Management Plan provides a strategic framework and action plan for the future management of Wamberal Lagoon, Terrigal Lagoon, Avoca Lake and Cockrone Lake. The Final Draft Coastal Zone Management Plan for Gosford Lagoons was adopted by the former Gosford Council on 9 June 2015 but is yet to be certified by the Minister for Planning. The objectives of the Coastal Zone Management Plan are outlined below:

- To improve water quality
- To improve the condition of natural bushland and riparian vegetation
- To improve water bird habitat
- To protect threatened species
- To protect aquatic and marine vegetation
- To protect wetland fauna such as fish
- To protect the educational value of Wamberal Lagoon
- To protect the flood mitigation value of the entrance management policy
- To protect the recreational swimming value (primary contact water quality)
- To protect the tourism value
- To protect indigenous cultural heritage

The whole of the subject site is within the Wamberal Lagoon Catchment. Land on the eastern side of the Central Coast Highway is zoned R2 Low Density Residential and drains westward through the subject site, to the adjoining land to the west that is zoned 7(a) Conservation and is identified as COSS land.

The proposed residential zoning of the land fronting the Central Coast Highway reflects the residential scale development currently in existence. Although the extended residential zone to the west of the existing row of houses represents an increase in density, it is of sufficient area to accommodate erosion control and stormwater detention measures thus ensuring any threat to the water quality of Wamberal Lagoon is not exacerbated. Any future subdivision is required to be implemented in accordance with

Gosford DCP 2013 with chapters relevant to water quality being Chapter 6.3 Erosion and Sedimentation Control and Chapter 6.7 Water Cycle Management. It is also proposed to specifically address water quality and drainage, as they relate to the subject land, via a new chapter in the DCP.

The land that accommodates Endangered Ecological Communities is proposed to be zoned E2 Environmental Conservation which will protect the threatened species currently on the site.

Local Planning Panel

Record of Briefing



Briefing date	8 April 2021						
Location	Bakali Road and Central Coast Highway, Forresters Beach						
Agenda item	4.3 - Request to Prepare a Planning Proposal for land between Bakali Road and Central Coast Highway, Forresters Beach						
Chair and panel members	<table> <tr> <td>Chairperson</td> <td>Jason Perica</td> </tr> <tr> <td>Panel Experts</td> <td>Greg Flynn Linda McClure</td> </tr> <tr> <td>Community Representative</td> <td>Paul Dignam</td> </tr> </table>	Chairperson	Jason Perica	Panel Experts	Greg Flynn Linda McClure	Community Representative	Paul Dignam
Chairperson	Jason Perica						
Panel Experts	Greg Flynn Linda McClure						
Community Representative	Paul Dignam						
Apologies	Nil						
Declarations of interest	Nil						
Other attendees	Bruce Ronan, Strategic Planner Jenny Mewing, Principal Strategic Planner Rachel Callachor Administration Officer Business Support Belinda Jennett Administration Officer Business Support Kathryn Williams Administration Officer Business Support						

Proposed Development: Planning Proposal for land between Bakali Road and Central Coast Highway, Forresters Beach

Panel Advice

The Panel considered the report on the matter and a subsequent memo. The Panel supports in principle the strategic merit regarding potential rezoning of the site, and offers the following advice:

- The current zonings on the site/precinct warrant review and there is strategic merit in such rezoning including R2 lots for existing smaller residential lots around the perimeter of the site, an E2 zoning for environmentally significant land to the north-west, and open space zone for a local park and review of the large lots in-between for appropriate zoning and lot size(s).
- However, prior to Gateway submission, the Panel believes an access strategy (and funding principles) should be established in collaboration with Transport for NSW. This is important in order to establish a zoning hierarchy, open space location and to consider appropriate lot sizes, all of which are key aspects of the Planning Proposal.



- The open space should be located as close as possible to the surrounding community to be a wider community asset, not just the site.
- A drainage strategy should also be established prior to exhibition.
- The Panel does not share the view that all lot sizes and zoning must be consistent across the LGA. Lot sizes can and should be varied having regard to site-specific considerations, environmental constraints and surrounding context.
- DCP provisions (including access and drainage strategies and a funding/delivery mechanism such as a VPA) should be part of the exhibition package.
- The Panel had queried whether an E4 zone and 4,000sqm lot sizes for existing larger lots on the site may be appropriate. It is accepted that an E4 zone may not be appropriate due to the range of permissible uses. However, other environmental zones or large lot residential zones should be considered, as the key aspects of transition from an E2 zone to surrounding environmental and R2 zones and larger lot controls, for lots on the site not on the edges, may not be best encapsulated in an R2 zone.

Local Planning Panel

Record of Briefing



Briefing date	8 April 2021
Location	Throughout the Local Government Area (LGA)
Agenda item	4.6 - Request to Prepare a Planning Proposal for the draft Central Coast Local Environmental Plan -Deferred Matters Land
Chair and panel members	Chairperson Jason Perica Panel Experts Greg Flynn Linda McClure Community Representative Paul Dignam
Apologies	Nil
Declarations of interest	Nil
Other attendees	Rodney Mergan, Senior Strategic Planner Jenny Mewing, Principal Strategic Planner Rachel Callachor Administration Officer Business Support Belinda Jennett Administration Officer Business Support Kathryn Williams Administration Officer Business Support

Proposed Development: Request to Prepare a Planning Proposal for the draft Central Coast Local Environmental Plan - Deferred Matters Land

Panel Advice

The Panel considered the report on the matter and the material presented to the Panel by report and subsequent memo. The Panel supports the recommendation that the Planning Proposal proceed to Gateway and offers the following advice:

- There is a clear need and benefit to addressing deferred matters as a matter of priority, and given the disparate approaches and range of outdated planning controls that apply;

The review of environmental land should be derived from considered and consistent principles (as intended to be done). This may also benefit a wider review at a later stage for the remaining LGA, given previous disparate approaches by Wyong and Gosford planning instruments.

Central Coast Local Planning Panel

The following represents the current Central Coast Local Planning Panel membership:

Chair/Alternates

- Donna Rygate (Chair)
- Jason Perica (alternate)
- Kara Krason (alternate)

Expert/Professional Members

- Greg Flynn
- Linda McClure
- Garry Fielding (note: Mr Fielding has withdrawn from the Panel as a result of other commitments)
- Stephen Leathley
- Sue Francis
- Grant Christmas

Community Panel Members

- Anthony Tuxworth (Gosford East Ward)
- Lynette Hunt (Gosford West Ward)
- Paul Dignam (Wyong Ward)
- Scott McGrath (The Entrance Ward)
- David Kitson (Budgewoi Ward)
- Stephen Glen (Gosford East and Budgewoi Wards – alternate)
- Geoffrey Mitchell (Gosford West – alternate)
- Glenn Watts (Wyong Ward – alternate)
- Mark Elsey (The Entrance Ward – alternate)

Performance of the Central Coast Local Planning Panel

The following information presents a summary of the performance of the Central Coast Local Planning Panel since inception (May 2020) until end February 2021.

Number of Meetings & Meeting Arrangements

- Following the inception of the Central Coast Local Planning Panel (May 2020), the first Panel meeting was held in June 2020.
- Between June 2020 and end of February 2021 a total of 14 meetings were held. 2 scheduled meetings were cancelled as there were insufficient agenda items.
- All CCLPP meetings have been held by remotely, in line with the temporary COVID-19 arrangements under *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*.

Items Considered

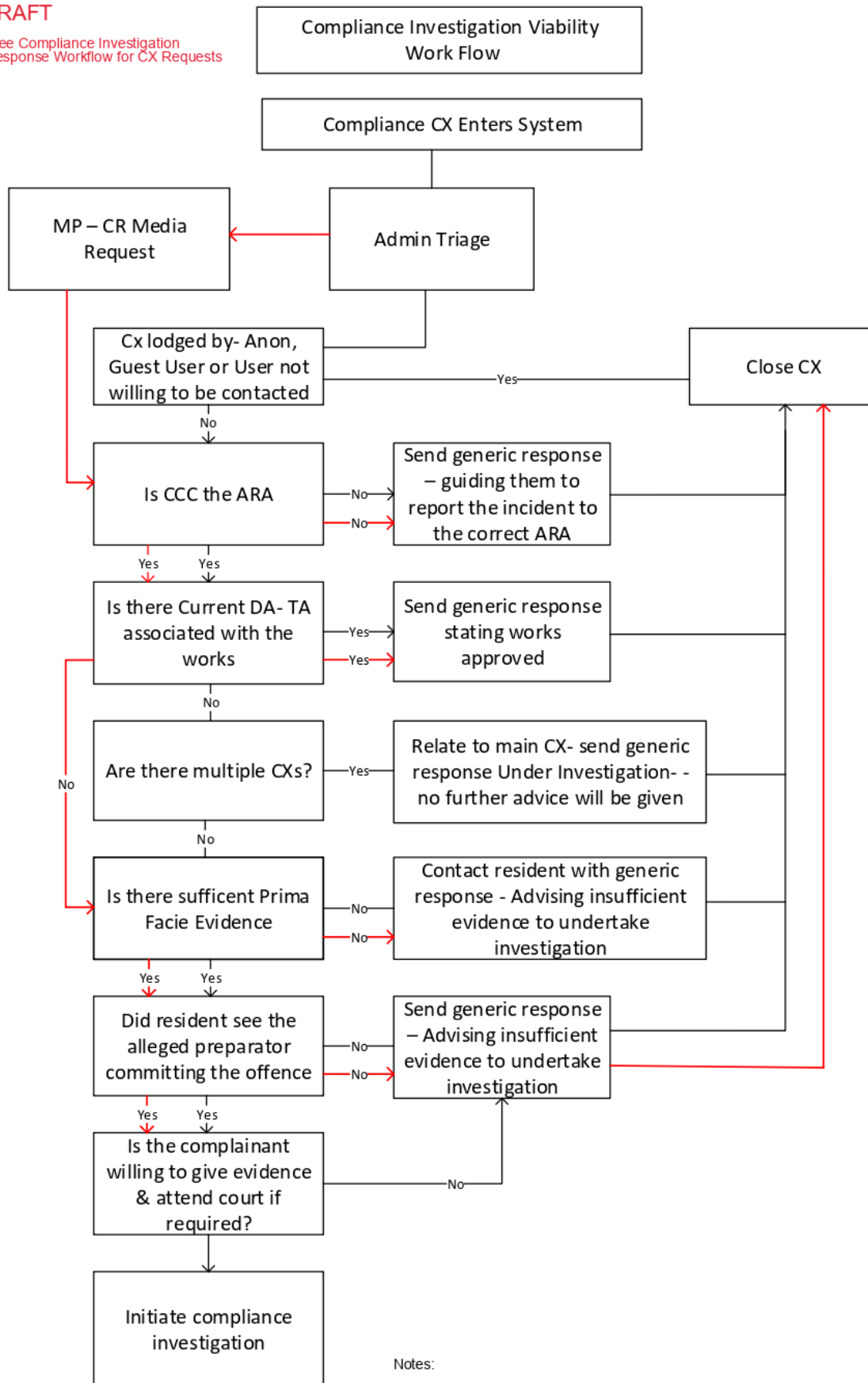
- Between June 2020 and January 2021 a total of 40 development applications were considered by the Central Coast Local Planning Panel.
- 35 applications were determined by way of approval. 5 applications were determined by way of refusal.
- Of the 40 applications considered by the Panel, 39 determinations aligned with the recommendation of Council officers. 1 application, recommended for approval by Council officers, was refused by the Panel.
- The Panel has considered and provided advice in respect of 2 Planning Proposals.

Cost of Panel Meetings

- Based on the conduct of the meetings to date, the estimated cost the Panel sitting fees and travel expenses for each meeting is around \$6,570.
- Including the additional cost of Council staff, including secretariat services, the cost per meeting is estimated at \$11,865.
- It is noted that these estimates are based on the conduct of remote meetings (as permitted by the *Environmental Planning & Assessment Regulations 2000* as a temporary measure due to Covid19). It is reasonable to assume that the cost of meetings would increase were meetings conducted in person/at Council chambers (as a result of booking required meeting space, catering, cleaning, security and other arrangements based on the experience of meeting support staff in facilitating a range of meetings 'on premises').

DRAFT

Tree Compliance Investigation Response Workflow for CX Requests



Notes:

- After Hours enquiries are managed by OracleCMS who triage the enquiry and either refer to the on-call officer or include in a report for action by staff the following day
- There are currently no weekend unauthorised tree removal investigations
- Immediate notification of staff of illegal works does occur during business hours