



A large crane was brought in to lift the components of the new \$900,000 bridge at Saltwater Creek, Long Jetty which is on track to open in July.

Wyong Shire Council

Business Paper

ORDINARY COUNCIL MEETING

24 June 2015

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MEETING NOTICE

**The Ordinary Council Meeting
of Wyong Shire Council
will be held in the Council Chamber,
Wyong Civic Centre, Hely Street, Wyong on
Wednesday 24 June 2015 at 5.00pm,
for the transaction of the business listed below:**

OPENING PRAYER

ACKNOWLEDGEMENT OF COUNTRY

RECEIPT OF APOLOGIES

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8 QUESTIONS ON NOTICE ASKED

At the conclusion of the meeting and at the discretion of the Mayor, Council may meet with staff in an informal, non-decision making mode for a period of no more than 30 minutes.

Michael Whittaker
GENERAL MANAGER

1.1 Disclosures of Interest

TRIM REFERENCE: F2015/00040 - D11971017

MANAGER: Sonia Witt, TL Governance and Councillor Services

AUTHOR: Jade Maskiewicz; Councillor Services Officer

The provisions of Chapter 14 of the *Local Government Act, 1993* regulate the way in which Councillors and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions, voting on that matter, and require that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

RECOMMENDATION

That Councillors now disclose any conflicts of interest in matters under consideration by Council at this meeting.

1.2 Proposed Inspections and Briefings

TRIM REFERENCE: F2015/00040 - D11971029
MANAGER: Sonia Witt, TL Governance and Councillor Services
AUTHOR: Jade Maskiewicz; Councillor Services Officer

SUMMARY

Briefings proposed for this meeting and future meetings to be held in the Wilfred Barrett and Tim Farrell Committee Rooms:

Date	Briefing	Directorate
24 June 2015	Ward Forums Annual Review	Community and Recreation Services
24 June 2015	Fit for the Future - Submission	GM Unit
24 June 2015	Lifeguard Service	Community and Recreation Services
24 June 2015	YMCA	Community and Recreation Services

RECOMMENDATION

That Council receive the report on Proposed Inspections and Briefings.

ATTACHMENTS

- 1 Proposed Inspections & Briefings - 24 June 2015 D11978986



Proposed Briefings List to Date



Briefing Title:	Directorate:	Proposed Month:	Proposed Date:
Ward Forums Annual Review	Community and Recreation Services	June	24/06/2015
Fit for the Future - Submission	GM Unit	June	24/06/2015
Lifeguard Service	Community and Recreation Services	June	24/06/2015
YMCA	Community and Recreation Services	June	24/06/2015
RMS - Update on upgrade of Pacific Hwy through Wyong	Property and Economic Development	July	22/07/2015
Development Infrastructure - Porters Creek Stormwater Diversion Project	Development and Building	July	
Lakeside Plaza, The Entrance	Development and Building	August	
2015-16 Sponsorship Program	Community and Recreation Services	August	14/08/2015
Rustrum Site, Toukley	Development and Building	September	
Wyong Regional Skate Park	Community and Recreation Services	September	

1.3 Address By Invited Speakers

TRIM REFERENCE: F2015/00040 - D11971035
MANAGER: Sonia Witt, TL Governance and Councillor Services
AUTHOR: Jade Maskiewicz; Councillor Services Officer

SUMMARY

There have been no requests to address the Ordinary Meeting at the time of printing the Business Paper.

RECOMMENDATION

That Council receive the report on Invited Speakers.

ATTACHMENTS

Nil.

1.4 Confirmation of Minutes of Previous Meeting

TRIM REFERENCE: F2015/00040 - D11971038

MANAGER: Sonia Witt, TL Governance and Councillor Services

AUTHOR: Jade Maskiewicz; Councillor Services Officer

SUMMARY

Confirmation of minutes of the Extraordinary Meeting of Council held on Thursday 4 June 2015 and the Ordinary Meeting of Council held on Wednesday 10 June 2015.

RECOMMENDATION

That Council confirm the minutes of the Extraordinary Meeting of Council held on Thursday 4 June 2015 and the Ordinary Meeting of Council held on Wednesday 10 June 2015 and the.

ATTACHMENTS

- | | | |
|---|---|-----------|
| 1 | Minutes - Extraordinary Meeting 4 June 2015 | D11967499 |
| 2 | Minutes - Ordinary Meeting 10 June 2015 | D11971766 |

WYONG SHIRE COUNCIL

**MINUTES OF THE
EXTRAORDINARY COUNCIL MEETING OF COUNCIL**

**HELD IN THE COUNCIL CHAMBER
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON 04 JUNE 2015
COMMENCING AT 6.30PM**

PRESENT

Councillors D J Eaton OAM (Chairperson), G P Best, R L Graham, K G Greenwald, L A Matthews, L S Taylor, A Troy, D P Vincent and L D Webster.

IN ATTENDANCE

General Manager, Director Development and Building, Director Property and Economic Development, General Counsel, Communications Coordinator and one administration staff.

The Mayor, Councillor Eaton OAM, declared the meeting open at 6.37 pm.

APOLOGY

An apology for the inability to attend the meeting was received on behalf of Councillor Nayna due to work commitments.

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

547/15 That Council accept the apology and grant leave of absence from the meeting.

1.1 Disclosure of Interest

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor WEBSTER:

548/15 That Council receive the report on Disclosure of Interest and note advice of disclosures.

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:

549/15 That Council allow meeting practice to be varied.

550/15 That Council adopt the recommendations contained in the remaining reports with the exception of item 2.2 – Multi-Campus University.

2.1 Proposed Central Coast Regional Planning Panel

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:

551/15 That Council receive and note the report on Proposed Central Coast Regional Planning Panel.

552/15 That Council pursue the creation of a Central Coast Regional Planning Panel and Gateway Panel made up of Central Coast Residents by writing to the Minister for Planning, The Hon Rob Stokes.

2.2 Multi-Campus University

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor TAYLOR:

553/15 That Council defer this matter for consideration at the 10 June 2015 Ordinary Meeting.

2.3 Revision of Technical Advisory Group Team of Reference

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:

554/15 That Council note the report on the proposed revision of the Technical Advisory Group Terms of Reference.

555/15 That Council approve the revised Terms of Reference for the Technical Advisory Group.

2.4 Operational Status of Ourimbah Creek Borefield

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:

556/15 That Council note the report on the Operational Status of the Ourimbah Creek Borefield.

557/15 That Council endorse the status for the Ourimbah Borefield as Non Operational - Store (mothball).

2.5 Fit for the Future Existing Joint Services

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:

558/15 That Council receive and note Joint Services undertaken by Wyong Shire Council and Gosford City Council.

2.6 Central Coast Storm Event

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:

559/15 That Council receive the report on Central Coast Storm Event.

2.7 LGP Rebate Report

RESOLVED *unanimously on the motion of Councillor GRAHAM and seconded by Councillor TAYLOR:*

560/15 *That Council accept the offer from Local Government Procurement for the amended rebate offer and Vendor Panel licencing amendments.*

561/15 *That Council authorise the agreement to be signed by authorised CCROC signatory.*

THE MEETING closed at 6.43 pm.

WYONG SHIRE COUNCIL

**MINUTES OF THE
ORDINARY COUNCIL MEETING OF COUNCIL**

**HELD IN THE COUNCIL CHAMBER
WYONG CIVIC CENTRE, HELY STREET, WYONG**

**ON 10 June 2015
COMMENCING AT 5.00PM**

PRESENT

Councillors D J Eaton OAM (Chairperson), G P Best, R L Graham, K G Greenwald, L A Matthews, L R Y Nayna, L S Taylor, A Troy, D P Vincent and L D Webster.

IN ATTENDANCE

General Manager, Director Development and Building, Acting Director Infrastructure and Operations, Director Property and Economic Development, Director Community and Recreation Services, General Counsel, Chief Financial Officer, IT and Operations Manager, Section Manager Community and Cultural Programs, Youth Officer Community and Cultural Programs, Communications Coordinator and two administration staff.

The Mayor, Councillor Eaton OAM, declared the meeting open at 5.00pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Mayor, Councillor Eaton OAM delivered the opening prayer and Councillor Matthews read an acknowledgment of country statement.

The Mayor, Councillor Eaton OAM, and Mr Glen Cannard, Section Manager Community Cultural Programs, presented cheques to the 2014/15 Round 2 Community Benefit Grant recipients.

APOLOGIES

There were no apologies.

At the commencement of the ordinary meeting report numbers 1.1, 2.1, 2.2, 3.2, 4.1, 4.2, 4.3, 4.8, 4.9, 4.10, 6.1 and 1.5 , were dealt with first then the remaining reports in order. However for the sake of clarity the reports are recorded in their correct agenda sequence.

1.1 Disclosures of Interest

Item 2.1 – Results of Public Exhibition Draft Development Control Chapter 2.9 Waterfront Structures

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he lives in the vicinity of the lakes.

Councillor Taylor stated:

“I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty.”

Item 4.1 – Results of Public Exhibition of Draft DCP 2013: Chapter 3.5 – Coastal Hazards

Councillor Best declared a non-pecuniary insignificant interest in the matter for the reason that he owns residential property in the area identified in the DCP.

Councillor Best stated:

“I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty.”

Item 4.1 – Results of Public Exhibition of Draft DCP 2013: Chapter 3.5 – Coastal Hazards

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he lives in the vicinity of the lakes.

Councillor Taylor stated:

“I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty.”

Item 4.2 - Library Strategic Plan 2015 - 2020

Councillor Graham declared a non-pecuniary significant conflict of interest in the matter for the reason that his daughter is employed in the Library section of Council. Councillor Graham left the Chamber at 6.24pm, took no part in discussion, did not vote and returned to the Chamber at 6.25pm.

Item 4.3 - Proposed Councillor's Community Grants

Councillor Eaton declared a non-pecuniary significant conflict of interest in the matter for the reason that his wife is a member of the board for the Central Coast Community Women's Health Centre. Councillor Eaton left the Chamber at 6.25pm, took no part in discussion, did not vote and returned to the Chamber at 6.26pm.

Item 4.10 – Multi Campus University

Councillor Vincent declared a non-pecuniary insignificant interest in the matter for the reason that he has been a past student, Campus Representative and tutor at the Ourimbah campus over a decade ago.

Councillor Vincent stated:

“I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty.”

Item 6.1 - Notice of Motion - End Gridlock Pacific Highway, Wyong

Councillor Greenwald declared a non-pecuniary insignificant interest in the matter for the reason that he has a disabled member of his family and may wish to discuss these disability access facilities.

Councillor Greenwald stated:

“I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty because this experience enables me to talk with experience and knowledge on the subject.”

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor WEBSTER:

634/15 That Council receive the report on Disclosure of Interest and note advice of disclosures.

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor TROY:

563/15 That Council allow meeting practice to be varied.

564/15 That Council use the exception method to deal with the balance of the Agenda.

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

565/15 That with the exception of report numbers 1.5, 2.1, 2.2, 3.2, 4.1, 4.2, 4.3, 4.8, 4.9, 4.10 and 6.1 Council adopt the recommendations contained in the remaining reports.

1.2 Proposed Inspections and Briefings

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

566/15 That Council receive the report on Proposed Inspections and Briefings.

1.3 Address By Invited Speakers

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

567/15 That Council receive the report on Invited Speakers.

1.4 Confirmation of Minutes of Previous Meeting

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

568/15 That Council confirm the minutes of the previous Ordinary Meeting of Council held on Wednesday 27 May 2015.

Business Arising

There was no business arising.

1.5 Mayoral Minute - Warnervale Aiport

RESOLVED unanimously on the motion of Councillor EATON:

569/15 That Council authorise the urgent undertaking of maintenance works on the runway, taxiways and other infrastructure at its airport land at Warnervale.

570/15 That the maintenance works be funded from restricted funds that have accumulated from airport fees.

571/15 That Council authorise the Mayor and the General Manager to negotiate and execute agreements that will enhance and promote better utilisation of the airport.

2.1 Results of Public Exhibition draft Development Control Chapter 2.9 Waterfront Structures

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he lives in the vicinity of the lakes.

Councillor Taylor stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

572/15 That Council adopt the revised Wyong Development Control Plan 2013 Chapter 2.9 Waterfront Structures and appropriate public notice be given within 28 days that the draft DCP as amended will come into effect.

573/15 That Council forward a copy of the amended Wyong DCP 2013 to the Secretary of the NSW Department of Planning and Environment within 28 days of the DCP becoming effective.

FOR: COUNCILLORS BEST, EATON, GRAHAM, GREENWALD, MATTHEWS, NAYNA, TAYLOR, TROY, VINCENT AND WEBSTER

AGAINST: NIL

2.2 RZ/4/2014 - Request reconsideration of decision on Site 4 – Bushells Ridge Road, Bushells Ridge

RESOLVED on the motion of Councillor BEST and seconded by Councillor WEBSTER:

574/15 That Council defer this matter, pending the release of the Central Coast Growth Plan, due for release December 2015.

FOR: COUNCILLORS BEST, EATON, GRAHAM, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLORS GREENWALD, MATTHEWS AND VINCENT

3.1 CPA/250698 - Wastewater Pump Supply Tender Evaluation Report

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

575/15 That Council accepts the tender from Xylem in the attached Tender Evaluation Report, for a period of up to three years for Contract CPA/250698 – Wastewater Pump Supply Contract. The estimated annual expenditure against this contract is \$300,000 (excl GST), however actual expenditure may vary with fluctuations in demand.

576/15 That Council determines the Tender Evaluation Report in Attachment A remains confidential in accordance with Section 10 A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature, except for the name of the successful tenderer, which may be disclosed after Council has resolved to accept that tender.

3.2 CPA/251997 - Supply and Delivery of Corporate Uniforms

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor WEBSTER:

577/15 That Council decline to accept any of the tenders received for Contract CPA/251997 – for the Supply and Delivery of Corporate Uniforms.

4.1 Results of the Public Exhibition of draft DCP 2013: Chapter 3.5 - Coastal Hazards

Councillor Best declared a non-pecuniary insignificant interest in the matter for the reason that he owns residential property in the area identified in the DCP.

Councillor Best stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he lives in the vicinity of the lakes.

Councillor Taylor stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

POINT OF ORDER

Councillor Vincent raised a point of order against Councillor Best for the reason that he is raising issues outside the discussion topic.

The Mayor upheld the point of order against Councillor Best.

RESOLVED on the motion of Councillor BEST and seconded by Councillor TROY:

578/15 That Council adopt the revised Wyong Development Control Plan (DCP) 2013 Chapter 3.5 – Coastal Hazards and appropriate public notice be given that the draft DCP as amended will come into effect on the date nominated in that notice.

579/15 That Council forward a copy of the amended Wyong DCP 2013 to the Secretary of the Department of Planning and Environment within 28 days of the DCP becoming effective.

580/15 That Council make the further minor amendments to include "sheds, garages, swimming pools and ancillary development no further seaward, or closer to the hazard than the principal dwelling" be inserted in the immediate risk coastal hazard planning zone, and "community infrastructure (such as surf club buildings)" be added to the high risk planning zone.

4.2 Library Strategic Plan 2015 - 2020

Councillor Graham declared a non-pecuniary significant conflict of interest in the matter for the reason that his daughter is employed in the Library section of Council. Councillor Graham left the Chamber at 6.24pm, took no part in discussion, did not vote and returned to the Chamber at 6.25pm.

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

581/15 That Council adopt the Library Strategic Plan 2015-2020.

4.3 Proposed Councillors' Community Improvement Grants

Councillor Eaton declared a non-pecuniary significant conflict of interest in the matter for the reason that his wife is a member of the board for the Central Coast Community Women's Health Centre. Councillor Eaton left the Chamber at 6.25pm, took no part in discussion, did not vote and returned to the Chamber at 6.26pm.

Councillor Eaton vacated the chair and Councillor Webster assumed the Chair for consideration of this item.

Councillor Best left the meeting at 6:25 pm and returned to the meeting at 6:27 pm and as a result took no part in voting.

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor NAYNA:

582/15 That Council allocate an amount of \$6,800 from the 2014-15 Councillors' Community Improvement Grants as follows:

Central Coast Community Women's Health Centre (\$2500)	Running costs for 'The Day of Action Event'.	1,200
Global Care/Foodcare Charmhaven (\$760)	Photocopier running costs, stationery and the purchase of an urn and jug.	400
Mingara Orchid Club Inc. (\$2500)	Costs associated with the Orchid Show.	600
NSW Active Retirees and Mentors Inc. (\$800)	Accommodation and travel expenses for two mentors to attend a national conference.	100
Ourimbah Region Residents Association Inc. (\$1350)	Administration costs.	850
Take 3 Ltd (\$4000)	Associated running costs of the Whale Dreamers Festival - 2015	900
Tantrum Theatre Co-Operative (trading as Tantrum Youth Arts) (\$2500)	Two terms of free youth theatre skills development workshops at the Wyong Grove to young people from low socio-economic backgrounds.	1,750
Wrap with Love Central Coast (\$1000)	Hall hire and knitting accessories so members can knit squares to turn into wraps.	1,000

583/15 That Council approve the allocation of funding to the Central Coast Community Women's Health Centre noting that it is the second application received from the group in the 14/15 financial year, as Council considers that public benefit arises from the outcomes of the allocation of its grant funding for this purpose.

4.4 Determination by the Local Government Remuneration Tribunal on Councillor Fees for 2015/16

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

584/15 That Council note the determination made by the Local Government Remuneration Tribunal on 13 April 2015 in respect of Councillor and Mayoral fees.

585/15 That Council fix, pursuant to s.249 (3) of the Local Government Act 1993, the annual Mayoral Fee at \$62,090 for the period from 1 July 2015 to 30 June 2016.

586/15 That Council fix, pursuant to s.249 (5) of the Local Government Act 1993, the annual Deputy Mayoral fee at \$8,692.60 for the period from 1 July 2015 to 30 June 2016, that Deputy Mayoral fee to be deducted from the annual Mayoral fee fixed by resolution 2 above.

587/15 That Council reduce the paid annual Mayoral Fee by \$2,029.21 for private use of the Mayoral Motor Vehicle.

588/15 That Council fix, pursuant to s.248 (2) of the Local Government Act 1993, the Annual Councillor Fee at \$23,370 for the period from 1 July 2015 to 30 June 2016.

589/15 That Council note the Local Government Remuneration Tribunal's determination on Wyong Shire Council's request to be re-categorised to Metropolitan Major has been denied.

4.5 Contract Variations and Finalisation for the period covering January 2015 to April 2015

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

590/15 That Council receive the Contract Variations report for the period covering January to April 2015.

591/15 That Council note the additional expenditure above resolved estimates for the following contracts that have been approved under relevant delegated authorities of staff:

Contract Title	Contract No	Adjusted Contract Value (Excl GST)	Additional Budget Approval (Excl GST)
Provision of Design Services for Wyong Shire Performing Art Centre	CPA/159128	\$1,742,546.00	\$248,000.00
Provision of Gate Keeping Services Buttonderry Waste Management Facility	CPA/201071	\$882,000.00	\$150,000.00

592/15 That Council approve the additional expenditures requested and increase the resolved contract values accordingly.

4.6 Whale Dreamers Festival 2015

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

593/15 That Council receive the report on Whale Dreamers Festival 2015.

594/15 That Council investigate the option to include Whale Dreamers Festival as part of the events list managed by Greater Toukley Vision.

4.7 Consideration of Submissions - Draft Wyong Shire Council 2015-2019 Strategic Plan

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

595/15 That Council note that the draft Wyong Shire Council 2015-2019 Strategic Plan was publicly exhibited from 27 April to 25 May 2015.

596/15 That Council receive submissions made by the community following that public exhibition, as detailed in this report.

597/15 That Council consider those submissions, as required by Chapter 13 Part 2 of the Local Government Act 1993.

598/15 That Council note and endorse the amendments recommended by Council staff in this report.

4.8 Adoption of the Wyong Shire Council 2015-2019 Strategic Plan (incorporating the Four Year Delivery Program, Operational Plan, Long Term Resourcing Strategy and Statement of Revenue Policy)

Councillor Best left the meeting at 6:25 pm and returned to the meeting at 6:27 am, during consideration of this item.

Councillor Troy left the meeting at 6:27 pm and returned to the meeting at 6:28 am, during consideration of this item.

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor WEBSTER:

- 599/15 That Council adopt the Wyong Shire Council 2015-2019 Strategic Plan (containing the Long Term Resourcing Strategy that includes long-term financial plan, workforce management strategy and asset management strategy, the four year delivery program, the operational plan and the statement of revenue policy) as exhibited, and with the changes proposed in this report and as determined in separate reports considering (a) the determination of water supply, sewerage and drainage fees and charges and (b) submissions to the Plan.**
- 600/15 That Council authorise the General Manager to make final minor changes to the plan to ensure correctness and clarity.**
- 601/15 That Council approve the estimates of income and expenditure as detailed in the Plan.**
- 602/15 That Council set the rates, charges and fees for 2015-16 as detailed in the Statement of Revenue Policy and incorporating the changes outlined in this report and as determined in separate reports considering (a) the determination of water supply, sewerage and drainage fees and charges and (b) submissions to the Plan.**
- 603/15 That Council authorise the General Manager to waive or reduce fees in particular cases.**
- 604/15 That Council approve that Libraries move to receipting cash amounts of under \$20 only.**
- 605/15 That Council set the rate and charge rebates to pensioners for the year 2015-16 in accordance with the relevant legislation and Council's current policy.**
- 606/15 That Council authorise the General Manager to investigate and present to Council for their approval, borrowings options from external financial institutions for the purpose of funding capital or operational projects.**
- 607/15 That Council is of the opinion that the following rateable land will derive benefit from the business related costs of The Entrance Town Centre Management Corporation Incorporated that are funded in part or whole by The Entrance Area Special Rate:**
- a) All land used for business purposes and categorised as such in accordance with Section 518 of the Local Government Act 1993 in the suburb known as The Entrance.**

- b) **Major Facilities Servicing Tourists identified as all properties in the suburbs of Magenta, The Entrance, North, The Entrance, Blue Bay, Long Jetty, Toowoan Bay, Shelly Beach and Bateau Bay being land predominantly used for purposes of, amusement centres, camping grounds, caravan parks, eco-tourist facilities, pubs, registered clubs, service stations or tourist and visitor accommodation, as defined in Council's current Local Environmental Plan (LEP) or land identified as Town Centres in Council's current Retail Centres Strategy.**

608/15 **That Council is of the opinion that the following rateable land will derive benefit from the business related costs of The Greater Toukley Vision Incorporated that are funded in part or whole by the Toukley Area Special Rate:**

- a) **All land used for business purposes and categorised as such in accordance with Section 518 of the Local Government Act 1993 in the suburbs known as Toukley, Canton Beach, Noraville and Norah Head.**

609/15 **That Council is of the opinion that the following rateable land will derive benefit from the business related costs of the Wyong Regional Chamber of Commerce Incorporated that are funded in part or whole by the Wyong Area Special Rate:**

- a) **All land used for business purposes and categorised as such in accordance with Section 518 of the Local Government Act 1993 in the suburb known as Watanobbi.**
- b) **All land used for business purposes and categorised as such in accordance with section 518 of the Local Government Act 1993 in the suburb known as Wyong, bounded by the following:**
- **North of the Wyong River from Tacoma in the east to the M1 Freeway in the west;**
 - **East of the M1 Freeway from the Wyong River to the suburb boundary between Wyong and Warnervale but to exclude Lot 32 DP 814964;**
 - **South of the northern Wyong boundary to its intersection with the Pacific Highway and then south of the Pacific Highway to the intersection of Pollock Avenue, but to include Lot 400 DP 1114793 (being to the north of the Pacific Highway);**
 - **The eastern boundary of the suburb of Wyong from Johns Road to Wyong River.**

4.9 Making and fixing of rates and charges for 2015-16

Councillor Vincent left the meeting at 6:43 pm and returned to the meeting at 6:45 am and as a result took no part in voting.

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor WEBSTER:

610/15 That Council make the following ordinary rates for the 2015-16 financial year consisting of an ad valorem amount and subject to a minimum amount, pursuant to Sections 492-494, 497-498, 500, 533-535 and 543 of the Local Government Act 1993:

Ordinary Rate Category Section 493	Ordinary Rate Sub Category Section 529	Ad Valorem Amount (cents in the \$)	Minimum Rate Amount
Farmland	-	0.35656	\$300.00
Residential	-	0.56150	\$300.00
Mining	-	14.59040	\$300.00
Business	Business - Other	0.97359	\$300.00
Business	Business Major Retail	1.46039	\$300.00
Business	Business Local Retail	1.21699	\$300.00

611/15 That Council make the following special rates for the 2015-16 financial year consisting of a base amount to which an ad valorem amount is added, pursuant to Sections 492, 495, 497-500, 535-538 and 543 of the Local Government Act 1993 where those special rates apply only to rateable land identified in resolution 3 below:

Special Rate	Base Amount	Ad Valorem Amount (cents in the \$)	% revenue sourced from base amount for each Special Rate
The Entrance Area	\$85.00	0.38822	8.95%
Toukley Area	\$85.00	0.28771	10.34%
Wyong Area	\$85.00	0.11763	18.80%

612/15 That Council state that the special rates made by resolution 2 above be levied on the following rateable land only and for the purposes of Section 538 of the Local Government Act 1993:

- a The Entrance Area Special Rate will apply to the following rateable land:
- i. All land used for business purposes and categorised as such in accordance with section 518 of the Local Government Act 1993 in the suburb known as The Entrance.
 - ii. All land used as Major Facilities Servicing Tourists identified as all properties in the suburbs of The Entrance North, The Entrance, Blue Bay, Long Jetty, Toowoan Bay, Shelly Beach and Bateau Bay being land;

- *predominantly used for purposes as defined in the Wyong Local Environmental Plan 2013, of amusement centres, camping grounds, caravan parks, eco-tourist facilities, pubs, registered clubs, service stations and tourist and visitor accommodation.*
 - *identified as Town Centres in Council's current Retail Centres Strategy.*
- b** *The Toukley Area Special Rate will apply to all rateable land used for business purposes and categorised as such in accordance with Section 518 of the Local Government Act 1993 in suburbs known as Toukley, Canton Beach, Noraville and Norah Head.*
- c** *The Wyong Area Special Rate will apply to all rateable land used for business purposes and categorised as such in accordance with Section 518 of the Local Government 1993 in the following areas:*
- i.** *The suburb known as Watanobbi.*
 - ii.** *The suburb known as Wyong, bounded by the following:*
 - *North of the Wyong River from Boyce Avenue in the east to the M1 Motorway in the west.*
 - *East of the M1 Motorway from the Wyong River to the suburb boundary between Wyong and Warnervale but to exclude Lot 32 DP 814964.*
 - *South of the northern Wyong boundary to its intersection with the Pacific Highway and then south of the Pacific Highway to the intersection of Pollock Avenue, but to include Lot 400 DP 1114793, (being to the north of the Pacific Highway).*
 - *The eastern boundary of the suburb of Wyong from Johns Road to Wyong River.*

613/15 *That Council make the following schedule of annual charges for stormwater management services for the 2015-16 financial year, pursuant to Sections 496A and 510A of the Local Government Act 1993 and Clauses 125A and 125AA of the Local Government (General) Regulation 2005:*

Name	Unit of Charge	Charge Amount
Residential	Per property	\$25.00
Residential Strata	Per lot	\$12.50
Residential Company Title	Per Company Title complex apportioned according to the number of shares in the company owned by each shareholder	\$25.00
Business	Business Per 850 square metres or part thereof of the land area of the property to a maximum of \$5,000 per property	\$25.00
Business Strata	Per 850 square metres or part thereof of the land area of the strata complex to a maximum of \$5,000 per strata complex, apportioned equally to each lot within the strata complex	\$25.00
Business Company Title	Per 850 square metres or part thereof of the land area of the Company Title complex to a maximum of \$5,000 per Company Title complex, apportioned according to the number of shares in the company owned by each shareholder	\$25.00

- 614/15 That Council apply the Stormwater Management Charge to all properties in the Wyong local government area eligible under Section 496A of the Local Government Act 1993 that are located east of the M1 Motorway.
- 615/15 That Council make the following annual Domestic Waste Management Charges for the 2015-16 financial year, pursuant to Section 496 of the Local Government Act 1993:

Name	Charge Amount
Domestic Waste Management Availability Charge	\$65.00
Domestic Waste Management Charge	\$499.00
Domestic Waste Management Charge West of M1 Motorway	\$421.00
Domestic Waste Management Charge – 240 litre Waste Upgrade	\$150.00
Domestic Waste Management Charge – Additional 240 litre Waste Bin Service	\$455.00
Domestic Waste Management Charge – Additional 140 litre Waste Bin Service	\$305.00
Domestic Waste Management Charge – Additional 240 litre Recycling Bin Service	\$80.00
Domestic Waste Management Charge – Additional 240 litre Vegetation Bin Service	\$80.00
Domestic Waste Management Charge – Additional Short Term Extra Service – 140 litre Waste Bin - price per service	\$17.60
Domestic Waste Management Charge – Additional Short Term Extra Service – 240 litre Waste Bin - price per service	\$18.70
Domestic Waste Management Charge – Additional Short Term Extra Service – 240 litre Recycling Bin - price per service	\$17.60
Domestic Waste Management Charge – Additional Short Term Extra Service – 240 litre Vegetation Bin - price per service	\$17.60

- 616/15 That Council continue the current policy of not providing a Domestic Waste Management service to parcels of land which have no Council consent or approval for a residential building.
- 617/15 That Council make the following Waste Management Charges for 2013-14, pursuant to Section 501 of the Local Government Act 1993:

Name	Charge Amount (incl 10% GST)
Waste Management Charge – 140 litre Waste Bin Service	\$391.00
Waste Management Charge – 240 litre Recycling Bin Service	\$90.00
Waste Management Charge – 240 litre Vegetation Bin Service	\$90.00
Waste Management Charge - 240 litre Waste Bin Service	\$510.00
Waste Management Charge - 660 litre Waste Bin Service	\$2,086.00
Waste Management Charge - 1.1 cubic metre Waste Bin Service	\$2,913.00
Waste Management Charge - 1.5 cubic metre Waste Bin Service	\$3,923.00

- 618/15 That Council apply a proportional charge adjustment, calculated on a daily basis, where Domestic Waste Management or Waste Management services commence or cease during the year.
- 619/15 That Council charge the maximum interest rate as specified by the Minister for Local Government and published in the Government Gazette in respect of overdue rates and charges levied under the Local Government Act 1993 and this interest be calculated on a daily basis using the simple interest method in accordance with Section 566 of the Local Government Act 1993, for the period between 1 July 2015 and 30 June 2016.

4.10 Multi-Campus University

Councillor Vincent declared a non-pecuniary insignificant interest in the matter for the reason that he has been a past student, Campus Representative and tutor at the Ourimbah campus over a decade ago.

Councillor Vincent stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

Councillor Vincent left the meeting at 6:43 pm and returned to the meeting at 6:45 pm, during consideration of this item.

Councillor Webster left the meeting at 6:44 pm and returned to the meeting at 6:45 pm during consideration of this item.

Councillor Matthews left the meeting at 7:06 pm and returned to the meeting at 7:07 pm during consideration of this item.

Councillor Nayna left the meeting at 7:16 pm and returned to the meeting at 7:18 am during consideration of this item.

Councillor Greenwald left the meeting at 7:17 pm and returned to the meeting at 7:18 am during consideration of this item.

RESOLVED on the motion of Councillor TAYLOR and seconded by Councillor NAYNA:

620/15 That Council note the following:

- a Only 8.1% of the residents of the Wyong local government area (Wyong LGA) hold a bachelor or higher degree, compared to 19.1% in NSW;***
- b The rate of youth unemployment within the Wyong LGA is one of highest in NSW, and the rate of youth unemployment on the Central Coast is 17.3% compared to the NSW rate of 12.6%;***
- c The Ourimbah Campus of the University of Newcastle provides important but not the full diversity of courses of study for tertiary qualifications that the Hunter or Sydney regions have;***
- d The limited courses of study available in the Wyong LGA provides a significant disincentive and financial barrier to residents of the Wyong LGA securing tertiary qualifications;***
- e There is a need for a more comprehensive and diverse tertiary courses of study to be available within the Wyong LGA to meet current and projected future needs of the residents of the Wyong LGA; and***
- f The University of Newcastle is a very significant employer in the Hunter, and expansion of its operations on the Central Coast, or the establishment of another university in the Wyong local government area, will provide additional employment and promote economic activity within the Wyong LGA.***

621/15 ***That Council invite the Vice -Chancellor of the University of Newcastle and her Executive Team to provide a detailed briefing, by the end of July 2015, to all Wyong Councillors on the University's plans to meet the current and projected future needs of the residents of the Wyong local government area.***

622/15 ***That Council request that the General Manager:***

- a ***identify key universities in Australia (including but not limited to the University of Newcastle) and overseas, through the recent Expression of Interest process for the Smart City Vision, to work collaboratively to deliver a broader range of tertiary courses that are accessible to residents of the Wyong LGA; and***
- b ***work with University of Newcastle, TAFE and other key tertiary institutions currently located on the Central Coast through the Campus Forum to deliver a marketing campaign aimed at the community of the Wyong LGA that promotes existing opportunities and affordable pathways to attain tertiary qualifications.***

FOR: COUNCILLORS BEST, EATON, GREENWALD, MATTHEWS, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLORS GRAHAM AND VINCENT

5.1 ***Impacts on Council from the Federal Budget decision to freeze the indexation on Financial Assistance Grants for 3 years.***

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

623/15 ***That Council receive the report on Impacts on Council from the Federal Budget decision to freeze the indexation on Financial Assistance Grants for 3 years.***

624/15 ***That Council note the material \$4.7m negative impact to Council's budget over 4 years, and the resulting impact on the ability to deliver services and maintain assets.***

5.2 ***Road Capital Works Program***

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

625/15 ***That Council receive the report on the status of the Council's Road Capital Rolling Works Program.***

5.3 Outstanding Questions on Notice and Notices of Motion

RESOLVED unanimously on the motion of Councillor VINCENT and seconded by Councillor TROY:

626/15 That Council receive the report on Outstanding Questions on Notice and Notices of Motion.

6.1 Notice of Motion - End Gridlock Pacific Highway, Wyong

Councillor Greenwald declared a non-pecuniary insignificant interest in the matter for the reason that he has a disabled member of his family and may wish to discuss these disability access facilities.

Councillor Greenwald stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty because this experience enables me to talk with experience and knowledge on the subject."

RESOLVED unanimously on the motion of Councillor BEST and Seconded by Councillor TROY:

627/15 That Council recognises the urgent need to work with the RMS to deliver the Wyong Town leg of the Pacific Hwy, an economically vital transport corridor, relied upon by thousands of local residents as they daily commute.

628/15 That further Council recognises, the inordinate delays plaguing this multimillion dollar Highway project as it seeks to accommodate the demand of a small number of property owners must now end.

629/15 That Council applauds the timely turnaround of the RMS's final and progressive draft plans currently on exhibition.

630/15 That Council encourages all interested parties to make responsible submissions and Council recognises through community representations and submissions there may very well be some adjustments and amendments to the draft plan.

631/15 That Council again reiterates that irrespective of any further representation to call for this highway project to bypass through residential back streets will not be entertained by Council.

632/15 That, due to the urgent need to construct this important transport corridor, Council, on behalf of our local residents, make funding representations to the State Government seeking to tap into the 6 billion dollar state government regional funding pool.

633/15 That the General Manager liaise with the Minister for Roads and RMS in regards to designing a more direct and easier disabled access to Wyong Railway Station, other than that proposed off Howarth Street.

QUESTIONS ON NOTICE

Councillor Taylor left the meeting at 7:55 pm and returned to the meeting at 7:58 pm during consideration of this item.

Q22/15 Link Road Intersection at Blue Haven
Councillor Greg Best
C2014/05521

“Mr Mayor,

As the local Councillor for the Blue Haven area it has been drawn to my attention by many residents of Blue Haven that the intersection of Blue Haven Way and the Motorway link is a high risk intersection.

I appreciate the Motor Way Link is not a Council road, however can you appeal to advocate on behalf of our local Community to the RMS, to provide an improved intersection works on this arterial road with a closing speed at the intersection of some 200km/hr, of particular concern is the almost non-existent acceleration lane heading to the M1. With the huge residential influx in the area this issue can no longer be ignored any response to our representation from the RMS would be appreciated in your reply to this question and indeed the good folk of Blue Haven?”

THE MEETING closed at 7.59pm.

1.5 Notice of Intention to Deal with Matters in Confidential Session

TRIM REFERENCE: F2015/00040 - D11960666
MANAGER: Lesley Crawley, Manager Corporate Governance
AUTHOR: Jade Maskiewicz; Councillor Services Officer

SUMMARY

It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in Confidential Session. The reports are incorporated in the "Confidential" business paper which has been circulated to Councillors.

The Local Government Act, 1993 requires the General Manager to identify those matters listed on the business paper which may be categorised as confidential in terms of Section 10A of the Local Government Act, 1993.

RECOMMENDATION

1 That Council consider the following matter in Confidential Session, pursuant to Section 10 A (2)(c) of the Local Government Act 1993:

7.1 - The Entrance Town Centre Funding Agreement Reporting

2 That Council note its reason for considering Report No 7.1 - The Entrance Town Centre Funding Agreement Reporting, 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.

3 That Council request the General Manager to report on this matter in open session of Council.

Note: Explanation - Section 10A of the Local Government Act 1993 states:

- “2(a) personnel matters concerning particular individuals (other than Councillors),*
- 2(b) the personal hardship of any resident or ratepayer,*
- 2(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business,*
- 2(d) commercial information of a confidential nature that would, if disclosed:*
 - (i) prejudice the commercial position of the person who supplied it, or*
 - (ii) confer a commercial advantage on a competitor of the Council, or*
 - (iii) reveal a trade secret,*
- 2(e) information that would, if disclosed, prejudice the maintenance of law,*

1.5 Notice of Intention to Deal with Matters in Confidential Session (contd)

- 2(f) *matters affecting the security of the Council, Councillors, Council staff or Council property,*
- 2(g) *advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,*
- 2(h) *information concerning the nature and location of a place or an item of Aboriginal significance on community land.”*

ATTACHMENTS

Nil.

2.1 Commence Preparation of Planning Proposal - Waterfront Tourist Park Iconic Development Site

TRIM REFERENCE: F2011/00332 - D11963615

MANAGER: Steven Mann, Manager

AUTHOR: Rianan Rush; Strategic Planner

SUMMARY

This report seeks Council's endorsement to commence the preparation of a Planning Proposal to amend Wyong Local Environmental Plan 2013 (WLEP) to permit the extension of the Waterfront Tourist Park 'Key Site' over Lot 371 DP 755266, 22 Beach Parade, Canton Beach.

RECOMMENDATION

- 1 That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan 2013, pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979.**
- 2 That Council forward the Planning Proposal (generally based on the information in Enclosure 1) to the Department of Planning & Environment (DP&E) accompanied by a request for a "Gateway Determination", pursuant to Section 56 of the EP&A Act, 1979.**
- 3 That Council require, subject to the "Gateway Determination," the proponent/landowner enter into a Funding Agreement with Council in accordance with Council's Planning Proposal Procedure to recover the costs involved in further progressing the proposal.**
- 4 That Council authorise the General Manager (or delegate) to sign the Funding Agreement for the rezoning.**
- 5 That Council undertake community and government agency consultation, in accordance with the requirements attached to the "Gateway Determination".**
- 6 That Council forward the planning proposal to DP&E for gazettal, subject to no significant objections being received.**

BACKGROUND

In April 2014 the proponent submitted draft concepts for a proposed mixed use development comprising residential apartments, and commercial tenancies including retail and food outlets.

2.1 Commence Preparation of Planning Proposal - Waterfront Tourist Park Iconic Development Site (contd)

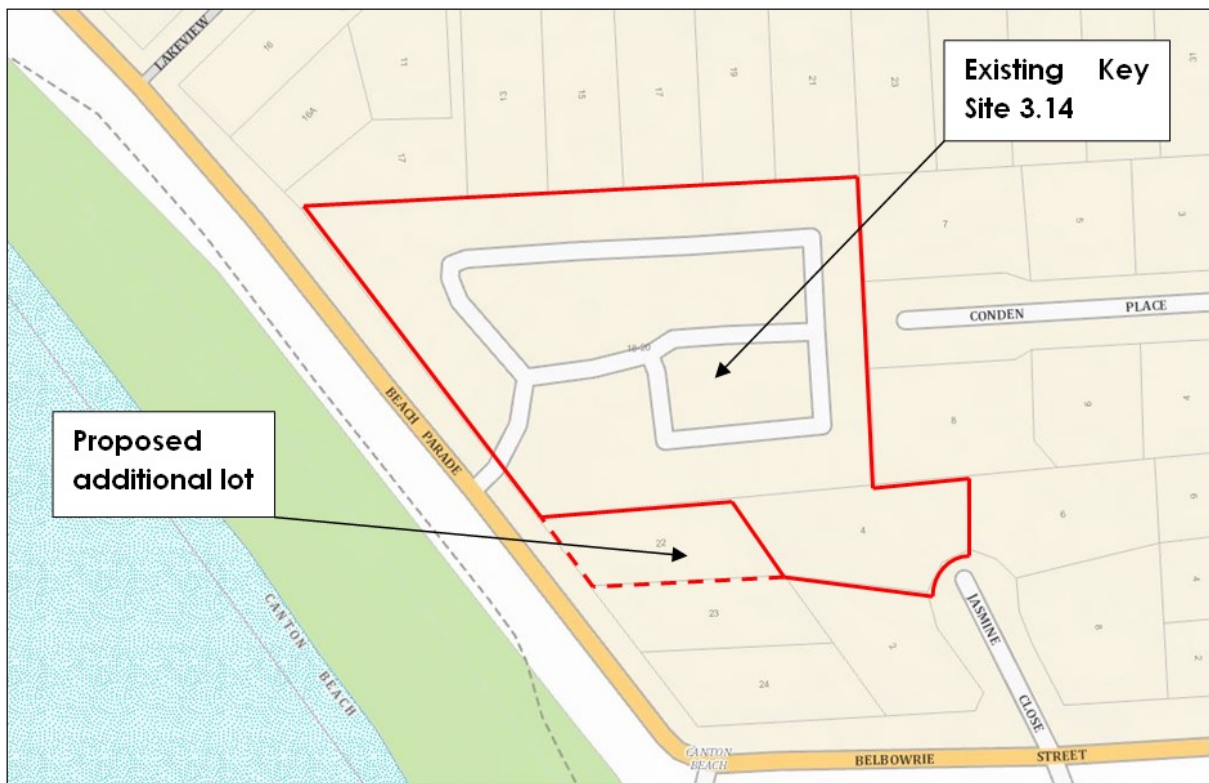
The owner of the site deferred the concept plans in order to explore opportunities to purchase adjoining land. Lot 371 DP 755266 (22 Beach Parade, Canton Beach) was subsequently purchased by the owner, and the proponent now seeks to include this parcel of land into the Iconic Development Site on Lot 9 DP 541907 and Lot 374 DP 755266.

CURRENT STATUS

Lot 371 DP 755266, 22 Beach Parade, Canton Beach is currently zoned SP3 Tourist and is located outside of the existing Iconic Development Site boundary provided in WLEP 2013.

THE PROPOSAL

The Planning Proposal seeks amendment of Wyong Local Environmental Plan 2013 (WLEP) to permit the extension of the Waterfront Tourist Park 'Key Site' over Lot 371 DP 755266, 22 Beach Parade, Canton Beach.



OPTIONS

There are no alternative options that could be considered except discontinuing the proposal. Submission of a Planning Proposal to DP&E and subsequent amendment to WLEP 2013 is the only means by which 22 Beach Parade; Canton Beach can be incorporated into the Waterfront Tourist Park 'Key' Iconic Development Site.

2.1 Commence Preparation of Planning Proposal - Waterfront Tourist Park Iconic Development Site (contd)

Having regard to the information provided, it is considered that the site is suitably located and forms a logical and orderly extension of the existing 'key site' boundary. The proposed extension is considered to have minimal environmental impact, and would facilitate the development of the 'Key' Iconic Development Site.

RELEVANT PLANNING CONSIDERATIONS

At its Ordinary Meeting on 24 November 2010 Council resolved to endorse the identification of a number of "Key Sites" within Wyong Shire. The Canton Beach Waterfront Tourist Park was identified as Site 14 and therefore attracts certain development bonuses whereby additional heights and increased density may be achieved if the specific criteria relating to design quality and design excellence are met.

In developing a development concept for the site it has been identified that inclusion of the adjoining property Lot 371 DP 755266 will facilitate a number of benefits to the design concept, including:

- Increased opportunity to provide a completely separate vehicular access point to the "service zone"
- Provision of increased deep soil zone and landscape buffer to the property to the south
- A more regular shaped (and developable) lot, with the design efficiencies inherent with such a lot shape and reduces impact of overshadowing and overlooking adjoining properties
- Provides increased opportunity for street front activation along Beach Parade
- Better orientation of the southern end of the building to the foreshore, as opposed to being tucked in behind an adjoining lot

The inclusion of 22 Beach Parade, Canton Beach as part of Iconic Development Site 14 supports Council's initiative to stimulate the economy and create employment opportunities with the Shire.

Overall the inclusion of the subject site (682m²) increases the total site area of the Iconic Development Site by less than 10 per cent and is therefore considered to be minor in nature.

A preliminary planning proposal was prepared by ADW Johnson Pty Ltd which outlines relevant planning considerations (see Enclosure 1). An assessment of the proposal has been undertaken and reviewed against the relevant considerations under the Environmental Planning & Assessment Act, 1979, SEPPs and local provisions. It is considered that the proposal is consistent with the relevant planning legislation.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
Economic and Property Development	Business Sector and Employment	Iconic Sites Development - Development of key iconic sites to increase economic and sustainable development (in 2013-2017)	NA	NA

Long term Financial Strategy

The proposal has no impact on Council’s assets and will facilitate development of the Iconic Development Site, which will in turn provide public benefit.

Asset Management Strategy

The proposal aligns with Council's Asset Management Strategy.

Workforce Management Strategy

The proposal aligns with Council's Workforce Management Strategy.

Link to Community Strategic Plan (2030)

Out of the priority objectives contained in the Community Strategic Plan, the following links are relevant

- Support key regional industries and local businesses to grow – supports local tourism and business sectors.
- Deliver effective regional planning to cater for growth and encourage increased investment.

Budget Impact

There are no immediate budget impacts. Progress of the Planning Proposal will be funded by payment of a Phase 1 planning proposal fee. Further assessment work/studies required by DP&E (if any) will be funded by the proponent.

2.1 Commence Preparation of Planning Proposal - Waterfront Tourist Park Iconic Development Site (contd)

CONSULTATION

Consultation will be undertaken in accordance with the requirements laid out in the Gateway Determination.

GOVERNANCE AND POLICY IMPLICATIONS

There are no known Government Policy implications.

MATERIAL RISKS AND ISSUES

There are no known material risks and issues.

CONCLUSION

This report seeks Council's endorsement to commence the preparation of a Planning Proposal to amend Wyong Local Environmental Plan 2013 (WLEP) to permit the extension of the Waterfront Tourist Park 'Key Site' over Lot 371 DP 755266, 22 Beach Parade, Canton Beach.

Having reviewed the information supplied it is considered that the proposal will have minimal environmental impact and provides a logical and orderly extension of the existing 'key site' boundary that would facilitate the development of the Waterfront Tourist Park 'Key' Iconic Development Site.

ATTACHMENTS

- 1 Preliminary Planning Proposal - ADW Johnson - Waterfront Tourist Park D11964669

ADW JOHNSON PTY LIMITED

ABN 62 129 445 398

central coast

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tuggerah nsw 2259

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coast@adwjohnson.com.au

Planning Proposal

Inclusion of additional lot within Key Site 3.14 Waterfront Tourist Park - 18-20 Beach Parade and 4 Jasmine Close, Canton Beach

Land:

Lot 9 DP 541907 – 18 / 20 Beach Parade

Lot 374 DP 755266 – 4 Jasmine Close

Lot 371 DP 755266 – 22 Beach Parade

Proponent:

BMC Superfund Pty Ltd

Date:

May 2015

Document Control

Issue No.	Date	Author	
		Name	Reviewed
A - Draft	1/6/15	Adam Crampton	

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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1.0 Introduction

This request for rezoning has been prepared by ADW Johnson in conjunction with and on behalf of BMC Superfund Pty Ltd to assist Wyong Shire Council ("Council") with the preparation of a Planning Proposal for the incorporation of one additional lot within the existing Key Site 3.14, being the Waterfront Tourist Park at 18-20 Beach Parade and 4 Jasmine Close, Canton Beach.

The Waterfront Tourist Park site is identified under Wyong LEP 2013 as a "Key Site" on the "Key Sites Map". Wyong DCP Chapter 6.1 – *Key Sites* contains specific provisions and objectives in relation the development of the site.

The owner of the Key Site has been working for some time with an architect to develop a scheme commensurate with the status of the property as a Key Site. During the course of this design phase, the adjoining Lot 371 DP 755266 (22 Beach Parade) became available. Recognising the potential benefits associated with incorporating this additional lot into the design of the site, the owner of the Key Site subsequently purchasing this property as well.

The concept designs prepared to date demonstrate how the incorporation of Lot 371 DP 755266 facilitates a number of benefits to the design scheme, including:

- Increased opportunity to provide a completely separate vehicular access point to the "service zone",
- Facilitates an increased deep soil zone and landscape buffer to the property to the south,
- Facilitates a more regular shaped lot, with the design efficiencies inherit with such a lot shape,
- Provides increased opportunity for street front activation along Beach Parade,
- Facilitates a more "open" design at the southern end of the building, as opposed to being tucked in behind an adjoining lot.

To facilitate and expedite the Planning Proposal, this document has been prepared using the Department of Planning's (now Department of Planning & Environment – "DPE") "A guide to preparing planning proposals", and addresses the relevant Ministerial Directions enabled under Section 117 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").

It is understood that Council have agreed that given the status of the property as a Key Site, this Planning Proposal will not be regarded as a spot rezoning, and will instead be facilitated as an amending LEP – separate to the Major Amending LEP process currently underway. It is requested that Council support the proposed rezoning and prepare a Planning Proposal to lodge through DPE’s Gateway process.

2.0 Characteristics of the site

2.1 LOCAL & REGIONAL CONTEXT

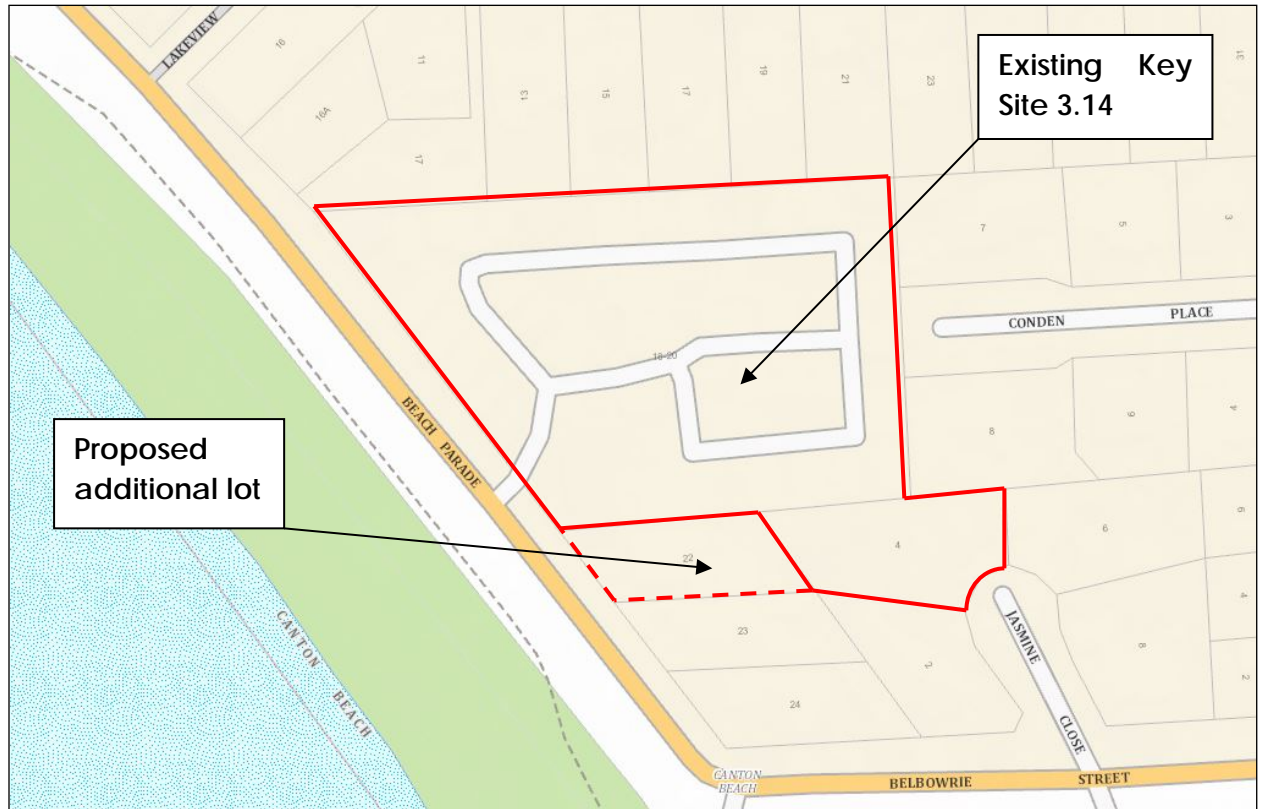


Figure 1 - Locality Plan

2.2 PROPERTY DESCRIPTION

The site consists of the existing Key Site, which comprises Lot 9 DP 541907 – 18 / 20 Beach Parade, and Lot 374 DP 755266 – 4 Jasmine Close, along with the proposed additional lot, which is described as Lot 371 DP 755266 – 22 Beach Parade.

2.3 BACKGROUND

3.0 Justification for proposed rezoning

In line with the Department of Planning's (now DPE) "A guide to preparing planning proposals", the following section will utilise the above information to respond to the requirements of this document.

3.1 PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is to amend Wyong Local Environmental Plan 201, to include Lot 371 DP 755266 as part of the Waterfront Tourist Park Key Site as identified within the LEP Key Sites Map.

3.2 PART 2 – EXPLANATION OF PROVISIONS

The proposed objective will be achieved through amending the LMLEP 2014 by:

Amendment Applies to	Explanation of provision
Key Sites Map (Sheet KYS 019)	Amend the map to include Lot 371 DP 755266 within the Key Site identified on the map, and identified within DCP Chapter 6.1 – Key Sites as Key Site 3.14.

3.3 PART 3 – JUSTIFICATION

Section A – Need for the planning proposal.

Is the planning proposal a result of any strategic study or report?

Given the minor nature of the proposed zone amendments, this Planning Proposal has not specifically been identified in any existing strategic plans or reports. The proposal is however, entirely consistent with the objectives and recommendations of the Toukley Strategy, particularly as they apply to Precinct 6 – Canton Beach.

This strategy identifies the need and the opportunity to improve the tourist infrastructure within this precinct, noting that "different accommodation types, tourist related activities, food outlets, boat hire or other recreational services" are to be encouraged. The "Planning Recommendations" within the strategy also refer to a need to "encourage active street uses at ground level (cafes, restaurants, take away food)".

The proposed amendment to the identified Key Sites are not only consistent with the Toukley Strategy, but also with the objectives of the Key Sites, which include:

- (a) to deliver a high standard of design excellence for certain key sites in Wyong,*
- (b) to encourage the amalgamation of those key sites to provide opportunities for the expansion of, and improvements to, the public domain,*

The inclusion of the additional lot within the Key Site facilitates the attainment of these objectives through providing a more regular shaped lot for development, and also resulting in a Key Site which is able to be fully realised, as opposed to other Key Sites within the LGA which due to fragmented ownership have been underutilised to date.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is the only means by which the additional lot may be incorporated within the existing Key Site as identified within the Wyong LEP 2013. In making this amendment, the potential for the Key Site to result in a building which fully satisfies all of the objectives of the Key Sites will be greatly enhanced.

Section B – Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan strategy and exhibited draft strategies)?

The Central Coast Regional Strategy provides under the key economic opportunities for the region that the “regions tourism advantages are also likely to increase”, and identifies various key employment and recreation opportunities. Support for tourism and the economic benefits both direct and indirect are key objectives of the applicable actions for the Wyong LGA.

The proposal addresses the following Actions identified within the Strategy:

Action 4.2 and 4.4 – the proposed amendment is consistent with these Actions, in that it will assist in providing for a mix of housing types, adjacent to centres.

Action 4.10 – the proposal assists in ensuring that 70% of new housing is provided within existing urban areas.

Action 4.22 – The proposal will assist in addressing State Plan E5 “Jobs Closer to Home”.

Action 5.1 – The proposal facilitates the economic and employment growth in the region, increasing the level of employment self containment.

Is the planning proposal consistent with the local council’s Community Strategic Plan, or other local strategic plan?

The proposal is considered to be consistent with the eight priority objectives contained within Council’s Community Strategic Plan.

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

The Planning Proposal is consistent with the following relevant State Environmental Planning Policies (SEPPs) outlined in the table below.

SEPP/ Relevance	Implication
<p>SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) This SEPP aims to promote the orderly and economic use of land through urban consolidation and the promotion of the development of land suitable for multi-unit housing and related development.</p>	<p>The proposal will facilitate the attainment of the SEPP objectives by enabling a development which will be able to successfully incorporate the additional lot within the “Key Site. As discussed above, the inclusion of this additional lot will allow a superior built form, along with greatly improved vehicular servicing capacity, and a greater street front activation for an area where this has been identified as crucial to the planned future.</p>
<p>SEPP 65 – Design Quality of Residential Flat Development This SEPP aims to improve the design quality of residential flat development to achieve a better built form and aesthetics for building sand the street scapes and public spaces they define.</p>	<p>The eventual proposed development for the site would be required to comply with the provisions of this SEPP. The inclusion of the additional lot within the “Key Site” will provide a more regular shaped lot for the development, with all the benefits such an arrangement brings. As discussed elsewhere, the additional lot effectively fills out one of the corners of the site, and</p>

	also increases the street frontage and therefore the potential for activation at the street level. Beyond these changes, the additional lot also allows for a more efficient and less intrusive arrangement for servicing of the development.
<p>SEPP 71 – Coastal Protection</p> <p>This SEPP aims to implement the principles within the NSW Coastal Policy, including the protection and management of the natural, cultural, recreational and economic attributes of the coast. It also aims to ensure that the type, bulk, scale and size of the development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area.</p>	<p>The subject site is located within the Coastal Zone, and is defined as a “Sensitive Coastal Location” by virtue of its distance from the waters edge. The inclusion of the additional lot within the Key Site will have no impact on any of the issues for consideration relevant to the Coastal Protection Act 1979, nor under SEPP 71.</p> <p>The proposal does not impact in any way on foreshore land to any extent beyond that which which was considered by Council under the initial identification of the site as a Key Site under the LEP.</p>

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table addresses the Section 117 Directions which are applicable to the Planning Proposal:

SECTION 117 DIRECTIONS	
1. EMPLOYMENT AND RESOURCES	
1.1 Business and Industrial Zones	
N/A – The Planning Proposal will not impact any Business or Industrial Zones.	
1.2 Rural Zones	
N/A – The Planning Proposal will not impact any Rural Zones.	
1.3 Mining, Petroleum Production and Extractive Industries	
N/A – The Planning Proposal will not impact any aspects of the mining, petroleum production and extractive industries.	
1.4 Oyster Aquaculture	
N/A – The Planning Proposal will not impact any aspects of the oyster aquaculture industry.	

1.5 Rural Lands
N/A – The Planning Proposal will not impact any rural lands, either directly or indirectly.
2. ENVIRONMENT AND HERITAGE
2.1 Environment Protection Zones
N/A – The Planning Proposal will not impact any Environmental Protection Zones
2.2 Coastal Protection
N/A – The proposed amendments do not involve any impacts relevant under the Coastal Protection Act of SEPP 71 beyond those previously considered by Council in listing the Key Site.
2.3 Heritage Conservation
Relevance: This direction requires that a Planning Proposal provide provisions in order to conserve heritage items.
Consistency: The Planning Proposal will not impact on the requirement for future DAs to conserve heritage items.
2.4 Recreation Vehicle Areas
N/A - The Planning Proposal does not propose a recreation vehicle area.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT
3.1 Residential Zones
Relevance: This direction requires a Planning Proposal to broaden the choice of building types and locations available in the housing market, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing and associated urban development on the urban fringe, and be of good design.
Consistency: The proposal is not inconsistent with this objective, and simply acts to ensure a more favourable design outcome for the subject Key Site, which is consistent with this Direction.
3.2 Caravan Parks and Manufactured Home Estates
N/A – the proposal does not impact on any of these issues.
3.3 Home Occupations
N/A - The Planning Proposal will have no impact on the current ability to allow for home occupations.

3.4 Integrating Land Use and Transport
N/A the minor scale of the proposed amendment has no material impact on the attainment of the requirements of this Direction, however is not inconsistent with these.
3.5 Development Near Licensed Aerodromes
N/A - The Planning Proposal will have no impact on development near a licensed.
3.6 Shooting Ranges
N/A - The Planning Proposal will have no impact on any shooting ranges.
4. HAZARD AND RISK
4.1 Acid Sulfate Soils
Relevance: This direction applies to land that has been identified as having a probability of acid sulphate soils (ASS) being present.
Consistency: The site contains Class 3 ASS. the Planning Proposal will not affect the current LEP provisions in this regard.
4.2 Mine Subsidence and Unstable Land
N/A - The Planning Proposal will have no impact on mine subsidence or unstable land.
4.3 Flood Prone Land
Relevance: This direction applies where the Planning Proposal will affect provisions to flood prone land.
Consistency: The site is not mapped as being within the Flood Panning Area, however is located within the PMF zone on the LEP Flood Maps. The proposal will not impact on the consideration of flood issues beyond that which was previously considered by Council for the initial listing of the site as a Key Site.
4.4 Planning for Bushfire Protection
N/A The site is not listed as being Bush Fire Prone.
5. REGIONAL PLANNING
5.1 Implementation of Regional Strategies
Relevance: The direction requires a Planning Proposal to be consistent with the relevant State strategy that applies to the Local Government Area.
Consistency: The Planning Proposal is consistent with the strategic direction set by the Central Coast Regional Strategy, in that it will facilitate orderly and economic development within an existing urban area.

5.2 Sydney Drinking Water Catchment
N/A – The site is not located within the Sydney Drinking Water Catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast
N/A – The site is not located on the NSW Far North Coast.
5.4 Commercial and retail Development Along the Pacific Highway North Coast
N/A – The site is not located on the North Coast Pacific Highway.
5.8 Second Sydney Airport: Badgerys Creek
N/A – The site is not located near Sydney’s Second Airport location.
5.9 North West Rail Link Corridor Strategy
N/A – The site is not located near the North West Rail Link
6. LOCAL PLAN MAKING
6.1 Approval and Referral Requirements
To be considered by Council
6.2 Reserving Land for Public Purposes
N/A – The proposal does not impact upon any public land.
6.3 Site Specific Provisions
N/A – The Planning Proposal does not require any site specific provisions beyond those which already exist for the existing Key Site.

Section C – Environmental, social and economic impact.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

N/A – The proposed additional lot has been previously developed for residential purposes, and contains no significant vegetation.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

N/A

How has the planning proposal adequately addressed any social and economic effects?

Due to the minor nature of the proposed amendment, and the fact that it is aimed simply at expanding the existing Key Site which has previously been identified by Council as a critical planning strategy for the development of specific sites, it is considered that the social and economic impacts will be beneficial, consistent with the original Key Site identification.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

N/A due to the minor nature of the proposal.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Given the minor nature of the rezoning, no advice has been sought from government agencies and public authorities who may be impacted by the proposal. It is expected that prior to a gateway determination, Council will complete consultation with relevant public authorities and government agencies.

3.4 PART 4 – COMMUNITY CONSULTATION

In accordance with Section 57 (2) of the Environmental Planning and Assessment Act 1979, this planning proposal must not be approved prior to community consultation being undertaken by the local authority.

Under the document "A guide to preparing local environmental plans", the Planning Proposal meets the criteria and definition of being a low impact planning proposal given that the proposed zoning and future development "is consistent with the pattern of surrounding land use zones and/or land uses; is consistent with the strategic planning framework; presents no issues with regard to infrastructure servicing; is not a principal LEP; and does not reclassify public land". Therefore, it is intended for this proposal to be exhibited for a period of fourteen (14) days.

4.0 Summary

The intention for this proposal is to simply take advantage of the subject additional lot coming into the ownership of the owner of the entire Key Site. By adding this lot to the Key Site, the objectives of the Key Sites as outlined within the LEP and DCP will be more readily achieved.

Taking the above into consideration, Council is asked to support the subject Planning Proposal to incorporate the one additional lot within the Key Site, thereby facilitating orderly and economic development of the site.

2.2 DA/1058/2014 - Proposed Alterations and Additions to an existing poultry farm at Kulnura

TRIM REFERENCE: DA/1058/2014 - D11967969
MANAGER: Tanya O'Brien, Manager
AUTHOR: Mark Greer; Senior Development Planner

SUMMARY

An application has been received for proposed additions to an existing poultry farm at Kulnura. The application has been examined having regard to the matters for consideration detailed in section 79C of the Environmental Planning and Assessment Act (EP&A Act) and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

This report recommends conditional approval of the proposed development.

Applicant	M & MJ Schembri
Owner	M & MJ Schembri
Application No	DA/1058/2014
Description of Land	Lot 2 DP 1196216, No. 127 Springs Road, Kulnura
Proposed Development	Additions to existing poultry farm-one additional tunnel ventilated poultry shed.
Zoning	RU1 Primary Industry
Site area	9.72 hectares
Existing Use	Poultry farm and dwelling
Value of works	\$800,000

RECOMMENDATION

- 1 That Council grant consent to DA/1058/2015 subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act.**
- 2 That Council advise those who made written submissions of its decision.**

PRECIS:

Proposed Development	Additions to existing poultry farm incorporating one additional tunnel ventilated poultry shed.
Zoning	RU1 – Primary Production Wyong LEP 2013
Relevant Legislation	EP&A Act
Current Use	Poultry Farm
Submissions	3 submissions received.
Variations to Policy	Nil

The Site

The site is known as No 127 Springs Road and is located on the Kulnura rural plateau which is extensively used for farming. The site comprises the following existing improvements:

- Dwelling
- Outbuilding
- Four tunnel ventilated poultry sheds approved under DA/1588/2004
- Two stormwater retention basins
- One farm dam
- Vehicle access and internal roadways and landscaping

The existing four poultry sheds are new state of the art buildings which can house up to 168,000 birds in total, 42,000 birds in each shed. The buildings are orientated on an east-west axis.



Figure 1: Site layout – note two north-south sheds now demolished



Figure 2: front and rear of existing sheds

The Proposed Development

The proposed development comprises an additional poultry shed similar to the current four operating on the site. The fifth shed will be located on the northern side of the present buildings. In total the five poultry farm sheds will house 210,000 birds an additional 42,000 birds to the approval issued through DA/1588/2004 which established the four current poultry sheds. Annual production will be about 1,050,000 birds.

The application is supported with the following documentation:

- Environmental Impact Statement
- Survey and design plans
- Environmental Management Plan
- Truck Noise Management Plan
- Traffic assessment report
- Noise impact assessment
- Odour assessment report
- Hydrological assessment report

The application is classed as Designated Development by virtue of its location within a drinking water catchment, as well as its proximity to an adjoining dwelling.

The new shed has the same dimensions (150m long, 3.5m high) as the other four sheds and metal construction. Other than footings the floor will be a compacted road base with a cover of specialised litter.

The main issues regarding the operation of any poultry farm are those related to odour, dust, and noise. The applicant has addressed each of these issues within the Environmental Impact Statement, providing reports from various consultants outlining recommended measures in order to minimise off-site impacts. The location of the property, and separation from potential receivers, as well as negotiated amendments during the assessment process, have all assisted in ensuring that impacts on adjoining properties will be kept to an acceptable level.

By virtue of the fact that the four sheds of the previous approval to DA/1588/2004 are now operating to expected capacity, the assessment of the current application extends consideration for the five sheds in operation. As such environmental concerns for noise, odour and traffic have been assessed as a site Environmental Management Plan (EMP). The EMP was prepared by "Pacific Environment Ltd".

The poultry farm will continue to be operated by the resident family and will employ additional casual and part time workers.

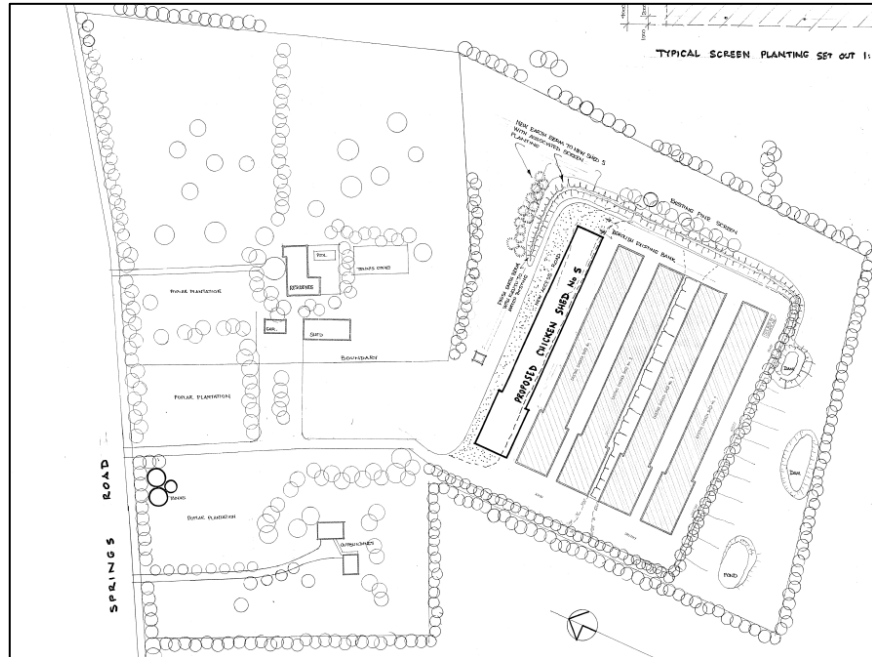


Figure 3: Plan showing proposed new shed



Figure 4: Aerial image with fifth shed approximately located in pink – note twin sheds at top of image have since been demolished.



Figure 5: area where new shed is to be developed



Figure 6: View of existing four sheds – fifth shed to be located at left in image

Summary

The application is considered with regard to the provisions of Section 79C of the EP&A Act 1979 as “Designated Development”.

The supporting documentation and studies have assisted in the review of the application. Of particular interest is the EMP dated October 2014 which the EMP has been prepared to incorporate all five sheds including the four built under DA/1588/2004 and the one the subject application. The EMP undertakes commitments to natural resources, operational management and monitoring arrangements. Whilst Council is satisfied with the EMP and will include the document as a condition of consent it must be acknowledged that both DA/1588/2004 (four sheds) and DA/1058/2014 (one shed) will be controlled by their respective consent conditions.

In this regard the EMP for DA/1058/2014 benefits by “fine tuned” operational activities for the four sheds established under DA/1588/2004. As a result the applicant may need to amend DA/1588/2004 if monitoring is referred back to the earlier EMP for those four sheds.

Three submissions were received at the conclusion of the notification period. The issues raised generally were concerned for the present operation of the poultry farm in addition to the extra shed. It should be noted that outside of the DA process, Council has not received any complaints for the operation of the existing poultry farm. The matters raised in the submissions are addressed in detail in the body of this report. Whilst due regard is given to the public responses, the issues raised were not sufficiently valid to warrant Council staff recommending refusal of the application.

The proposed works represent an expansion of an existing operation in such a manner as to provide for mitigated impacts off-site, and the continued effective use of the land for agricultural purposes, which are consistent with the objectives of the zone as well as Regional Environmental Plan (REP) No 8 – *Central Coast Plateau Areas*.

HISTORY

The land

Deposited plan 1196216 was registered on 20 May 2014 (from DA 1588/2004) with the following encumbrances:

- Easement to pump water in favour of lot 2 over lot 1 in the same DP.
- A restriction to user over lot 2 that the landscaped mound for the purpose of noise attenuation be maintained for as long as the poultry farm remains in operation.

Development on the land (including historical properties)

On 9 February 2005 DA/1588/2004 for the demolition of an existing poultry farm and erection of 6 new tunnel ventilated poultry sheds and associated boundary adjustment was approved by Council. An adjoining owner and objector to the development lodged an appeal in the Land and Environment Court under Section 98 of the Environmental Planning and Assessment Act, 1979. The appeal was heard on 26 – 27 September and 24 October 2005. Findings on the merits of the proposal were delivered on 14 December 2005. On 6 February 2006, leave was granted to amend the application to reduce the number of sheds from five (5) to four (4) sheds and the number of birds to a maximum of 168,000. The limit was placed in accordance with the density requirements for each shed – 42,000 birds.

On 26 September 2007, DA/1588/2004/A was approved amending condition 1 to altering the construction sequence of the tunnel ventilated sheds and the time for decommissioning of the existing sheds and deletion of condition 12 which required the construction of a 4 metre high acoustic barrier on lot 1.

On 7 December 2011, Development Application DA/1115/2011 was approved to place fill on the eastern and western sides of the existing acoustic barrier, construction of a earth mound on the southern side of the acoustic barrier and associated landscaping works.

2.2 DA/1058/2014 - Proposed Alterations and Additions to an existing poultry farm at Kulnura (contd)

On 24 October 2013, Development Application DA1588/2004/B was approved to retain the existing poultry shed and convert them to machinery sheds. The applicant subsequently demolished the sheds under a separate approval.

Pre-lodgement application (PL/71/2014) undertaken with Council in January 2014 as an introduction to the current application.

CONSULTATION

WSC Development Engineer

The application has been reviewed by Council's Development Engineer with no objection subject to conditions of consent. The following comment is noted.

- **Traffic Management**

The applicant submitted a Traffic Assessment Report by "BJ Bradley & Associates" dated October 2014. The consultant has addressed the different phases of operation, including construction traffic, shavings delivery, initial stocking, gas trucks, feed trucks and bird pick up. The report details that the proposal will have negligible impact upon the surrounding road network.

As part of a previous development application, raised reflective markers, advanced intersection warning signs and truck turning signs were installed. These were to formalise the heavy vehicle route to and from George Downs Drive and the frontage Springs Road.

- **Hydrology and Water Quality**

The site falls towards the southern boundary. Three existing water storage facilities were constructed as part of a previous development application and function as nutrient control systems, sediment ponds and a dam. A total storage capacity of approximately 1800m³ is available within these systems.

The applicant has submitted an addendum hydrological report in November 2014. This addendum discusses the variance between the original design (as constructed) and the subject proposal. The report certifies that the existing stormwater system will have adequate capacity to cater for the subject proposal, particularly as it was originally designed and constructed for a larger scope project.

In regard to water quality, it is anticipated that stormwater pollution will be minimal as all surface and roof water are physically isolated from the contaminated areas within the shed. Based on the mitigation measures specified within the stormwater design and the requirements outlined within the EMP for this proposal the impact on the surrounding environment will be minimal.



Figure 8: Stormwater basins at southern part of land

WSC Senior Transportation Engineer

No objection to proposal.

WSC Environmental Health Officer

Council's Environmental Health Officer made the following comment:

- Air

With the utilisation of real data from the operation of this facility by the "Odour Unit" into the dispersion modelling provided by Odour Assessment by Pacific Air Limited it has been demonstrated that the operation of 5 poultry sheds will remain compliant with the "Assessment and Management of Odours from stationary sources in NSW (EPA 2006)".

The generation of emissions and odours into the atmosphere from the proposal will be minimal. It is anticipated that with the revised and proposed corrective actions outlined in the EMP and additional conditional requirements the impact upon the surrounding environment should be minimal.

Council's Compliance Section undertook a review of DA/1588/2004 which included a site inspection established that the odour monitoring requirements specified in the EMP have not been complied with. Notwithstanding this determination, variations to the existing approval and submissions against redevelopment to the neighbouring property have identified additional odour assessments undertaken for the operation of the poultry farm. Additional regulation by the NSW Food Authority, the RSPCA and Ingham's have required the operator to document daily actions that prevent odour/dust emissions from becoming a concern for the surrounding environment. Furthermore, a review of Councils records has failed to identify any historical complaints relating to excessive odours originating from the operation of this poultry farm.

2.2 DA/1058/2014 - Proposed Alterations and Additions to an existing poultry farm at Kulnura (contd)

The generation of emissions and odours into the atmosphere from the proposal will be minimal. It is anticipated that with the revised and proposed corrective actions outlined in the EMP and additional conditions of consent, the impact upon the surrounding environment should be minimal.

- Water

It is anticipated that stormwater pollution will be minimal as all surface and roof water are physically isolated from the contaminated areas within the shed. Based on the mitigation measures specified within the stormwater design and the requirements outlined within the EMP for this proposal the impact on the surrounding environment will be minimal.

- Noise

Based on the acoustic assessment outlined in the Noise Impact Assessment by Benbow Environmental and the additional information provided to this assessment it is considered that the operation of this facility will be compliant with the noise provisions under the Protection of the Environment Operations Act.

The generation of noise emissions will be minimal provided that the specified recommendations of the Noise Impact Assessment are implemented. It is anticipated that with the extension of the 3m high earth acoustic berm with additional landscaping and the proposed corrective actions outlined in the EMP the impact upon the surrounding environment should be minimal.

- Land

It is anticipated that the corrective actions outlined in the EMP will prevent any land contamination from occurring. This obligation can be satisfied as a condition of the development consent through the EMP.

- Waste

The generation of waste by this proposal is anticipated to be acceptable provided that the appropriate services are arranged to collect, handle and transport to a facility which is licensed to receive that material. The manner in which the waste is to be stored prior to collection must be managed in accordance with the EMP so that it does not pollute the environment.

In summary, there is no objection from Council's Health Officer to the proposed "Additional Poultry Shed" subject to appropriate conditions being included within any consent granted.

NSW Rural Fire Service

NSW Rural Fire Service (RFS) reviewed the plans and documents received for the proposal and raised no concerns or issues in relation to bush fire.

NSW Department of Primary Industry

Agriculture NSW has reviewed the development proposal and provided the following advice:

“Constraints – the development application provides a reasonable analysis of the constraints for the site and physically the placement of an additional shed is achievable without impacting other farming activities or the drinking water catchment. The configuration of the property boundary has made the expansion difficult and provides more interfaces where land use conflicts could occur.

Zone considerations – the agriculture development is within the RU1 “Primary Production” zone and within the Sydney Regional Environmental Plan No.8 Central Coast Plateau areas with aims to support sustainable agricultural production.

Biosecurity – the proposed additional poultry are within 1.3 to 1.5km of existing poultry farms therefore the biosecurity risk of farm to farm disease spread is increased marginally. To minimise the potential for the spread of disease and other biological contaminants a biosecurity buffer of 2km is recommended. In the case of Kulnura with existing poultry farms being less than 2km apart these farms would be considered as one in any disease outbreak. The proposed trucking of dead birds in the case of mass mortality is not recommended, euthanized and composting the birds within the sheds is preferred.

Water supply – there is adequate water extraction / capture licences for the additional bird numbers, testing of the bore capacity could confirm the extraction potential.

Traffic – agree with the analysis that the Springs Road is able to support the additional farm traffic. The truck management plan provides some discussion on managing truck noise generated by trucks entering the farm from Springs Road.”

“Noise – the proposed mitigation using 3m high earth berm within the property may assist in reducing intrusive noise to receptors, best practice is to have an area for onsite manoeuvring of vehicles to enable them to enter and exit the property in a forward direction. For night time pick-up the use of fork-lifts without fitted reversing beepers would also assist to reduce noise impacts. Trucks entering and leaving the property particularly at night may still be audible due to the low background noise level in the rural setting. Noise on a public road is more difficult to control and mitigate. Sound mounds on affected properties may assist otherwise residents would need to sound insulate their homes, particularly their windows, if they are sensitive to traffic noise.

Odour – the odour modelling and nearby residents observations confirm that (poultry farm) odour does occur. Increasing the vegetation and earthen berms should assist in dispersing odour. Dunlop (2011)¹, notes that controlling the moisture content of the poultry litter is essential for controlling both odour and dust emissions. As the farm uses a tunnel ventilated system the potential for wet litter is decreased and the ability to redirect or capture dust laden odour is possible if further modifications are needed to address odour.

Conclusion – the addition of a tunnel ventilated poultry shed would bring the farm to a carrying capacity that will require good farm management and implementation of consultant recommendations to limit the potential to generate land use conflict. The proponents should also implement landscaping to further screen the poultry development as suggested by a nearby resident.”

NSW Department of Planning and Environment

DPE responded indicating pre-lodgement discussions with the applicant with directives provided for inclusion in the EIS. Other than Council forwarding notice of the DA to DPE, the department advised no further input required during the DA assessment process.

ANY SUBMISSION MADE IN ACCORDANCE WITH THIS ACT OR REGULATIONS

Any submission from the public.

The application was placed on public notification in accordance with the EP&A Act for “Designated Development” for a period of 35 days. Three submissions were received noting the following issues of concern:

Past actions of the poultry farm operator.

Comment

The submission identified several areas of concern with the application primarily in respect to the current practices of the farm.

The submission states (quoted extract in italics).

“The continued breach of conditions of consent has resulted in the current operation being conducted in an unsatisfactory manner having adverse impacts on the amenity of the surrounding locality.”

A compliance review of existing operation was undertaken by Council staff and found that some of the requirements specified in the “Environmental Management Plan” (EMP) associated with the previous approval granted under DA/1580/2000 have not been complied with and/or have not been implemented. Council is undertaking separate enforcement action in relation to the current operations, however, there is no evidence that a lack of compliance with the current EMP has resulted in adverse impacts on the amenity of the surrounding locality.

“Submit an Environmental Management Report to Wyong Shire Council initially twelve months after the commencement of the poultry farm operations and subject to continuing satisfactory performance two yearly thereafter for the duration of the development”

The requirement to have an Environmental Management Plan (EMP) will be retained as a specific conditional requirement of the approval. There will also be stringent regulation and administrative requirements for the NSW Food Authority. The RSPCA and Ingham’s has demonstrated commitment to fulfilling environmental compliance.

“Pay the full cost for the commissioning of an independent environmental audit one year after the commencement of the operation and every four years thereafter”

This is an unnecessary requirement for this proposal with the EMP managing the development. The RSPCA and “Ingham’s” has demonstrated commitment to fulfilling environmental compliance. Council can regulate the operation of the facility when a complaint is raised.

“Employ a suitably qualified and experienced Environmental Officer(s) throughout the life of the development to take on the responsibility of the continued implementation of the EMP”

As noted previously with suitable regulations in place, the development practices can be reviewed if necessary by Council subject to non-compliance with conditions of consent. The property owner/farm operator is considered to be the appropriate person to take on the responsibility of ensuring continued compliance with the EMP.

“Undertake odour assessment and compare with the modelling by the consultants”

The site has attracted no historical complaints and has had completed numerous odour assessments since 2004. The poultry farm has continued to meet Environmental Protection Authority (EPA) odour performance criteria which is 6-7 odour units for up to 30 surrounding residents – 99% of the time. Based on this evidence, and the current management of the site, does not warrant additional sampling to be undertaken.

“Inform neighbours of unusual events or problems that may affect their amenity”

This will be retained as a specific conditional requirement of the EMP.

“Keep a log book on farm operations”

This will be a condition of consent.

Inconsistency with the provisions of the LEP

Comment

The submission is concerned that the additional shed is not consistent with the zone objectives in that the farm does not promote a safe environment for the scale of activity proposed.

The proposal is considered to represent a scale of activity commensurate with the RU1 zone objectives which are to encourage sustainable primary industry while maintaining the natural resource base of the rural land. The proposal is not out of character with the local area being recognized as a major rural agricultural region in Wyong Shire.

Inadequacy of the revised Environmental Management Plan

Comment

The EMP has been revamped by the applicant as part of Council’s initial assessment of the DA. The amended EMP satisfies Council’s concerns.

Conflicts and inconsistencies with DA 1588/2004/B

Comment

The submission raises concern with the previous approval of DA/1588/2004 and the current DA mainly in respect to the number of birds at the poultry farm.

A condition of consent for DA/1588/2004 was to limit the number of birds to 168,000 which relates to the four sheds under that approval. This figure was based on 42,000 birds per shed being the design capability of each building. The figure is not based on the farm capacity, it is based on the anticipated odour and noise levels.

The submission questions whether approval was issued for the recent demolition of the older sheds. It is confirmed that the demolition was approved under DA/1588/2004.

Impact to Water Quality

Comment

The submission is concerned with the impact of stormwater runoff to their property. It is anticipated that stormwater pollution will be minimal as all surface and roof water are physically isolated from the contaminated areas within the shed. Based on the mitigation measures specified within the stormwater design and the requirements outlined within the EMP for this proposal the impact on the surrounding environment will be minimal.

Impact to Air Quality

Comment

The submission is concerned for the quality of air emitted by the development. With the utilisation of real data from the operation of this facility by the "Odour Unit" into the dispersion modelling provided by *Odour Assessment by Pacific Air Limited* it has been demonstrated that the operation of 5 poultry sheds will remain compliant with *the "Assessment and Management of Odours from stationary sources in NSW (EPA 2006)"*.

A review of Councils records has identified that there have been no complaints relating to excessive odours originating from the operation of this poultry farm.

The generation of emissions and odours into the atmosphere from the proposal are expected to be minimal. It is anticipated through the revised and proposed corrective actions outlined in the EMP submitted with the DA and additional conditions of consent, the impact upon the surrounding environment will be minimal.

Visual Impact

Comment

The submission is concerned that a visual analysis was not prepared for the additional shed. It is considered that the additional shed would not be considered obtrusive on the rural landscape and that the construction of a new 3.00m high landscape mound on the eastern side of the proposed fifth shed will adequately screen the development.

Traffic Management

Comment

The increase in traffic from the additional shed is considered to be negligible on the local road network.

Apart from short term construction activity, it is anticipated that one feed truck and one gas truck per day will be required by the additional shed.

Noise

Comment

Concern is raised in relation to the increase in noise emitted by the development. Based on the acoustic assessment outlined in the Noise Impact Assessment prepared by Benbow Environmental, and the additional information provided for this assessment, it is considered that the operation of this facility will be compliant with the noise provisions under the *Protection of the Environment Operations Act 1997*.

A compliance review for DA/1588/2004 established that the operator/owner of the poultry farm has complied with their conditional requirements of the development consent and the actions specified within the current EMP.

The generation of noise emissions will be minimal provided that the specified recommendations of the Noise Impact Assessment are implemented. It is anticipated that with the extension of the 3m high earth acoustic berm with additional landscaping, and compliance with the proposed corrective actions outlined in the EMP, the impact upon the surrounding environment will be minimal.

Any submission from public authorities.

The application was referred to Department of Planning and Environment, Department of Primary Industry and the NSW Rural Fire Service for comment.

Refer to "Consultation" for details for comments from each authority.

PERMISSIBILITY, RELEVANT STATE/COUNCIL POLICIES AND PLANS

The Council has assessed the proposal against the relevant provisions of the following environmental planning instruments, plans and policies:

a) Environmental Planning and Assessment Act 1979

Under Section 77A of the EP&A Act 1979, designated development is development that is declared to be development by an environmental planning instrument or the regulation. The proposed development involves alteration and additions to an existing poultry farm which falls within the criteria outlined under Schedule 3, Part 1 Clause 21(4)(b)(ii) and (iv) of the EP&A Regulation 2000.

Environmental Planning and Assessment Regulation 2000 - Schedule 3

The proposal is defined as “Designated Development” because of its location within a drinking water catchment, and also due to its proximity to another dwelling (137m). The relevant clause, outlining the criteria for Designated Development is outlined below:

21 Livestock intensive industries

- (4) *Poultry farms for the commercial production of birds (such as domestic fowls, turkeys, ducks, geese, game birds and emus), whether as meat birds, layers or breeders and whether as free range or shedded birds:*
- (a) *that accommodate more than 250,000 birds, or*
- (b) *that are located:*
- (ii) **within a drinking water catchment, or**
- (iv) **within 500 metres of a residential zone or 150 metres of a dwelling not associated with the development** and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.

In respect to additions to an existing development, Part 32 of Schedule 3 notes:

35 Is there a significant increase in the environmental impacts of the total development?

Development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development.

Given that the development represents a 20% increase in bird capacity, the proposal was considered “Designated Development” for the purposes of Part 2, Clause 35 of Schedule 3.

An Environmental Impact Statement (EIS) was required to be submitted with the application, prepared in accordance with the requirements of the Director General of the Department of Planning and Environment. The applicant has submitted an EIS and the merits of this document are discussed in the report.

The Director General’s Requirements included key issues to address and requested consultation with public authorities and land owners.

a) Key Issues:

- Strategic context
- Air quality
- Noise
- Soil and water
- Animal welfare
- Traffic
- Cumulative impacts
- Heritage
- Bush fire

The above issues are addressed in detail in the body of the report.

b) Consultation:

- *Environment Protection Authority*

The EPA responded indicating that the proposal did not require an environment protection license or referral to the EPA.

- *Office of Environment and Heritage (OEH)*

OEH made no comment.

- *Department of Primary Industry (DPI)*

DPI identified issues to be addressed with the DA including odour, noise and biosecurity.

- *NSW Rural Fire Service (NSWRFS)*

RFS advised that the proposal satisfied planning for bush fire risks.

- *Wyong Council*

A pre-lodgement meeting was held in January 2014.

- *Surrounding land owners*

Letters were sent to adjoining land owners. These responses were attached to the EIS.

- *Ausgrid*

Power to be connected as per Ausgrid requirements.

There are no SEPP's that apply specifically to the development proposal.

c) Regional Environmental Plans (REP)

Sydney REP No 8 – Central Coast Plateau Areas

The site of the proposed development is affected by the provisions of Sydney Regional Environmental Plan (SREP) No 8 – *Central Coast Plateau Areas*. This SREP affects all RU1 zoned land within the plateau areas of Wyong Shire, along with similarly zoned land in the plateau areas of Gosford City (ie Mangrove Mountain, Somersby etc). The relevant objectives of this plan are as follows:

- (b) *to encourage the use of land having a high agricultural land capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability; and*
- (f) *to provide for the protection and use of catchment areas for water to be supplied to rural and urban users.*

It is considered that the proposed development is consistent with the relevant objectives of SREP 8.

Under the SREP, any application to erect a building on prime agricultural land (i.e., land zoned RU1) is required to be referred to the Department of Primary Industries. Council must not determine the application until it has received and considered a representation from the Department in respect of the application. As such, the application was referred to the Department of Primary Industries in regard to this requirement and also as a relevant department under the designated development provisions.

In general, the Department indicated that the proposal was acceptable. Some of the points raised by the Department were items to be noted and followed up by Council as part of its assessment. Council considered these comments during the assessment process.

d) Wyong Local Environmental Plan 2013

Land Use Table - Permissibility

The subject site is zoned RU1 Primary Production under the Wyong LEP 2013. The proposal is defined as 'Intensive Livestock Agriculture' and is permissible under the WLEP 2013.

***intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:*

(a) dairies (restricted),

(b) feedlots,

(c) piggeries,

(d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

The objectives of the RU1 zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To provide for non-agricultural land uses, including tourism, which support the primary production purposes of the zone.*
- *To allow other appropriate land uses that are not suited to urban zones while maintaining the rural character of the land.*

The proposal is required to be assessed against the zone objectives outlined above.

The proposal is considered to satisfy the objectives in that it is seeking to expand an existing agricultural use, and involves a significant capital expenditure aimed at ensuring the long term viability of the operation.

The type of industry which currently operates on the site and is to be expanded by its nature, requires a rural and relatively isolated location. This requirement is aimed at ensuring the maximum possible distance to potential receptors that may be affected by noise, odour, or dust. The subject site satisfies these criteria, and is considered to be well located in this regard.

The applicant has undertaken various studies which demonstrate that the proposed development will not have any detrimental impacts on adjoining sites. This is largely because of the separation distances and the improved technology associated with the tunnel ventilated sheds and landscaped berm to be installed.

The proposal is to expand an existing operation on the site. While the traffic associated with the expanded proposal will be slightly greater in volume than that which currently exists, given the infrequent nature of this traffic, it is considered that the proposal is still consistent with this objective.

As stated above, the proposal is aimed at strengthening the agricultural viability of the land, and in doing so, is not only consistent with the objectives, but is also consistent with SREP 8 – *Central Coast Plateau Areas*.

Clause 5.10 – Heritage Conservation

Council's mapping does not indicate the presence of any items of Aboriginal or European heritage on the subject site.

Clause 7.4 – Drinking Water Catchments

The objective of the provision is to reduce the potential threats to the quality of the Central Coast water supply by restricting land use in the Ourimbah Creek water supply catchment. In this regard, the subject site is located within the northern reaches of the Bunning Creek catchment and slopes down to the north into the Olney State Forest, which ultimately provides an opportunity for run-off and nutrient escape into Ourimbah Creek.

It is crucial to ensure that the proposed development does not create the potential to adversely affect the region's water supply and in turn create a public health hazard via the off-site migration of contaminated stormwater run-off. In this regard, the applicant has prepared a hydrology report to accompany the application. This report considers the potential impacts of the proposal with the conclusion that the additional shed can be accommodated within the present stormwater management regime. Council is satisfied with the findings of the report and its recommendations.

Clause 7.9 - Services

Clause 7.9 states that Council shall not grant its consent to the carrying out of any development on any land unless adequate water supply and facilities for the removal or disposal of sewage and drainage are available to that land.

The site has on-site management in place for waste water.

e) Wyong Development Control Plan 2013

The main chapter in DCP 2013 to note is Chapter 3.1 "Site Waste Management". The EMP and generally satisfies any of Council's waste requirements.

f) Other Guidelines

NSW Best Practice Management for Meat Chicken Production

While not a statutory document this guideline, published by NSW Department of Primary Industries in 2012, provides guidance for the planning, design, construction, operation and management of meat chicken farms in NSW. These guidelines rely on a merit based assessment of the development, with reference to Environment Protection Authority sourced criteria. The proposed development has been designed to conform with the recommendations contained in the guideline.

ECOLOGICALLY SUSTAINABLE PRINCIPLES

As detailed under the Act, Ecologically Sustainable Development can be addressed through the implementation of the following principles:

- (a) *the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.*

The proposal is undertaken with regard to the strict standards required by the poultry industry and provided compliance with said standards there will be no threat to the environment. The EMP is considered to be the appropriate mechanism in which to ensure the poultry farm operates in an environmentally safe manner.

- (b) *inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations;*

Compliance with the engineered designed drainage strategy will ensure that the environment will be maintained for future generations.

- (c) *conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration;*

The proposal does not pose any unacceptable threat to local biological or ecological diversity.

Climate Change

The potential impacts of climate change on the proposed development have been considered by Council as part of its assessment of the application. This assessment has included consideration of such matters as environmental sustainability and climatic impacts.

ASSESSMENT

Having regard for the matters for consideration detailed in Section 79C of the EP& A Act 1979 and other statutory requirements, Council's policies and Section 149 Certificate details, the assessment has identified the following key issues, which are elaborated upon for Council's information. Any tables relating to plans or policies are provided as an attachment.

THE LIKELY IMPACTS OF THE DEVELOPMENT

a) Built Environment

A thorough assessment of the aspects of the proposed development on the built environment has been undertaken with further consideration on the following issues. As a result of the assessment, the proposed development is considered to be satisfactory in terms of impacts on the built environment.

Context and Setting

The additional shed is the same dimensions as the existing buildings. The placement is considered to be unobtrusive and not likely to create any visual impact concerns upon the rural setting.

The additional shed will be tunnel ventilated and evaporative cooled, housing up to 42,000 birds. Tunnel ventilation is an exhaust system that places a intake fan at one end of the shed and exhaust fan at the other end and in effect air is drawn through the shed. At the exhaust end a 3.0m high landscaped mound deflects warm air skyward. Air entering the shed can be evaporative cooled by way of controlled mist sprays and selective window settings.

The proposal includes extension to the landscape mound on the east side of the existing four sheds – see figure 7 below. Once established the mound and trees will screen the fifth shed from most directions.

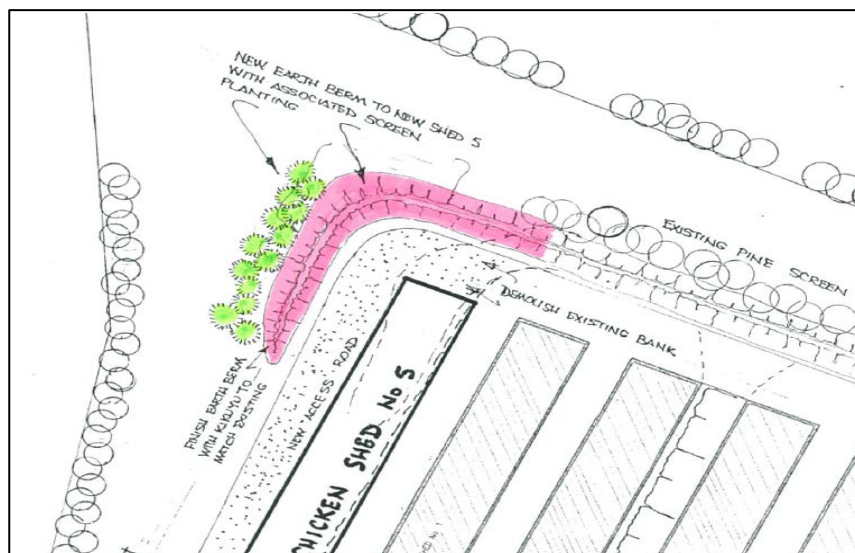


Figure 7: Proposed extension of landscaping and berm near corner of new shed – new mound in pink, new trees in green

Review of Environmental Management Plan (EMP)

The EMP reflects the day to day management of the farm recognising the needs of the industry and the community with operational and management standards.

Harvesting occurs over a 10 week cycle and at a given moment, 215,000 birds may be housed in the five sheds. Spent litter is stored on site and removed by a special vehicle when needed. Dead birds will be removed in accordance with best practices as described in the EMP.

A review the EMP has been undertaken having regard for consideration of the planning principles adopted from case law relating to management plans. Management plans are considered to be an effective mechanism in managing the operation of a development. The planning principles dealing with management plans were adopted in *Renaldo Plus Pty Limited v Hurstville City Council* [2005].

In considering whether a management plan is appropriate for a particular use and situation, the following questions should be considered:

Do the requirements in the Management Plan relate to the proposed use and complement any conditions of approval?

There is nothing in the EMP that is inconsistent with, or does not compliment the proposed use. The terms of the EMP seek to provide operating guidelines for the poultry farm in accordance with best practice guidelines.

Do the requirements in the Management Plan require people to act in a manner that would be unlikely or unreasonable in the circumstances of the case?

The EMP does not place any unreasonable actions on farm management and staff or on employees of subsidiary businesses beyond the scope of their job.

Can the source of any breaches of the Management Plan be readily identified to allow for any enforcement action?

The EMP prescribes practices for community liaison and complaint management in addition to the keeping of log books. It is noted a strict regime is in place for access to the land ensuring that transmission of disease does not occur.

Importantly, compliance with the requirements of the EMP rests with the operator of the farm. Additionally, and if any action needs to be instigated for breaches of the EMP, it is likely that the person responsible for the breach can be identified either through visual observations or through records associated with the farm.

Do the requirements in the Management Plan require absolute compliance to achieve an acceptable outcome?

For the EMP to be effective, a single breach or small number of breaches should not create a situation where there is unacceptable impact. In the case of the proposed development, the potential adverse impacts relate largely to potential noise or odour. As such it is considered that the poultry farm is appropriately managed and require absolute compliance. Whereas other matters such as delivery times and traffic have less an impact with reasonable tolerance that maintain the rural amenity.

Can the people the subject of the Management Plan be reasonably expected to know of its requirements?

The people the subject of the EMP are farm staff, property owner, and the truck drivers of associated businesses. The EMP provides for these people to be advised of the specific requirements of the plan. Importantly, people have a link to the farm either as employees, or through contractual arrangements with the farm such as delivery drivers. In this case, these links provide incentives to comply with the requirements of the EMP otherwise enforcement action could occur or they may lose their contract.

Is the Management Plan to be enforced as a condition of consent?

Yes.

Does the Management Plan contain complaint management procedures?

Yes – part 5.13 ‘Community Liaison and Complaint Management’ provides instruction to the farm operator on procedures for community engagement and complaint management.

Is there a procedure for updating and changing the Management Plan, including the advertising of any changes?

A condition of consent will require the farm operator to submit to Council an updated EMP every 12 months.

Animal Welfare

Shed design, construction and stocking with birds is regulated under the prescriptive provisions in *Model Code of Practice for the Welfare of Animals – Domestic Poultry (CSIRO 2006)*.

The EMP identifies practices to be adopted for the welfare of the birds and includes:

- Limiting densities in the shed – in this case for 42,000 birds
- Prepare shed with appropriate bedding.
- Maintaining climatic controls in the shed – computer based control for humidity and temperature.
- Feed in accordance with specifications by Inghams Pty Ltd.
- Shed to be kept free of predators – cats, rodents, foxes.
- Control of chemical levels.
- Control of illumination.
- Daily inspections.
- Removal of bird waste and spent litter (and if necessary dead birds) daily.

b) Natural Environment

The immediate surrounding areas comprise managed grass fields with scattered vegetation and regrowth. A thorough assessment of the aspects of the proposed development upon the natural environment has been undertaken with particular reference to odour and noise with no likely impact on the natural environment given there is no record of Endangered Ecological Communities (EEC) in proximity of the site.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

A review of Council's Land Information mapping has identified no site constraints. The site is therefore suitable for development.

The likely impacts of the development have been discussed throughout this report. In general, it is considered that the property is suitable for the development subject to conditions.

THE PUBLIC INTEREST (s79C(1)(e)):

The public interest is best served by the orderly and economic use of land for which it is zoned. The proposed development is permissible with consent and complies with the provisions of the relevant Wyong policies and controls. The proposal is considered to be in the public interest by providing facilities for the enhanced use of rural primary production land.

CONCLUSION

The proposed addition of a fifth poultry shed to an existing poultry farm is considered satisfactory. As demonstrated in the report, the applicant has designed the proposal to increase the productive capacity of the land, while minimising off-site impacts. The proposal incorporates measures such as sediment ponds, re-use of dam water and the erection of acoustic barriers to reduce noise impacts. The new shed, being tunnel ventilated, is the same as the existing four sheds. The increased productivity of birds resulting from the proposal satisfies the objectives of SREP 8, being to ensure the continued use of the land for viable agricultural pursuits.

The Environmental Impact Statement (EIS) has adequately addressed the requirements of the Director General of the Department of Planning and Environment and the EMP along with conditions of consent will ensure operations of the poultry farm are best practice and will not negatively impact on the surrounding environment. The applicant has submitted such an EIS and the merits of this document are discussed in the report. As required by the EP&A Act 1979, Council forwarded copies of the Environmental Impact Statement to the Department of Planning and Environment and relevant government departments.

Based on the above discussions, and subject to the implementation of the measures described in the EIS, it is recommended that Council support the proposal, subject to appropriate conditions.

ATTACHMENTS

- | | | |
|---|-----------------------------|-----------|
| 1 | Draft Conditions of Consent | D11948864 |
| 2 | Development Plans | D11973756 |

Date: 19 May 2015
Responsible Officer: Mark Greer
Location: 127 Springs Road, KULNURA NSW 2250
 Lot 2 DP 1196216
Owner: Mr M Schembri and Mrs M J Schembri
Applicant: Aconsult
Date Of Application: 18 November 2014
Application No: DA/1058/2014
Proposed Development: Additions to existing poultry farm - one additional tunnel ventilated poultry shed
Land Area: 97200.00
Existing Use: Poultry Farm

PROPOSED CONDITIONS

Approved Plans

- The development is to be undertaken in accordance with the approved development plans and specifications listed below except as modified by any conditions of consent and any amendments in red made to the approved plans:

Title	Drawing No.	Rev	Date	Drawn By
Site plan	16453 – SB01	B	August 2014	Trehy Ingold Neate
Floor plans and elevations	339205	A	April 2004	Chris Bratby
Landscape plan	2564-1	A	17 September 2014	Precinct Landscapes

Certificates – Application and Approval

- A Construction Certificate is to be issued by the Principal Certifying Authority prior to commencement of any construction works. The application for this Certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.
- Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority.

Environmental Management

- The operation of the Poultry farm shall strictly comply with the Environmental Management Plan titled Longridge Estate Environmental Management Plan dated 25 October 2014.

- 5 Every 12 months from the issue date of this development consent the poultry farm management must provide Council with an up to date Environmental Management Plan inclusive of any amendments or variations to the EMP endorsed by Wyong Shire Council, prior to its implementation for the following year.

Prior to Release of Construction Certificate:

The following conditions must be satisfied prior to the release of the Construction Certificate. Conditions may require the submission of additional information with the Construction Certificate Application. Applicants should also familiarise themselves with conditions in subsequent sections and provide plans in accordance with any design requirements contained therein.

Contribution Payment Requirements

- 6 Prior to the issue of a Construction Certificate, the payment to Council of contributions (as contained in the attached Schedule) under Section 94 of the Environmental Planning and Assessment Act 1979 and Council's Section 94 and Section 94A Contribution Plan. Council's contributions are adjusted on the first day of February, May, August and November. The amount of the contributions will be adjusted to the amount applicable at the date of payment.

Stormwater Drainage - Design Requirements

- 7 The submission to the Accredited Certifier of a detailed stormwater management plan with stormwater disposal to the existing system. The plans must be prepared in accordance with AS/NZS3500.3:2004 and approved by the Accredited Certifier prior to issue of the Construction Certificate.

Vehicle Access and Parking - Design Requirements

- 8 The submission to the Accredited Certifier details for the required circulation road. The design drawings shall be prepared in accordance with the requirements of AS/NZS 2890 – Part 2, and be approved by the Accredited Certifier prior to the issue of a Construction Certificate.

Prior to Commencement of Works:

The following conditions must be satisfied prior to the commencement of site works, including any works relating to demolition, excavation or vegetation removal.

Erosion and Sediment Control Requirements

- 9 Prior to the commencement of construction a Soil and Water Management Plan (SWMP) prepared in accordance with the latest edition of the Landcom Publication 'Soils and Constructions- Volume 1' (The Blue Book) shall be provided to the Principal Certifying Authority (PCA). The SWMP is to be prepared, reviewed and updated by persons suitably qualified to interpret "The Blue Book" or trained in the use of "The Blue Book" for preparation of Soil and Water Management Plans. This SWMP shall be modified and updated during construction to reflect any changes to the on-ground/site conditions. A copy of any modifications or updates to the SWMP shall be approved by a suitably qualified person and provided to the PCA and provided to Council upon request. Further information and requirements in relation to works that Council's "Civil Construction Specification" apply, may be found in the appendix of that document.

Roads - Preconstruction Requirements

- 10 Prior to works associated with development commencing, a dilapidation report must be prepared and submitted to Council as the Roads Authority. The required dilapidation report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, water supply, sewer works, street trees, street signs or any other Council assets in the vicinity of the development. **Note:** The report will be used by Council to determine the extent of damage arising from site and construction works.

During Construction Works:

The following conditions must be satisfied during construction works.

Site Requirements

- 11 Construction or demolition works involved with the development may only be carried out between the hours of 7.00 am and 5.00 pm Monday to Saturday with no construction or demolition works associated with the development permitted to be carried out at any time on a Sunday or a public holiday.

Prior to Release of Occupation Certificate:

The following conditions must be satisfied prior to the release of an Occupation / Subdivision Certificate.

Building Code of Australia – Compliance Requirements

- 12 Prior to the issue of an Occupation Certificate, the building shall be completed in accordance with the relevant provisions and requirements of the Building Code of Australia.
- 13 Certification of the construction of the shed by a practicing engineer prior to the issue of the Occupation Certificate.

Stormwater – Compliance Requirements

- 14 The construction of the stormwater management system in accordance with the approved Stormwater Management Plan and AS/NZS 3500.3-2004. Certification of the construction by a suitably qualified consultant shall be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Dilapidation Rectification Requirements

- 15 Prior to the issue of an Occupation Certificate, any damage not shown in the Dilapidation Report submitted to and approved by the Principal Certifying Authority prior to site works commencing, will be assumed to have been caused as a result of the site works undertaken with respect to the development and must be rectified at the applicant's expense.

Landscaping

- 16 Prior to the release of an Occupation Certificate, screen planting must be undertaken along the extension of the recommended acoustic mound. These native trees are to be equally spaced so to cover the extension of the constructed acoustic mound and are to be maintained to maturity (defined as 3 metres or more in height or trunk diameter of 75 mm or more measured at 1.4 metres above ground level) through use of mulch and watering and allowed to achieve their natural height. The landscape works are to be completed in accordance with the approved plan and be certified by a landscape design consultant prior to the issue of the Occupation Certificate.

Ongoing Operation:

The following conditions must be satisfied during use / occupation of the development.

Stormwater Management

- 17 All stormwater treatment devices (including drainage systems, sumps and traps) must be regularly maintained in order to remain effective.

Acoustic Management

- 18 Implement all recommendations and noise control measures specified in the acoustic report titled Noise Impact Assessment report ref: 141058_NIA_Rev5, dated November 2104 by "Benbow Environmental". The following practices are to be adopted:
- Low on-site speed limits
 - Minimise the use of truck exhaust brakes on site
 - No extended periods of on-site revving/idling
 - During bird pickup the trucks shall not be idling at the site
 - Mechanical equipment inclusive of ventilation and other machines must be maintained
- 19 The LAeq noise level emanating from the premises as measured over any 15 minute period shall not exceed:
- a) 35 dBA between 6pm and 7am; and
 - b) 38 dBA between 7am and 6pm

on any day at any affected residence or at any house site identified on Mepstead & Associates Pty Limited Drawing 4188.

Waste Management

- 20 All waste generated on the premise including spent litter shall stored in a manner so that it does not pollute the environment.
- 21 All waste generated on the premise shall be transport to a facility which is licensed to receive that material.

Site Management

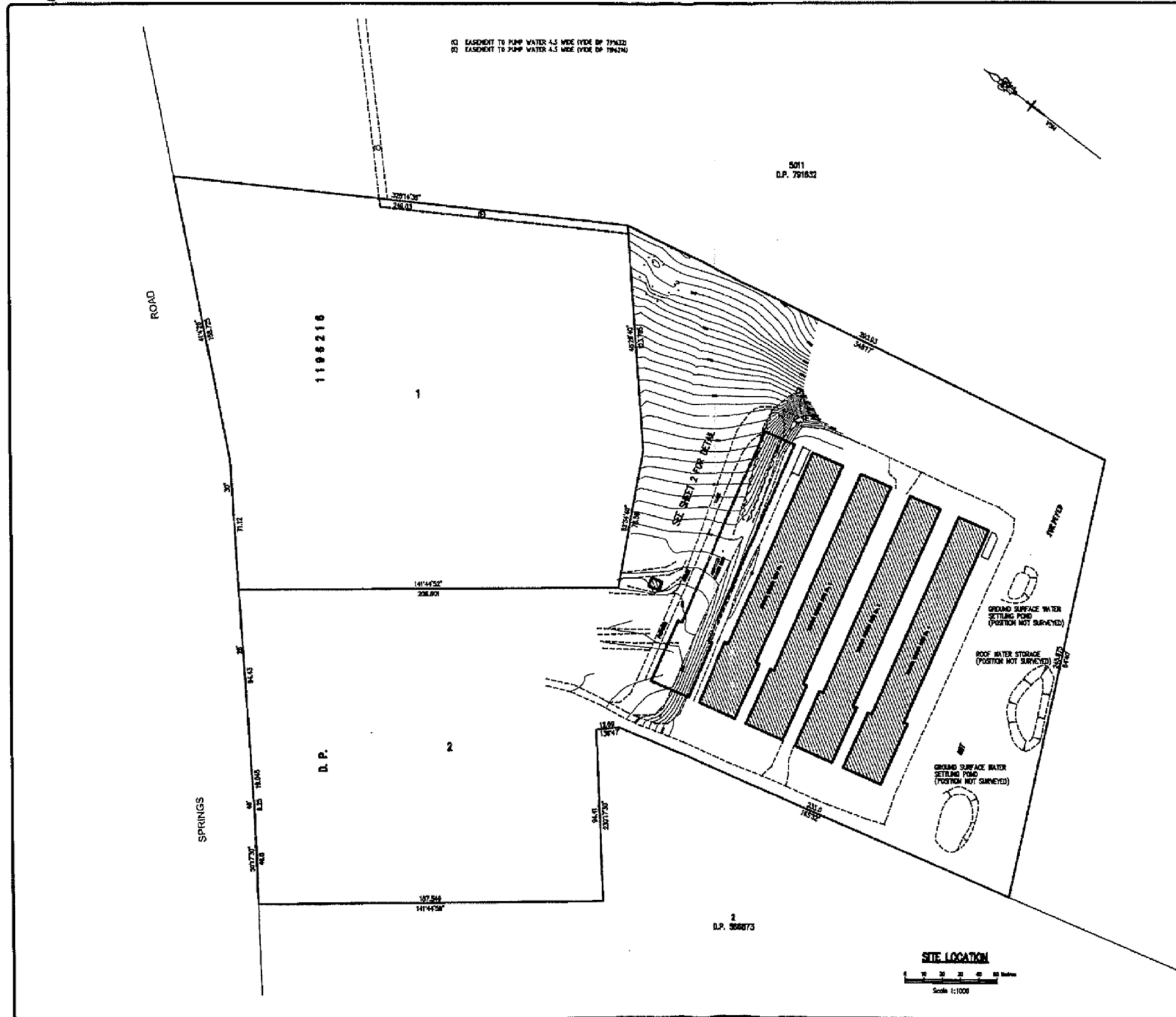
- 22 All deliveries to and from the site, apart from bird pick-ups, are to be carried out between 7.00am and 7.00pm.
- 23 The operation of the facility is to comply with the relevant provisions under the Protection of the Environment Operations Act 1997 at all times.
- 24 All chemicals and or dangerous goods are to be stored in accordance with the requirements of WorkCover NSW.
- 25 Maximum stocking density of the additional poultry shed is 42,000 birds at any one time.
- 26 All lighting shall be designed so as to ensure that glare does not adversely impact upon any adjoining property.

Landscaping

- 27 Where the replacement tree dies or is substantially damaged within 5 years of planting, it must be replaced and maintained to maturity.

SCHEDULE OF CONTRIBUTIONS

Section 94A Levy	\$8,000.00
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(1) EASEMENT TO PUMP WATER 4.5 MIDE (YIDE OF 779622)
 (2) EASEMENT TO PUMP WATER 4.5 MIDE (YIDE OF 794274)

5011
 D.P. 791632

CAUTION - SERVICES LOCATIONS

- THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
- SERVICE AUTHORITY PITS, MANHOLES, POLES, MANHOLE PORTS, ETC., WHERE SHOWN AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
- SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE UNLESS OTHERWISE STATED BY THE AUTHORITY.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

NOTE:

- THE BEARINGS SHOWN FOR BOUNDARIES ON THIS DRAWING HAVE BEEN TAKEN FROM DEPOSITED PLANS ON PUBLIC RECORD WITH THE LAND & PROPERTY INFORMATION OFFICE. IF ACCURATE GRID/TRUE NORTH IS REQUIRED FOR CRITICAL SIM SHADOW OR OTHER PURPOSES FURTHER SURVEY MAY BE REQUIRED.
- BEARINGS & DISTANCES ARE BY TITLE ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE SHOWN THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. SPOT LEVELS SHOULD BE TAKEN IN PREFERENCE TO CONTOURS. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY POINT.
- SEWER INSETS SHOWN UNLESS OTHERWISE INDICATED, HAVE BEEN OBTAINED FROM THE RELEVANT AUTHORITY.

LEGEND

Sewer main	
Sewer manhole	
Water hydrant	
Water stop valve	
Telephone	
Telephone pole	
Overhead power pole	
Overhead power cables	
Underground power cables	
Bench mark	
Top of roof gable	
Tree (canopy spread, trunk diameter)	

DATUM: APPROXIMATE A.H.D.
 ORIGIN OF LEVELS: KULMURA 1:25000 TOPOGRAPHIC MAP

NO.	DESCRIPTION	DATE
B	INCORPORATED SHEETS REMOVED & LOT DETAILS ADDED	14.08.14
A	ISSUED TO CLIENT	13.11.13

CLIENT:

MICHAEL SCHEMBRI
 LOMGRIDGE
 139 SPRINGS ROAD
 KULMURA NSW 2250

TREHY INGOLD NEATE
 LAND DEVELOPMENT

Phone: (02) 4354 2233
 Fax: (02) 4352 1559
 Postal: P.O. BOX 3208
 TULLAGH NSW 2259
 Email: admin@trehy.com.au
 www.trehy.com.au

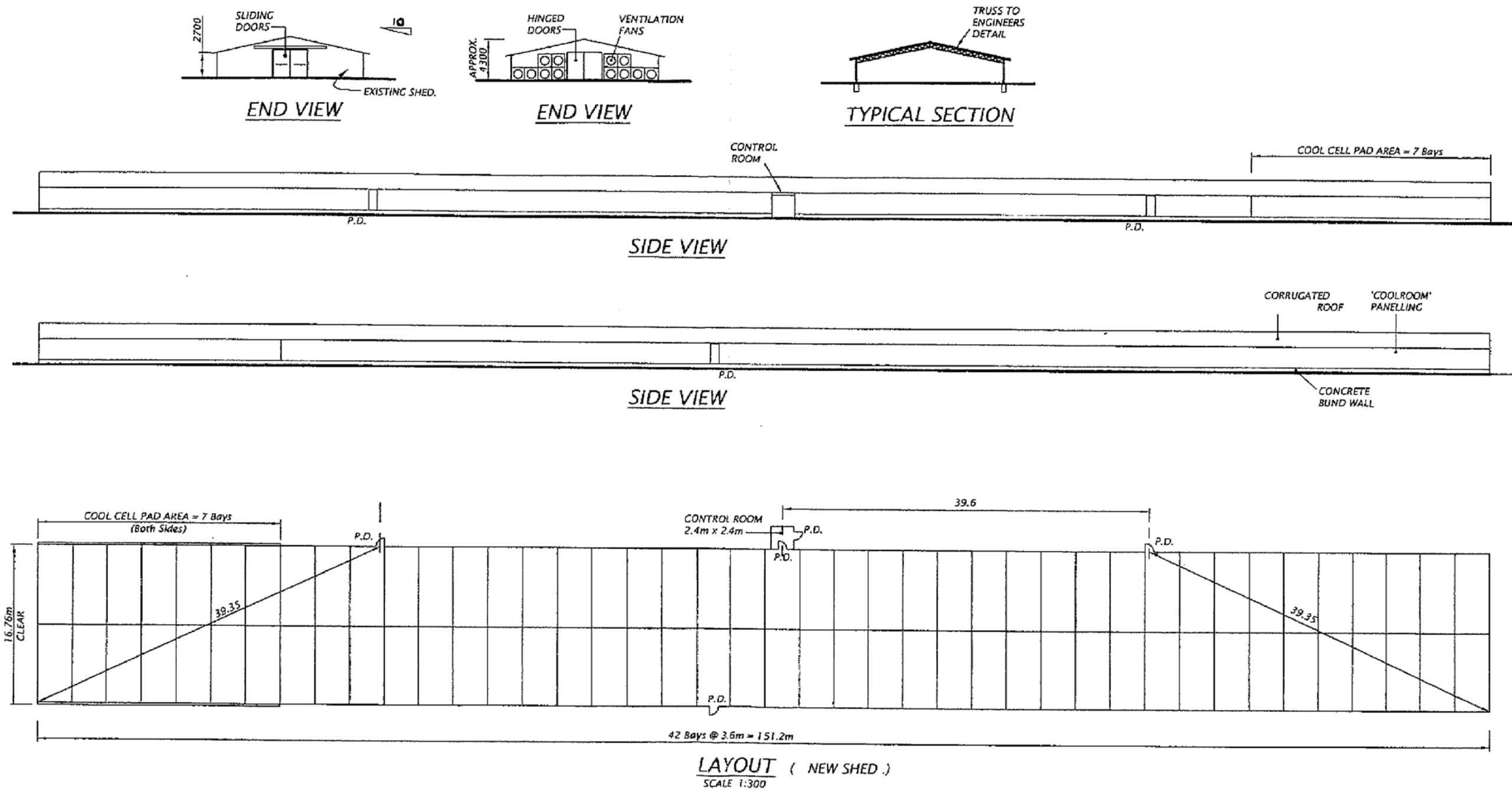
SURVEYING CIVIL DESIGN ERTATA CERTIFICATION PLANNING

DRAWING TITLE

DETAIL SURVEY PLAN FOR
 DEVELOPMENT APPLICATION
 PURPOSES OVER
 PART LOT 2 D.P. 1196216
 SPRINGS ROAD, KULMURA

DATE	2.11.13	SCALE	1:1000 (M)
SURVEY	S.V.	DATUM	APPROX. AHD
FORMAT	COMP	INSTRUMENT	: 17
SHOWN	C.A.	CAD FILE	1845308
PROJECT	MA	NO. IN SET	1 of 2

REGISTERED SURVEYOR DATE **18453** **SB01** **B**



- REFER TO SHEET 2 FOR STRUCTURAL DETAILS

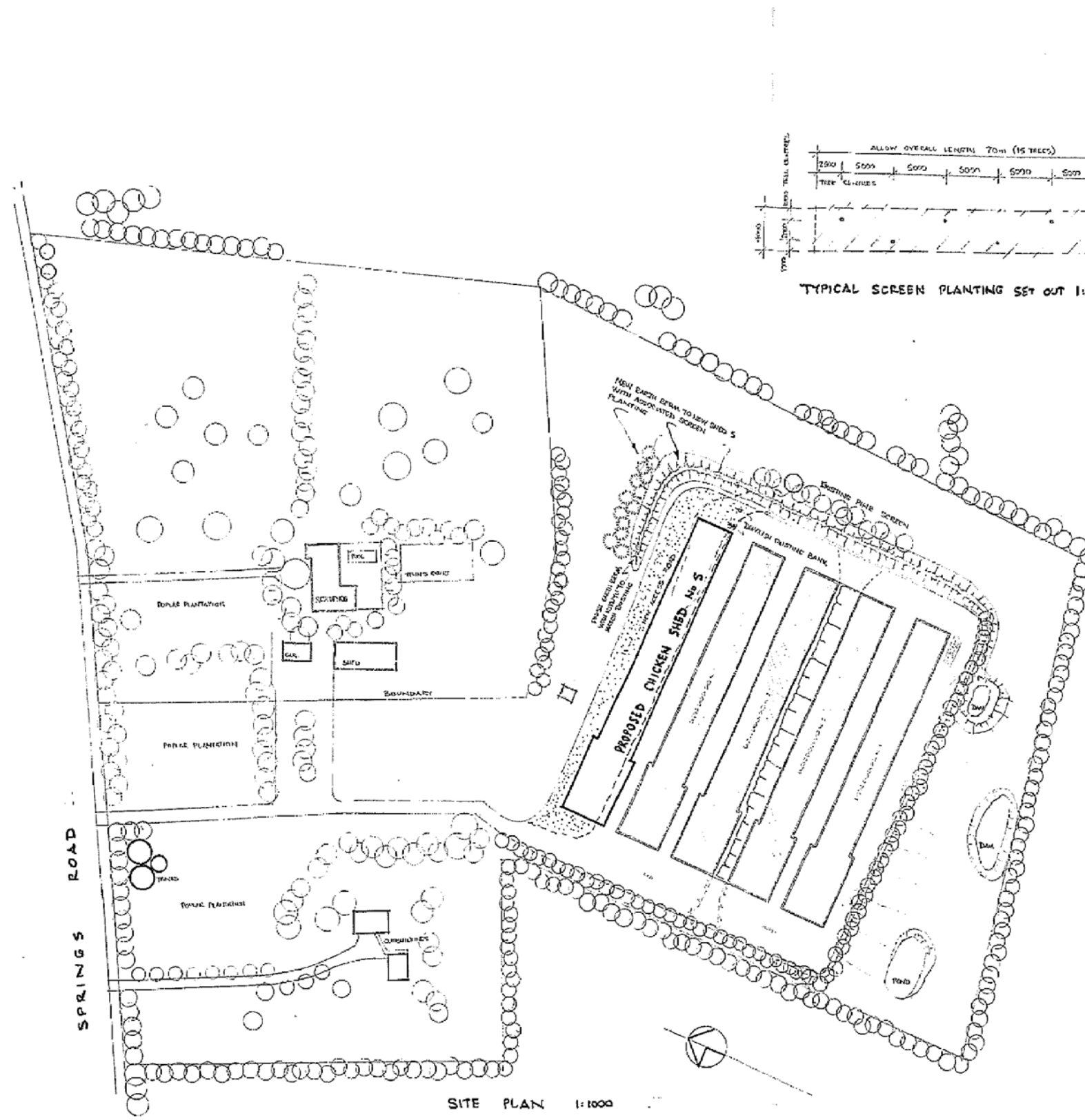
CHECKED: *C. W. Bratby*
C.W. BRATBY C.P.ENG.

SEE SHEET 2 FOR DETAILS.

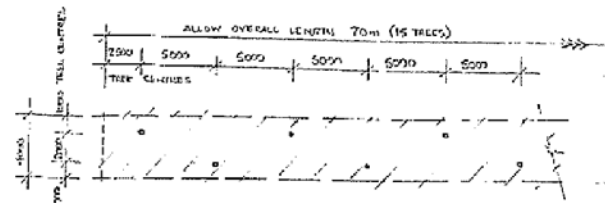
CHRIS BRATBY B.E., M.I.E. (AUST), C.P.ENG.
CONSULTING STRUCTURAL ENGINEER
PH:(02)43281112 P.O. BOX 2300
MOB:0414436288 GOSFORD 2250

NEW SHED
GENERAL ARRANGEMENT
PROPOSED POULTRY SHEDS at
'LONGRIDGE' RMB 2210 SPRINGS RD., KULNURA for
MR. M. SCHEMBRI.

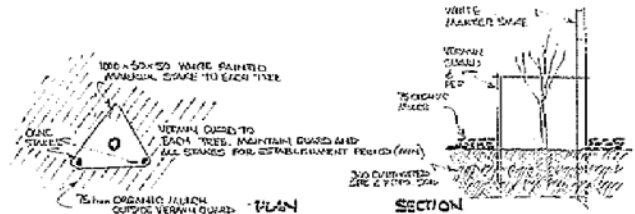
SCALE: 1:300	DRAWN: PJ	SHEET
DATE: 11-04-03	JOB: 023392	1 / 2
DWG. No. (A2)	339205	



SITE PLAN 1:1000



TYPICAL SCREEN PLANTING SET OUT 1:200



TYPICAL PLANTING DETAILS 1:20

PLANTING SCHEDULE				
Note: This drawing indicates primary tree groupings only. Symbols represent groupings, not individual plants.				
PLANT	Symbol	Supply Size (M) and quantity	Approx. Mature Size (This site)	Marker Stake
Existing Trees	(Symbol)			
Planting	(Symbol)			
Synacopia gmelina	(Symbol)	1.5m 15	1000m	Yes
Alternanthera versicolor	(Symbol)			No (part of support for vertical plant)

LANDSCAPE OUTLINE SPECIFICATION:

1. **SCOPE OF LANDSCAPE WORKS**
Landscape works generally shall comprise a planting of trees to the site to the extent shown on the drawings, and to the extent of the site shown and specified below. The extent of the works is the provision of planting to create a visual screen to the site from Springs Road and the adjacent property.

2. **SITE PREPARATION**
Prior to the commencement of any site preparation work, remove any existing rubbish and debris from the site. Remove all grass and weeds and any existing concrete or asphalt from areas to be planted. Form up all ground surfaces showing for ground to be prepared and to have allowing for possible settlement and ensure to provide Allow for settlement and any additional material as indicated.

3. **PLANTING**
Plant out all in the set out noted on the drawings and to the spacing shown or indicated. All plants shall be supplied in 100% polypropylene containers and shall be not to be allowed to dry out. Plants shall be supplied in 100% polypropylene containers and shall be not to be allowed to dry out. Plants shall be supplied in 100% polypropylene containers and shall be not to be allowed to dry out. Plants shall be supplied in 100% polypropylene containers and shall be not to be allowed to dry out.

DATE	15/08/2014	TO	BY	REVISION
SITE LANDSCAPE OUTLINE				
Proposed Additional Poultry Shed Longridge Poultry Farm 139 Springs Road, Walmara NSW Principal: Longridge Poultry Farm				
LGA: Wagon Shire				
PRINCIPAL LANDSCAPES Landscape Architects 10 Arkana Street, Tullahoma NSW 2117 PO Box 68, Oaklands NSW 2117 Phone: 0612 48111 Fax: 0612 48111 Mobile: 0418 521 403 Email: info@plscapes.com.au				
Scale:	1:1000 and as shown	Date:	15 September 2014	
All dimensions are in millimetres unless otherwise stated. Dimensions are to be taken to the centre of the object unless otherwise stated.				
Establishment of all plants shall be the responsibility of the contractor.				
This drawing is subject to the approval of the relevant authority.				
DRAWING No 2564-1				
THIS DRAWING IS PREPARED FOR THE CLIENT'S USE ONLY. NOT FOR CONSTRUCTION, SUBJECT TO AUTHORITY APPROVAL AND COMPLIANCE WITH CONDITIONS OF CONSENT				

2.3 RZ/4/2009 - Planning Proposal - 5 Anderson Road, Berkeley Vale - Outcome of Public Exhibition

TRIM REFERENCE: RZ/4/2009 - D11901102

MANAGER: Tanya O'Brien, Manager

AUTHOR: Rodney Mergan; Senior Planner

SUMMARY

This report provides an overview of the outcomes of community consultation for a planning proposal in respect of a proposal at 5 Anderson Road, Berkeley Vale. The proposal seeks to rezone the property from E4- Environmental Living to R2- Low Density Residential.

This report provides information on community and public authority consultation undertaken in accordance with a previous council resolution and the subsequent gateway determination of the Department of Planning and Environment (DP&E). The report seeks Council's endorsement of the proposal and requests that the appropriate steps be taken to appropriately amend Wyong Local Environmental Plan (WLEP) 2013, Development Control Plan (DCP) 2013 and a Voluntary Planning Agreement (VPA) be endorsed.

Applicant:	The Design Partnership
Owners:	Pyoand Pty Ltd
Proposal No.:	RZ/4/2009
Description of Land:	Lot 8 DP 816552, 5 Anderson Road, Glenning Valley
Current Zoning:	E4 – Environmental Living
Existing Use:	Vacant
Employment Generation:	Subdivisional works, dwelling construction and on-going maintenance
Site Area:	1.91 ha
Estimated Value:	\$3 million approx.

RECOMMENDATION

- 1 That Council request the General Manager to exercise the Written Authorisation to Exercise Delegation for RZ/4/2009 and proceed with the steps for drafting and making of the amendment to Wyong Local Environmental Plan 2013.**
- 2 That Council request the General Manager to sign the Voluntary Planning Agreement which requires the Proponent to undertake the necessary actions to construct and transfer ownership to Council of a sewer pump station and associated infrastructure and provide the agreed payment for the ongoing maintenance.**
- 3 That Council adopt draft Wyong DCP 2013 Chapter 6.23 – Anderson Road Berkeley Vale and give appropriate public notice within 28 days that the draft DCP will come into effect on the date that the LEP amendment comes into effect.**
- 4 That Council advise all those who made a submission of the decision.**

BACKGROUND

The application seeks to amend WLEP 2013 to rezone land at No. 5 Anderson Road Berkeley Vale. In consideration of this application Council, at its meeting held 25 September 2013;

“RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1196/13 *That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan, 1991, (or pending timing, Wyong Standard Instrument Local Environmental Plan) pursuant to Section 55 of the Environmental Planning and Assessment (EP & A) Act, 1979, to enable residential development.*
- 1197/13 *That Council forward the Planning Proposal to the Department of Planning and Infrastructure (DoPI) accompanied by a request for a “Gateway Determination”, pursuant to Section 56 of the EP&A Act 1979.*
- 1198/13 *That Council request the General Manager to apply to accept plan making delegations for the rezoning.*
- 1199/13 *That Council undertake community and government agency consultation in accordance with the requirements of the “Gateway Determination”.*
- 1200/13 *That Council consider a further report on results of the community consultation.”*

Subsequently a gateway determination and delegation to determine the application was sought and was issued by DP&E on 19 November 2013.

Site History

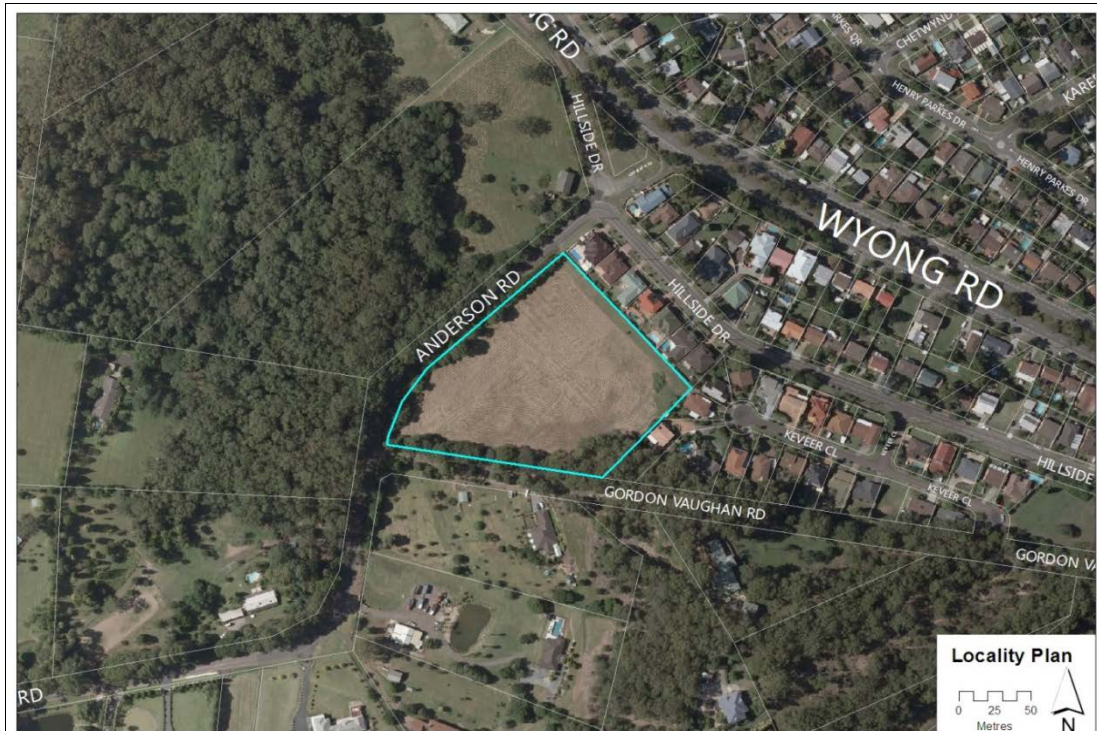
The site is within an area originally identified for urban development in the 1980s under the NSW Government’s Urban Development Program. Council’s Residential Development Strategy (RDS) 2002 identified the subject site and land to the north-west of the site as being within an urban development program precinct.

A proposal to rezone the subject lot and the adjoining land to the north-west was considered by Council 26 February 2003 (refer to the plan shown in Attachment 2). A total of 102 public submissions were received in opposition to this proposal. Council rejected this proposal due to environmental and amenity concerns.

Council’s RDS was replaced by the Wyong Shire Council Settlement Strategy in 2013. This planning proposal was already being considered at the time the Settlement Strategy was adopted. The Settlement Strategy identifies the rezoning of this land to a residential zoning as an appropriate outcome.

The Site

The majority of the site is cleared with narrow forest remnants along the Anderson Road (western) side and Gordon Vaughan Road (southern) side, widening in the south-eastern corner of the site. There are 2 patches of the threatened flora species *melaleuca biconvexa* within the forest remnants. It has a north-westerly aspect, with a fall of about 22m with average slopes of 10-15%.



The subject site immediately adjoins residential zoned land on its northern and eastern sides. Land to south, in Gordon Vaughan Road and Anderson Road, has been developed for rural residential purposes. Land to the west contains is a heavily vegetated creek line that runs to the northwest.

THE PROPOSAL

An amendment to WLEP 2013 is proposed which will rezone 5 Anderson Road Berkeley Vale a 1.91 ha lot from the existing E4 – Environmental Living zone to R2 – Low Density Residential and revise the minimum permissible lot size from 2 Ha to 450m².

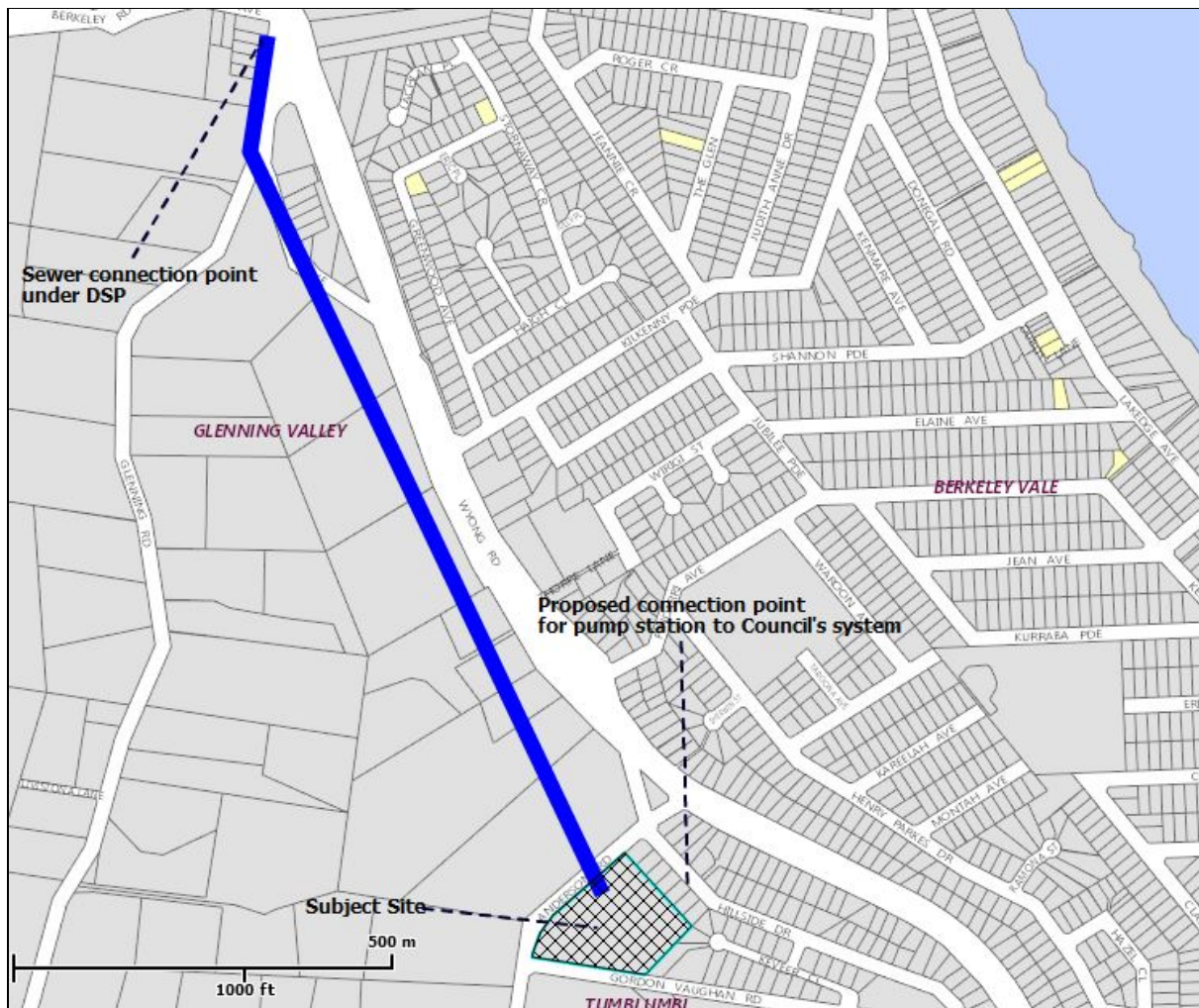
The information provided with the Planning Proposal indicates that the site is appropriate for low density residential development. The site is generally cleared, forms a logical extension to the existing residential subdivision pattern and has been identified for residential development under the relevant planning considerations. It is considered that any development constraints can be addressed. At development application stage, any final subdivision design will need to consider traffic and road conditions, vegetation retention, bushfire protection, servicing, water detention and quality and connection of the sewer pump station, These issues are identified within the draft DCP (Attachment 3).

Servicing

The subject site does not have direct access to Council's sewerage system. The applicant's proposal involves the construction of an on-site pump station that would pump wastewater to Council's existing system that currently services adjoining properties. Council's Development Servicing Plan (DSP) for this area was developed to align with Council's RDS 2002 and identifies that servicing of the site is to be achieved via a gravity main of more than 1200 metres in length connecting to the system in the north. This requirement would render the proposal currently in front of Council unviable.

As indicated above, the RDS 2002 and the DSP identified several other lots to the north of the site for potential residential development. This land is no longer indicated as future residential development under the Wyong Settlement Strategy 2013. Therefore the servicing strategy in the DSP is now redundant.

In August 2013, Council's Water and Sewer Department indicated a pump station and rising main connecting to the adjacent local system is the appropriate method of servicing this site. It has been agreed that the construction and transfer of the pump station and associated infrastructure to Council is to occur through the execution of a VPA which was publically exhibited with the Planning Proposal (Attachment 7).



CONSULTATION**Public Consultation**

Public exhibition was conducted from 25 March 2015 until 24 April 2015. Exhibition of the Planning Proposal and associated material was notified in the Express Advocate and exhibited at Tuggerah and Bateau Bay Libraries and on Council's Website. In addition letters outlining the proposal were sent to all surrounding landowners.

Forty-one (41) submissions were received during the exhibition period. The relevant issues raised in the submissions and responses are summarised below:

Issue	Response
Existing traffic issues along Anderson Road and surrounding streets that have been exacerbated by the upgrade of Brush Road connecting Berkeley Vale/Glenning Valley to Ourimbah.	The issues raised in these submissions relate to existing traffic conditions in the greater Berkeley Vale/Glenning Valley area. The issues raised were summarised and forwarded to Council's Roads and Drainage Section for review and action. Subsequently current local road conditions are being reviewed by RMS and the Local Traffic Committee.
Increase in traffic on an already busy and hazardous road which has been exacerbated by the completion of the upgrade of Brush Road connecting the area to Ourimbah.	<p>Additional housing will increase traffic movements however the Traffic Impact Assessment by Intersect Traffic provided in support of the application and the assessment of the proposal indicate that the local road network running well under capacity.</p> <p>The report indicated that if a 23 lot subdivision was to occur on the site this would generate an additional 207 vehicle trips per day and approximately 20 vehicle trips within the AM and PM peak hour traffic periods.</p> <p>The report indicates that in accordance with the RTA Guidelines for Traffic Generating Development the local road network (Hillside Drive/Beckingham Road/Anderson Road) has the capacity for 1800 vehicles per hour (vph). Traffic counts provided with the report show that at peak periods Hillside Drive and Beckingham Road experience 238 and 535 vph respectively. It is acknowledged that these traffic counts were undertaken prior to the sealing of Brush Road. Traffic counts undertaken by Council on Anderson Road at a location just to the south of the subject site since the sealing of Brush Road indicates a peak of 126 vph.</p> <p>This indicates that traffic volume is within reasonable limits. Local road conditions are being reviewed by RMS and the Local Traffic Committee based on feedback received during consultation.</p>

<p>Existing road lacks kerb and footpath and is inadequate to accommodate increase in development.</p>	<p>Any new subdivision on the land will require the upgrading of the existing road and associated infrastructure to accommodate the development.</p> <p>Intersection works required to allow site access for any future residential subdivision of the site will require the upgrading of the Anderson Road frontage of the site.</p>
<p>Sewer pump station:</p> <ul style="list-style-type: none"> • Appearance • Odour • Location in relation to other properties 	<p>Council will require that the sewer pump station and associated infrastructure are designed, built and operated in accordance with the Water Services Association of Australia (WSAA) Codes and Standards which consider the issues of location and odour emissions from such facilities. The sewer pump station will be sheltered from the view of surrounding properties through the retention of existing vegetation. Technological advances for this type of facility means that no specific odour zone from new or existing residences will be required.</p>
<p>Precedence for further similar proposals in Glenning Valley.</p>	<p>The site is within Berkeley Vale and not Glenning Valley.</p> <p>The subject site has been identified in both Council and State Government Strategic Planning documents as a potential site for residential development since the 1980's.</p> <p>While there is always potential that landowners may wish to speculate on the potential subdivision of their land, any proposal would need to be supported with adequate justification and be considered through a planning proposal process.</p>
<p>22 lots on this site considered an overdevelopment. 450 m² minimum lot size too small for this area.</p>	<p>A draft layout provided by the proponent indicates 19 lots ranging from 501m² to 2004m². This layout has not been endorsed by Council and has not been included as part of the draft DCP. Full assessment of subdivision design will occur at Development Application stage.</p> <p>Any future development applications for dwellings will be subject to height, setback and other requirements of Council's DCP for housing.</p>
<p>Increase in noise levels across Glenning Valley.</p>	<p>The proposal involves an addition to the existing Berkeley Vale residential area which already overlooks Glenning Valley. Residential uses do not generate substantial inappropriate noise impacts.</p>

Negative impact on property values.	<p>No evidence has been provided to suggest property values within the locality will be negatively impacted by this proposal.</p> <p>The proposal will provide for additional housing choice</p>
Impact on native flora and fauna.	Important areas of vegetation are to be retained as part of this proposal.
Impact of run off downstream.	Subdivision design requirements will include on-site detention controls to limit post-development flows to pre-development levels and will also require environmental controls to ensure water quality levels are maintained.
Council previously refused this proposal – what has changed?	<p>The proposal in front of Council is reduced in scale from the proposal considered by Council in 2003 that included a potential additional 57 lots, involved 5.95 Ha of land and 6 properties. The current application involves 1.91 Ha of land on a single lot.</p> <p>Council is obliged under the EP&A Act to consider any application to amend the LEP. This proposal is considered to assist with providing greater housing choice and affordability.</p>
Potential accessing from Gordon Vaughan Road	DCP provisions require that there be one access only to the site and this is to be from Anderson Road.
Unlikely that existing vegetation will be retained as proposed given fencing requirements, sight distance requirements for vehicles entering the subdivision 10/50 entitlements etc.	Maintenance of retained vegetation will be administered through restrictions on the use of certain land on the relevant land titles.
An additional access road to Anderson Rd will be in a dangerous location due to speed and sight distances.	<p>Access design and construction will be required to maximise safe access and egress from the site and also provide a traffic calming mechanism for the area.</p> <p>To facilitate this, the draft DCP will be revised to ensure that this occurs (see Annexure 3).</p>
2.5 Ha lots or residential lots much larger than the minimum 450m ² are more appropriate for this area.	The subject site is within the suburb of Berkeley Vale and adjoins residential lots of similar sized to those envisaged to be developed on this site. The proposal provides for the efficient use of existing infrastructure.
Lack of public debate on this proposal.	The proposal has been publically exhibited on Council's Website, nearby library locations and letters sent to surrounding landowners. Public submissions have been welcomed and addressed and the consideration of the application is undertaken in an open Council Meeting.

Increase in traffic on an already congested road system.	Wyong Road is currently undergoing intersection upgrades to accommodate the increase in traffic that has occurred and will continue to occur as the region continues to develop.
Area currently has subsidised bus travel for school students due to isolation – this will only increase.	The subject site adjoins an existing residential area and is relatively well located with regard to access to schools with Berkeley Vale Primary School approximately 500m away and Tuggerah Lakes Secondary College High approximately 1500m away.
Will bring a change to the demographics of the area	There is no evidence provided to support this claim nor evidence that this will provide a negative impact
Additional housing choice and affordability in the area – close to transport and amenities.	This is consistent with the recommendations of this report.
Site is within Berkeley Vale not Glenning Valley.	The site is within Berkeley Vale and within the visual catchment of Glenning Valley. Adjoining existing single dwellings to the north-east of the subject site are already prominent in this area. The proposal forms a logical extension to the existing urban area.
Positive for growth of the Shire.	The proposal is consistent with Council's Settlement Strategy. The proposal provides opportunity for additional housing in an accessible location.
Proposed controls provided will provide for appropriate development.	Controls within Wyong LEP and DCP 2013 provide an appropriate framework for the management of development and protection of key environmental, traffic and infrastructure outcomes.
The site is almost cleared and does not contain any native vegetation of note.	There is significant native vegetation on site. Site specific development restrictions and relevant legislation will ensure that this vegetation is preserved.
Gordon Vaughan Road and surrounding vegetation separate Glenning Valley from Berkeley Vale providing visual separation.	Acknowledged that the suburb boundary of Glenning Valley and Berkeley Vale is along the perimeter of the site.
Site is close to public transport, Mingara and community facilities.	The site adjoins residential land and well located with regard to services.

Agency Consultation

In accordance with the gateway determination of DP&E the proposal was referred to NSW Department of Primary Industries, the Office of Environment and Heritage and NSW Rural Fire Services for comment. No objection to the proposal was raised by the Government Agencies. (see attachments 4-6).

CONCLUSION

The proposed amendment to WLEP 2013 for the rezoning of the subject site for low density residential development has been considered and feedback from the community and public authorities has been sought.

Site access and environmental issues can be adequately addressed through the development application and assessment process being undertaken in accordance with the applicable development controls including the site specific provisions that have been devised for this site. It is considered that the proposal will form a logical extension to residential development in Berkeley Vale and will provide additional housing opportunities close to existing services and infrastructure.

The subject land is considered suitable for the proposed rezoning and therefore it is recommended that Council proceed with the making of the LEP with the future development of the land provided for by the adoption of the site specific DCP and VPA.

ATTACHMENTS

1	RZ/4/2009 - Rezoning Proposal - 5 Anderson Road Glenning Valley	D03692066
2	Draft LEP from 2003 - Berkeley Vale and Glenning Valley	D11945694
3	Draft DCP Ch 6.23 Berkeley Vale - For Council - June 2015	D11945696
4	OEH Response - RZ/4/2009	D11915521
5	RFS Response- RZ/4/2009	D05502543
6	Mineral Resources Response - RZ/4/2009	D11945981
7	Draft VPA - Sewer Pump Station - 5 Anderson Rd - RZ/4/2009	D11947174

25 September 2013

Director's Report

To the Ordinary Council Meeting

Development and Building Department

2.1 RZ/4/2009 - Rezoning Proposal - 5 Anderson Road Glenning Valley

TRIM REFERENCE: RZ/4/2009 - D03692066

MANAGER: Martin Johnson, Manager Strategic Development

AUTHOR: Rodney Mergan; Senior Planner

SUMMARY

Council is in receipt of a rezoning application (Planning Proposal) which seeks to rezone an area of land totalling 1.91 hectares for residential purposes. A review of the proposal has concluded that the proposal has merit and hence should be forwarded for a "Gateway Determination" (Department of Planning and Infrastructure). Further investigations and consultation will be required prior to public exhibition or finalisation of the rezoning.

Applicant:	The Design Partnership
Owners:	Pyoand Pty Ltd
Proposal No.:	RZ/4/2009
Description of Land:	Lot 8 DP 816552 No 5 Anderson Road, Glenning Valley
Zoning:	7(c) Scenic Protection (Small Holdings)
Existing Use:	Vacant cleared land with perimeter vegetation.
Employment Generation:	Subdivisional Works, dwelling construction and on-going maintenance.
Estimated Value:	\$3 million approx.

RECOMMENDATION

- 1 That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan, 1991, (or pending timing, Wyong Standard Instrument Local Environmental Plan) pursuant to Section 55 of the Environmental Planning and Assessment (EP & A) Act, 1979, to enable residential development.
- 2 That Council forward the Planning Proposal to the Department of Planning and Infrastructure (DoPI) accompanied by a request for a "Gateway Determination", pursuant to Section 56 of the EP&A Act 1979.
- 3 That Council request the General Manager to apply to accept plan making delegations for the rezoning.
- 4 That Council undertake community and government agency consultation in accordance with the requirements of the "Gateway Determination".
- 5 That Council consider a further report on results of the community consultation.

ORDINARY MEETING HELD ON 25 SEPTEMBER 2013

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1196/13** That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan, 1991, (or pending timing, Wyong Standard Instrument Local Environmental Plan) pursuant to Section 55 of the Environmental Planning and Assessment (EP & A) Act, 1979, to enable residential development.
- 1197/13** That Council forward the Planning Proposal to the Department of Planning and Infrastructure (DoPI) accompanied by a request for a "Gateway Determination", pursuant to Section 56 of the EP&A Act 1979.
- 1198/13** That Council request the General Manager to apply to accept plan making delegations for the rezoning.
- 1199/13** That Council undertake community and government agency consultation in accordance with the requirements of the "Gateway Determination".
- 1200/13** That Council consider a further report on results of the community consultation.

FOR: COUNCILLORS BEST, EATON, GRAHAM, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: NIL

BACKGROUND

The site is within an area originally identified for urban development in the 1980s under the NSW Government's Urban Development Program.

Council's Residential Development Strategy (RDS) 2002 identified the land as being within an urban development program precinct.

In the late 1990s, Council resolved to prepare and exhibit a rezoning proposal for an area known as the Wyong Road/Anderson Road Precinct. In February 2003, a report recommending rezoning of the precinct was considered by Council. Council resolved not to endorse the rezoning and that a request be made to the Minister for Planning to remove the precinct from the Urban Development Program.

The land is identified as being within an existing Metropolitan Plan Release Area shown on Map 2 in the Central Coast Regional Strategy 2006.

In May 2009, a rezoning request was submitted as part of the Rezoning Request Strategy and Comprehensive Local Environmental Plan (LEP) Review. Following a desktop assessment, the applicant was advised that Council was prepared to consider the proposal subject to a number of requirements, including the submission of specific specialist reports. A formal Planning Proposal was lodged in March 2011 together with the required specialist reports.

A review of the specialist reports identified a significant issue regarding sewer servicing. The applicant's proposal involves the construction of an on-site pump station that would pump sewerage to Council's system nearby. Council's Development Servicing Plan (DSP) for this area was developed to align with Council's RDS 2002 and identified a site along Heather Avenue, more than a kilometre from the subject site for sewage to gravitate to. This requirement was rejected by the applicant as it was considered that such works would render the proposal unviable.

The RDS 2002 and the DSP identified several other lots to the north of the site for potential residential development that have now been eliminated from Council's Draft Settlement Strategy due to environmental and slope constraints and redevelopment that has occurred since the RDS 2002 was produced. The Settlement Strategy replaces the RDS 2002 and is to be adopted with Wyong LEP 2013.

Therefore the requirements of the DSP are now redundant. Council's Water and Sewer Department have indicated after detailed consultation, that they are now willing to accept a pump station and rising main connecting to the adjacent local system is the appropriate method of servicing this site.

CURRENT STATUS

The Site

The site is bordered by Anderson Road and Gordon Vaughan Road, Glenning Valley. It has a west-north-westerly aspect, with a fall of about 22m with average slopes of 10-15%.

The majority of the site is cleared with narrow forest remnants along the Anderson Road (western) side and Gordon Vaughan Road (southern) side, widening in the south-eastern corner of the site. The forest types include Coastal Narrabeen Moist Forest and Coastal Foothills Spotted Gum/Grey Ironbark. There are 2 patches of the threatened flora species *Melaleuca biconvexa* within the forest remnants.

The site is entirely zoned 7(c) Scenic Protection: Small Holdings under Wyong LEP 1991. Under draft Wyong LEP 2013 the proposed zoning for the site is E4 – Environmental Living.



The subject site immediately adjoins residential zoned land on its northern and eastern sides. Anderson Road and Gordon Vaughan Road provide defined boundaries on the western and southern sides. The land is a logical extension to the existing residential area.

Land to south, in Gordon Vaughan Road and Anderson Road, has been developed for rural residential lots ranging from 1-2ha. Land to the west is a heavily vegetated creek line that runs to the northwest.

THE PROPOSAL

The proposal is to amend Wyong LEP 1991 by zoning the land 2(a) Residential to allow residential subdivision of the land. Given the timing of the proposal, the planning proposal will be amended to reflect the appropriate zonings under draft Wyong LEP 2013 which will result in the land being rezoned from E4 Environmental Living to R2 – Low Density Residential. A concept subdivision has been submitted that proposes 19 lots served by internal roads accessed from Anderson Road. Lot sizes range from about 560m² to over 2,000m². Vegetation retention and APZ areas are indicated to be provided through building restrictions on lot titles.



ASSESSMENT

In support of the application, appropriate supporting reports have been submitted by the applicant. This information has been reviewed considering:

- Any additional information required for Council to adequately consider the merit of the proposal.
- Additional information that may be required for forwarding to the Department of Planning and Infrastructure as part of the Gateway process.

It is considered that there is sufficient information for the proposal to be forwarded to the Department of Planning and Infrastructure (DoPI) for Gateway Determination. Attached to this report is a draft Planning Proposal to be submitted to DoPI which includes further information on significant issues and mandatory requirements to be dealt with as part of the assessment of Planning Proposals. The most significant issues are considered below:

Services, Facilities and Infrastructure Impacts

The Shire Wide Contributions Plan (library stock, performing arts centre, public art commissions, regional open space and shire cycleway network and administration costs) will apply to future development of the land. The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of these services.

The rezoning proposal falls within the Southern Lakes Section 94 Contribution Plan catchment. This Plan imposes a contribution rate for Open Space and Recreational Facilities Works, Community Facilities Works (and administration of the Plan). The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of their provision. The section 94 Plan will be amended to reflect the additional yield.

The traffic assessment report submitted by the applicant indicates that the impact of the proposed development on the existing road and intersection network will be minimal, but recommends a pedestrian path connection from the site to the path in Wyong Road.

Initial drainage and stormwater treatment design for the proposed subdivision indicates treatment and management will be undertaken as part of the development and is to be located wholly within the site.

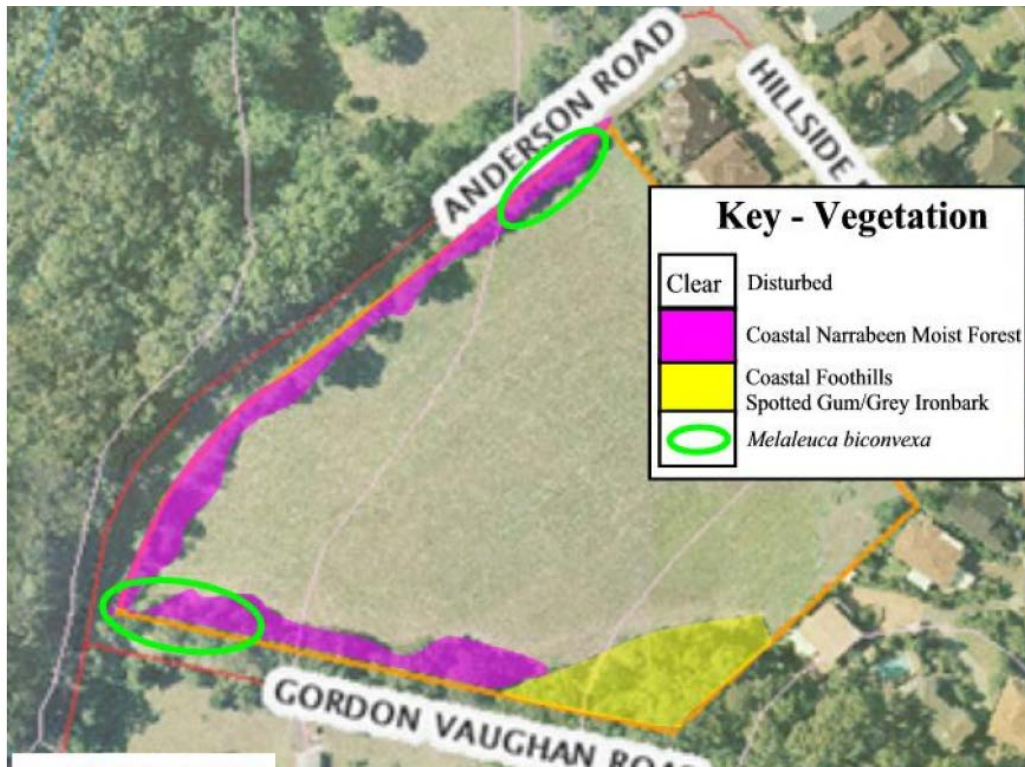
The proposed development will increase demand on water and sewer facilities and require the construction of a sewage pump station. The relevant DSP will effectively apply to the extension of these services to the site. The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost. To service this lot for sewer, the developer would be required to design and construct a sewer system. As mentioned previously, an on-site sewage pump station will be required to service the site. The DSP will be amended to reflect this development and the changes that will occur as a result of the adoption of the Settlement Strategy.

Water supply for the above location is available under RL 40m. Connection point is the 150mm UPVC main on the eastern alignment of Anderson Rd. Above RL 40m (East section of lot), water supply cannot be guaranteed.

Ecological Impacts

The site is predominately cleared with narrow forest remnants along the Anderson Road (western side) and Gordon Vaughan Road (southern side) frontages, widening in the south-eastern corner of the site.

Vegetation communities on the site include Coastal Range Moist Layered Forest. The ecological report (Peak Land Management December 2010) submitted with the rezoning request identifies forest types of Coastal Narrabeen Moist Forest and Coastal Foothills Spotted Gum/Grey Ironbark, however internal review indicates the vegetation does not satisfy the Spotted Gum/Grey Ironbark Forest EEC descriptors. There are 2 patches of the threatened flora species *Melaleuca biconvexa* within the forest remnants.



Source: Peak Land Management 2010

In addition, vegetation along the southern boundary is considered to provide a local wildlife connection between larger fragments to the east and west of the site.

Consideration of bushfire management recommendations, provision of the stormwater quality treatment facilities and sewer infrastructure requirements will have potential additional impacts than those identified and assessed within the ecological report.

Review of the ecological report indicates a number of revisions are required including the additional impacts noted above and resolution of conflicting recommendations with the bushfire report.

The recommendation for regeneration of vegetation, along the southern boundary, to maintain a minor corridor function will be difficult to implement and guarantee in the long term if the land remains in private ownership. The existing vegetation is partially located within the Gordon Vaughan Road reserve. While the developer could be required to dedicate land containing the trees as an addition to the road reserve, the practicality of long term management of this minor corridor is considered to be difficult. On balance, it is recommended that the existing trees be protected by a restriction on the title of the land. This requirement is proposed to be included in a DCP provision, imposed as a condition of subdivision development consent.

OPTIONS

Option 1: Proceed to Gateway Determination

The Planning Proposal is consistent with the Central Coast Regional Strategy and consistent with all relevant 117 Directions. It is considered to be justified and recommended for submission to DoPI for a Gateway Determination.

Option 2: Proceed to Gateway Determination Subject to Certain Matters

An option for Council would be to not proceed to a Gateway Determination until the developer provides all the information required prior to exhibition listed in the overview of this report. However, it is considered these matters are able to be reasonably secured following the Gateway Determination.

Option 3: Not Proceed with Rezoning

Council may wish to reaffirm its decision of February 2003 to not support rezoning of the land. The current zone, which allows a 2 lot subdivision, is considered a significant underdevelopment of the site. Not proceeding with the Proposal would result in a lost opportunity to contribute to the supply of residential zoned land in close proximity to existing services and facilities.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

The Four Year Delivery Program and Operational Plan are Council's mid and short term plans outlining the strategic role that Council will play in delivering the Community Strategic Plan.

Council has 12 Principal Activities with each activity providing the community with the necessary information to ensure Council meets community priorities.

Contribution of Proposal to Principal Activities

Processing of the Planning Proposal is to be funded by the developer/proponent in accordance with Council's Planning Proposal Procedure.

The subsequent rezoning will enable development that will create increased utilisation of existing community, open space, sports fields and recreation facilities. Developer contributions are proposed to be levied to assist with the funding of these facilities.

Opportunities for development to provide community benefits in biodiversity conservation are potentially able to be achieved through the rezoning process. These are to be negotiated as part of the process following a Gateway Determination. A Voluntary Planning Agreement (VPA) may be prepared as part of the negotiations.

The future development of the land will be able to be efficiently serviced for garbage collection. Water and sewer contributions are expected to be collected for the future development which will contribute to cost recovery for headwork charges. Any specific local reticulation infrastructure will be at the full cost of the developer.

Long term Financial Strategy

The Long Term Financial Strategy recognises that operating revenue (excluding capital grants) has not covered operating expenditure to maintain existing services and levels of service. Additionally, the required maintenance and renewals of existing assets cannot be funded. The Long Term Financial Strategy is aimed at providing a framework in which Council “can assess its revenue building capacity to meet the activities of and level of services outlined in the Community Strategic Plan.”

Under the Financial Strategy, it is essential that this Planning Proposal achieves the following funding arrangements:

1. The cost of processing the rezoning is to be funded by the developer.
2. The development is to contribute to the cost recovery or funding of any services and or facilities that will be utilised by the future residents generated by the development. This is expected to be satisfied through existing developer contributions plans.
3. Any new transport, water or sewer services infrastructure, required to service the development that is not identified in an existing developer contribution plan, is to be fully funded by the developer, unless it is reasonably able to be added to an existing contribution plan as essential infrastructure.
4. More detailed assessment of the capacity of existing water and sewer infrastructure that may require a commitment from the developer to meet the cost of any required new infrastructure, including pedestrian paths, sewage pumping stations and water reticulation. In similar cases, developers have addressed these issues through a VPA.
5. Development density should be optimised to achieve cost recovery for services and facilities (water, sewer, drainage, waste) through rate and annual levy charges. This is a development design consideration addressed at development application stage.
6. New assets required to service the development should be minimised as far as possible.

The development may require its own stormwater quality treatment facility. The long term management costs of this facility may need to be assessed during the rezoning process to determine if a commitment from the developer is required to fund these costs.

Asset Management Strategy

Council's long term Asset Management Strategy specifies objectives and outcomes for asset management over the next 10 years. The desired outcomes are ensuring the right assets are built, ensuring existing assets are managed well, ensuring a balance between Council operations, new assets and existing assets and ensuring future budgets reflect the asset requirements. In general terms, the intention is to ensure Council has the financial capacity to maintain the asset, renew the asset at the end of its life cycle, or to decommission the asset when it is no longer required.

The proposed rezoning will result in residential subdivision. New assets to service the subdivision, that will be built by the developer and dedicated to Council, include new roads, local water reticulation, local sewer reticulation including a pumping station and rising main and stormwater treatment facilities. Other potential assets, to be identified through the rezoning process, include pedestrian paths and upgrade to water reticulation upstream.

The ongoing maintenance of water supply services, sewerage services, drainage services and stormwater management are funded through annual charges levied by Council. The greater the number of lots created in the subdivision the greater the increase in the capacity of these charges to meet the maintenance costs, and eventual renewal costs. The location of the land, being adjacent to existing residential development, minimises the length of lead in infrastructure, and is able to utilise existing major infrastructure of roads, sewerage treatment and water supply. Provided the existing major infrastructure has the capacity to cater for the additional load, it is considered the proposal has a high potential to provide sustainable assets.

Link to Community Strategic Plan (2030)

The Community Strategic Plan identifies 8 priority objectives, each supported by a range of actions. The Planning Proposal is assessed as follows.

1. Communities will be vibrant, caring and connected.

The proposed development is immediately adjoining existing residential development. Opportunities exist for new residents to participate in existing programs in the district, including community, business, sports, recreation, education and creative groups.

The Planning Proposal is consistent with the Wyong Shire-wide Settlement Strategy and the Central Coast Regional Strategy.

2. There will be ease of travel.

Bus services operate along Wyong Road. Pedestrian access can be provided to Wyong Road directly through the existing Anderson Road reserve. This pedestrian link is recommended to be provided by the developer.

The development of the land will increase traffic movements on Anderson Road, Hillside Drive, Beckingham Road and the intersection with Wyong Road. There will be some minor reductions in ease of car travel at peak times.

3. Communities will have a range of facilities and services.

The proposed development will result in developer contributions to cultural and community facilities, open space, sports and recreation facilities. Council is currently seeking to increase utilisation of many of its existing facilities.

4. Areas of natural value will be enhanced and maintained.

Existing trees, including two small patches of threatened flora (*Melaleuca biconvexa*), exist on the perimeter of the land. It is intended to retain these patches in the yard areas of future house lots. There is likely to be some impact on the individual trees.

Opportunities for the development to fund programs aimed at restoring natural areas are recommended to be investigated to assist in the achievement of this priority objective. Note the capacity to achieve this will be dependent upon bushfire restrictions and connectivity of the vegetation.

5. There will be a sense of community ownership of the natural environment.

The community will be given an opportunity to comment on any potential impacts of this proposal through the exhibition process.

6. There will be a strong sustainable business sector.

Not relevant to this Proposal.

7. Information and communication technology will be world's best.

It is recommended that future development of the land facilitate the provision of high speed broadband services.

8. The community will be educated, innovative and creative.

Not relevant to this Proposal.

Budget Impact

The processing of the Planning Proposal is being funded by the developer and is intended to be "budget neutral".

Any ongoing maintenance of the assets gained by Council through the development of this subdivision will require appropriate funding from the developer and future landowners.

CONSULTATION

Internal consultation has been undertaken across relevant sections of Council. Consultation with the applicant and owner has also been undertaken. Community consultation and government agency referrals will be undertaken following the Gateway Determination.

CONCLUSION

The Planning Proposal is consistent with Council's draft Shire-wide Settlement Strategy and the Central Coast Regional Strategy. The proposal is considered to be consistent with relevant section 117 Directions, or where inconsistent, able to be justified under the direction.

The land is immediately adjoining existing residential development and is considered to be well placed to utilise existing infrastructure, facilities and services.

Following a Gateway Determination, a number of additional matters may need to be addressed prior to public exhibition of the Proposal. This will assist in improving community benefits of the proposal and managing ecological impacts and social impacts.

The Proposal is considered to be consistent with the Wyong Shire Council Strategic Plan and Annual Plan. Under Council's Financial Strategy, a number of matters are to be addressed during the processing of the Planning Proposal. The Proposal is considered capable of being consistent with Council's Asset Management Strategy. The processing of the Proposal is expected to have no net impact on Council's budget.

Internal consultation and discussions with the applicant and land owner have been undertaken. Public consultation and government agency consultation will be undertaken following a Gateway Determination as required.

Potential corporate risks are to be managed during the processing of the Proposal.

The submitted studies are considered sufficient to justify support for the proposal and all of Council's policy and strategy considerations are able to be reasonably addressed.

It is recommended the Planning Proposal be submitted to DoPI for a Gateway Determination.

ATTACHMENTS

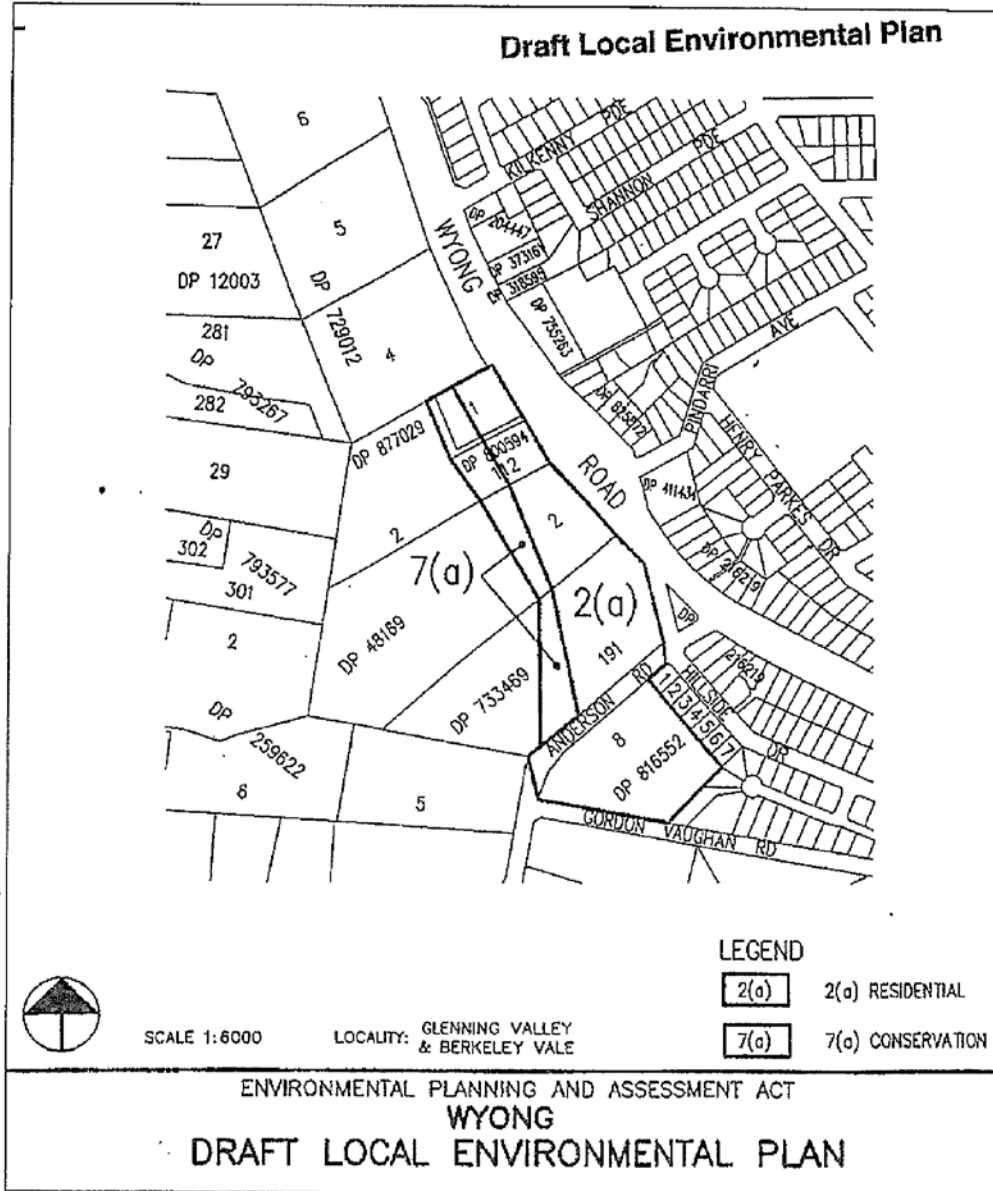
- 1 Draft Planning Proposal- 5 Anderson Road Glenning Valley - RZ/4/2009 D03702408

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February 26 2003
To the Ordinary Meeting of Council

Director's Report
Strategic Planning Department

Glenning Valley Local Environmental Plan/Development Control Plan and Section 94 Plan (Attachment 2)



DRAFT CHAPTER 6.23 - ANDERSON ROAD BERKELEY VALE

1.0 INTRODUCTION

The purpose of this Chapter is to provide subdivision and development requirements for certain land within Glenning Valley, specifically, land identified within Figure 1.

1.1 Objectives

- To provide for the protection and enhancement of the environment.
- To appropriately integrate development with the existing built and natural environment.
- To provide guidance for the orderly subdivision and development of the site.
- To provide opportunity for a variety of housing types.

1.2 Land to which the Chapter Applies

The land to which this Chapter applies is shown edged heavy black in Figure 1.

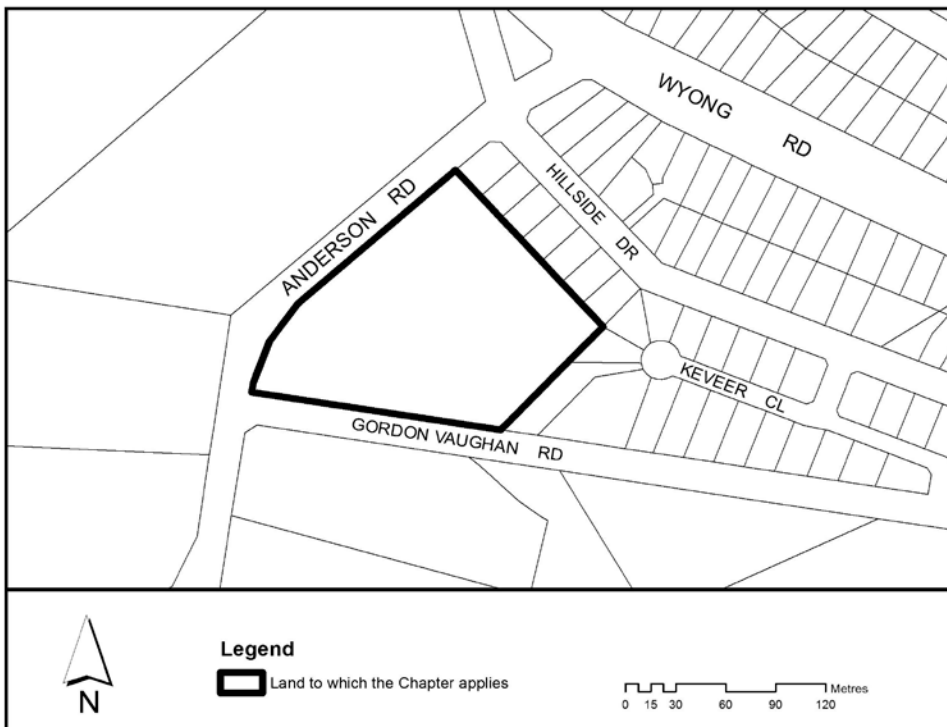


Figure 1 Land to which Chapter 6.23 applies (note will be updated)

1.3 Using this Chapter

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 – Dwelling Houses and Ancillary Structures
- Chapter 2.3 – Dual Occupancy Development
- Chapter 2.11 – Parking and Access
- Chapter 3.6 – Tree and Vegetation Management
- Section 4 – Subdivision
- Council's Civil Works Design Guideline and Construction Specification

2.0 DEVELOPMENT PRINCIPLES

2.1 Subdivision Design

The site contains significant vegetation that has been identified for retention. Existing native vegetation within the site provides connectivity between adjoining vegetated areas located to the east and west of the site. The site also contains two areas of *melaleuca biconvexa* which is a protected species. The subdivision design and any construction works are to accommodate the retention and protection of this vegetation.

The subdivision is to be serviced by a sewage pump station and associated infrastructure to be provided by the applicant and transferred to Council.

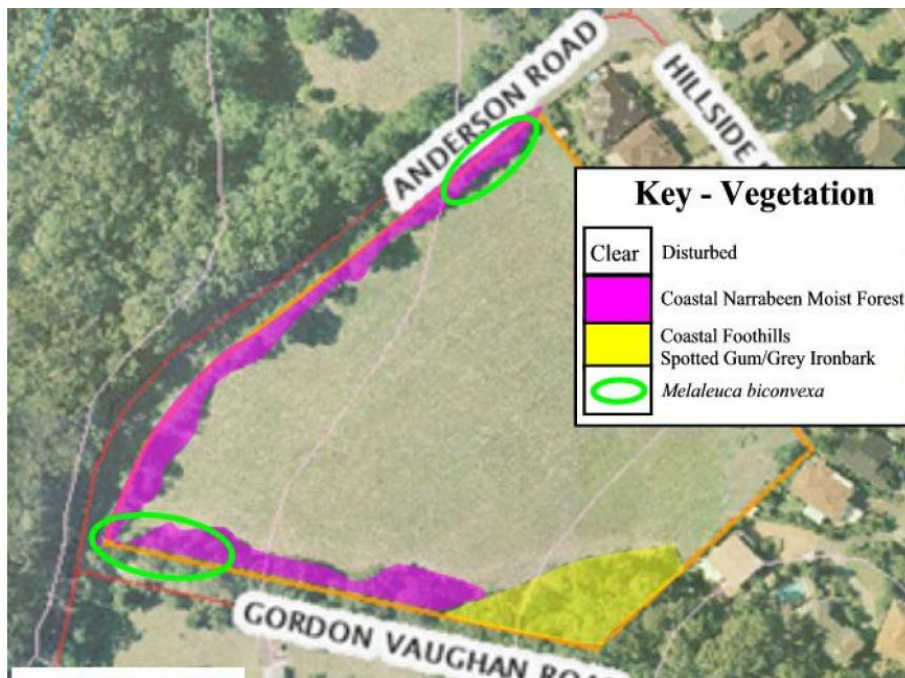


Figure 2 Areas where vegetation is to be maintained

OBJECTIVES

- To facilitate subdivision design of high quality, which controls and mitigates the potential environmental impacts arising from development

- To ensure that any subdivision design and associated civil works meets the appropriate standards of Council

REQUIREMENTS

Any applications for the subdivision of the site must meet the provisions of Part 4 – Subdivision and Council's Civil Works – Design Guideline and Construction Specification. Supplementary to the submission requirements of Part 4- Subdivision, the following information is to be provided with the subdivision application:

- a The Vegetation Management Plan (VMP), Landscape Assessment and Design Report:
 - i is to include an arborist report as per the requirements of Chapter 3.6 – Tree and Vegetation Management recommending trees suitable for retention or replacement.
 - ii is to address the retention of existing vegetation and the provision of asset protection zones.
 - iii is to specify the appropriate access and service locations.
- b The Service Plan:
 - i is to indicate how services will be located to ensure that there is no impact on retained vegetation during construction and into the future.
 - ii is to indicate the location of the proposed sewage pump station and associated infrastructure. The sewage pump station is to be located within the subject site, to provide for suitable and safe maintenance access. The sewage pump station is to be constructed and transferred to Council.
- c The Street Plan:
 - i is to provide detail of street drainage treatment and pathways with consideration of the requirements for vegetation retention under the Vegetation Management Plan.
 - ii is to indicate proposed treatments to existing roads to ensure the retention and ongoing health of retained vegetation.
 - iii is to indicate one single common access to the site from the Anderson Road frontage only.
 - iv is to clearly identify access locations for any new lots close to the connection to the existing road network to address potential traffic conflicts.
- d The Lot Layout Plan:
 - i shall overlay the Landscape Assessment VMP so that the extent of affected vegetation and level of potential site disturbance can be easily identified.
 - ii is to identify areas of the site that will be subject to:
 - a Restriction on Use for development under Section 88B of the Conveyancing Act 1919 for both the protection of retained vegetation and an Asset Protection Zone.
 - a Positive Covenant for Asset Protection Zone maintenance under Section 88B of the Conveyancing Act 1919. The requirements for appropriate ongoing Asset Protection Zone maintenance are to be provided in the Vegetation Management Plan and Bushfire Assessment Report.
 - shall demonstrate consideration for both existing and future development with regard to privacy and the retention of views and vistas.
- e The Traffic Assessment Report is to include and not be limited to:

- consideration that there is to be no direct access from residential lots to the existing road network
 - discussion of sight distances and general road safety by way of a Safety Audit
 - identification and justification of the proposed intersection type The intersection is to be in the form of a roundabout or channelised right turn intersection (or similar) to provide for adequate safety for and a traffic calming mechanism for the area.
- f The Ecological Assessment Report including a threatened species conservation assessment is to be considered in the development of the Vegetation Management Plan, Bushfire Assessment Report and subsequent service plan and lot layout plan.
- g The Bushfire Assessment Report required under the provisions of Planning for Bushfire Protection is to be provided with the subdivision application. Retention of existing vegetation and the impact of maintaining an asset protection zone are to be considered in this report.
- h The Stormwater Management Plan is to address the management of anticipated increase in stormwater run-off and provide appropriate controls as part of the treatment train for the site including appropriate Water Sensitive Design Principles

2.2 Lot Development

OBJECTIVES

- mitigates potential environmental impacts arising from development
- To ensure that development applications for development in low density residential areas are consistent with the relevant plans and policies of Council

REQUIREMENTS

- a Development Applications for detached dwellings houses shall adopt the provisions of DCP 2013 Chapter 2.1 – Dwelling Houses and Ancillary Structures.
- b Development Applications for dual occupancy development shall adopt the provisions of DCP 2013 Chapter 2.3 – Dual Occupancy Development.
- c Small Lot Development - Development Applications proposing to use the provisions for variation to minimum lot size requirements for the R2 Zone under WLEP 2013 for development other than dual occupancy development are to adopt the provisions for Small Lot Housing Development as referred to under DCP 2013 Part 4 – Subdivision.
- d Fencing - Any fencing that involves the removal or pruning of a tree or other vegetation requires a development consent.
- e Access - there is to be no direct access from residential lots to the existing road network.



Office of
Environment
& Heritage

Your reference: RZ/4/2009
Our reference: DOC15/100580
Contact: Ziggy Andersons, 4908 6820

Mr Michael Whittaker
General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Attention: Rod Mergan

Dear Mr Whittaker

RE: PLANNING PROPOSAL – 5 ANDERSON RD BERKLEY VALE - WYONG LGA

In regards to the above planning proposal OEH is satisfied that council has met its obligations to consult with OEH, required under Section 34A of the Environmental Planning and Assessment (EP&A) Act, 1979.

It should be noted that OEH maintains its position on this proposal as per our previous submission (DOC13/89527). As long as the Draft DCP is implemented, which includes the requirement for a Vegetation Management Plan and the requirement to minimise impacts to the remnant vegetation and threatened species (*Melaleuca biconvexa*) present within the site then OEH is satisfied that the proposal will not reduce the biodiversity values within the site.

Please note there is a minor error in the spelling of *Melaleuca* in section 2.1 of the draft DCP provided.

If you have any enquiries concerning this advice, please contact Ziggy Andersons, Conservation Planning Officer, on 4908 6820.

Yours sincerely

10 APR 2015

STEVE LEWER
Acting Senior Team Leader - Planning
Regional Operations

Locked Bag 1002 Dangar NSW 2309
117 Bull Street, Newcastle West NSW 2302
Tel: (02) 4908 6800 Fax: (02) 4908 6810
ABN 30 841 387 271
www.environment.nsw.gov.au

All communications to be addressed to:

Head Office
NSW Rural Fire Service
Locked Mail Bag 17
Granville NSW 2142

Telephone: 1300 679 737
Email: csc@rfs.nsw.gov.au

Head Office
NSW Rural Fire Service
15 Carter Street
Lidcombe NSW 2127

Facsimile: (02) 8867 7983



The General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Your Ref: RZ/4/2009
Our Ref: L12/0001
DA13120290070 IC

Attention: Rodney Mergan

14 January 2014

Dear Sir / Madam,

Planning Instrument for Draft Local Environmental Plan in respect of the rezoning of 8//816552 5 Anderson Road Glenning Valley

I refer to your letter dated 29 November 2013 seeking advice for the above Planning Proposal in accordance with the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service supports the abovementioned proposal however, it should be noted that any future residential subdivision will be required to be assessed under the provisions of Section 100B of the *Rural Fires Act 1997*.

Therefore, consideration should be given to Section 4.1.3 and Appendix 2 of *Planning for Bush Fire Protection 2006* and Australian Standard 3959-2009 *Construction of buildings in bushfire-prone lands* in the planning and construction stages of any development.

For any enquiries regarding this correspondence please contact Iona Cameron on 1300 679 737.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michelle Streater'.

Michelle Streater
A/Manager Customer Service Centre (East)

For information on *Planning for Bush Fire Protection 2006* visit the RFS web page www.rfs.nsw.gov.au



19 December 2013

Rodney Mergan
Senior Planner
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Emailed: wsc@wyong.nsw.gov.au

Your Reference: RZ/4/2009
Our Reference (TRIM): OUT1337570

Dear Mr Mergan

Re: Draft Local Environment Plan RZ/4/2009 in respect of Lot 8 DP 816552, 5 Anderson Road, Glenning Valley

Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Department of Trade & Investment (DTIRIS) – Mineral Resources Branch (MRB). The Department of Primary Industries, incorporating advice from Agriculture, Fisheries and Forests NSW may respond separately.

The subject area overlies the Triassic Narrabeen Group Stratigraphy, which in turn overlies the Permian Newcastle Coal Measures. Borehole data in the area shows the coal measures are intersected at approximately 500 m depth, where the Great Northern Seam is logged to be approximately 7 m thick.

The rezoning is approximately 1 km west from the nearest coal exploration title, EL4912, held by Kores Australia Pty Limited. The site is located on the eastern side of the M1 Motorway and adjoins sites that are currently zoned as residential.

MRB have no concerns with regard to the proposed rezoning of 5 Anderson Road, Glenning Valley.

Geoscience Information Services

MRB has a range of online data available on line through the following website address:
<http://www.resources.nsw.gov.au/geological/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

NSW Department of Trade and Investment, Regional Infrastructure and Services
RESOURCES & ENERGY DIVISION
PO Box 344 Hunter Region Mail Centre NSW 2310
Tel: 02 4931 6666 Fax: 02 4931 6726
ABN 51 734 124 190
www.dtiris.nsw.gov.au

1. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at: <http://www.resources.nsw.gov.au/geological/online-services/minview>
2. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at: <http://nswtitles.minerals.nsw.gov.au/nswtitles/>

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the MRB Land Use team at landuse.minerals@industry.nsw.gov.au.

Yours sincerely



Simon Francis
A/Team Leader Land Use



Voluntary Planning Agreement – Explanatory Note

Wyong Shire Council and Pyoand Pty Ltd

Lot 8 DP 816552, 5 Anderson Road, Berkeley Vale

File No. RZ/4/2009

Voluntary Planning Agreement - Explanatory Note – Clause 25E - Environmental Planning and Assessment Regulation 2000

Objectives, nature and effect of the proposed agreement

- The construction of a sewage pump station and rising main
- The transfer of the ownership of the sewage pump station and associated infrastructure to Council
- The payment of Monetary Contributions by the Developer to Council towards
- The ongoing maintenance of the sewage pump station and associated infrastructure

Assessment of the merits of the proposed agreement, including the impact (positive or negative) on the public or any relevant section of the public.

- Provides certainty for all parties as to how the will be provided with servicing for residential development.

Identify how the agreement promotes the public interest and one or more of the objects of the Environmental Planning and Assessment Act 1979 (The Act)

- It is in the public interest that the servicing of new land releases are cost effective.
- The agreement is consistent with Section 5 (a) (ii) and (iii) of the Act ensures the promotion and co-ordination of the orderly and economic use and development of land and the provision of utility services.

If the planning authority is a council, identify how the agreement, promotes one or more of the elements of the Council's Charter under section 8 of the Local Government Act 1993,

- to provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively
- to have regard to the long term and cumulative effects of its decisions

Identify a planning purpose or purposes served by the agreement, and contain an assessment of whether the agreement, amendment or revocation provides for a reasonable means of achieving that purpose,

- Provides confidence with regard to the suitability of the site for development and impacts on the surrounding environment are managed.

Identify whether the agreement conforms with the planning authority's capital works program

- The direct connection of the subject site to Council's sewer system has been removed from the relevant Development Servicing Plan and therefore falls outside of any capital works program.

State whether the agreement specifies that certain requirements of the agreement must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued.

Prior to the issue of a Subdivision Certificate the following is to occur:

- Payment of Costs for ongoing operation
- Construction and dedication of the sewer pump station and rising main
- Creation of appropriate easements in favour of Council.

VOLUNTARY PLANNING AGREEMENT

Under s. 93F of the *Environmental Planning and Assessment Act 1979*

WYONG SHIRE COUNCIL

AND

PYOAND PTY LTD

DATE:



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PLANNING AGREEMENT

DATE:

Wyong Shire Council (ABN 47 054 613 735) of Council Chambers, Hely Street Wyong in the State of New South Wales ("**Council**")

and

Pyoand Pty Ltd (ABN 25 003 559 822) of PO Box 5 Wyong, NSW, 2250 ("Pyoand").

BACKGROUND

- A. The proposal is to amend Wyong LEP 2013 by zoning the land to Residential R2 to allow residential subdivision of the land. Vegetation retention and APZ areas are indicated to be provided through building restrictions on lot titles.
- B. Due to servicing constraints, there is inadequate Council infrastructure to provide sewer to these properties. This VPA sets out the agreement between Wyong Shire Council and Pyoand.
- C. Parties have agreed that Pyoand will pay monetary contributions in accordance with this agreement.
- D. Parties have agreed that Pyoand agree to construct a Sewer Pump Station, and associated infrastructure, to Council Requirements and dedicate the land on which the Sewer Pump Station will be contained to Council, with the provision for appropriate ongoing access provided for.

OPERATIVE PROVISIONS

PLANNING AGREEMENT UNDER THE ACT

- 1.1 The parties agree that this Agreement is a Planning Agreement governed by Subdivision 2 of Division 6 of Part 4 of the Act.

2 APPLICATION OF THIS AGREEMENT

- 2.1 This Agreement applies to the Planning Proposal RZ/4/2009 and any subsequent Development Application for Residential Subdivision on the subject land.

3 OPERATION OF THIS AGREEMENT

- 3.1 Subject to clause 3.2, this Agreement takes effect once executed by all parties.
- 3.2 This Agreement identifies the arrangements with regard to:
- a The construction of a sewage pump station
 - b Construction of a sewer rising main and creation of appropriate easements over land to ensure access for maintenance of the rising main by Council.
 - c The transfer of the ownership of the sewage pump station and rising main to Council
 - d the payment of Monetary Contributions by the Developer to Council towards the ongoing maintenance of the sewage pump station and rising main
- 3.3 This Agreement does **not** exclude the operation of s.94 and s.94A of the Act or the *Water Management Act 2000* in respect to the development of the Land.
- 3.4 This Agreement does **not** apply to any obligation that the Developer may have to pay contributions, fees or charges under s.94 and s.94A of the Act or the *Water Management Act 2000* in respect to the development of the Land.

4 DEFINITIONS AND INTERPRETATION

4.1 In this Agreement the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Consent means the consent granted to the development application.

Council means Wyong Shire Council or its representatives or assigns.

CPI-A means, for the purposes of clause 5.2 of this Agreement, the most recent Consumer Price Index (All Groups and weighted average for all 8 cities) published by the Australian Bureau of Statistics at the time of this Agreement.

CPI-B means, for the purposes of clause 5.2 of this Agreement, the most recent Consumer Price Index (All Groups and weighted average for all 8 cities) published by the Australian Bureau of Statistics at the time a developer contribution is paid to Council.

Current Development Contributions Plan means Section 94 Contributions Plan

Developer means the owner of the land, the parties to this agreement excluding Wyong Shire Council and the parties that have the rights to act under the consent.

Rezoning Application means RZ/4/2009, which was submitted to Council and relates to the Land.

Land means the land known as Lot 8 DP 816552 in the State of New South Wales.

Monetary Contributions means the Monetary Contributions specified in clause 5 of this Agreement.

Parties mean the Council and the Developer, including both their successors and assigns.

Party means a party to this Agreement including its successors and assigns.

5 PAYMENT OF MONETARY CONTRIBUTIONS

The table at Appendix 1 sets out the Opinion of Probable Cost for the proposed ongoing operating costs of the proposed Sewer Pumping Station. The total cost payable is \$80,967. This payment is to be made to Wyong Shire Council prior to the issuing of any subdivision certificate pertaining to the land.

This is above to the requirement of the developer to provide for a Sewer Pumping Station and associated infrastructure, to Council's requirements and the dedication of the land where the Sewer Pump Station is located to Council, as well as the land to provide appropriate access to the Sewer Pump Station.

6 DEVELOPER WARRANTIES AND INDEMNITIES

- 6.1 The Developer warrants to Council that:
- (a) It is the registered owner of the land;
 - (b) It is able to fully comply with their obligations under this Agreement;
 - (c) It has full capacity to enter into this Agreement; and
 - (d) There is no legal impediment to it entering into this Agreement, or performing its obligations under this Agreement.
- 6.2 The Developer guarantees to Council the due and punctual payment of all moneys due and payable or from time to time due and payable to Council by the Developer pursuant to or in connection with this agreement.
- 6.3 The Developer agrees that Council is not required to proceed against the Developer or exhaust any remedies it may have in relation to the Developer or enforce any security it may hold with respect to the Developer's obligations but is entitled to demand and receive payment when any payment is due under this Agreement.
- 6.4 The Developer agrees that where all or part of the contributions required to be paid under this agreement are not paid at the time required for any reason, the Developer agrees that Council shall have the right to:
- (a) Record the outstanding contribution as a debt against all or any part of the land pursuant to Section 603 of the *Local Government Act 1993*; and
 - (b) Place a caveat on all or any part of the land for the recovery of the outstanding Monetary Contributions pursuant to the *Conveyancing Act 1919*.
- 6.5 The Developer agrees that this Agreement will run with the land and the development consent and will bind all future owners.
- 6.6 The Developer agrees that it will inform all persons that intend to take an interest in this land (excluding developed and approved residential units) of this agreement prior to binding commitments being concluded and will obtain and forward to Council a legally enforceable undertaking from those persons that they intend to be bound by this Agreement.

7 REVIEW OF THIS AGREEMENT

- 7.1 Any amendments, variation or modification to or of, or consent to any departure by any party from the terms of this Agreement shall have no force or effect unless effected by a document executed by the parties which complies with the requirements of Section 93G of the Act.

8 DISPUTE RESOLUTION

- 8.1 If a dispute arises out of or relates to this Agreement (including any dispute as to the meaning, performance, validity, subject matter, breach or termination of this Agreement or as to any claim in tort, in equity or pursuant to any statute) (**Dispute**), any court or arbitration proceedings shall not be commenced by or against Council, the Developers or their successors or assigns, relating to the Dispute unless the parties to the Dispute (**Parties**) have complied with this clause, except where a party seeks urgent interlocutory relief.
- 8.2 A party claiming that a Dispute has arisen under or in relation to this Agreement is to give written notice to the other parties to the Dispute, specifying the nature of the Dispute.
- (a) The Parties agree to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales and to take action to have the Dispute mediated within 7 working days of the receipt of written notice of the Dispute.
 - (b) The Parties agree that the President of the Law Society of New South Wales or the President's nominee will select the mediator and determine the mediator's remuneration.
 - (c) The Parties to the mediation will be jointly responsible for the fees of the mediation and each party shall bear its own costs.
 - (d) The Parties may, but are not required, to enter into a written agreement before mediating a Dispute.
 - (e) If any procedural aspects are not specified sufficiently in the rules under Clause 13, the Parties agree to conduct the mediation regarding those aspects in accordance with the determination of the mediator whose decision regarding those aspects is final and binding on the Parties.
 - (f) A legal representative acting for either of the Parties may participate in the mediation.
- 8.3 From the time when a notice of Dispute is served, neither party shall take action to terminate this Agreement, until after the conclusion of the mediation.
- 8.4 Should mediation fail to resolve any dispute then the dispute shall be determined by arbitration pursuant to the Commercial Arbitration Act 1984 and the General Manager of the Council shall request the President for the time being of The Law Society of New South Wales to appoint an arbitrator to carry out such arbitration in accordance with the provisions of such Act.
- 8.5 Despite clauses 8.1, 8.2, 8.3 and 8.4, either Council or one or more of the Developers may institute court proceedings to seek urgent equitable relief in relation to a dispute or difference arising out of or in connection with this Agreement.

9 COSTS

- 9.1 The Developer agrees to pay or reimburse the costs of Council in connection with the:
- (a) Negotiation, preparation and execution of this planning agreement,
 - (b) Advertising and exhibiting this planning agreement in accordance with the Act, and
 - (c) Registration of this planning agreement where required in accordance with the fees and charges for RZ/4/2009

10 NOTICES

- 10.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
- (a) Delivered or posted to that Party at its address set out in (b) below.
 - (b) Faxed or emailed to that Party at the relevant details set out below.
 - (i) Council: **Wyong Shire Council**
Attention: General Manager
Address: DX 7306 WYONG
Fax No: (02) 4350 2098
Email: wsc@wyong.nsw.gov.au
 - (ii) Developer: Pyoand Pty Ltd
Address: PO Box 5 Wyong NSW 2259
Email: andrew.neil@thedesignpartnership.com.au
- 10.2 If a party gives the other party 3 working days notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that other party if it is delivered, posted or faxed to the latest address or fax number.
- 10.3 Any notice, consent, information, application or request is to be treated or given or made at the following time:
- (a) If it is delivered, when it is left at the relevant address.
 - (b) If it is sent by post, 2 working days after it is posted.
 - (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
- 10.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if it is on a business day, after 5.00pm on that day in the place of the party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

11 ENTIRE AGREEMENT

- 11.1 This Agreement contains everything to which the parties have agreed in relation to the matters it deals with. No party can rely on an earlier document, or anything said or done by another party, or by a director, officer, agent or employee of that party before this Agreement was executed, except as permitted by law.

12 FURTHER ACTS

- 12.1 Each Party agrees to promptly execute all documents and do all such things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

13 GOVERNING LAW AND JURISDICTION

- 13.1 This Agreement is governed by the law of New South Wales, Australia. The parties submit to the non-exclusive jurisdiction of its Courts and Courts of appeal from them. The parties will not object to the exercise of jurisdiction by those Courts on any basis provided that the dispute resolution provisions in clause 8 of this Agreement have first been satisfied.

14 NO FETTER

- 14.1 Nothing in this Agreement is to be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing is to be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

15 SEVERABILITY

- 15.1 If a clause or part of a clause in this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of the Agreement is not affected.

16 WAIVER

- 16.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

17 EXECUTION PANEL

EXECUTED as a Voluntary Planning Agreement

Date:

The Common Seal of WYONG SHIRE COUNCIL was
hereunto affixed on the day of
20 pursuant to a resolution of the Council
made on the day of 20 :

General Manager

Mayor

Director/Secretary [if not Sole Director]

Director/Sole Director

Name [BLOCK LETTERS]

Name [BLOCK LETTERS]

APPENDIX 1 – OPERATION AND MAINTENANCE COSTS – SEWER PUMP STATION

	SCHEME :	Operation & Maintenance of SPS				
		Anderson Rd, Glenning Valley				
	BASE YEAR OF CALCULATION			2,014		
	<i>Discount Rate</i>			5%		
	Asset	Year of O&M	Capacity Consumed	Cost (\$)	Cumulative PV (\$)	Annual NPV (\$)
Year	Item					
1	O&M of SPS	2014	2092	4,800	4,571	4,571
2	O&M of SPS	2015	2092	4,800	8,925	4,354
3	O&M of SPS	2016	2092	4,800	13,072	4,146
4	O&M of SPS	2017	2092	4,800	17,021	3,949
5	O&M of SPS	2018	2092	4,800	20,781	3,761
6	O&M of SPS	2019	2092	4,800	24,363	3,582
7	O&M of SPS	2020	2092	4,800	27,775	3,411
8	O&M of SPS	2021	2092	4,800	31,023	3,249
9	O&M of SPS	2022	2092	4,800	34,118	3,094
10	O&M of SPS	2023	2092	4,800	37,064	2,947
11	O&M of SPS	2024	2092	4,800	39,871	2,806
12	O&M of SPS	2025	2092	4,800	42,544	2,673
13	O&M of SPS	2026	2092	4,800	45,089	2,546
14	O&M of SPS	2027	2092	4,800	47,513	2,424
15	O&M of SPS	2028	2092	4,800	49,822	2,309
16	O&M of SPS	2029	2092	4,800	52,021	2,199
17	O&M of SPS	2030	2092	4,800	54,116	2,094
18	O&M of SPS	2031	2092	4,800	56,110	1,994
19	O&M of SPS	2032	2092	4,800	58,010	1,900
20	O&M of SPS	2033	2092	4,800	59,819	1,809
21	O&M of SPS+ Replace E&M Works	2034	2092	24,800	68,720	8,902
22	O&M of SPS	2035	2092	4,800	70,361	1,641
23	O&M of SPS	2036	2092	4,800	71,924	1,563
24	O&M of SPS	2037	2092	4,800	73,412	1,488
25	O&M of SPS	2038	2092	4,800	74,830	1,417
26	O&M of SPS	2039	2092	4,800	76,180	1,350
27	O&M of SPS	2040	2092	4,800	77,465	1,286
28	O&M of SPS	2041	2092	4,800	78,690	1,224
29	O&M of SPS	2042	2092	4,800	79,856	1,166
30	O&M of SPS	2043	2092	4,800	80,967	1,111
	Total				\$80,967	

3.1 CPA/249691 - Assorted Concreting Construction Works including Kerb & Guttering, Concrete Footpaths, Shared Paths and Associated Works

TRIM REFERENCE: CPA/249691 - D11942345

MANAGER: Stuart Baverstock, Construction Manager

AUTHOR: Sue Ralph; Tech Officer Contracts Administrator

SUMMARY

Evaluation and selection of tenders for Contract CPA/249691 – Assorted Concreting Construction Works including kerb & guttering, footpaths, shared paths and associated works.

“Councillors are reminded that the name of the successful tenderer will be released after resolution of this item. This means that the contents of Attachment A cannot be disclosed during discussion in the open session of the Council meeting.”

RECOMMENDATION

- 1 That Council accept the tenders from all the companies as a ranked panel of contractors in the following order for each section of the contract:**

Tenderer Ranking	Kerb & Gutter and Laybacks		Footpaths & Shared Paths	Vehicle Access Crossings & Pedestrian Refuges
	<\$4,000	>\$4,000		
Tenderer Number				
1st Ranked Tenderer	2	1	9	5
2nd Ranked Tenderer	6	6	5	9
3rd Ranked Tenderer	8	8	7	7
4th Ranked Tenderer			4	2
5th Ranked Tenderer			2	8
6th Ranked Tenderer			6	6
7th Ranked Tenderer			8	3
8th Ranked Tenderer			3	

The above rankings are based on the attached Tender Evaluation Report, for a contract period of up to 3 years for Contract CPA/249691 – Assorted Concreting Construction Works including Kerb & Guttering, Concrete Footpaths, Shared Paths and Associated Works. The estimated annual expenditure against this contract is \$2,700,000.00 (excl GST), however actual expenditure may vary significantly depending on future capital works budget .

3.1 CPA/249691 - Assorted Concreting Construction Works including Kerb & Guttering, Concrete Footpaths, Shared Paths and Associated Works (contd)

- 2** *That Council determine the Tender Evaluation Report in Attachment A remains confidential in accordance with Section 10 A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature, except for the name of the successful tenderers, which may be disclosed after Council has resolved to accept those tenders.*

BACKGROUND

Concrete works including the construction of kerb & guttering, footpaths, shared paths and associated works form an integral part of Roads & Drainage Unit capital works program. Recent significant increases in the quantity of concrete works now being funded requires these previously individually quoted works to be tendered due to a threshold requirement in the Local Government Act, 1993.

Consequently a panel based tender was prepared and advertised with various components including concrete kerb & guttering, footpaths and shared paths and associated works including, but not limited to, vehicle access crossings and pedestrian refuges.

CONTRACT PLAN

The Contract Plan for this tender process was approved by the Director Infrastructure Operations, before the Request for Tender was issued. The approved Contract Plan is identified in Council's record management system as: D011820129.

INVITATION TO TENDER

The tender was advertised in the Sydney Morning Herald, Central Coast Express and eTender from 3 March 2015. Tenders closed at 2.00pm on 26 March 2015.

Contractors were invited to submit rates for part of the Scheduled Items or all the Scheduled Items, based on a detailed specification.

TENDER SUBMISSIONS

Council received nine (9) complying responses for a part or all of the Scheduled Items and one (1) late response. Six (6) responses were from local Contractors and three (3) were from outside the local preference boundaries. The following complying tenders were received and are listed in alphabetical order:

- Bolla Contracting Pty Ltd
- DWA Concrete Constructions
- Foster Civil Contracting Constructions Pty Ltd
- Hard Yards Outdoor Constructions Pty Ltd
- JB Civil Engineering
- Kelbon Project Services Pty Ltd
- Laing Constructions Pty Ltd
- Ozgroup Constructions Pty Ltd
- TGB & Son Pty Ltd

TENDER EVALUATION

All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Report – Attachment A.

All submissions were assessed in accordance with the approved evaluation criteria being:

- a) Price;
- b) Methodology and Programing;
- c) Experience and Proven Performance;

FINANCIAL IMPLICATIONS

The use of a Panel Contract has resulted in improved rates of approximately 10 – 15% over previous engagement.

RELEVANT LEGISLATION

The tender has been conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's Procurement Policy.

Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(d) of the Local Government Act 1993. A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

RISK

This contract has been assessed as a Low risk contract. The key risks and mitigations measures have been addressed in the Contract Plan.

REGULATORY APPROVALS

The following regulatory approvals have been obtained for this Contract:

- Nil

PROCESS REVIEW

The Tender evaluation and this Report and recommendations have been endorsed in TRIM by the Commercial Manager, Contracts and Project Management.

3.1 CPA/249691 - Assorted Concreting Construction Works including Kerb & Guttering, Concrete Footpaths, Shared Paths and Associated Works (contd)

OPTIONS / ALTERNATIVES

Council has the option of not proceeding with this contract by resolving not to accept an offer from any of the Tendering parties. This option however is not recommended.

PUBLIC CONSULTATION

No public consultation specific to this contract was necessary and none has occurred.

ATTACHMENTS

- 1 CPA/249691 Evaluation Report - D11967980

4.1 Wyong Shire Council Fit for the Future Proposal

TRIM REFERENCE: F2010/00500 - D11981353
MANAGER: Michael Whittaker, General Manager
AUTHOR: Marie Hanson-Kentwell; Project Director

SUMMARY

For the Fit for the Future initiative, the State supported the ILGRP's recommendation of the investigation of a merger between Wyong and Gosford Councils. Gosford City Council chose not to jointly explore the merger option forcing Wyong to complete the Council Improvement template for the basis of the proposal. Council's Proposal addresses and demonstrates how Council has met, or exceeded, the State's FFTF criteria, financial benchmarks and other relevant factors for consideration by the expert assessment panel. The proposal via the Self – Improvement template demonstrates the best option for Council is to remain independent whilst implementing planned business improvement initiatives.

RECOMMENDATION

That Council

- (a) ***note WSC is Fit for the Future based upon all the criteria and benchmarks established by the NSW Government***
- (b) ***note that the Community Survey results showed the Wyong Community did not support an amalgamation with Gosford City Council***
- (c) ***note that the Staff Survey results showed WSC staff did not support an amalgamation with Gosford City Council***
- (d) ***note that the independent consultants Third Horizon (NSW Government endorsed provider) Cost Benefit Analysis outcome did not support an amalgamation with Gosford City Council***
- (e) ***note WSC had no alternative but to complete the Council Improvement template for the Fit for the Future assessment.***
- (f) ***endorse the Fit for the Future proposal noting that it contains the detailed documentation underpinning the results outlined in recommendations A to F inclusive. (Proposal is under separate cover)***

BACKGROUND

As part of the State's FFTF initiative, NSW councils were requested to undertake a self-assessment of their current state and to assess their future 'fitness' against set criteria and associated benchmarks. Councils are required to submit a proposal to the State by 30 June 2015, as to how each council will sustain or improve its 'fitness' moving into the future. The State requested councils use the Independent Local Government Review Panel's (ILGRP) recommendation(s) as a starting point for their proposals. For Council, the State supported the ILGRP's recommendation of the investigation of a merger between Wyong and Gosford Councils.

WSC sought to explore the ILRRP recommendation of investigating a merger with GCC, however; GCC chose not to conduct a joint exploration of a potential merger. As a result WSC had no alternative but to complete and self-fund its proposal utilising the OLG prescribed Template Business Improvement.

The Council's theme for its Proposal is 'Fit for the Future: A Journey;' and it provides a comprehensive story of Council's past, current and future performance, and Council's demonstrated capability of improving its financial position, sustainability and capacity to build the community.

Council approached the FFTF program with neutrality, setting out to investigate various reform options in order to identify which option best met the State's objectives and served the interests of the community. The investigation demonstrated the most meritorious option for Council is to remain as a stand-alone entity whilst implementing planned business improvement initiatives. As part of its Proposal, Council also notes its willingness to discuss potential joint services opportunities with Gosford City Council (GCC); to further improve the region's fitness. Council's Proposal is informed by the outcome of an independent Cost Benefit Analysis (CBA) of reform options, as well as extensive self-assessment and investigation by Council.

The CBA completed by independent consulting firm: Third Horizon (NSW Government endorsed provider), found Council has undergone a seismic shift in terms of its operational performance and strategic direction over the past five years, closing the gap of a \$30M deficit to achieve a second consecutive positive operating result (before grants and contributions) of \$5.5m in the 2014 financial year (FY) and estimated to be in surplus \$10M (circa) for 14/15. Third Horizon found that Council remaining as a stand-alone entity presents the least risk, and contains the scale and capacity to deliver the best financial net outcomes for the community. Third Horizon's final recommendation of Council remaining independent highlights a Net Present Value (NPV) of \$43M.

The three options analysed by Third Horizon were:

Option 1: Business Improvement Scenario – full retainment of Council independence, incorporating those initiatives included in Council's Long Term Financial Plan (LTFP) and the incorporation of additional business improvement initiatives. Option 1 presented a NPV of \$43M.

Option 2: Establishment of a Joint Services Organisation between Council and GCC. Option 2 presented a NPV of \$42.9M.

Option 3: Full amalgamation of Council and GCC- Option 3 presented a NPV of \$42.4M.

The merger of Wyong and Gosford Councils was found to be the least beneficial reform option from a financial, social and economic perspective, and it posed the most risk to Councils due to the uncertainty and associated costs of a merger. In addition, the merger of Council and GCC is not supported by the majority of the Shire's community and Council staff.

To inform Council's Proposal, Council undertook two community surveys and a staff survey. The first community survey, accessible from Council's website, was publicised via Council's Twitter and Facebook page, and the local newspaper. The purpose of the initial survey was to gauge the community's level of understanding of the FFTF initiative, the community's level of interest in the initiative, and the community's views on the recommendations of the ILGRP; specifically around a merger between Wyong and Gosford Councils. The majority of survey participants that provided an opinion were 'Strongly Opposed' to a merger between Wyong and Gosford.

The second survey was undertaken by a Market Research Consultant: Woolcott Research, and involved an independent telephone survey of 2,300 residents and 200 businesses to measure satisfaction with a range of Council services. Council utilised the undertaking of a large scale satisfaction survey as an opportunity to gauge the community's views regarding the FFTF initiative and a potential merger. The survey's total sample provided a standard error of +/- 2% at the 95% Confidence Interval. The results of the Woolcott survey showed again that residents who made a decision were opposed to a merger at 61%, while 57% of businesses were also opposed. Respondents believed a merger would impact services, lead to a loss of local identity, and negatively affect Wyong, with a merger primarily benefiting Gosford.

Council undertook a staff survey to ascertain the views of a key affected stakeholder group. Council provided staff the means and opportunity to participate in the survey, with each Service Unit Manager or Section Manager facilitating a paid 15 minute break for staff to complete the survey. The majority of staff was opposed to a merger (71%); with staff doubting a merger would enhance Council's ability to deliver improvements to the region and believing the Central Coast region was too large of an area to be managed by a single council. Staff also believed the merger would provide greater benefit to Gosford and lead to Wyong Shire losing its identity. The majority of staff (78%) were concerned about job loss should a merger proceed.

Contrary to the ILGRP's findings, Council's Proposal proves it has sufficient scale and capacity to engage effectively across the community, industry and government. The State believes such features will ensure that a council has the strategic capacity to govern effectively and partner with industry and government to deliver key priorities. Council's scale and capacity is demonstrated throughout the Proposal and is particularly evident by Council's successful collaborations with various Government, and industry bodies, to create and deliver on numerous formal strategies and plans including State endorsed planning documents e.g. North Wyong Shire Structure Plan, The Regional Economic Development and Employment Strategy, Central Coast Regional Strategy 2006-31, The Coalition's Growth Plan for the Central Coast, and Central Coast Regional Action Plan NSW 2021.

WSC is one of the largest spending Councils in NSW with a planned spend of \$361M in 15/16 with no new loans.

In addition, the development of Council's Local Environment Plan 2013 (LEP) and Development Control Plan 2013 (DCP), has allowed greater flexibility for land use within zones and on Iconic Development Sites within the Shire. The results of the new LEP and DCP are now being realised, with the value of approved development applications last year increasing by 27.9%, and with over \$4B worth of infrastructure, residential and commercial proposals in the pipeline.

4.1 Wyong Shire Council Fit for the Future Proposal (contd)

Council is in its third year of a four year determination by IPART in order to improve the standard of the core Council assets and resolve the asset maintenance backlog by 2026. This action ensures Council meets the FFTF criteria of the Infrastructure backlog ratio.

CONCLUSION

Council's Proposal addresses and demonstrates how Council has met, or exceeded, the State's FFTF criteria, financial benchmarks and other relevant factors for consideration by the expert assessment panel to deem WSC Fit for the Future.

The proposal clearly demonstrates:

- WSC are Fit for the Future
- The Wyong Shire Community do not support an amalgamation with Gosford City Council
- The WSC staff do not support an amalgamation with Gosford City Council
- The independent Cost Benefit Analysis conducted by Third Horizon determined that by Council remaining as a stand-alone entity presents the least risk, and contains the scale and capacity to deliver the best financial net outcomes for the community; and
- Council has complied with the State Government's FFTF guidelines.

The detailed documents under separate cover provide the analysis, context and findings that underpin the contents of this submission.

ATTACHMENTS

- 1 Confidential - Wyong Shire Council Fit for the Future Proposal (Distributed Under Separate Cover)

4.2 Community Subsidy Program and Sport and Cultural Sponsorship Program

TRIM REFERENCE: F2008/02110 - D11916888

MANAGER: Julie Vaughan, Manager

AUTHOR: Kay Matthews; Administration Assistant

SUMMARY

This report provides consideration of applications and recommendations for Community Subsidy Program and Sport and Cultural Sponsorship Program funding for period ending 24 April 2015.

The Community Subsidy Program provides in-kind assistance to support community efforts to maintain the quality of life of the Wyong Shire Community.

The Sport and Cultural Sponsorship Program assists Wyong Shire residents to participate in sporting and cultural events which they may not be able to attend due to financial hardship.

RECOMMENDATION

- 1 ***That Council allocate \$2,441.00 from the 2014-15 Community Subsidy Program as follows:***

<i>Applicant</i>	<i>Project Name Summary</i>	<i>Staff Funding Recommended</i>
<i>Long Jetty/The Entrance Country Women's Association</i>	<i>Rates subsidy</i>	<i>\$734.00</i>
<i>Lions Club of Wyong Inc</i>	<i>Venue hire – Saltwater Creek Reserve</i>	<i>\$612.00</i>
<i>Sunnyfield</i>	<i>Venue hire with digital printing – The Entrance Gallery</i>	<i>\$345.00</i>
<i>Wyong Toastmasters Club</i>	<i>Black and white photocopying and digital colour printing</i>	<i>\$750.00</i>
<i>Total</i>		<i>\$2,441.00</i>

- 2 ***That Council allocate \$198.00 from the 2014-15 Community Subsidy Program as follows, for a second application from this applicant in the current financial year, due to the public benefit that arises:***

<i>Applicant</i>	<i>Project Name Summary</i>	<i>Staff Funding Recommended</i>
<i>Unitingcare NSW ACT</i>	<i>Venue hire – Colongra Bay Hall</i>	<i>\$198.00</i>

4.2 Community Subsidy Program and Sport and Cultural Sponsorship Program (contd)

- 3 That Council decline applications for the reasons indicated in the table below, the applicants be advised and where relevant, directed to alternate funding programs:**

Applicant	Project Name Summary	Staff Recommendation
Parkrun Australia	Costs for event setup and equipment	Applicant is not a legally constituted not-for-profit organisation. Project not suitable for Community Subsidy Program. Staff are liaising with this group on other options.

- 4 That Council allocate \$4,000.00 from the 2014-15 Sport and Cultural Sponsorship Program as follows:**

Applicant	Project Name Summary	Staff Funding Recommended
Michael Leard	2015 Australian Expos Baseball Tour in USA, representing Australia	\$1000.00
Elijah Adams-Kiriona	Oztag NSW vs Queensland State of Origin in Queensland, representing NSW	\$500.00
Clare Billson	The World Championships of Performing Arts in USA, representing Australia	\$1000.00
Mark Sweeney	Australian Karate Federation National Championships in Adelaide, representing NSW	\$500.00
Logan Humphries	Oztag NSW vs Queensland State of Origin in Queensland, representing NSW	\$500.00
Annabelle Lee	2015 Acrobatics State Team, representing NSW	\$500.00
Total		\$4,000.00

BACKGROUND

Council currently provides \$30,000.00 annually for the Community Subsidy Program, which supports community efforts to maintain the quality of life of the Wyong Shire Community. Council does this through the provision of assistance to events, activities and programs which express community and cultural values, protect our natural environment, improve the urban environment and create jobs. The available balance for this program as at 24 April 2015 is \$16,774.01.

Council currently provides \$20,000.00 annually for the Sport and Cultural Sponsorship Program, which assists Wyong Shire residents to participate in sporting and cultural events of regional, State and/or National significance, for which they may not be able to attend due to financial hardship. The available balance for this program as at 24 April 2015 is \$4,161.90. Funds not expended by 30 June 2015 will be returned to general revenue.

Funding is provided every two months for these two programs.

This report provides details on the applications and recommendations for funding.

ATTACHMENTS

Nil.

4.3 Results of Customer Satisfaction Survey 2015

TRIM REFERENCE: CPA/257121 - D11960671

MANAGER: Michael Whittaker, General Manager

AUTHOR: Maxine Kenyon; Director

SUMMARY

Woolcott Research and Engagement were engaged by Council to undertake an independent random telephone survey with 2300 residents and 200 businesses located in the Wyong local government area. This survey was focused on service usage, satisfaction and importance of Council services and overall performance. This report provides the results of the Customer Satisfaction Survey.

Fit For The Future questions were also included to assist Council in its submission required to be made to the State Government later this month.

RECOMMENDATION

- 1 That Council receive and note the results of the Customer Satisfaction Survey 2015.**
- 2 That Council note a further report to Council will be provided outlining actions for service units identified as a result of the Customer Satisfaction Survey Results.**

BACKGROUND

Wyong Shire Council commissioned a market research project amongst residents and businesses in order to obtain a greater understanding of the level of satisfaction and importance that the community places on the main service areas.

Additionally, Council is required to make a submission on the Fit for the Future initiative, this survey presented the ideal opportunity to obtain a robust determination of community views on this matter.

The key objectives of this study were to obtain community feedback in relation to the following:

- Service usage;
- Satisfaction with service areas;
- Importance of service areas;
- Perceived value for money;
- Communication usage and preferences;
- The changing community (including concerns, and support for various initiatives); and
- Awareness and support for potential Fit for the Future changes.

4.3 Results of Customer Satisfaction Survey 2015 (contd)

A quantitative study was conducted, by means of Computer Assisted Telephone interviewing (CATI) amongst both business and residential customers. A total of 2, 500 telephone interviews were conducted:

- 2,300 residents (including residents and ratepayers). This survey has a standard error of +/- 2% at the 95% confidence interval
- 200 businesses based in the Wyong Shire Council local government area. Due to the smaller sample size, this survey had a standard error of +/- 7% at the 95% confidence interval.

This random telephone survey was undertaken by Woolcott Research and Engagement, an independent and well established research firm who has vast experience with both private and government. Woolcott undertook the survey between 11 April – 27 April 2015.

CURRENT STATUS

The results can be found in the attachment, the high level results are highlighted below.

In addition, staff have reviewed previous Council survey data including the following:

- 2008 Community Research
- 2010 Reputation Survey
- 2012 Community Attitudes Regarding Council's Investment of Resources and Provision of Services

Although questions may not have been exactly the same, the data does provide us with valuable trend data from 2008.

Customer Satisfaction Results

Satisfaction

1. Overall satisfaction was high with Wyong Shire Council with 74% of residents and 77% of businesses stating that they were satisfied. This level of overall satisfaction for Wyong Shire Council compared favourably to the state benchmark of 59%.

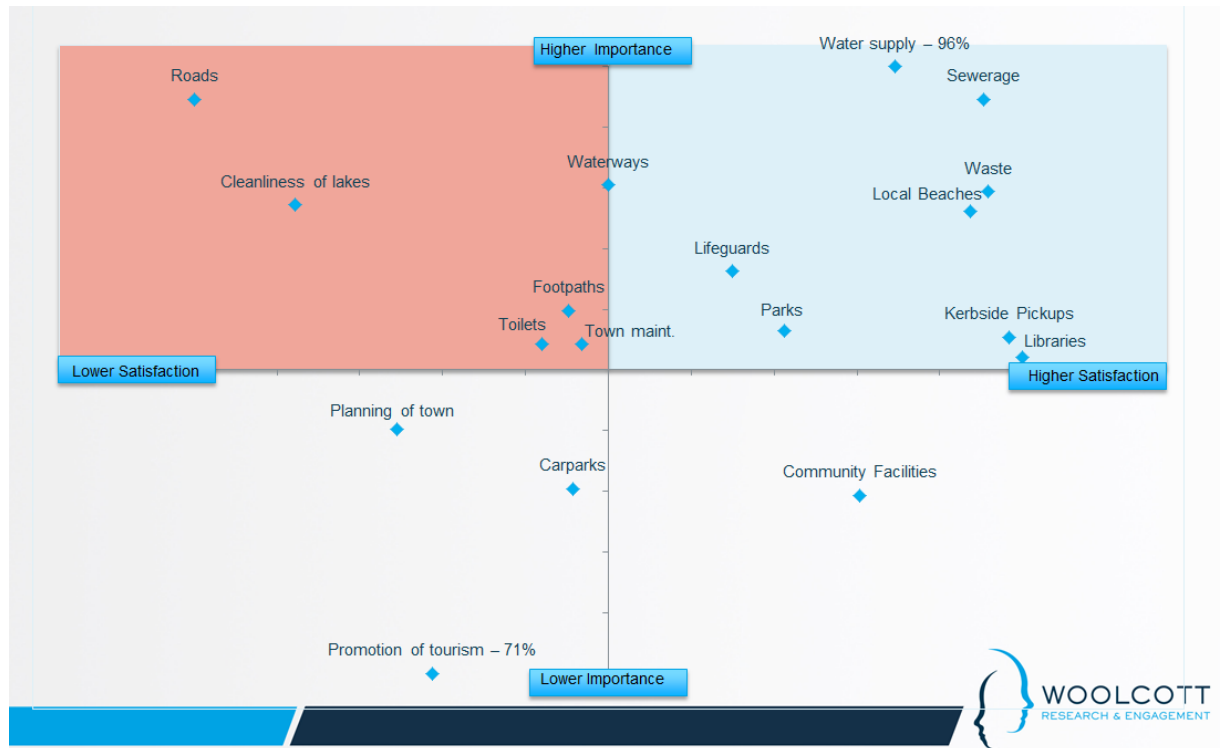
Residents	2015	2012	2010	2008
Overall Satisfaction with Council				
a. Satisfied	74%	39%	32%	66%
b. Dissatisfied	16%	32%	22%	9%

2. Satisfaction with the individual service areas was also high for the essential services at 93% or more for beaches, libraries, kerbside pick-ups, domestic waste collection and sewerage. However, satisfaction was below 50% for the planning of town centres / neighbourhoods, the cleanliness of lakes and local roads.

Residents	2015	2012	2010	2008
Satisfaction with Service Areas				
a. Satisfied	71%	48%	40%	75%
b. Dissatisfied	14%	31%	12%	10%

4.3 Results of Customer Satisfaction Survey 2015 (contd)

- In terms of importance, not surprisingly, all services were viewed as being relatively important. Importance ranged from 71% for the promotion of tourism to 96% for the water supply and local roads.
- The satisfaction versus importance matrix also identified several priority areas for future focus - local roads and the cleanliness of lakes in particular. Footpaths, public toilets and the maintenance of town centres also featured.



As can be seen from the graphic above those in the top right hand corner were perceived to be of higher importance and higher satisfaction. Those in the top left hand corner were areas where there was higher importance however the satisfaction was lower. It is also clear that the relative importance of all services was quite high ranging from 96% for water supply to 71% for promotion of tourism, with no identified services receiving a low percentage rating of importance.

- Of the 47% of businesses who had an intention of expanding, 94% will remain in the Wyong Shire when they expand.

Value For Money

- Of those residents surveyed who were ratepayers (1805) 62% felt that they received value for money from the rates they pay. Of the 67 businesses who were also ratepayers, 67% felt they received value for money.

Residents	2015	2012	2010	2008
Perceived Value for Money				
a. Satisfied	57%	36%	22%	N/A
b. Dissatisfied	35%	39%	29%	N/A

Communication

7. The majority of respondents were satisfied with the way that Wyong Shire Council communicates with the community - 63% of residents and 56% of businesses were satisfied.

Residents	2015	2012	2010	2008
Overall Communication				
a. Satisfied	63%	31%	57%	70%*
b. Dissatisfied	23%	37%	13%	15%*

8. The main single source of information was the local paper with 57% of residents and 40% of businesses stating this as a main source. Residents displayed a higher reliance on newsletters (33%, vs. 24% for businesses) and businesses displayed a higher reliance on the Council website (29%, vs. 20% for residents). The same pattern emerged in relation to preferred information channels suggesting that Council is currently delivering in this regard.
9. The majority of respondents had contacted Council in the last 12 months with 57% of residents and 54% of businesses reporting that they had done so. Satisfaction was high amongst the respondents who had made contact with 77% of residents and 76% of businesses stating that they were satisfied with the way in which their query had been handled.

The Changing Community and Major Projects

10. More than two fifths of residential respondents indicated that they had concerns about the changing community (43%). Most commonly these concerns were to do with services and infrastructure in the area not keeping up with the population growth (as well as the increase in urbanisation itself).
11. The majority of respondents believed that each of the major projects were important. However, perceived importance was particularly high for the University (71% for residents and 76% for businesses) and the employment precinct (74% for businesses).
12. The majority of respondents also supported each of the Council initiatives that were presented to them. There was particularly high support for the focus on job creation (97% for residents and businesses), improving waterways (94% for residents and 95% for businesses) and upgrading local roads (92% for residents and 96% for businesses).

4.3 Results of Customer Satisfaction Survey 2015 (contd)

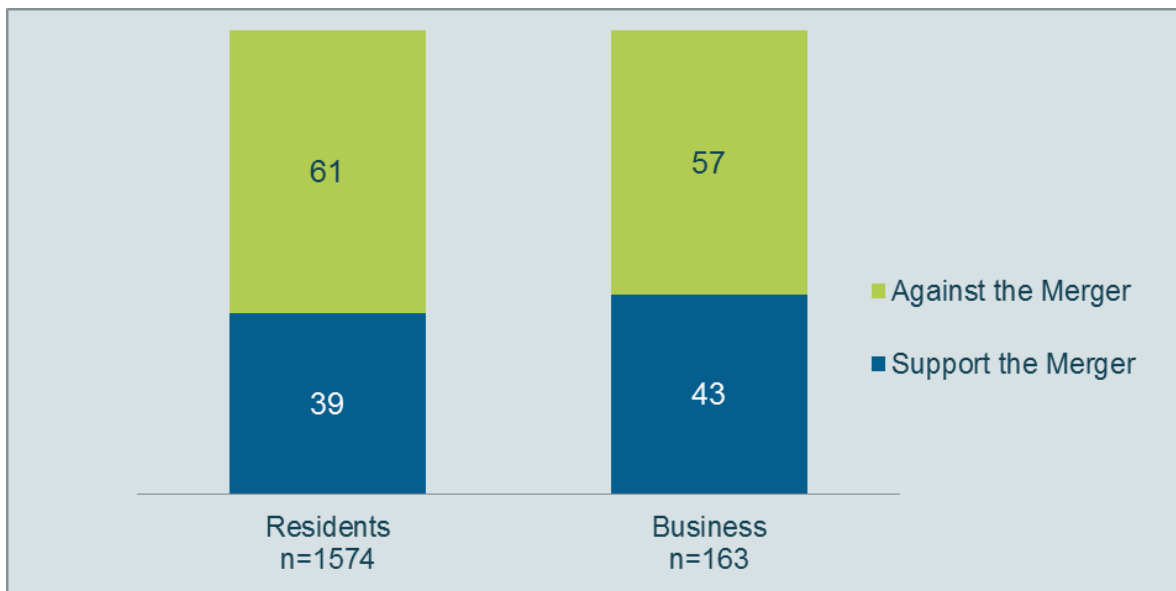
As can be seen from these results Council has improved over recent years and will continue to use these and other survey results to deliver improved services to the community. The results from the 2015 Customer Satisfaction Survey demonstrate Council's commitment to working with the community to understand their needs and improving our services to match that need.

Fit for the Future Results

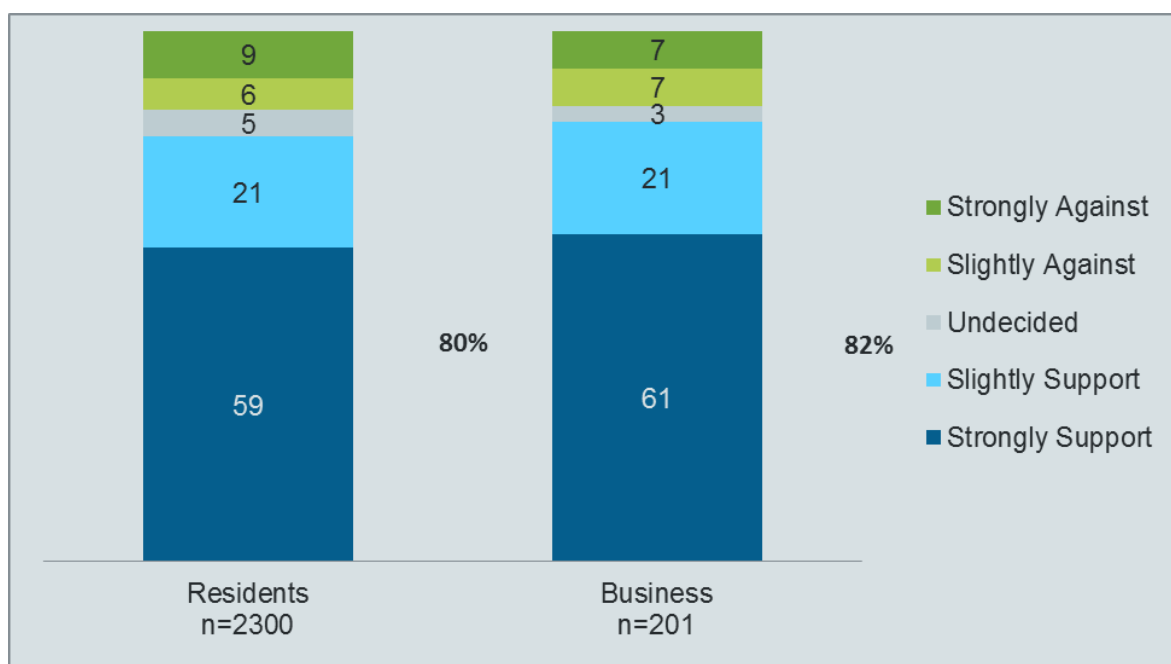
The large scale satisfaction survey presented the ideal opportunity to obtain a robust determination of community views regarding the Fit for the Future initiative and a potential merger between Wyong and Gosford.

As with the customer survey respondents were randomly selected using the latest available residential and business listings for the Wyong LGA, with an aim to represent the region in terms of age and gender and by nature of business. The total sample has a standard error of +/- 2% at the 95% Confidence Interval.

The results of the Woolcott survey showed that of those Wyong Shire residents who made a decision were overwhelmingly opposed to a merger of Wyong and Gosford being 61%, while 57% of businesses were also opposed to a merger.



Approximately 80% of residents and 82% of businesses supported a referendum or better community consultation regarding a plan to merge Wyong and Gosford councils.



Respondents were asked to identify issues they perceived would arise from a potential merger with the majority of issues identified falling under three major, broader headings of: impacts to community services, loss of local identity, and the merger negatively affecting Wyong and the benefit of a merger going primarily to Gosford.

Resident concerns regarding a potential merger of Wyong and Gosford are provided below:

	Residents with concerns (n=1107) %
I think it will become too big, too big an area to manage	31
That we would lose services, have lesser standard of services	21
I have concerns about the allocation of funds, resources	11
I believe, worry that the rates would go up	9
The extremities, parts of the coast would get forgotten, almost forgotten already	8
The personal, local touch might, would get lost if the council was bigger	7
A lot of jobs would \ might go if they merged the councils together	6
Wyong council does a better job than Gosford, are in surplus, don't want to be worse off	5
That the focus will shift according to who is in charge, their agenda, who will be in charge?	5

4.3 Results of Customer Satisfaction Survey 2015 (contd)

Gosford will get more out the merger than Wyong, Wyong would suffer	5
Gosford would take all, too much of the money	5
Fear that the result will be worse, things will suffer, we will come out worse	4
Areas are different, councils have different issues to contend with, do things differently	4
That we haven't been given enough information about it	3
As long as they plan well, manage it how they say they will, that they don't waste money	3
That we'd just get lost \ swallowed up \ lose control	3
Other	18

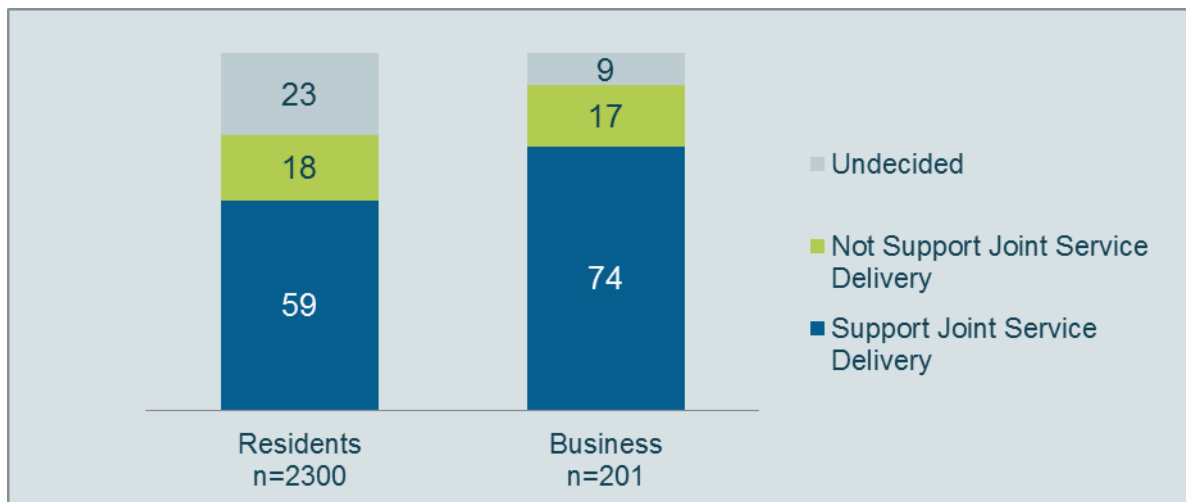
Business concerns regarding a potential merger of Wyong and Gosford are provided below:

	Businesses with concerns (n=1107) %
I think it will become too big, too big an area to manage	20
That we would lose services, have lesser standard of services	19
The extremities, some parts of the coast would get forgotten, they are almost forgotten already	17
That we would just get lost, swallowed up, lose control	16
I have concerns about the allocation of funds, resources	8
Wyong council does a better job than Gosford, are in surplus, we don't want to be worse off	7
The areas are different, councils have different issues to contend with, do things differently	7
Gosford will get more out the merger than Wyong, Wyong would suffer	6
I believe, worry that the rates would go up	6
A lot of jobs would, might go if they merged the councils together	5

4.3 Results of Customer Satisfaction Survey 2015 (contd)

Gosford would take all, too much of the money	5
That the focus will shift according to who is in charge, their agenda, who will be in charge?	5
The personal, local touch might, would get lost if the council was bigger	4
That things will never get done, take even longer	3
I don't like the idea of a bigger bureaucracy, a bigger council	3
Other	24

The majority of both resident (59%) and business (74%) respondents were in favour of further investigation into joint opportunities with Gosford City and other neighbouring councils, with the aim of improving Council services such as water, road and waste across the entire Central Coast region.

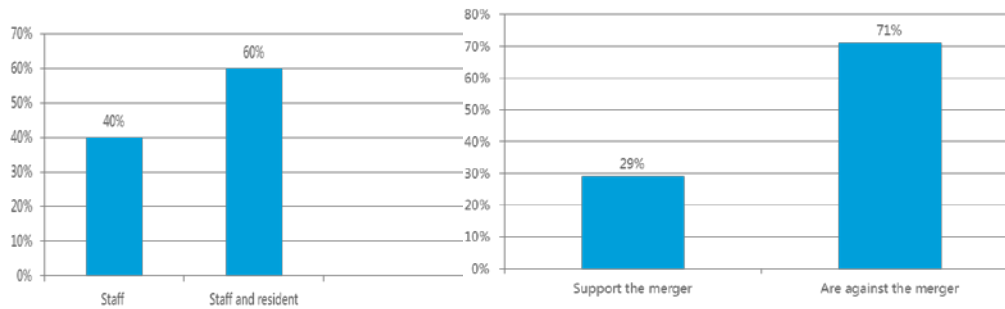


To assist Council in formulating its Fit For The Future proposal, and in addition to the two community surveys, a staff survey was considered vital to ascertain the views of a key affected stakeholder group.

Council requested all staff to participate in a staff survey to ensure staff had a voice on whether they support or do not support a merger of Wyong and Gosford. Both indoor and outdoor staff were provided the means and opportunity to take a paid 15 minute break to complete the survey.

The survey was completed by 501 staff members of which:

- 202 – staff were from outside the Wyong Shire area
- 299 – staff indicated they were residents of the Wyong Shire.



The majority of staff who made a decision were opposed to a proposed merger of Wyong and Gosford councils (71%). Other key highlights from the staff survey are as follows:

- Of those staff who made a decision, the majority (66%) did not believe the merger of Wyong and Gosford would enhance the ability of the Council to deliver improvements to the region.
- 78% of staff believed the Central Coast region was too large of an area to be managed by one council.
- Approximately 73% of staff believed the merger would provide greater benefit to Gosford.
- 82% believed Wyong Shire would lose its identify if a merger was to go ahead.
- 78% of staff had concerns if a merger were to proceed. With the two major concerns relating to impacts to current service levels and job losses.

This information will assist Council in submitting its proposal for Fit For The Future, which is currently due with the Independent Pricing and Regulatory Tribunal (IPART).

STRATEGIC LINKS

Wyong Shire Council Strategic / Annual Plan

Each service and product identified within the strategic plan has a customer focus. This survey provides detailed analysis of satisfaction or not with those services and will be used to guide the development of future strategic plans. Fit For The Future data will assist Council's proposal to IPART.

Long Term Financial Strategy

There is no long term financial impact on receiving and noting these results. Staff will consider the results in future planning which will form part of the normal budget process.

Asset Management Strategy

There is no impact on assets on receiving and noting these results. However, staff will consider the results in future planning and if appropriate will be considered in line with Council's Asset Management Strategy.

Workforce Management Strategy

There is no impact on the workforce management strategy on receiving and noting these results. However, staff will consider the results in future planning of their services and will consider implications on the Workforce Management Strategy.

Link to Community Strategic Plan (2030)

The Community Strategic Plan identifies the community's vision for the Shire, which drives the products and services Council delivers, these results will assist in planning and managing these services to deliver better outcomes for the community. Therefore, these results will impact on all eight objectives of the Community Strategic Plan.

Budget Impact

There are no immediate budget impacts on adopting the results of the Customer Satisfaction Survey, however staff will consider the results and identify opportunities to deliver their services to better meet the needs of the community, any strategies identified may have budget impacts however these will go through the normal budgetary planning process.

CONSULTATION

The random telephone survey included 2300 residents and 200 businesses located in the Wyong Shire local government area.

Two Councillor briefings were also held on this topic, one prior to the survey and one following the survey.

GOVERNANCE AND POLICY IMPLICATIONS

There are no governance or policy implications. Consideration may be required if changes are made to services to address issues and opportunities identified through the survey.

MATERIAL RISKS AND ISSUES

There are no material risks or issues. Consideration may be required if changes are made to services to address issues and opportunities identified through the survey.

CONCLUSION

This survey highlighted that there is an overall satisfaction with Council, its services and performance, once customers had interaction with us their satisfaction increased. The majority of the community support key projects, we deliver quality in some area and there are other areas where Council could focus more on, this will be subject to a further Council report.

4.3 Results of Customer Satisfaction Survey 2015 (contd)

The results from the 2015 Customer Satisfaction Survey demonstrate Council's commitment to working with the community to understand their needs and improving our services to match that need.

ATTACHMENTS

- 1 FINAL Customer Satisfaction Survey Results 2015 D11979087

2015 Customer Satisfaction Survey

Prepared for Wyong Shire Council

May 2015



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Executive Summary

Background and Objectives

Wyong Shire Council commissioned a market research project amongst residents and businesses in order to obtain a greater understanding of the level of satisfaction and importance that the community places on the main service areas.

The key objectives of this study were to obtain community feedback in relation to the following:

- Service usage;
- Satisfaction with service areas;
- Importance of service areas;
- Perceived value for money;
- Communication usage and preferences; and
- The changing community (including concerns, and support for various initiatives).

Research Design

A quantitative study was conducted, by means of Computer Assisted Telephone interviewing (CATI) amongst both business and residential customers.

A total of 2,500 telephone interviews were conducted. N=2,300 interviews were conducted amongst residents (including residents and ratepayers) – which has a standard error rate of +/- 2% at the 95% Confidence Interval. A further n=200 interviews were conducted amongst businesses based in the Wyong Shire Council LGA – which has a standard error of +/- 7% at the 95% Confidence Interval.

Summary and Key Out-takes

Satisfaction

Overall, satisfaction was high with Wyong Shire Council with 74% of residential respondents and 77% of business respondents stating that they were satisfied. This level of overall satisfaction for Wyong Shire Council compared favourably to the state benchmark of 59% for all NSW local councils.

Satisfaction with the individual service areas was also high for the essential services at 93% or more for beaches, libraries, kerbside pick-ups, domestic waste collection and sewerage. However, satisfaction was below 50% for the planning of town centres/neighbourhoods, the cleanliness of lakes and local roads.

In terms of importance, not surprisingly, all services were viewed as being relatively important. Importance ranged from 71% for the promotion of tourism to 96% for the water supply and local roads.

The satisfaction versus importance matrix also identified several priority areas for future focus - local roads and the cleanliness of lakes in particular. Footpaths, public toilets and the maintenance of town centres also featured.

Communication

The majority of respondents were satisfied with the way that Wyong Shire Council communicates with the community - 63% of residential respondents and 56% of business respondents were satisfied.

The main single source of information was the local paper with 57% of the residential respondents and 40% of business respondents stating this as a main source. Residential respondents displayed a higher reliance on newsletters (33%, vs. 24% for businesses) and business respondents displayed a higher reliance on the Council website (29%, vs. 20% for residents). The same pattern emerged in relation to preferred information channels suggesting that Council is currently delivering in this regard.

The majority of respondents had contacted Council in the last 12 months with 57% of residential and 54% of business respondents reporting that they had done so. Satisfaction was high amongst the respondents who had made contact with 77% of residents and 76% of businesses stating that they were satisfied with the way in which their query had been handled.

The Changing Community

More than two fifths of residential respondents indicated that they had concerns about the changing community (43%). Most commonly these concerns were to do with services and infrastructure in the area not keeping up with the population growth (as well as the increase in urbanisation itself).

The majority of respondents believed that each of the major projects were important. However, perceived importance was particularly high for the University (71% for residents and 76% for businesses) and the employment precinct (74% for businesses).

The majority of respondents also supported each of the Council initiatives that were presented to them. There was particularly high support for the focus on job creation (97% for residents and businesses), improving waterways (94% for residents and 95% for businesses) and upgrading local roads (92% for residents and 96% for businesses).

Detailed Research Findings

Background and Objectives

Wyong Shire is a local government area located in the Central Coast region, north of Sydney. The Council provides services to the population of around 160,000 residents and numerous business types within its bounds of some 827 km².

Wyong Shire Council provides a range of services to the community, and in an effort to maintain and build upon customer service experiences to the diverse community, the Council commissioned a research project to obtain a greater understanding of the level of satisfaction and importance that the community places on the main service areas.

Overall, the study was designed to obtain business and resident feedback in relation to the following:

- Current usage of a range of services provided by the Wyong Shire Council;
- Satisfaction with the Council on a range of services amongst residents and businesses;
- Importance levels on key service areas to residents and business;
- Perceived value for money of the services provided by the Wyong Shire Council;
- Preferred methods of communicating with the council;
- Incidence of residents and businesses contacting Wyong Shire Council;
- Perceived ways the Wyong Shire is changing, including any concerns about changes; and
- Perceptions and support for various initiatives in the Council area.

Research Design

The study was quantitative in nature, involving Computer Assisted Telephone interviewing (CATI) amongst both business and residential customers between 10 April and 28 April 2015.

Amongst the residential customers:

- A total of n=2,300 telephone interviews were conducted;
- Respondents were residents of the Wyong Shire Council LGA (both owners and renters) aged 18+;
- Potential respondents were drawn randomly from electronic White Pages listings;
- Broad quotas were applied and results were post weighted by age and gender, to ensure the sample profile of the total respondent based matched the ABS profile for the Wyong Shire Council LGA.
- The total sample has a standard error of +/- 2% at the 95% Confidence Interval.

Amongst the business customers:

- A total of n=200 telephone interviews were conducted;
- Respondents were those responsible for contacting Wyong Shire Council, should the need arise in the course of doing business;
- Potential respondents were drawn randomly from business listings in the electronic White Pages; and
- The total sample has a standard error of +/- 7% at the 95% Confidence Interval.

Given that not all questions were asked of all respondents (i.e. if the residential respondents were not users of a service they were not asked to rate it in terms of satisfaction), the base size can vary by question. These base sizes are details in relation to each chart or results table presented.

For the open-ended questions (where no prompting or pre-coding of responses was involved) the verbatim comments have been 'coded' into common theme areas by a senior qualified coding expert.

Copies of the questionnaires are provided in the appendix.

1. Respondent Profile

1.1 Residential Respondent Profile

The age and gender profile of the residential respondents' matches the ABS profile of residents aged 18 or more, with just under six in ten respondents being female (57%), and just over four in ten being male (43%).

One third of the residential respondents were aged under 40 (33%), and the same proportion were aged from 40 to 59 (33%). Almost a third of the residential respondents were also aged 60 or more (32%), with the remainder of respondents preferring not to indicate their age.

Table 1: Age and Gender

Gender	%
Male	43
Female	57
Age group	
18-29	18
30-39	15
40-49	17
50-59	16
60-69	15
70-79	10
80+	7

Q_i. RECORD GENDER:

Q_{iv}. And can you please tell me which of the following age groups you fall into?

BASE: All residential respondents (n=2,300)

Aligned with the age profile, a relatively large proportion of the residential respondents indicated that they were retired (30%), while professional and trade positions were the most common paid employment types indicated (8% each).

Table 2: Occupation

Occupation	%
Retired / Superannuated	30
Professional	8
Technician / Trade Worker	8
Student	7
Admin	7
Home Duties	6
Manger	6
Community / Social Worker	4
Unemployed	3
Machine Operator / Driver	2
Labourer	2
Other	14

Qii. What is your occupation?

BASE: All residential respondents (n=2,300)

All residential respondents were also asked to reveal whether there were any children under the age of 12 living within their household, and three in ten indicated that there were (30%).

In terms of language, only 5% of all respondents indicated that they spoke a language other than English within their household.

Table 3: Language & Children in Household

Children under 12 in household		%
Yes		30
No		70
Language other than English spoken at home?		
Yes		5
No		95

Qv. Are there any children under the age of 12 years living in your household?

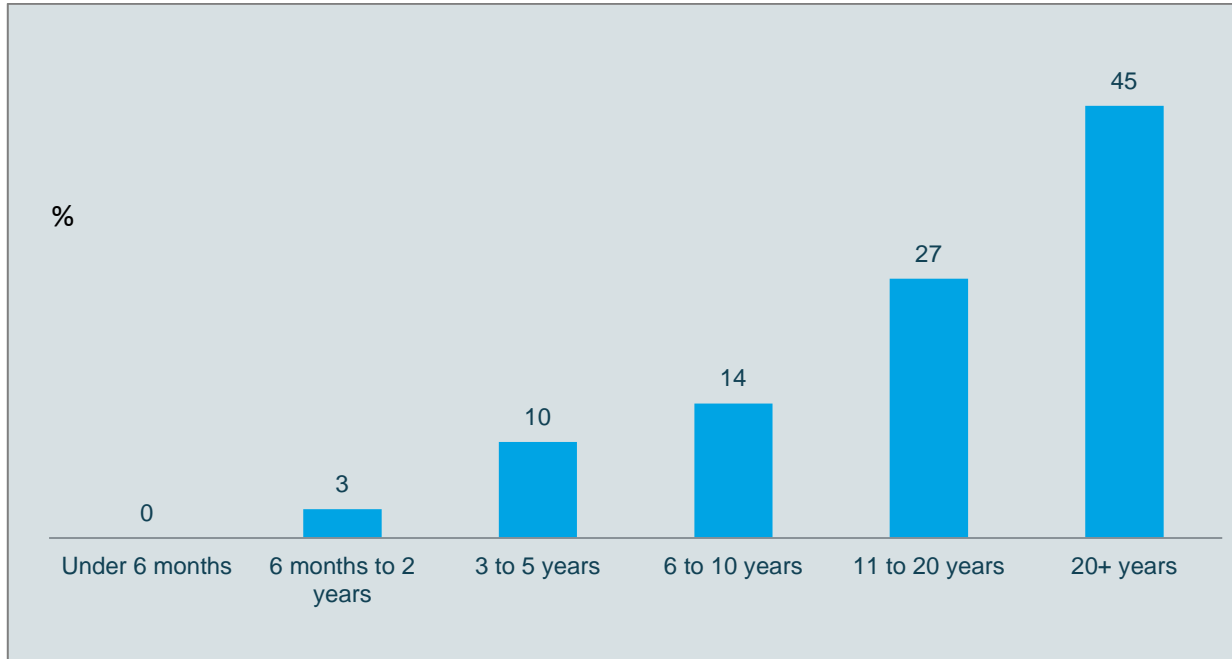
Qvii. Do you speak a language other than English within your household?

BASE: All residential respondents (n=2,300)

More than four in ten of the residential respondents indicated that they had lived in the Wyong Shire Council area for more than 20 years (45%). Just less than three in ten also indicated that they had been living there for between 11 and 20 years (27%).

Relatively few respondents were new to the area (3% had been in the area for less than two years).

Figure 1: Length of Residence



Qvi. How long have you lived in the Wyong Shire Council area?

BASE: All residential respondents (n=2,300)

1.2 Business Respondent Profile

Just over a quarter of all business respondents indicated that they operated a retail business (26%). Manufacturing was also relatively common amongst the business sample (14%), while around half of this proportion were involved in a lifestyle business (7%).

There were a range of other business types involved at relatively low levels (5% or lower).

Table 4: Nature of Business

Nature of your Business	%
Retail	26
Manufacturing	14
Lifestyle	7
Professional Service (Law, Accounting)	5
Health \ Medical	5
Property services \ trade	5
Construction	4
Tourism	4
Sales	4
Mechanical repairs \ automotive	4
Wholesale	3
Education	2
Business service	2
Childcare	2
Not for profit	2
Property valuation \ real estate	1
Other	8

Q1. What is the nature of the business you operate?

BASE: All business respondents (n=201)

Just under one in ten of the business respondents indicated that they were sole traders (9%), while the majority of these respondents indicated that they had between one and five employees (55%). Almost two fifths of all business respondents indicated that their business had more than 10 employees (19%).

In terms of the length of time businesses had been operating in the Wyong Shire area, more than two fifths (42%) had been operating for more than 20 years. Almost a quarter also indicated that they had been operating in Wyong Shire for eleven to twenty years (24%). Relatively few were new business operators (1% had been operating for 12 months or less).

Table 5: Number of Employees & Length of Time in Operation

Full time equivalent Employees	%
No Employees / Sole Trader	9
1-5 Employees	55
6-10 Employees	15
11-20 Employees	9
20+ Employees	10
How long has the Business been operating	%
Under 6 months	-
6 months to 12 months	1
3 to 5 years	8
6 to 10 years	23
11 to 20 years	24
20+ years	42

Qv. How many Full-Time Equivalent Employees do you have?

Qii. How long has this business operated in the Wyong Shire Council area?

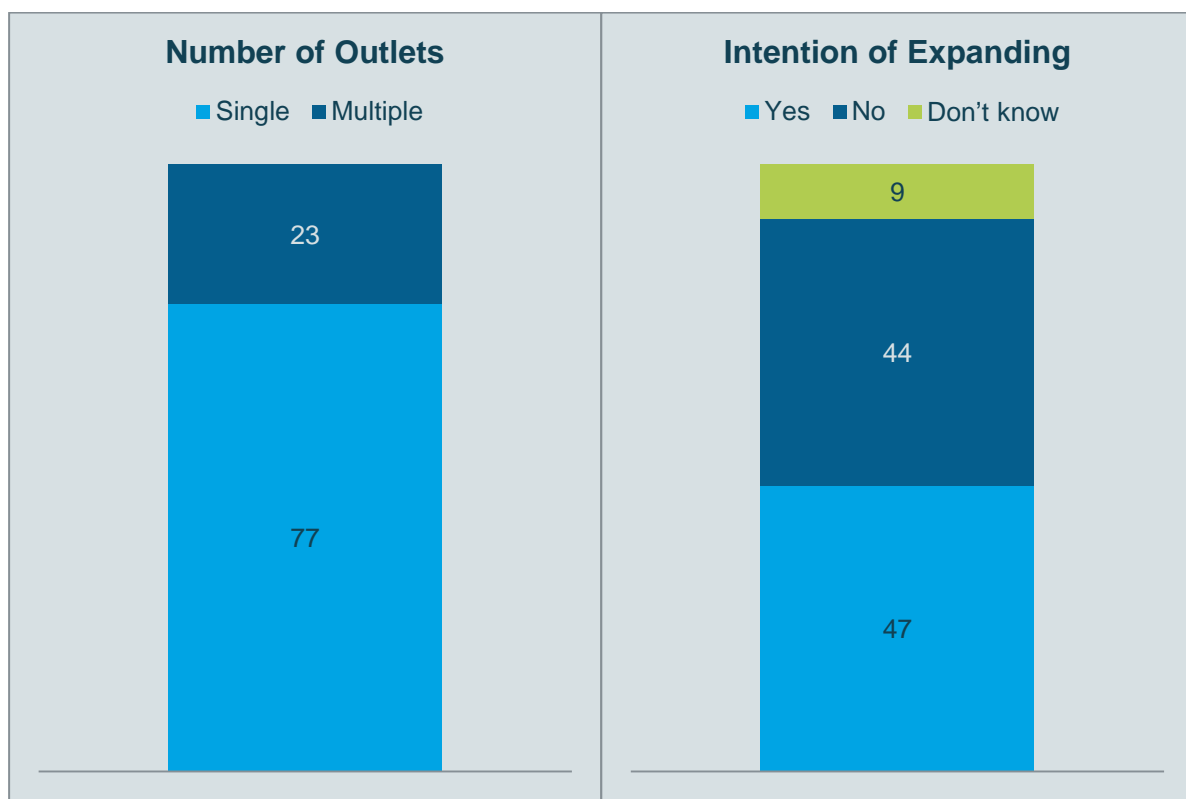
BASE: All business respondents (n=201)

The business respondents were asked to indicate whether they operated at a single location or at multiple locations, and the majority of respondents indicated that they operated a single outlet business (77%).

They were also asked to indicate whether or not they intended to expand their business within the next two to five years, and almost half (47%) indicated that they were planning such an expansion.

In addition, those planning to expand were asked to reveal whether they would remain in the Wyong Shire Council area, and almost all (94% of those planning to expand, or 44% of all business respondents) indicated that they were intending to keep their businesses within Wyong.

Figure 2: Number of Number of Outlets & Expansion Plans



Qiii. Do you operate a single outlet or multiple outlet business?

Qvi. Is there an intention for your business to expand in the next 2-5years?

BASE: All business respondents (n=201)

2. Service Usage

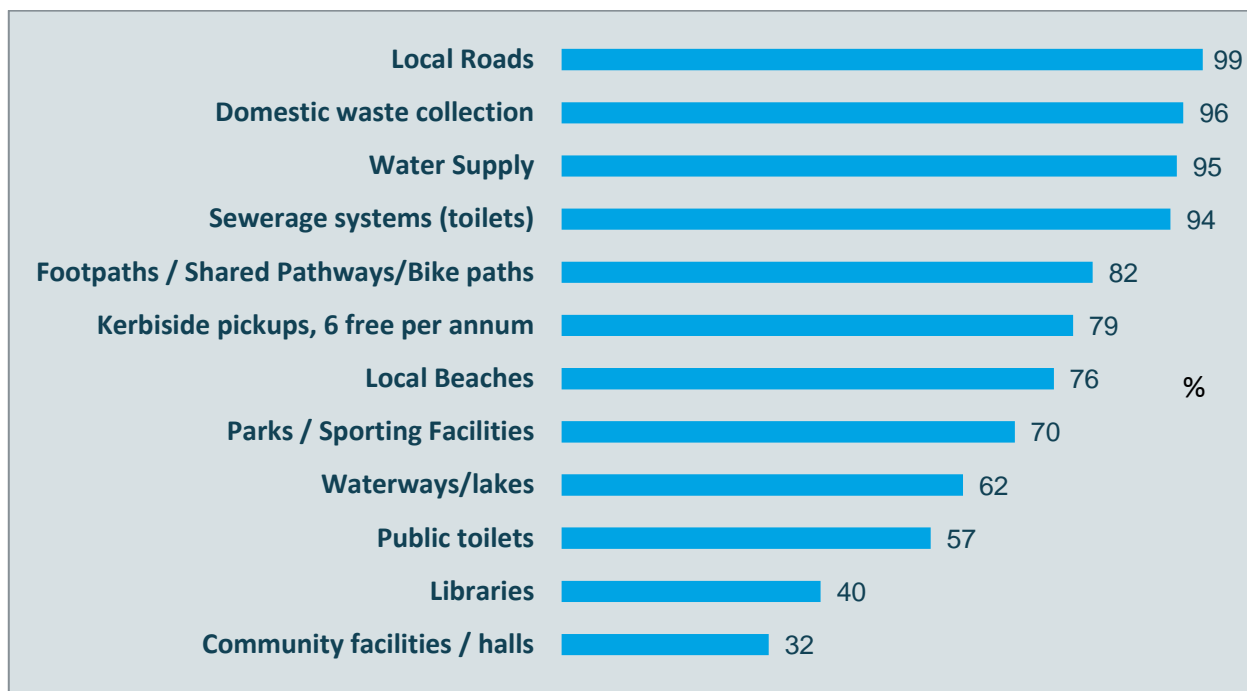
2.1 Use of service areas

The residential respondents were read out a number of service areas that the council is responsible for and asked to indicate which ones they had used or accessed in the last 12 months (within the Wyong Shire Council area).

The vast majority (94% or more) had used 'local roads', 'domestic waste collection', the 'water supply' and the 'sewerage systems'.

'Footpaths/shared pathways/bike paths' (82%); 'kerbside pickups' (79%); 'local beaches' (76%) and the 'parks/sporting facilities' (70%) were also commonly used by Wyong residents. Services such as 'community facilities/halls' and 'libraries' were used by 40% or fewer of the residential respondents.

Figure 3: Use of service areas



Q2a. I am now going to read out a number of service areas that your council is responsible for, and I would like you to tell me which ones you have used or accessed in the last 12 months within the Wyong Shire Council area. Firstly.....READ OUT. ROTATE ORDER. Have you used or accessed? Base: All Residential respondents (n=2300)

2.2 Reasons for not using the water supply

While 95% of respondents had used the water supply, amongst the 5% who had not used it, the main reason was 'no need for the service', which was mentioned more often amongst the under 40 year old respondents.

A further 19% indicated they went 'elsewhere for the service' – which was higher amongst the older age group (60+ years old).

Table 6: Reasons for not using the water supply

	Had Not Used (n=115) %
No need for the service	70
Go elsewhere for the service	19
Water is not connected here	9
Not interested in using the service	3
Distance \ there aren't any around here	1
I find it too difficult to use \ disabled, elderly	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Residential respondents who had not used the service (n=115)

2.3 Reasons for not using the sewerage system

Amongst the minority (6%) who had not used the sewerage system, the main reasons were 'no need for the service' (59%); 'go elsewhere for the service' (21%) and the 'sewerage not being connected here' (18%).

Table 7: Reasons for not using the sewerage system

	Had Not Used (n=127) %
No need for the service	59
Go elsewhere for the service	21
Water \ sewerage is not connected here	18
Didn't know it\they were available	1
Not interested in using the service	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Residential respondents who had not used the service (n=127)

2.4 Reasons for not using the kerbside pick-ups

20% of the residential sample indicated that they did not use the kerbside pick-ups service. Amongst this group, the main reason for not using the service was 'no need for the service' (82%).

5% or fewer mentioned other reasons such as 'going elsewhere for the service'; 'not knowing the service was available'; being 'too busy'; and 'not liking having rubbish on the street'.

Table 8: Reasons for not using the kerbside pick-ups

	Had Not Used (n=472) %
No need for the service	82
Go elsewhere for the service	5
Didn't know it \ they were available	3
Just haven't got around to it \ too busy	2
I don't like having rubbish out on the street \ people going through it	2
Not interested in using the service	2
Council won't do it for our area \ retirement village \ not offered	1
I find it too difficult to use \ disabled, elderly	1
The service is very bad \ impossible to access	1
My village \ caravan park takes care of that	1
I recycle \ re use \ give to charity	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Base: Residential respondents who had not used the service (n=472)

2.5 Reasons for not using the local beaches

The main reason for not using the local beaches (amongst the 24% of respondents who indicated they had not used a local beach in the last 12 months), was 'no need for the service' (49%).

A further 34% stated that they were 'not interested in using the service'; and 12% suggested it was 'too difficult to use/they were disabled, elderly'.

Table 9: Reasons for not using the local beaches

	Had Not Used (n=560) %
No need for the service	49
Not interested in using the service	34
I find it too difficult to use \ disabled, elderly	12
Go elsewhere for the service	6
Just haven't got around to it \ too busy	3
Distance \ there aren't any around here	1
Didn't know it\they were available	1
I don't have a boat	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Residential respondents who had not used the service (n=560)

2.6 Reasons for not using waterways and lakes

Almost four fifths (38%) of the residential respondents indicated that they had not used / accessed the local waterways or lakes in the last 12 months.

Most of those not using the waterways and lakes indicated that they had not used them because they had 'no need for the service' (61%).

A further 27% claimed to be 'not interested in using the waterways and lakes'.

Table 10: Reasons for not using waterways and lakes

	Had Not Used (n=885) %
No need for the service	61
Not interested in using the service	27
I find it too difficult to use \ disabled, elderly	5
Go elsewhere for the service	4
I don't have a boat	4
They are dirty \ polluted \ stink \ full of weeds	3
Just haven't got around to it \ too busy	2
Didn't know it\they were available	1
Distance \ there aren't any around here	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Base: Residential respondents who had not used the service (n=885)

2.7 Reasons for not using public toilets

Amongst the 43% of respondents who had not used the Shire's public toilets in the past 12 months, the main reason was 'no need for the service' (60%).

Others stated they were 'not interested' (19%); they 'went elsewhere' (14%), and the toilets were 'dirty or smelt bad' (9%).

Table 11: Reasons for not using public toilets

	Had Not Used (n=995) %
No need for the service	60
Not interested in using the service	19
Go elsewhere for the service	14
They are dirty \ stink	9
Didn't know it\they were available	3
They are dangerous \ people lurking	1
I find it too difficult to use \ disabled, elderly	1
They are always closed \ locked	1
Distance \ there aren't any around here	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Residential respondents who had not used the service (n=995)

2.8 Reasons for not using the libraries

The libraries in the Wyong Shire Council had not been used by 60% of the residential respondents. Users of the library services were more likely than non-users to be female (63% vs. 54%), aged 60+ (34% vs. 31%), and to be newer residents of the area (31% vs. 25%).

Again the main reason for not using the libraries was that there was 'no need' (69%). Further reasons cited included 'not being interested in using the library' (18%) and 'going elsewhere for the service' (12%).

Table 12: Reasons for not using the libraries

	Had Not Used (n=1,372) %
No need for the service	69
Not interested in using the service	18
Go elsewhere for the service	12
Just haven't got around to it \ too busy	3
I find it too difficult to use \ disabled, elderly	1
Didn't know it\they were available	1
Distance \ there aren't any around here	1
They are a bit limited \ poor selection \ I have read all their books	1
They are always closed \ locked	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT
Base: Residential respondents who had not used the service (n=1,372)

2.9 Reasons for not using the community facilities and halls

Over two thirds (68%) of residents interviewed had not used the community facilities or halls in the past 12 months. Usage was greatest amongst the under 40 year olds (39% versus 29% amongst those aged over 40 years). Users of the halls and facilities were more likely than non-users to be aged under 40 (40% vs. 30%), and newer residents of the area (32% vs. 26%).

The majority (85%) of those who had not used them indicated that the main reason for lack of usage was 'no need for the service'. Minor references were also made to a 'lack of interest in using the service' (10%) and 'going elsewhere for the service' (5%).

Table 13: Reasons for not using the community facilities and halls

	Had Not Used (n=1,567) %
No need for the service	85
Not interested in using the service	10
Go elsewhere for the service	5
Didn't know it\they were available	1
I find it too difficult to use \ disabled, elderly	1
Just haven't got around to it \ too busy	1
Distance \ there aren't any around here	1
No one ever invited me \ don't know anyone	1
They are always closed \ locked	1
The Council doesn't make the hall available to us anymore	1
My village \ caravan park takes care of that	1
Other	1
Don't know	1

Q2b. Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

Base: Residential respondents who had not used the service (n=1,567)

3. Satisfaction

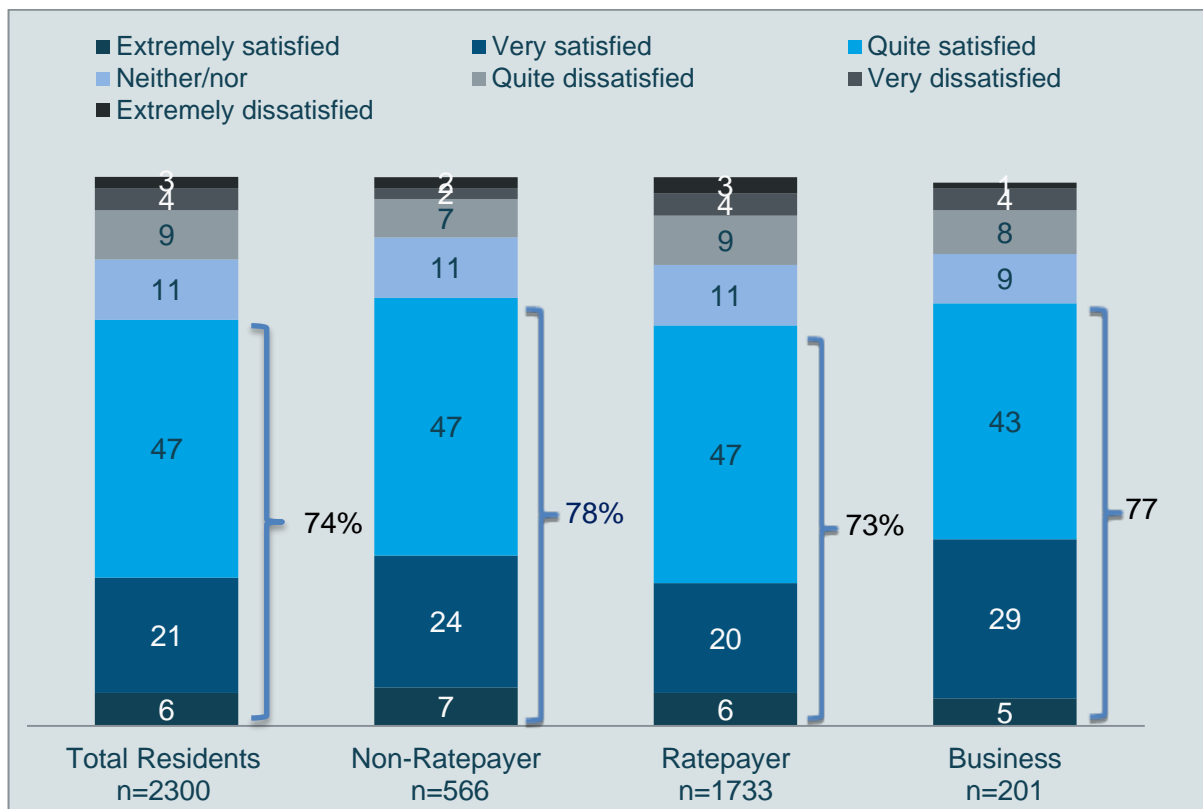
3.1 Overall Satisfaction with Wyong Council

Overall, satisfaction with Wyong Shire Council was largely positive with almost three quarters of all residential respondents satisfied with the services council provides (74%). However, there was a small proportion of respondents who were dissatisfied (16%).

Looking across respondent types, there were only slight differences in terms of satisfaction. 'Non-Ratepayers' were the most positive respondent type with nett satisfied significantly higher compared to the total result (78% versus 74%).

The Business respondents were also more satisfied relative to the overall figure (77%).

Figure 4: Overall Satisfaction with Wyong Shire Council



Q1. Now, thinking about all the services your council provides, overall how satisfied have you been with your council over the last 12 months? That is have you been satisfied or dissatisfied with Wyong Shire Council's performance? IF SATISFIED: Would you say you have been extremely satisfied, very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been extremely dissatisfied, very dissatisfied, or quite dissatisfied with the service?

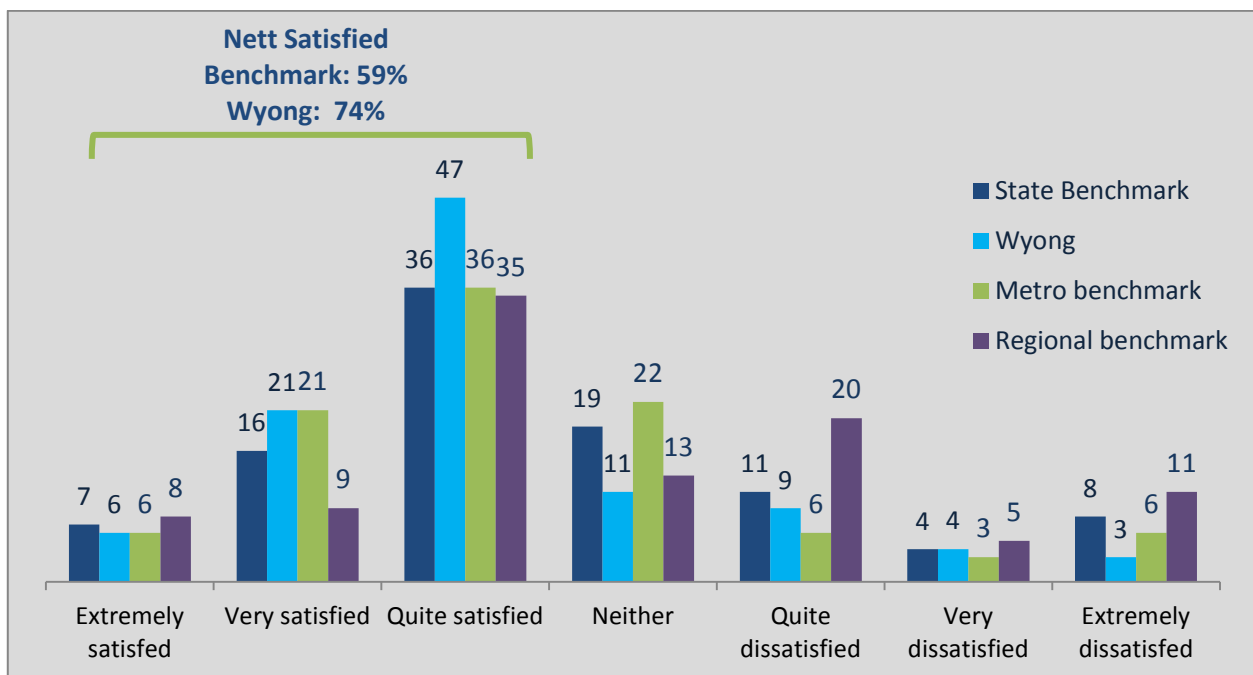
Base: All Respondents (n=2,300 for Residential, and n=201 for Business)

3.2 Satisfaction compared with State-wide benchmark

When compared with a benchmark figure of local council satisfaction amongst NSW residents (obtained from the Woolcott Research National Telephone Omnibus study), the satisfaction level for Wyong Shire Council can be seen to be quite positive (74% in total were satisfied, compared to the average of 59% for all NSW councils).

In comparison to the average satisfaction with local councils in regional areas, the outcome for Wyong Shire Council is even more positive (74% for Wyong, compared to 52% for regional NSW councils).

Figure 5: Satisfaction compared with State benchmark



Q. Thinking about all the services your council provides, overall how satisfied have you been with your council over the last 12 months? That is have you been satisfied or dissatisfied with your Council's performance? IF SATISFIED: Would you say you have been extremely satisfied, very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been extremely dissatisfied, very dissatisfied, or quite dissatisfied with the service?

Base: All NSW Respondents (n=380)

3.3 Satisfaction in Relation to Key Service Areas

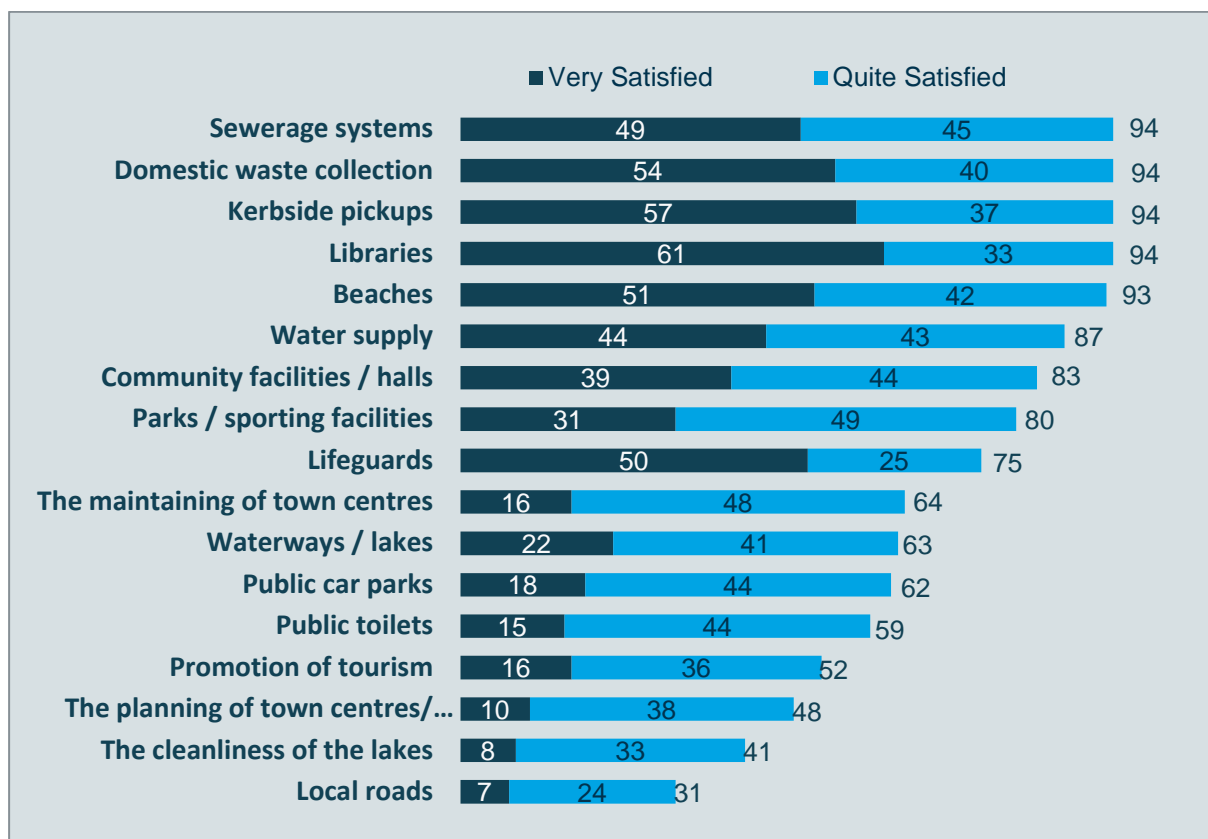
Positive

Overall, the highest levels of satisfaction were experienced in relation to the 'sewerage systems', waste services ('domestic waste collection' and 'kerbside pickups') and 'libraries' with almost all residential respondents indicating that they were 'very' or 'quite satisfied' with these key services areas (94% for each).

The beaches in the Wyong Shire Council area were also an area of high satisfaction amongst respondents (93%), with 'water supply' also rated highly (87%).

The lowest levels of satisfaction were for local roads and the cleanliness of the lake (31% and 41% respectively).

Figure 6: Satisfaction in Relation to Key Areas (Positive)



Q3a. For the following set of Council responsibilities I would like you to tell me how satisfied you have personally been with the performance of Wyong Shire Council in that area. How satisfied would you say you are with ... READ OUT. in the Wyong Shire Council area? That is, have you been satisfied, dissatisfied or neither satisfied or dissatisfied with their performance? IF SATISFIED: Would you say you have been very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been very dissatisfied, or quite dissatisfied with the service?

Base: Residential respondents who answered the question.

Negative

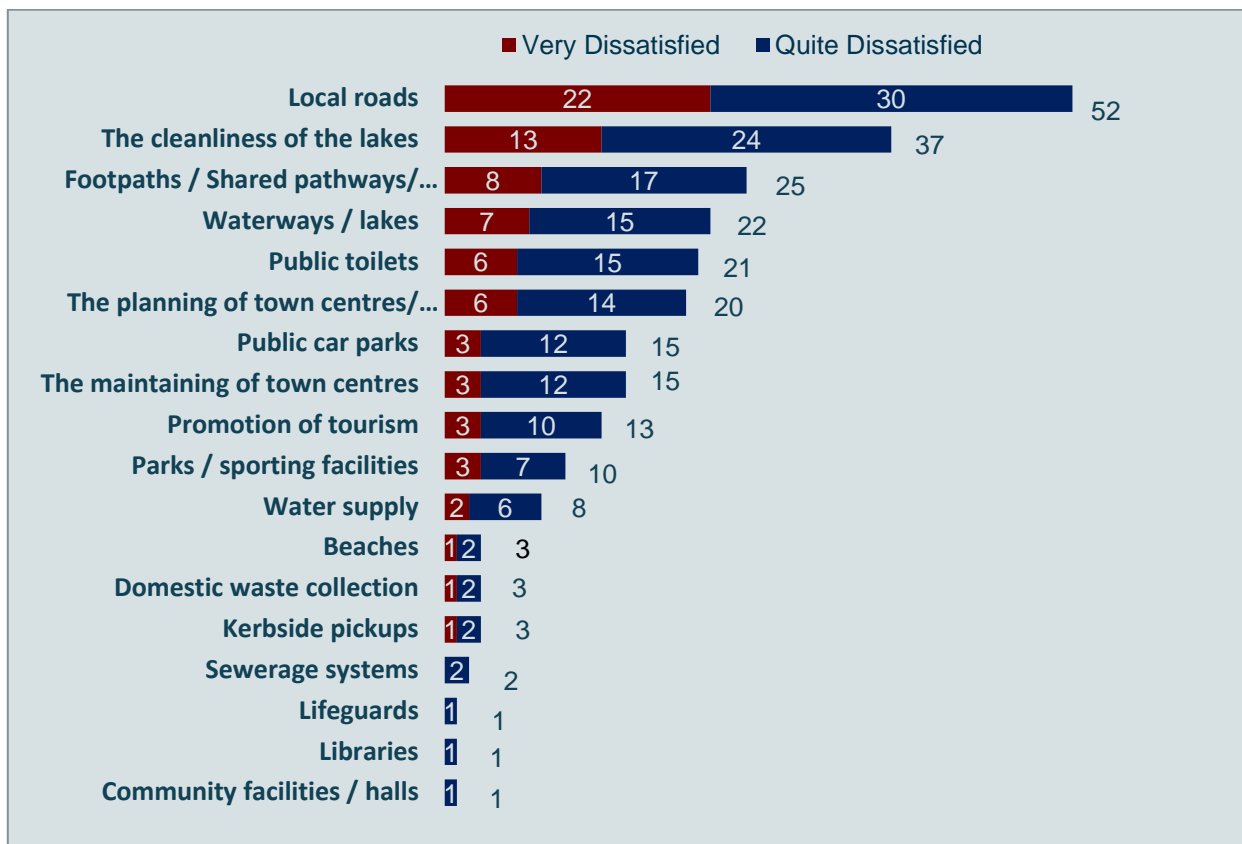
'Local roads' was the most lowest rated service area amongst Wyong residents with over half of all residential respondents indicating a level of dissatisfaction (52%). Associated infrastructure

such as ‘footpaths/shared pathway/bike paths’ also had a reasonably high level of dissatisfaction (25%).

In contrast to the high levels of satisfaction with local beaches, the lakes and waterways in the Wyong Shire attracted a fairly high level of dissatisfaction, with over a third of those surveyed being dissatisfied with ‘the cleanliness of the lakes’ (37%), with one in five not satisfied with the ‘waterways/lakes’ (22%).

Community facilities & halls, libraries, and lifeguards attracted the lowest levels of dissatisfaction (1% for each).

Figure 7: Satisfaction in Relation to Key Areas (Negative)



Q3a. For the following set of Council responsibilities I would like you to tell me how satisfied you have personally been with the performance of Wyong Shire Council in that area. How satisfied would you say you are with ... READ OUT... in the Wyong Shire Council area? That is, have you been satisfied, dissatisfied or neither satisfied or dissatisfied with their performance? IF SATISFIED: Would you say you have been very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been very dissatisfied, or quite dissatisfied with the service?

Base: Residential respondents who answered the question.

3.4 Reasons for Dissatisfaction – Local Roads

As has been indicated, the local roads had the highest level of dissatisfaction out of all key service areas, with over half indicating they were dissatisfied with the roads in some way (53%). Over half of these respondents mentioned the roads were unsatisfactory because ‘there are holes/cracks everywhere’ (57%).

A lack of kerbs and guttering (21%) was a further reason why residents considered local roads to be unsatisfactory, while patchy, unfixed roads (20%) and a general lack of maintenance (17%) were other common themes to the feedback that was provided about local roads.

Figure 8: Satisfaction (Local Roads)

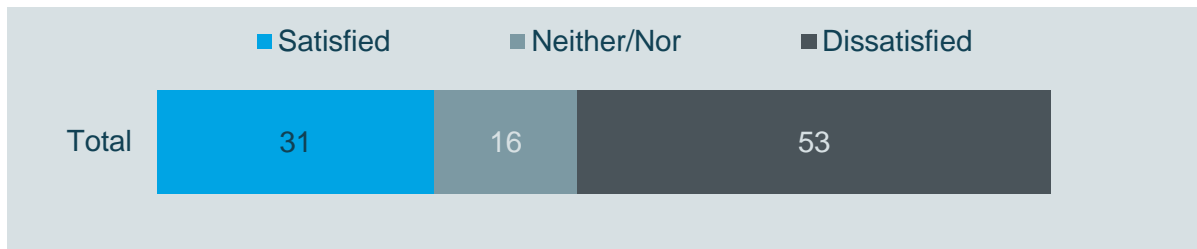


Table 14: Reasons for Dissatisfaction (Local Roads)

	Dissatisfied Respondents (n=1,195) %
There are holes \ cracks everywhere	57
Kerb and guttering is lacking	21
Roads that get patched \ not fixed properly \ it's a waste of money	20
General lack of maintenance of the local roads \ needs improvement	17
Roads need resurfacing \ are rough \ uneven	13
The roads are dangerous \ not safe \ too narrow	9
Some roads are looked after well, others ignored \ fixing them takes too long	8
Traffic congestion \ usage increases	7
The roads flood	7
There's no footpaths	3
More common sense planning is needed	3
Other	25

Q3b. What particular aspects of Local roads do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=1,195)

3.5 Reasons for Dissatisfaction – Cleanliness of Lakes

Over a third of residents were dissatisfied with the cleanliness of lakes (37%). Amongst those who were dissatisfied, almost three in ten found the smell to be unsatisfactory (28%) and a similar proportion also stated that 'the lakes are/around the edge is full of weeds' (27%).

Other significant areas of feedback were based around the 'lakes being dirty slimy' (19%), 'full of rubbish/people throw rubbish in them' (17%) and 'polluted by sewerage and stormwater drains' (10%). There were suggestions for the lake to be cleaned out (14%) as well as a call to open up the channels wider to help flush out the water (11%).

Figure 9: Satisfaction (Cleanliness of Lakes)

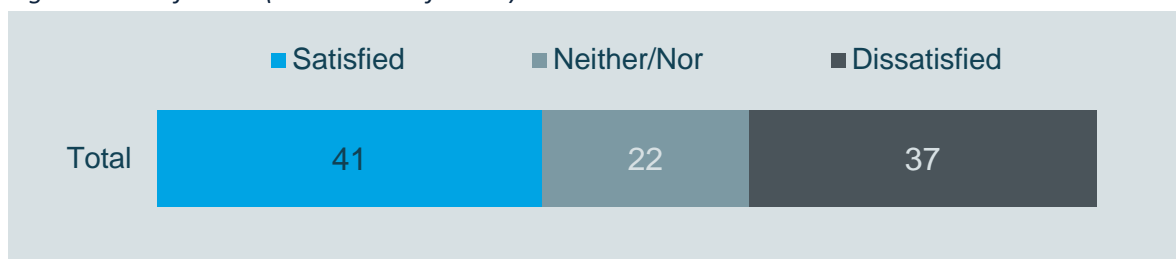


Table 15: Reasons for Dissatisfaction (Cleanliness of Lakes)

	Dissatisfied Respondents (n=845) %
Because of the smell we get \ they stink	28
The lakes are \ around the edge is full of weeds	27
The water is dirty \ slimy	19
The lakes are full of rubbish \ people throw rubbish in them	17
They need to clean it out \ clean it properly \ look after it	14
The channels need to be opened wider \ to flush the water	11
The lakes look bad \ aren't useable \ are muddy	11
The lakes are polluted \ sewerage, stormwater runs straight into them	10
Lakes need dredging \ proper dredging	7
The foreshore is unappealing \ dirty \ rundown	5
The lakes used to be nice \ are deteriorating	4
The lakes need improvement NFD	3
Other	9

Q3b. What particular aspects of the cleanliness of the lakes do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=845)

3.6 Reasons or Dissatisfaction – Footpaths, Shared Pathways and Bike Paths

A quarter of the residential respondents were dissatisfied with 'footpaths, shared pathways and bike paths' (25%). It was identified that the main reason why respondents were unsatisfied was due to the lack of footpaths, with more than two fifths indicating 'a lot of the time there aren't any footpaths / more are needed' (43%) and 'there aren't any in my area / they are rare' (23%).

The condition of footpaths was another issue that was raised, as a sizeable proportion indicated 'they're uneven/bumpy/cracked' (15%). Other more minor feedback also addressed the issue of a lack of maintenance (8%).

Figure 10: Satisfaction (Footpaths, Shared Pathways and Bike Paths)



Table 16: Reasons for Dissatisfaction (Footpaths, Shared Pathways and Bike Paths)

	Dissatisfied Respondents (n=470) %
A lot of the time there aren't any footpaths \ more are needed	43
There aren't any (NFD) in my area \ they are rare	23
They're uneven \ bumpy \ cracked	15
They are not well maintained \ not looked after	8
They need improvement (NFD)	5
More bike paths \ shared paths are needed	4
They flood \ water goes over them \ due to no kerb and guttering	3
They are overgrown \ grass \ trees hanging over them	3
I think it is wrong that residents have to pay for their own footpath	2
There are some good footpaths, but they often just come to a dead stop	2
Other	10

Q3b. What particular aspects of footpaths \ shared pathways \ bike paths etc. do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=470)

3.7 Reasons for Dissatisfaction – Waterways / Lakes

While most respondents were happy with the waterways and lakes in Wyong Shire, just over one fifth were dissatisfied with them (22%). The current state of the waterways and lakes was the main reason residents gave for being unsatisfied, with around a quarter mentioning 'they need to clean it out / clean it properly / look after it' (26%), and 'because of the smell we get / they stink' (25%).

Along similar lines, one in five of the dissatisfied respondents indicated that the lakes were 'polluted / dirty / full of rubbish' (20%).

Most of the other reasons were in relation to the degradation of the waterways and lakes with residents indicating that 'the lakes are/around the edge full of weeds' (15%) and 'the lakes are disgusting/filthy' (11%).

A significant proportion of respondents also believed that ‘the channels need to be opened wider/to flush the water’ (10%).

Figure 11: Satisfaction (Waterways / Lakes)

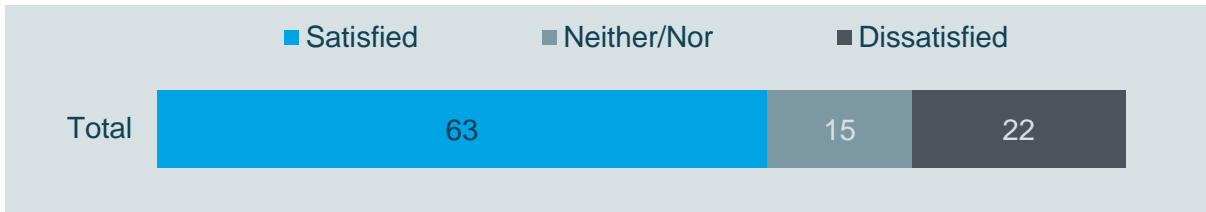


Table 17: Reasons for Dissatisfaction (Waterways / Lakes)

	Dissatisfied Respondents (n=311) %
They need to clean it out \ clean it properly \ look after it	26
Because of the smell we get \ they stink	25
The lakes are polluted \ dirty \ full of rubbish	20
The lakes are \ around the edge it's full of weeds	15
The lakes are disgusting \ filthy	11
The channels need to be opened wider \ to flush the water	10
They flood \ water comes up onto the road \ our land	4
Access to the lakes is difficult	4
More facilities are needed on the foreshore \ marinas, bike paths, boat ramps etc.	4
The water is muddy \ just a mud pit \ has sludge on the bottom	3
Lakes need dredging \ proper dredging	3
Other	19
Don't know/ Not Answered	1

Q3b. What particular aspects of Waterways \ lakes do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=311)

3.8 Reason for Dissatisfaction – Public Toilets

Residents who were dissatisfied with the public toilets (21%) were fairly clear on their reasons for this, with the cleanliness of the toilets seen to be the main issue (48%). More than three in ten also indicated that they 'need upgrading \ are smelly \ vandalised \ not maintained' (31%). A further 17% simply indicated that 'they are gross \ disgusting'.

In addition, a smaller number of respondents felt that the public toilets needed to be maintained better 'more up-keep needed \ they need to be looked after better' (14%).

Figure 12: Satisfaction (Public Toilets)

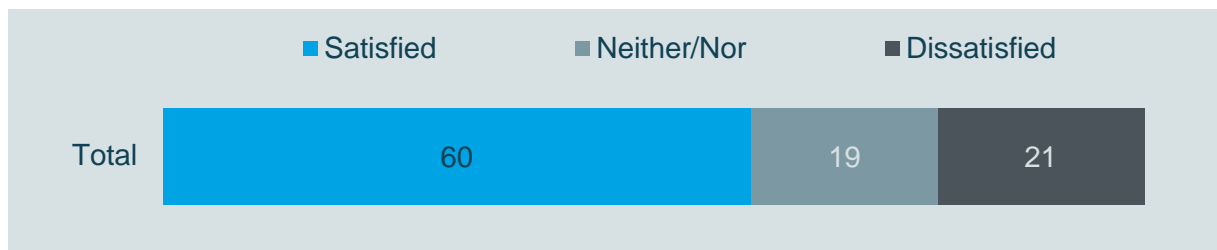


Table 18: Reasons for Dissatisfaction (Public Toilets)

	Dissatisfied Respondents (n=273) %
They're not clean	48
They need upgrading \ are smelly \ vandalised \ not maintained	31
They are gross \ disgusting	17
More up-keep needed \ they need to be looked after better	14
There are not enough of them	9
It's not the councils fault \ it's the riff raff around \ undesirables	7
Sometimes \ often they are locked	6
They are unsafe \ undesirables hanging around	2
The standard of them is very variable \ some are okay, some awful	2
Other	4

Q3b. What particular aspects of public toilets do you find unsatisfactory?
Base: Dissatisfied Residential respondents who used the service (n=273)

3.9 Reasons for Dissatisfaction - Planning of Town Centres

There were a variety of reasons given for dissatisfaction with the planning of town centres amongst those who were dissatisfied (14%). However, the most common response type was the perception that there was 'too much talk and not enough action / no real planning / no consultation' (30%).

At a lower level, some dissatisfied respondents cited that 'the infrastructure / facilities / services are not keeping up with the growth of population' (13%). Adding further to this a similar proportion of respondents took the opportunity to again object to the quality of roads by indicating 'the roads are terrible / not maintained' (12%).

Other reasons for dissatisfaction often related to issues mentioned previously with traffic, parking and support for local businesses all considered to be unsatisfactory in regards to the Planning of Town Centres.

Figure 13: Satisfaction (Planning of Town Centres)

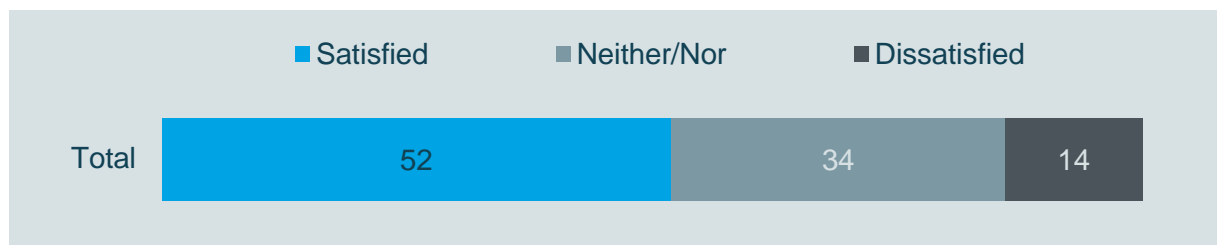


Table 19: Reasons for Dissatisfaction (Planning of Town Centres)

	Dissatisfied Respondents (n=450) %
Too much talk and not enough action \ no real planning \ no consultation	30
The infrastructure \ facilities \ services are not keeping up with the growth of population	13
The roads are terrible \ not maintained	12
Traffic congestion is terrible \ especially through Wyong town	9
Some of the town centres look drab \ old fashioned \ are dumps	6
Not enough parking is provided	5
They are trying to jam too much in \ its squashed \ no open spaces	3
The emphasis on social \ cheap \ Commission housing is ruining the area \ the people are undesirable	3
Lots of vacant shops and buildings \ town centres are dead	3
Bigger \ more development \ shopping centres are needed	3
Other	42
Don't know	3

Q3b. What particular aspects of the planning of town centres\ neighbourhood do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=450)

3.10 Reasons for Dissatisfaction – Public Car Parks

Amongst respondents who were dissatisfied with ‘public car parks’ (15%), there was a general perception that there is ‘not enough public car parks / there should be more’ (39%). In addition, however, a further 27% of those dissatisfied gave more specific detail about the lack of availability, indicating there is ‘not enough parking near railway stations / shopping centres / my area’. Availability was also highlighted by respondents who said ‘I have difficulty finding a parking spot / they are always packed’ (14%).

To a lesser degree, some dissatisfaction emerged in relation to the condition or maintenance of the car parks.

Figure 14: Satisfaction (Public Car parks)

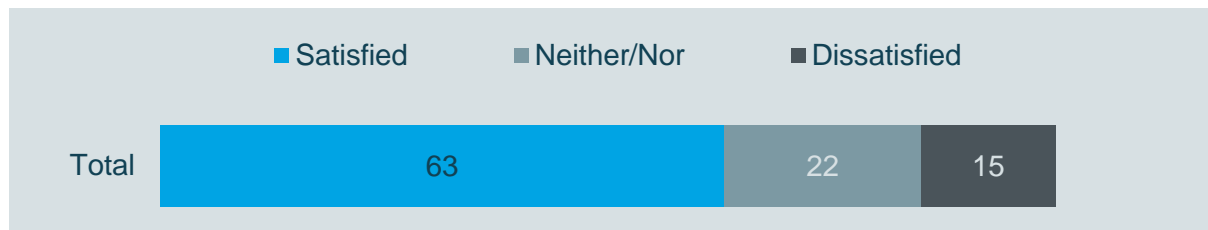


Table 20: Reasons for Dissatisfaction (Public Car parks)

	Dissatisfied Respondents (n=350) %
There is not enough public car parks \ there should be more	39
Not enough parking near railway stations \ shopping centres \ my area	27
I have difficulty finding a parking spot \ they are always packed	14
They are full of potholes \ need re surfacing	11
The spaces aren't big enough	9
They are maintained well enough \ rubbish etc.	8
They lack security \ feel unsafe \ are not well lit	6
They need improvement NFI	5
Other	17

Q3b. What particular aspects of public car parks do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=350)

3.11 Reason for Dissatisfaction – Maintaining of Town Centres

Amongst respondents who were dissatisfied with the maintenance of town centres, more than four in ten indicated it was because ‘they look untidy / run down / dirty / have graffiti / litter everywhere’ (41%).

In addition, the 'old fashioned' appearance of town centres led to dissatisfaction for some (16%), while a perceived lack of maintenance was also indicated by 14% of those dissatisfied.

Figure 15: Satisfaction (Maintaining of Town Centres)

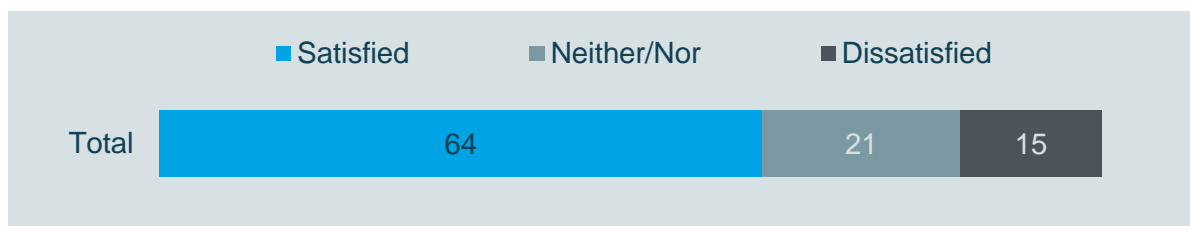


Table 21: Reasons for Dissatisfaction (Maintaining of Town Centres)

	Dissatisfied Respondents (n=353) %
They look untidy \ run down \ dirty \ have graffiti \ litter everywhere	41
They look dismal \ old fashioned \ need a face-lift	16
They aren't being maintained at all well	14
It could be better \ they need improvement	5
Wyong town needs sprucing up	5
There just aren't any improvements being made \ no beautification \ nothing interesting \ no updating	4
The roads are a big problem	3
Toukley is particularly run down	3
There is traffic congestion \ better traffic management needed	3
There aren't enough rubbish bins	3
Other	23
Don't know	5

Q3b. What particular aspects of the maintaining of town centres (Wyong, The Entrance, Toukley) do you find unsatisfactory?
Base: Dissatisfied Residential respondents (n=353)

3.12 Reasons for Dissatisfaction – Promotion of Tourism

Amongst those who were dissatisfied with the promotion of tourism (15%), the most common reason for dissatisfaction was that 'a lot more promotion needs to be done / not enough people are coming here' (34%). A similar proportion indicated they had not previously seen promotion of tourism in the Wyong Shire (32%).

To a lesser degree, some were dissatisfied that there was promotion – indicating that they did not want further promotion to occur (9%).

Figure 16: Satisfaction (Promotion of Tourism)

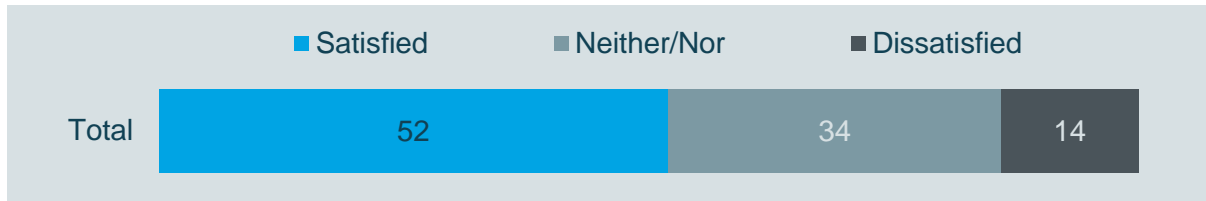


Table 22: Reasons for Dissatisfaction (Promotion of Tourism)

	Dissatisfied Respondents (n=315) %
A lot more promotion needs to be done \ not enough people are coming here	34
I never see anything about it \ no promotion is done	32
Don't want promotion \ more promotion of tourism	9
The place needs fixing up first \ tourists don't have footpaths to walk on	6
It needs improvement \ not being done properly NFD	6
The lakes are in disorder \ people won't come until that is fixed	6
The Entrance gets a lot of promotion, but not other areas	4
There isn't anything on \ nothing mentioned on website \ more community events	2
Better facilities are needed \ cafes \ accommodation \ more family friendly	2
I don't think the Chinese development is going to help	2
I think they should emphasise the hinterland \ National parks more	2
Other	10

Q3b. What particular aspects of Promotion of tourism do you find unsatisfactory?
Base: Dissatisfied Residential respondents (n=315)

3.13 Reasons for Dissatisfaction – Park & Sporting Facilities

One in ten respondents were dissatisfied with parks and sporting facilities, with the most common reason for dissatisfaction relating to the physical nature of the parks: 23% indicated that 'the parks need a revamp / repair / maintenance / facilities'. However, a similar proportion also commented in relation to the appearance of the parks, with 22% indicating that 'the parks are not well maintained / not mown / not kept clean'.

Some dissatisfaction also resulted from the playground equipment (16%), while a similar proportion felt that there weren't enough parks (15%).

Figure 17: Satisfaction (Park & Sporting Facilities)

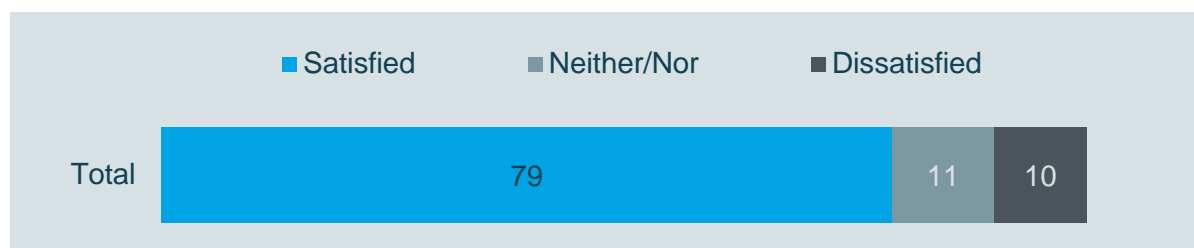


Table 23: Reason for Dissatisfaction (Park & Sporting Facilities)

	Dissatisfied Respondents (n=158) %
The parks need a revamp \ repair \ maintenance \ facilities	23
The parks are not well maintained \ not mown \ kept clean	22
The equipment in playgrounds is insufficient \ boring	16
There aren't enough parks \ we need more	15
Graffiti is a problem	11
There needs to be an indoor swimming pool \ a swimming pool	3
Drainage is an issue \ the fields always flood	3
The parks aren't fenced	3
The sporting facilities are all private \ run for profit	3
Other	19
Don't know	2

Q3b. What particular aspects of parks \ sporting facilities do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=158)

3.14 Reasons for Dissatisfaction – Domestic Waste Collection

Amongst those who were dissatisfied with domestic waste collection (10%), the most common reason was the perceived need for 'more or bigger bins' (27%). A smaller proportion felt 'the time of collection is unpredictable / unreliable' (16%), while the same proportion indicated that they sometimes need to contact the collectors, which in turn can be an issue (16%).

Other common reasons included the perception that 'collection isn't frequent enough/especially the recycling bin' (14%), and 'sometimes they miss your bin' (13%).

Figure 18: Satisfaction (Domestic Waste Collection)

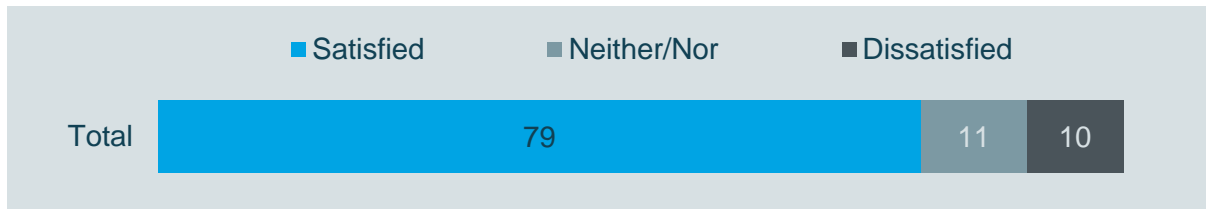


Table 24: Reasons for Dissatisfaction (Domestic Waste Collection)

	Dissatisfied Respondents (n=76) %
We need more \ or bigger bins	27
The time of collection is unpredictable \ unreliable	16
Contact is an issue \ need to call to get them to come back	16
Collection isn't frequent enough \ especially the recycling bin	14
Sometimes they miss your bin \ us altogether	13
Sometimes they don't empty the bin properly \ make a mess	10
Bigger \ replacement bins are an issue	10
The cost is high	9
Sometimes I have to call to get them to come \ come back	8
They don't come back when they say \ don't do things when they say	8
I don't think its fair that I have to pay extra for a bigger bin \ an extra bin	6
They won't pick up any of the heavy loads \ a lot they won't take	5
The price at the tip is exorbitant	3
Other	9

Q3b. What particular aspects of Domestic waste collection do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=76)

3.15 Reason for Dissatisfaction – Water Supply

Amongst those dissatisfied with the water supply (8%), the main reason for dissatisfaction to emerge was that 'the water can be dirty / stains your clothes' (45%) was the main reason respondents found the water supply unsatisfactory.

The poor quality of the water supply such as the bad taste (13%), bad odour (11%) and heavily chlorinated nature of the water (11%) were reasons why some respondents registered their dissatisfaction. The supply of water was also questioned with some finding the water pressure too low (14%).

Figure 19: Satisfaction (Water Supply)

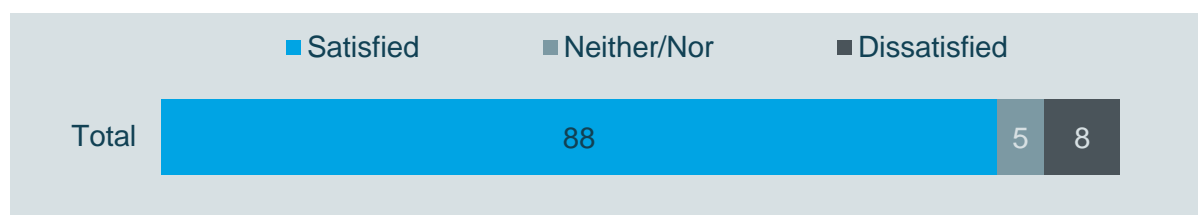


Table 25: Reason for Dissatisfaction (Water Supply)

	Dissatisfied Respondents (n=166) %
The water can be dirty \ stains your clothes	45
The water pressure is very low	14
The water tastes bad	13
There's an odour \ it smells bad	11
The water is very heavily chlorinated	11
The quality of the water is poor \ variable \ it is undrinkable	8
The water costs too much \ too expensive	5
The water supply is often interrupted \ with no warning	3
The dam is in the wrong place	2
They flush the system without warning us	2
There is too much demand and insufficient supply	1
I don't like the fluoride \ the fact that it's there \ taste, smell	1
Other	8
Don't know	1

Q3b. What particular aspects of the water supply do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=166)

3.15 Reason for Dissatisfaction – Local Beaches

Few respondents indicated that they were dissatisfied with local beaches (3%), though amongst those that were dissatisfied, the most common reason was that 'dogs shouldn't be allowed on the beaches' (24%) and 'they are dirty \ rubbish everywhere \ we have to do cleaning ourselves' (21%).

Other responses identified a lack of facilities at the beach, for example bins, parking and toilets, as well as a need for better regulation of dog and non-dog beaches.

Figure 20: Satisfaction (Local Beaches)

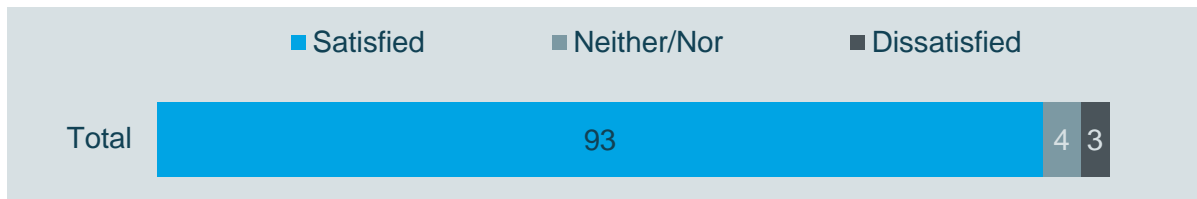


Table 26: Reasons for Dissatisfaction (Local Beaches)

	Dissatisfied Respondents (n=46) %
Dogs shouldn't be allowed on the beaches	24
They are dirty \ rubbish everywhere \ not cleaned \ we do cleaning ourselves	21
There aren't enough bins around the beaches	13
Need more regulation of dogs \ dog beaches and non-dog beaches	10
The beaches are covered with sea weed	9
There isn't much parking at the beaches	8
The beaches are deteriorating from lack of maintenance	7
There is a lack of facilities \ facilities are very slow coming	6
Access is difficult \ for the elderly, disabled	5
The sewerage just runs out across the beach	5
Dog waste bags need to be available	4
The toilets at the beaches are awful	3
Other	14

Q3b. What particular aspects of Local beaches do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=46)

3.16 Reasons for Dissatisfaction – Kerbside Pickups

Very few respondents were dissatisfied with kerbside pickups (3%), though amongst those who found them unsatisfactory slow collection (33%) and poor customer service (27%) were considered to be the two major issues.

The reduction in free pickups (13%) was also cited as unsatisfactory with some people preferring the option of a number of free trips to the tip instead of it getting picked up (10%).

Figure 21: Satisfaction (Kerbside Pickups)

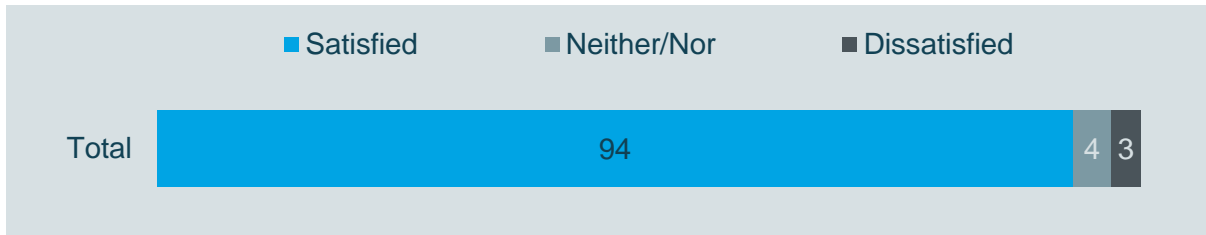


Table 27: Reasons for Dissatisfaction (Kerbside Pickups)

	Dissatisfied Respondents (n=48) %
I don't like having rubbish out on the street \ they are so slow to come and collect \ people going through it	33
The service is very bad \ impossible to get through to	27
The number of free pickups has been reduced \ not enough now	13
They don't take some things, e.g. metal	13
I would prefer the option of a number of free trips to the tip	10
I find it too difficult to use \ disabled, elderly	4
No need for the service \ the service is unnecessary	3
Other	5
Don't know	1

Q3b. What particular aspects of Kerbside pickups - 6 free per annum.do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=48)

3.16 Reasons for Dissatisfaction - Sewerage Systems

Overall, there were minimal levels of dissatisfaction with Wyong Shire Council in regards to the sewerage systems (3%). However, amongst those who were dissatisfied the main issue raised was the smell (43%). Close to one in three of the unsatisfied respondents also indicated that 'it leaks / has broken pipes' (28%).

Other complaints about the sewerage systems related to the fees associated with the service (12%) as well as them blocking up (11%) and discharging onto residents land (7%).

Figure 22: Satisfaction (Sewerage Systems)

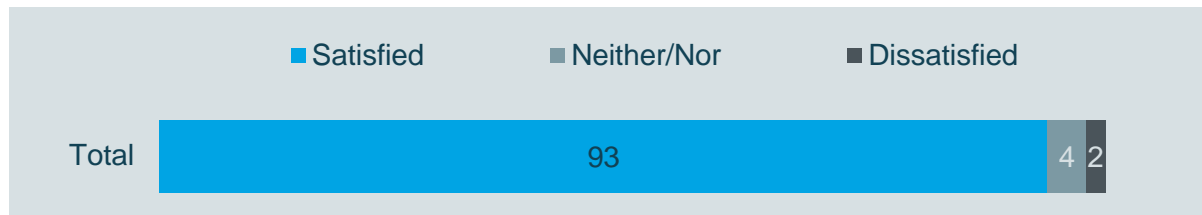


Table 28: Reasons for Dissatisfaction (Sewerage Systems)

	Dissatisfied Respondents (n=45) %
The system smells \ there's always a sewerage smell	43
It leaks \ has broken pipes	28
I am unhappy with the fee we have to pay	12
It backs up \ blocks	11
It discharges \ floods on my land	7
The effluent should not go out to sea	3
The sewer lids rise up \ bubble \ it affects our toilet	2
Other	11
Don't know, Not Answered	7

Q3b. What particular aspects of the sewerage systems (toilets) do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=45)

3.18 Reasons for Dissatisfaction – Lifeguards

Wyong Shire Council Lifeguards had the lowest level of dissatisfaction (1%), resulting in a very small base size of those who were dissatisfied (n=14).

The major reasons for dissatisfaction indicated were that ‘there aren’t enough lifeguards patrolling/none in my area’ (37%) and ‘they don’t know what they are doing/set flags up in the wrong places/worry about silly things’ (33%).

Other reasons for dissatisfaction with the lifeguards service were, ‘they should extend the hours/days of patrolling’ (26%) and ‘they don’t clean up the beach’ (23%).

Figure 23: Satisfaction (Lifeguards)

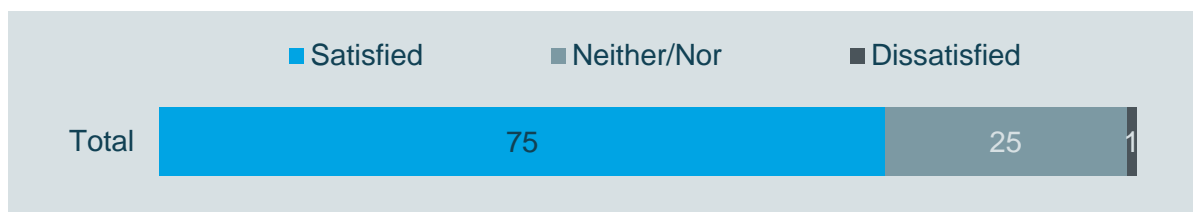


Table 29: Reasons for Dissatisfaction (Lifeguards)

	Dissatisfied Respondents (n=14)* %
There aren't enough lifeguards patrolling \ none in my area	37
They don't know what they are doing \ set up flags in the wrong places \ worry about silly things	33
They should extend the hours \ days of patrolling	26
They don't clean up the beaches	23
Why should we pay for lifesavers when there are volunteers available?	9
Would be better to have paid life guards for the weekends not volunteers	6

Q3b. What particular aspects of Lifeguards do you find unsatisfactory?

Base: Dissatisfied Residential respondents (n=14)

3.19 Reasons for Dissatisfaction – Libraries

Library services were another area of minimal dissatisfaction (1%), again resulting in a small base size of dissatisfied respondents (n=15).

The main issues raised were the fees involved (27%), resourcing (23%), and general poor selection (22%).

Figure 24: Satisfaction (Libraries)

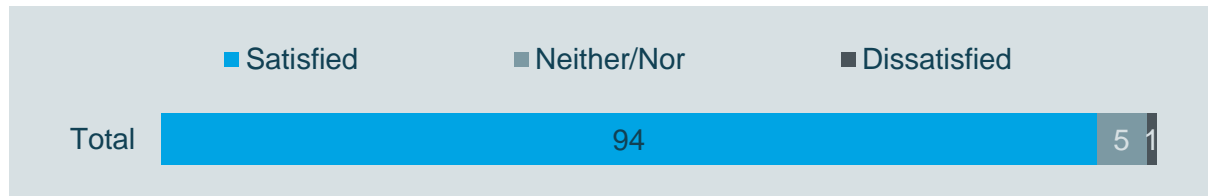


Table 30: Reasons for Dissatisfaction (Libraries)

	Dissatisfied Respondents (n=15)* %
The fees are very high \ late fees \ reserve fees	27
The libraries need better funding \ don't have enough resources	23
The library does not have many books \ poor selection	22
Opening times are limited \ could be extended	8
They are winding the libraries down \ decreasing stocks	8
They have reduced the borrowing period	8
A lot of the books are really old	7
Other	9
Not Answered	4

Q3b. What particular aspects of Libraries do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=15)

3.20 Reasons for Dissatisfaction – Community Facilities / Halls

Only a very small proportion of Wyong respondents were dissatisfied with their community facilities and halls (1%) with the primary reason being they feel 'they are a bit neglected/run down/no money is put into them' (45%).

The lack of usable community facilities (22%) and their variability from one to another (20%) was considered to be unsatisfactory amongst some respondents.

It is important to note that the sample size for this question was quite small (n=11) and the results only represent a marginal proportion of residents.

Figure 25: Satisfaction (Community Facilities and Halls)

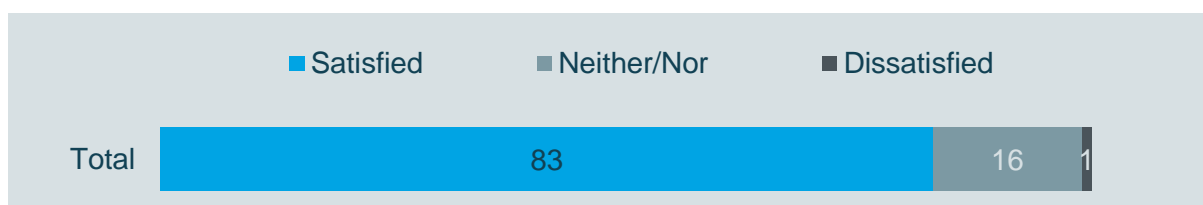


Table 31: Reasons for Dissatisfaction (Community Facilities and Halls)

	Dissatisfied Respondents (n=11)* %
They are a bit neglected \ run down \ no money is put into them	45
We don't have any useable Community facilities	22
They are variable \ each one is different	20
There aren't enough \ we need more	10
The rent is too high \ too expensive to use them	10
Other	27

Q3b. What particular aspects of Community facilities \ halls do you find unsatisfactory?

Base: Dissatisfied Residential respondents who used the service (n=11)

3.21 Importance of Key Service Areas

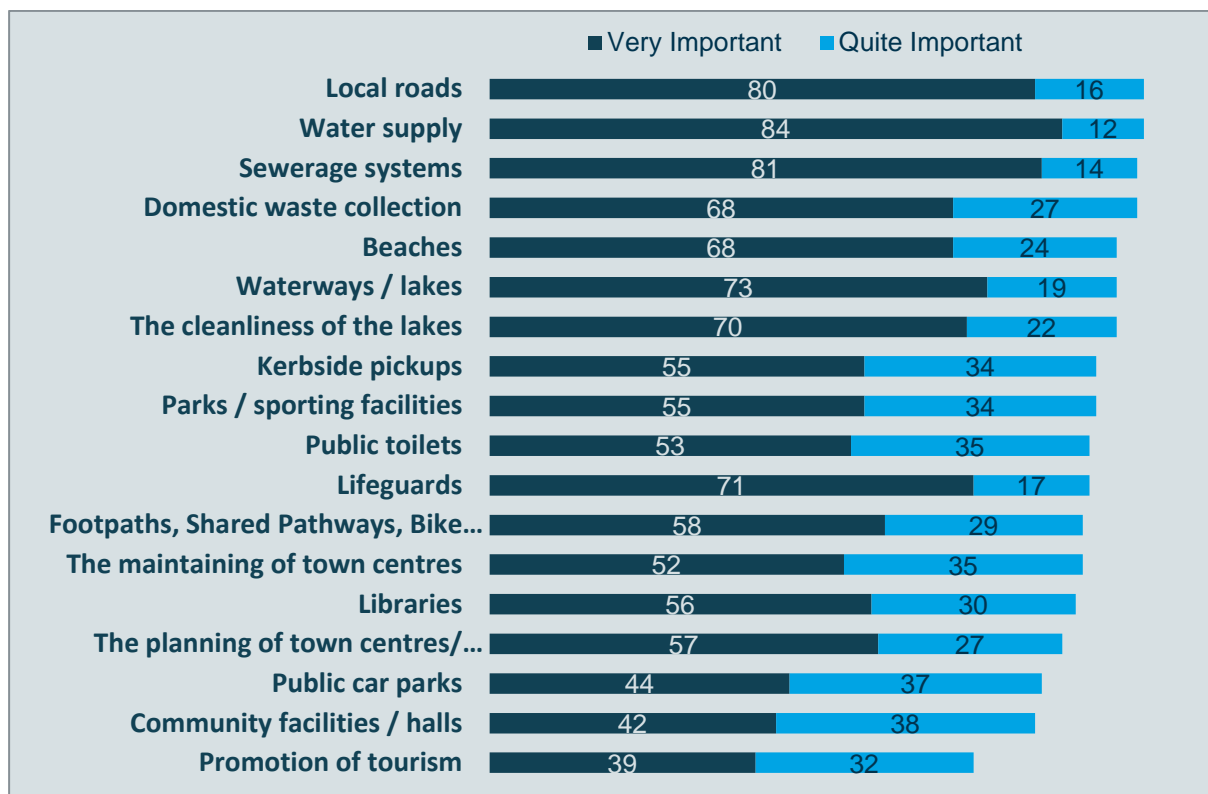
As can be seen in Figure 26, a reasonably high degree of importance was placed on almost all service areas. Overall though, 'local roads' and the 'water supply' were considered the most important with nearly all respondents rating them 'very' or 'quite important' (96% for each).

Service areas that concerned waste were the next most important with 'sewerage systems' (95%) and 'domestic waste collection' (95%) also considered extremely important. The importance of 'kerbside pickups' were also high with almost nine in ten residents rating it as important (89%).

The natural environment of the Wyong Shire was also considered to be amongst the more important service areas with 'beaches' (92%), 'waterways/lakes' (92%) and 'the cleanliness of the lake' (92%) all considered highly important by residents.

Local infrastructure such as 'parks/sporting facilities' (89%), 'public toilets' (88%) and 'footpaths/shared paths/bike paths' (87%) still had strong importance amongst residents but slightly less than other key service areas.

Figure 26: Importance of Key Service Areas (Positive)



In order to know what priorities should be put on the different services that Wyong Shire Council provides, I also need to ask how important each of these is to you personally. How important do you think

Base: All Residential respondents (n=2,300)

3.22 Satisfaction versus Importance

When satisfaction is plotted against importance a deeper understanding of the key service areas is enabled. The key service areas have been allocated into four groups showing their current position and the need for improvements in the future.

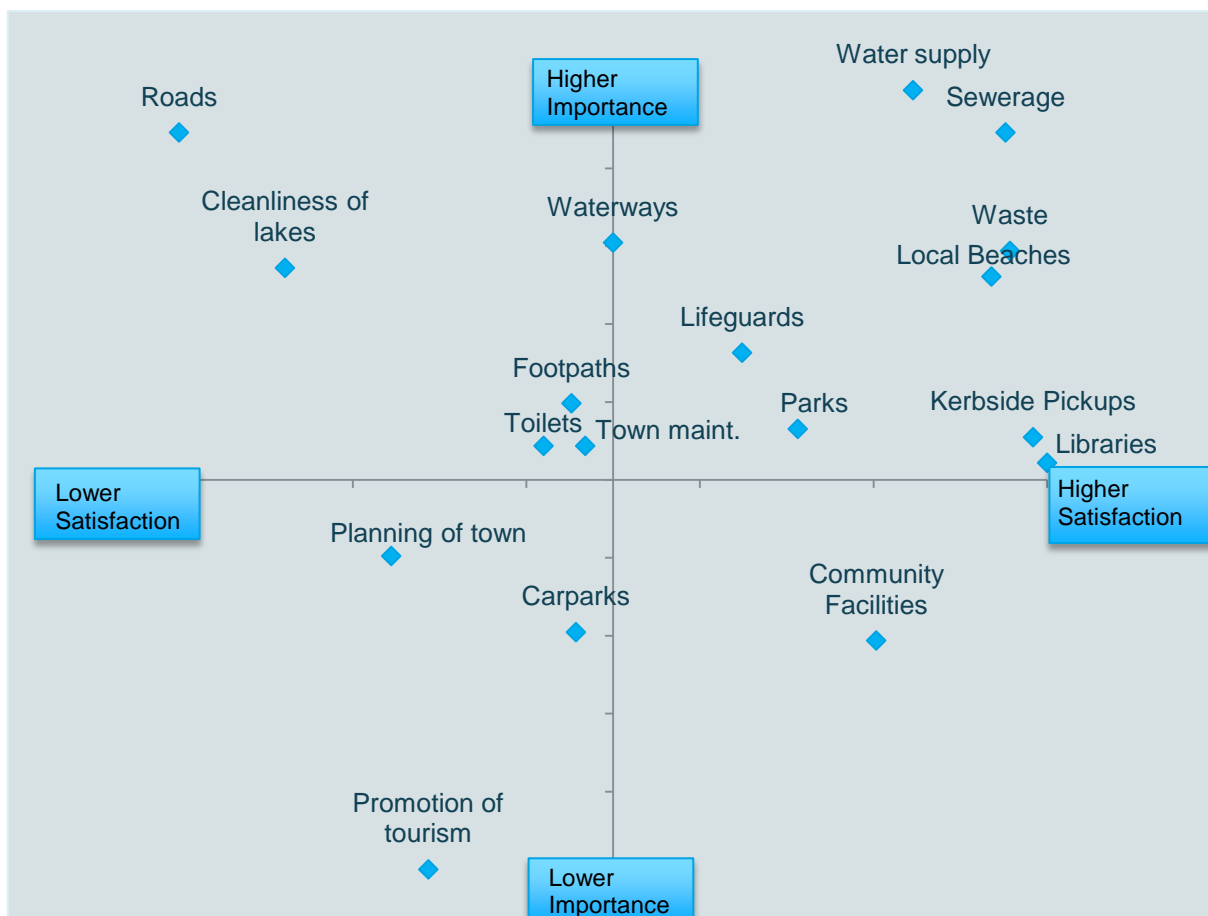
The first group ‘high satisfaction and high importance’ indicates the area that residents consider important but are satisfied with. Aspects such as ‘water supply’, ‘sewerage’, ‘waste’ and ‘local beaches’ were amongst this group.

The second group ‘high satisfaction and low importance’ was mostly obsolete although ‘community facilities’ was placed in here. Despite satisfaction being relatively high in this group there may be need to make this key service area more important amongst residents.

Key service areas in the ‘low satisfaction and high importance’ group are areas that should be considered critical to improve in the future. ‘Roads’ and ‘cleanliness of lakes’ were both strongly entrenched in this group and will require improvement in the future to lift satisfaction amongst residents.

The final group ‘low satisfaction and low importance’ consisted of ‘promotion of town’, ‘car parks’ and ‘planning of town’.

Figure 27: Satisfaction vs. Importance (Matrix – Indexed)

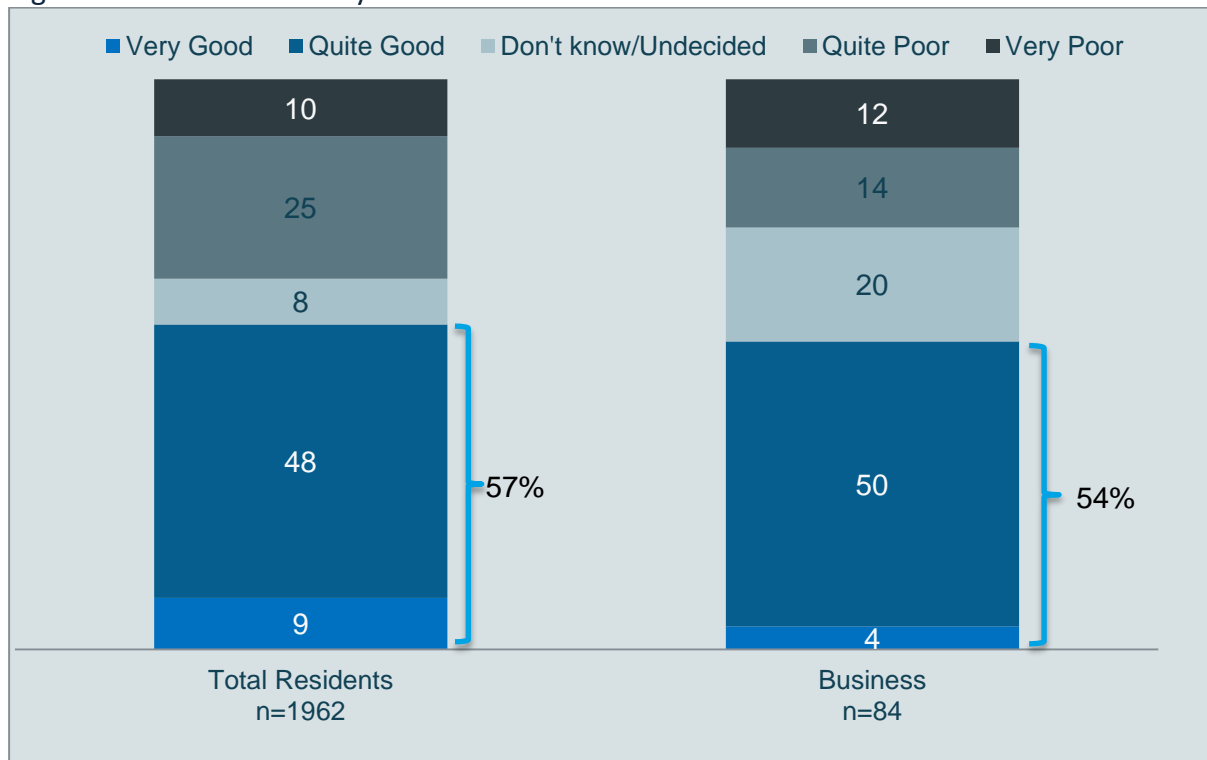


3.23 Value for Money

Value for money was considered to be either 'very' or 'quite good' by over half of residential rate payers (57%) however a quarter felt that the value for their rates was 'quite poor' (25%).

Businesses in Wyong were slightly less positive on the value for money they received from their rates (54%). More businesses (who pay rates) were undecided on the value for money they were receiving (20%), while around a quarter believed what they were receiving for their rates was Poor (26%).

Figure 28: Value for money



Q5. As you are probably aware, there are various ways the community contributes to all levels of Government, for example, you pay GST and stamp duty to the State Government, you pay income tax to the Federal Government, and you pay rates to council for essential services such as water, sewerage, waste management, roads, open spaces, parks etc.

Considering the services offered by your Local Council to what extent do you feel you receive value for money from the rates you pay? Would you say the value for money you receive is..

Base: All rate paying respondents (n=1,962 for Residential and n=84 for Businesses)

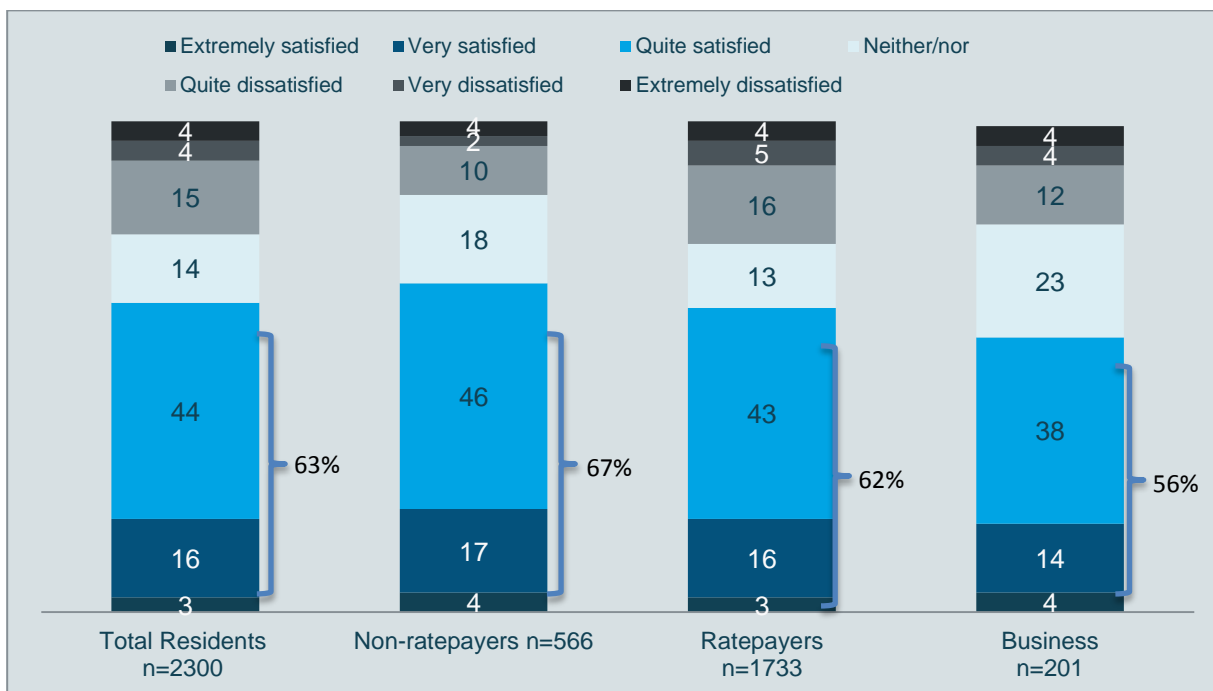
4. Communication

4.1 Overall Satisfaction with Wyong Shire Council Communication

Residents were asked to indicate how satisfied they were with the way in which Wyong Shire Council communicates with its residents. Overall results were positive with around two thirds (63%) claiming to be satisfied in total (3% extremely; 16% very; and 44% quite satisfied).

Satisfaction was greater amongst non-ratepayers (67%) than ratepayers (62%), however both were significantly more satisfied than business respondents (56%).

Figure 29: Overall Satisfaction with Wyong Shire Council Communication



Q6. And generally speaking, how satisfied are you with the way that Wyong Shire Council communicates with its residents?

Base: All Respondents (n=2,300 Residents, n=201 Businesses)

When looking at the profile of those who were dissatisfied with council communication, it emerged that they were more likely to be 40-60 years of age, ratepayers, residents of 10 years or less and those less satisfied with council in an overall sense.

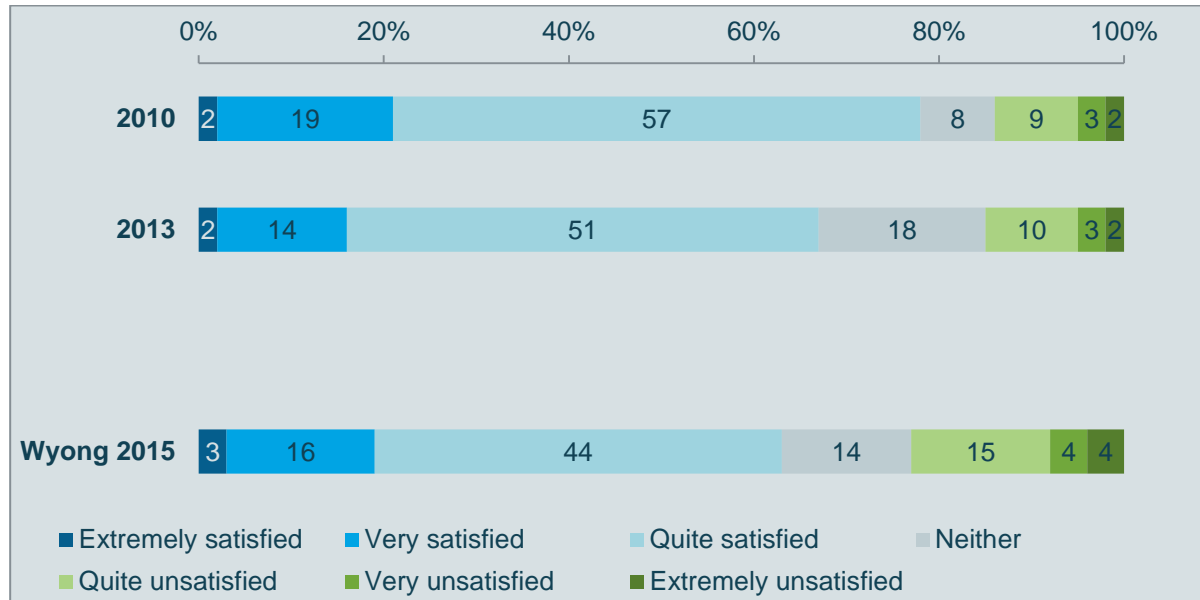
Table 32: Council Communication

	Respondents who were dissatisfied with council communication n=527 %	Respondents who were neither satisfied nor dissatisfied with council communications n=323 %
Male	41	42
Female	59	58
Under 40 years	26	41
40-60 years	43	33
60+ years	21	27
Ratepayer	83	69
Resident	17	31
Resident 10 years or less	32	20
Resident 11-20 years	23	26
Resident more than 20 years	45	53
Satisfied with Wyong Council	52	63
Neither / Unsatisfied with Wyong Council	48	33

4.2 Satisfaction with Council Communication for Sydney LGA compared

When looking at the level of satisfaction with communication with Wyong Shire Council compared with the satisfaction levels recorded for a Sydney LGA, it emerged that Wyong Shire Council residents were slightly less satisfied with the level of communication from their council versus those in a Sydney LGA: Wyong 63% versus Sydney LGA 67% (2013) and 78% (2010).

Figure 30: Satisfaction with Council Communication for a Sydney LGA



Q9b. Generally speaking, how satisfied are you with the way that XXXX Council communicates with its residents? Would you say that you were...

Base: All Residential respondents Sydney LGA: n=400/ Wyong: n=2300

4.3 Main Sources of Information

Amongst residents and businesses, the main sources of information relating to what Wyong Shire Council does, appeared to be the local papers (57% residents; 40% businesses), followed by newsletters (33% residents; 24% businesses) and then the Council's website (20% and 29% respectively).

Residents were also likely to hear about Council activities via word of mouth (11%), more so than the businesses community (6%).

Table 33: Main sources of information

	Residents n=2300	Business n=201
The local papers	57	40
Newsletters (hard copy)	33	24
The Wyong Council website	20	29
Word-of-mouth (from others)	11	6
Radio	5	2
Facebook	4	5
The Wyong Council call centre (telephone)	3	4
Online NFD	3	2
Own Observation	3	-
Letters NFD	3	2
TV	3	-
The Wyong Council customer service centres (in person)	1	2
Mayor \ Councillors	1	1
Council Staff	-	4
Email	-	4
Other	9	6
None	2	6

Q7a. What would you say are your main sources of information relating to what Wyong Shire Council does?
MULTIPLE RESPONSES.

Base: All respondents (n=2,300 Residents, n=201 Businesses)

4.4 Preferred Information Source

When asked which information source they preferred, the local paper was by far the most popular source (39%) amongst residents. Businesses however, were mixed, with 25% nominating the local paper and 23% claiming to prefer the Council website.

Businesses were also more likely to indicate that they preferred to communicate with the Council via email (20%), whereas this was not the case with residents, with only 6% preferring this method of communication.

Table 34: Preferred Information Source

	Residents n=2300	Business n=201
The local papers	39	25
Newsletters (hard copy)	19	11
The Wyong Council website	17	23
Via email from Council	6	20
Word-of-mouth (from others)	4	1
The Wyong Council call centre (telephone)	2	3
Radio	2	2
Facebook	2	4
Letter NFD	2	-
The Wyong Council customer service centres (in person)	1	2
Mayor \ Councillors	1	2
TV	1	-
Other	3	4
None	1	-
Don't know	1	1

Q7b. Which of the following would be your preferred information source on what Wyong Shire Council does?
SINGLE RESPONSE

Base: All respondents (n=2,300 Residents, n=201 Businesses)

Interestingly, reported preference for information sources varied somewhat by age of resident, with local papers emerging as the preferred source by over 60 year olds (57%), and the Council's website the preferred option amongst younger 18-39 year olds (28%). Amongst those within the middle age bracket (40-59 years), preference was highest for obtaining information via the local papers, however, 21% also showed preference for newsletters (hard copy).

Table 35: Preferred Information Source - by Age

	Total n=2300	18 to 39 n=756	40 to 59 n=774	60+ years n=740
The local papers	39	25	36	57
Newsletters (hard copy)	19	16	21	18
The Wyong Council website	17	28	17	6
Via email from Council	6	8	8	3
Word-of-mouth (from others)	4	7	3	2
The Wyong Council call centre (telephone)	2	1	2	3
Radio	2	2	3	1
Facebook	2	5	1	-
Letter NFD	2	2	1	1
The Wyong Council customer service centres (in person)	1	-	1	2
Mayor \ Councillors	1	1	-	1
TV	1	1	1	-
Other	3	4	2	3
None	1	1	-	-
Don't know	1	1	1	2

Q7b. Which of the following would be your preferred information source on what Wyong Shire Council does?
SINGLE RESPONSE

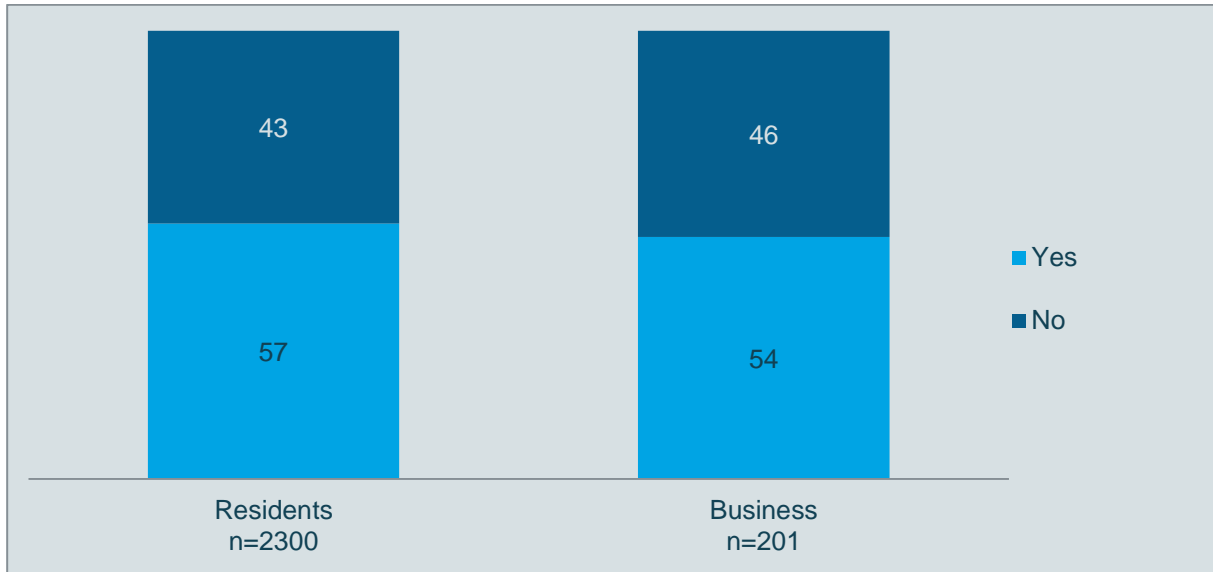
Base: All residential respondents (n=2,300)

4.5 Incidence of Contacting the Council (last 12 months)

Respondents were asked if they had contacted Wyong Shire Council in the last 12 months and 57% of residential respondents and 54% of business respondents claimed to have made contact.

Incidence of contacting the Council was higher amongst the 40-60 year olds (64%) and ratepayers (62%).

Figure 31: Incidence of Contacting Council (last 12 months)

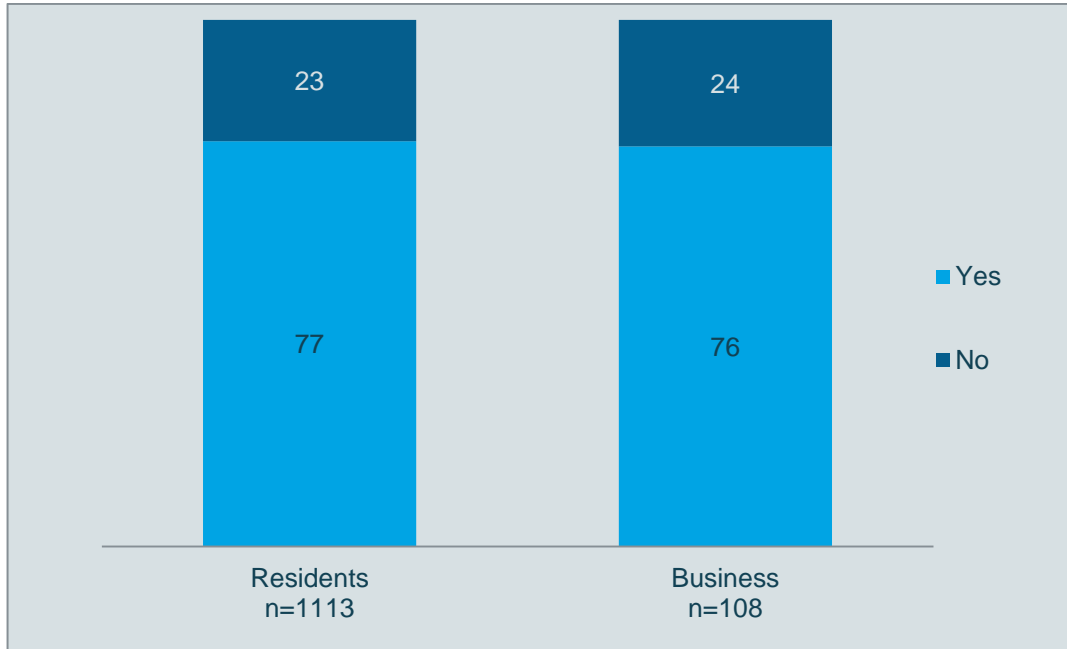


Q8. Have you contacted Wyong Shire Council within the last 12 months?
Base: All respondents (n=2,300 Residents, n=201 Businesses)

4.6. Satisfaction with Council Contact

Of those who had contacted the Council, the vast majority claimed to be satisfied with the way in which their contact was handled, with businesses and residents showing equal levels of satisfaction (76% and 77% respectively).

Figure 32: Satisfaction with Council Contact



Q9. Were you satisfied with the way your contact was handled?
Base: Respondents who made contact (n=1113 Residents, n=108 Businesses)

4.7. Main Reason for Contact – Amongst those dissatisfied

As there was such a high level of satisfaction with the contact made, results were analysed to determine what the main reason for contact was amongst those dissatisfied. This showed that residents who were dissatisfied were more likely to be contacting Council regarding their 'waste, recycling or household clean-up service' (26%), whereas businesses who were dissatisfied were more often calling regarding the roads.

Table 36: Main Reason for Contact – Amongst those dissatisfied

	Residents n=457 %	Business n=26* %
Waste, Recycling, Household Clean-up Services	26	12
Roads	13	23
Trees	9	8
Rates / Water Usage	7	12
Parks and Open Spaces	7	12
Planning or Development	6	12
Building Compliance	5	-
Law Enforcement	4	-
Footpaths, Shared Pathways, Bike Paths	4	8
Sewerage Issues	4	8
Blocked Drains, Water Flooding	3	-
Barking Dogs, Noise, Pollution Complaint	3	-
Graffiti	2	4
Event, Program, Activity	-	8
Other	9	8

Q10. What was the main reason for contact with the Council? DNRO, MULTIPLE RESPONSE POSSIBLE

Base: Respondents who were not satisfied with their contact with Council (n=457 Residents, n= 26 Businesses)

* Caution small base size

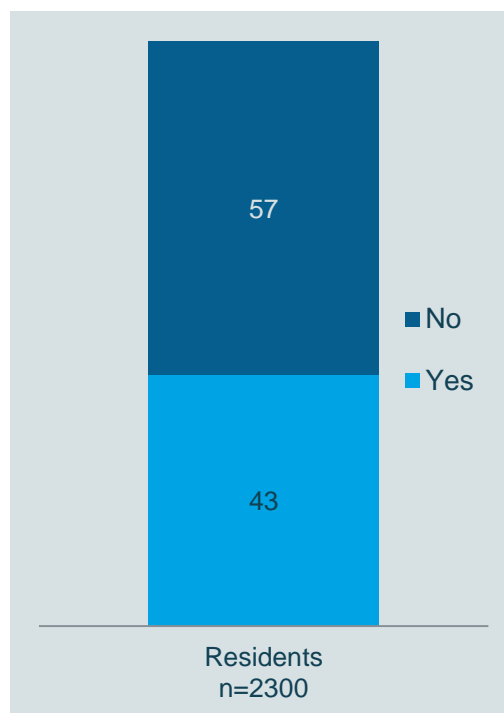
5. The Changing Community

5.1 Concerns about Changes

Residents were asked to think about Wyong Shire and the way that it has changed in the past and how it will change in the future, and then comment as to whether they had any concerns regarding that change.

Over half were not concerned over any changes, however 43% of the community expressed concern.

Figure 33: Concerns about Changes



Q11. I would now like you to think about the Wyong Shire community and the way it has changed in the past and how it will change in the future. Are there any changes that you are concerned about? If so, what are you concerned about?

Base: All Resident Respondents (n=as shown)

The main concerns mentioned by residents related to infrastructure and roads, with the most common responses being, 'services, infrastructure, especially roads not keeping up with the population' (23%), 'the roads' generally (17%).

In addition, 14% of those with concerns mentioned the increasing urbanisation of the area. Along similar lines, 'overcrowding' / 'over population' and the impact of the increased population in the environment were also fairly common concerns (10% and 12% respectively).

Table 37: Concerns about Changes

	Residents (n=1036) %
Services, infrastructure, especially roads not keeping up with population	23
The roads	17
Urbanisation, too much development, high rise, it used to be quiet	14
Impact of the population on the environment	12
Overcrowding, overpopulated	10
Crime \ bad behaviour \ vandalism	9
Traffic	8
Unemployment \ lots of people but not enough jobs \ education opportunities	6
The Chinese Theme Park \ investment	4
The lack of forward thinking, planning	3
Too many Dpt. of Housing, its been turned into a Housing Commission area	3
Undesirable people are moving in \ they come for cheap housing	3
The lack of kerb and guttering	3
The increase in foreign investment \ especially Chinese	3
Other	50

Q11. I would now like you to think about the Wyong Shire community and the way it has changed in the past and how it will change in the future. Are there any changes that you are concerned about? If so, what are you concerned about?

Base: All Resident Respondents (n=as shown)

5.2 Perceived Importance of Major Projects

Respondents were asked a series of questions regarding a number of ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future. As they were exposed to each one, they were asked how important they felt each one was to the region.

In summary, it appeared that some projects were felt to be more important than others. Amongst businesses there was an almost universal perception (84%) that 'creating an employment precinct in the Warnervale area' was 'important'. A high proportion of businesses also felt that it was important to 'create a University in the Warnervale area' (76%).

Only two thirds (66%), in comparison, felt that the 'creation of a regional airport' was 'important'.

Residents were very similar to businesses in their perceived importance of the projects, with 71% indicating they felt it was important to have a 'university in the Warnervale area', and only 50% placing importance on the 'creation of a regional airport'.

Table 1: Perceived Importance of Major Projects

NET Important	Residents (n=2,300) %	Businesses (n=201) %
Creation of a regional airport	50	66
Creation of a University in the Warnervale area	71	76
Creation of an employment precinct in the Warnervale area	N/A	84

Q12. There have been some ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future, and I'd like to get your opinions about them. For each project I mention please tell me how important it is to the region.

Scale: Very important, quite important, neither/nor, quite unimportant, very unimportant, Don't know

Base: All Respondents (n=2,300 Residents, n=201 Businesses)

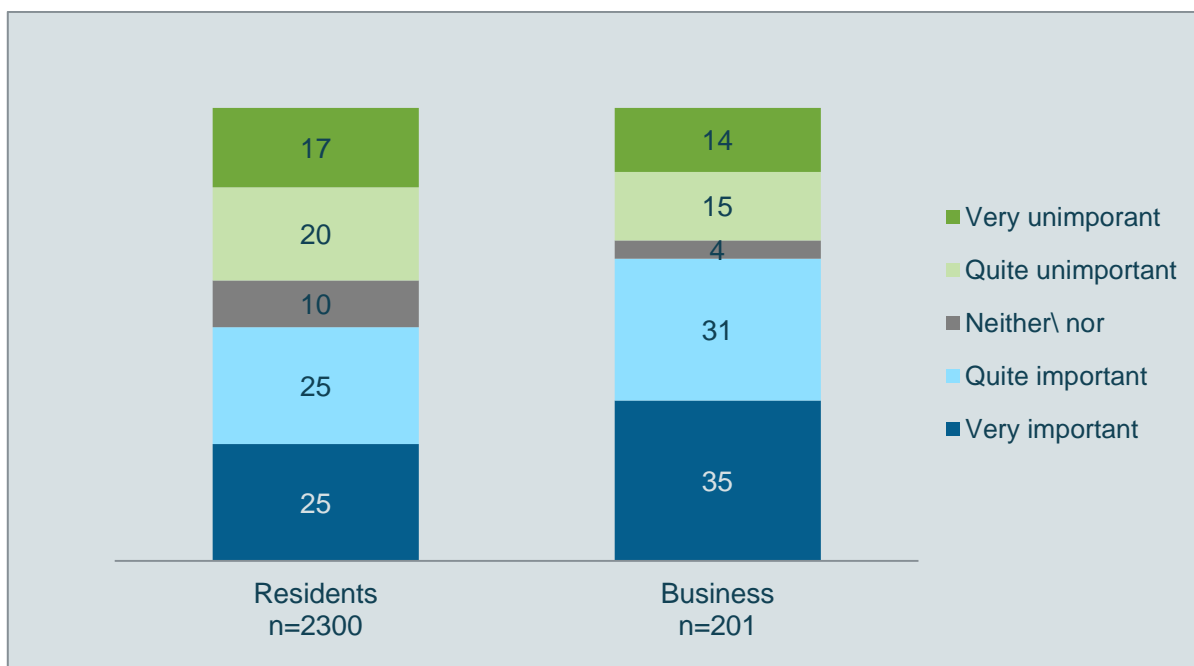
5.3 Perceived Importance of a Regional Airport

In a more detailed sense, when asked how important it was for a regional airport to be created, 25% of residential respondents felt it was ‘very important’, and a similar proportion (25%) described it as being ‘quite important’.

The importance of building an airport in the region was higher amongst the business respondents, with 66% claiming that it was important (35% very important; 31% quite important).

Over a third (37%) of residential respondents felt a regional airport was unimportant compared to 29% of businesses, and across both segments, the level of respondents who held no opinion was relatively small (10% for residents; 4% for businesses).

Figure 34: Importance of a Regional Airport



Q12. There have been some ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future, and I'd like to get your opinions about them. For each project I mention please tell me how important it is to the region. Scale: Very important, Quite important, Neither/ nor, Quite un, Very un, Don't know
 Base: All Respondents (n=2,300 Residents, n=201 Businesses)

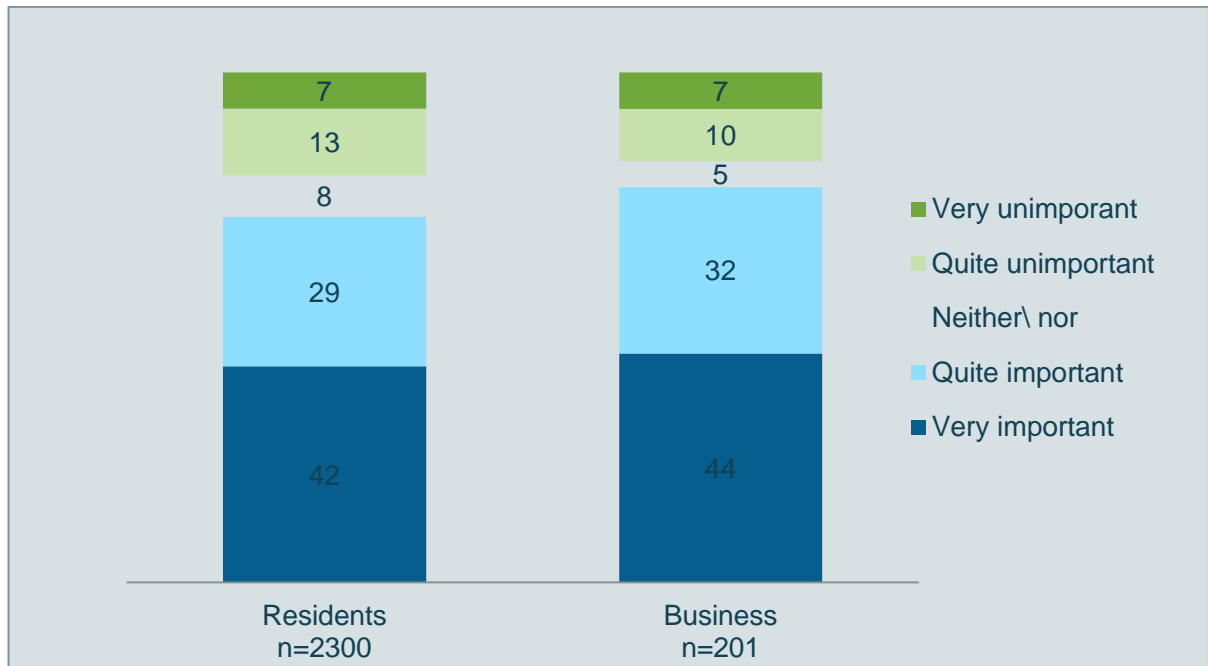
5.4 Perceived Importance of a New University

When asked to indicate the level of importance for the creation of a new University in the Warnervale area, almost three quarters of residential respondents felt that it was important, with 42% of respondents agreeing that it was ‘very important’ and 29% ‘quite important’.

Interestingly, the perceived importance of a University in the area increased with age, with 78% of over 60 year olds indicating that this is ‘important’, versus 64% of the under 40 year olds.

The perceived importance of a University amongst the business community was also high, with 76% of business respondents claiming it was important (44% very important; 32% quite important).

Figure 35: Perceived Importance of New University



Q12. There have been some ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future, and I’d like to get your opinions about them. For each project I mention please tell me how important it is to the region.

Scale: Very important, Quite important, Neither/ nor, Quite un, Very un, Don’t know

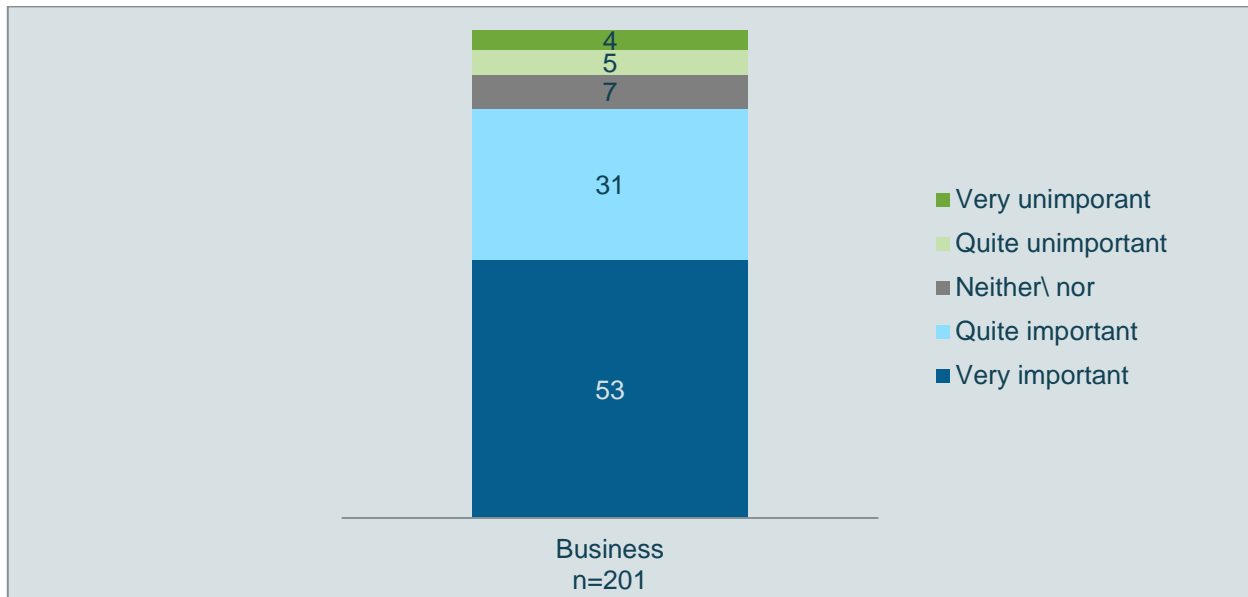
Base: All Respondents (n=2,300 Residents, n=201 Businesses)

5.5 Perceived Importance of an Employment Precinct

The idea of creating an employment precinct in the Warnervale area was only asked of the business respondents, and the vast majority appeared to be in favour of its development.

On an importance scale, over four out of every five businesses rated an employment precinct as important (84%), with 53% of businesses claiming it to be ‘very important’ and 31% ‘quite important’.

Figure 36: Perceived importance of an Employment Precinct



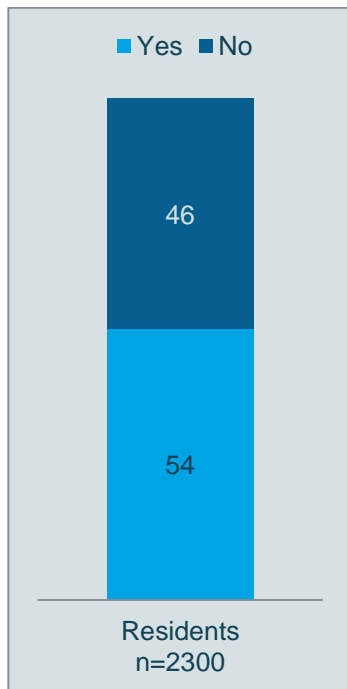
Q12. There have been some ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future, and I'd like to get your opinions about them. For each project I mention please tell me how important it is to the region. Scale: Very important, Quite important, Neither / nor, Quite un, Very un, Don't know
 Base: All Respondents (n=201 Businesses)

5.6 Other Suggested Projects – Residents

Respondents were asked if there were any other projects that they would like Council to focus on apart from existing projects and services. Amongst residents, 54% claimed that there were other areas for future consideration by Council, with the most common area mentioned being the upgrading and maintenance of roads (22%).

A further 10% cited the 'general care of the waterways, the lake' while 6% mentioned each of, 'footpaths' 'better public transport' and 'providing more facilities for the youth, e.g. skate park, community programs'.

Figure 37: Other Suggested Projects - Residents



Q13. Apart from existing projects and services, are there any other projects that you would like Council to focus on in the future? If yes, what are they?

Base: All Respondents (n=2,300)

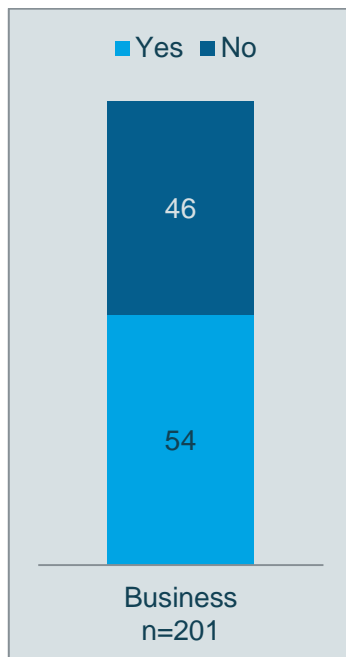
	Residents (n=1155) %
Roads upgrading, maintenance	22
General care of the waterways, the lakes	10
Footpaths	6
Better public transport	6
Providing more facilities for the youth, e.g. skate-park, community programs	6
Kerbs and guttering	5
Focus on your core business, what the locals want, basic upkeep e.g. mowing the grass, cleaning etc.	5
More jobs for the locals, especially youths	5
More, better parks	5
Sporting, recreational facilities	4
Upgrade hospital, medical facilities	4
More schools, another high school	3
Revitalize town centres, especially Wyong	3
Drainage, flood mitigation	3
The break wall at The Entrance	3
Other	46

5.7 Other Suggested Projects – Business

Over half (53%) of business respondents were able to mention other projects they would like Council to focus on in the future, with the most frequently mentioned aspect being the roads (25%).

Other project areas volunteered by businesses were ‘the lakes, waterways, need attention’ (11%), ‘maintaining the parks’ (9%), ‘helping training and employment’ (6%), and ‘flood mitigation’ (6%).

Figure 38: Other Suggested Projects – Business



Q13. Apart from existing projects and services, are there any other projects that you would like Council to focus on in the future? If yes, what are they?
Base: All Business (n=201)

	Business (n=109) %
The roads	25
The lakes, waterways, need attention	11
Maintain the parks better, landscaping, better facilities	9
Helping training and employment	6
Flood mitigation	6
Open up the channel, Break-wall at The Entrance	5
Do something about traffic congestion	5
Promote, look after small business	5
Focus on youths, activities, facilities for youth	5
Improving internet services, NBN	4
Kerb and guttering	4
Put in more cycle ways, bike paths	4
The Chinese project	4
Performing arts centre, cultural venues	4
Mow the grass, clean the place up	4
Other	36

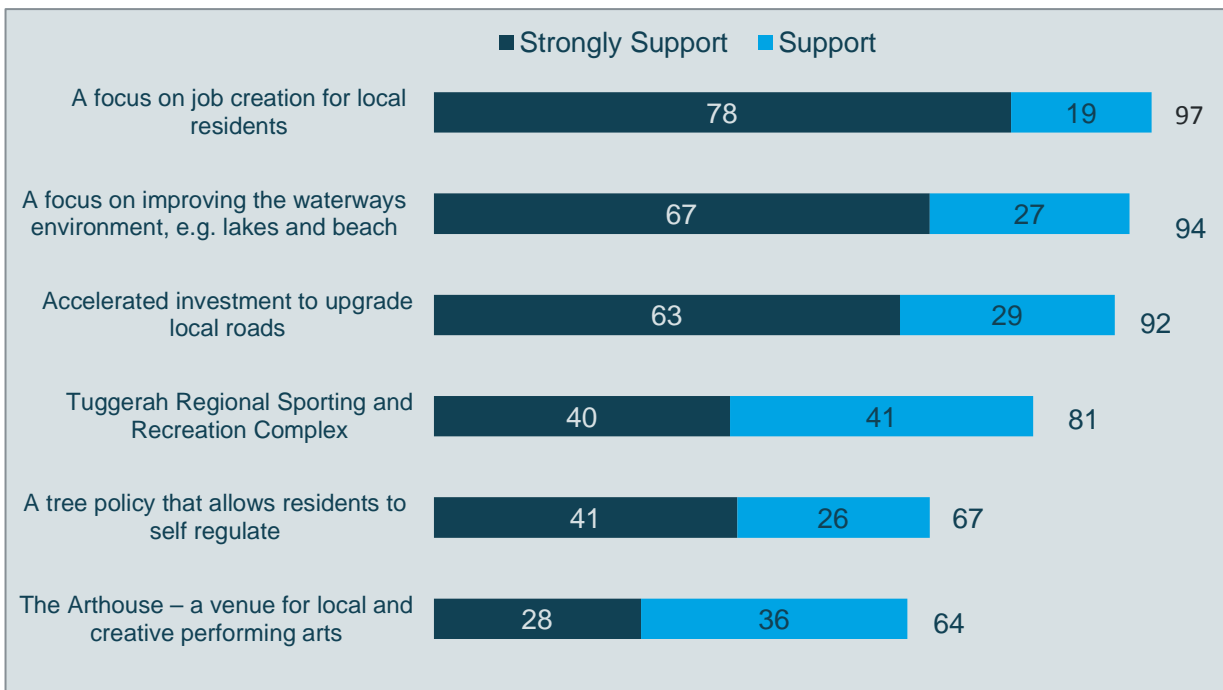
5.8 Support for Various Initiatives

All respondents were asked the extent to which they supported or opposed some of the different initiatives Council has been working on to benefit the local community. From the list of initiatives provided, the majority gained support from the residential respondents, with the three most popular initiatives being, the 'focus on job creation for local residents' (97% support), 'improving the waterways' (94%) and 'accelerating investment to upgrade local roads' (92%).

The 'Tuggerah Regional Sporting and Recreation Complex' also gained the support of 81% of residential respondents, with 40% strongly supporting the initiative and 41% in 'support'.

The initiatives to gain the lowest amount of support were the 'tree policy that allows residents to self-regulate' (67% support) and 'the Arthouse – avenue for local and creative performing arts' (64%).

Figure 39: Support for Various Initiatives – Residents



Q14. In terms of a changing community, Wyong Shire Council has been working on a number of different initiatives for the benefit of the local community in the years to come, and I would like to know the degree to which you support or oppose each of the following.

Scale: Strongly support, Support, Neither/ nor, Oppose, Strongly Oppose, Don't know

Base: All Respondents (n=2,300)

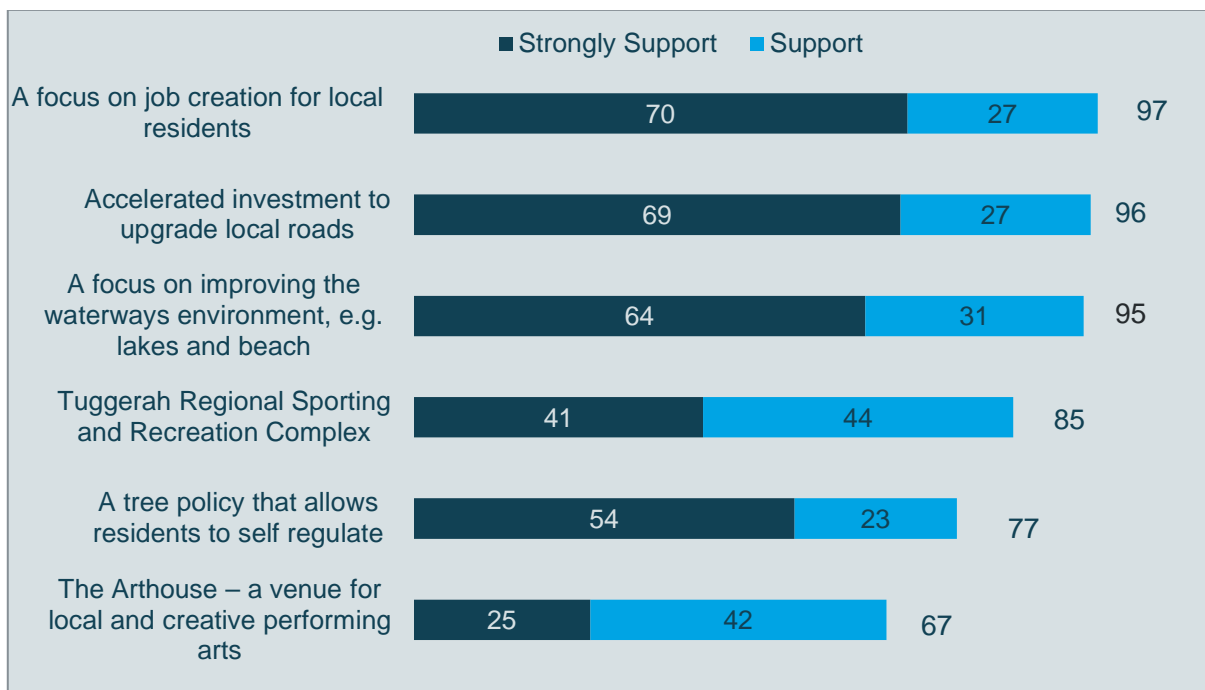
5.9 Support for Various Initiatives – Business

Support for the initiatives amongst the business respondents was very similar, albeit slightly higher than residents in some cases.

Like residents, there was almost unanimous support amongst businesses for, the ‘focus on job creation for local residents’ (97% support), ‘improving the waterways’ (95%) and ‘accelerating investment to upgrade local roads’ (96%).

There was also slightly stronger support amongst the business respondents for The ‘Tuggerah Regional Sporting and Recreation Complex’ (85%) and for the ‘tree policy that allows residents to self-regulate’ (77% support) and the ‘Arthouse – avenue for local and creative performing arts’ (67%).

Figure 40: Support for Various initiatives – Business



Q14. In terms of a changing community, Wyong Shire Council has been working on a number of different initiatives for the benefit of the local community in the years to come, and I would like to know the degree to which you support or oppose each of the following.

Scale: Strongly support, Support, Neither/ nor, Oppose, Strongly Oppose, Don't know

Base: All Respondents (n=201)

6. Additional Business Issues

6.1 Reasons for Choosing Wyong to Conduct Business

Businesses were asked why they decided to conduct business in the Wyong Shire Council area and over for in ten businesses (42%) indicated the reason was that they lived in the area. One in five also commented that they took over an existing business (17%), whilst others has simply been 'there a long time' (8%), or because their head office was located in the area (6%).

Table 39: Reasons for Choosing Wyong to Conduct Business

UNPROMPTED RESPONSES	Business (n=201) %
We, the owners, live in the area	42
We took over an existing business	17
We, the business have been here forever, a long time	8
It wasn't my choice, head office decision	6
Good location NFD	5
Its central to all our business, customers, clients	4
It is a growth area, population	3
Convenience NFI	2
The land, property was cheap, affordable	2
We wanted to move here, get out of Sydney, nice area	2
It's the location of the Westfield	1
It is close to suppliers, facilities, transport	1
It was Dpt. policy, government funding availability	1
Other	3
Don't Know	8

Q2. What made you choose the Wyong Shire to conduct your business in?

Base: All Respondents (n=201)

6.2 Suggestions to Assist Businesses

Local Wyong Shire business respondents were asked for one key activity that Council could undertake to assist their business develop skills and attract investment into the Shire.

There were a variety of suggestions made however the most common suggested activity was to improve the roads and the traffic and congestion that occurs on the roads (12%).

Other key areas for focus were, 'get more people to move into the area / visit / take action to attract people' (7%), and 'keep the place neat and tidy / clean up graffiti / remove rubbish' (7%).

Table 40: Suggestions to Assist Business (unprompted)

	Business (n=201) %
Improve the roads \ the traffic flow \ congestion	12
Get more people to move into the area \ visit \ take action to attract people	7
Keep the place neat and tidy \ clean up graffiti \ remove rubbish	7
Refining \ speeding up the development application process	4
Promote us \ help us with promotion \ joint promotions	3
Improve parking \ provide more parking	3
Have less red tape \ make sure everything is quick and efficient	3
Push to get the NBN \ better internet through the place faster	2
Let us put advertising signage outside \ greater flexibility for signage	2
Invest in infrastructure NFI	2
Improve access to shops \ premises \ increase visibility \ trim some trees	2
Stop big businesses e.g. Bunnings \ too many shopping centres from coming here	2
They should use my business themselves \ allow tendering	2
Other	22
Nothing	13
Don't Know	24

Q3. What is **one key activity** that Council can undertake to assist your business, develop skills and attract investment into the Shire? Base: All Respondents (n=201)

6.3 Ideas for Job Creation

Interestingly, when businesses were asked if they had any ideas how to help Wyong Shire Council support job creation, over a third (37%) could not offer any suggestions, and a further one in ten (13%) didn't know how to help.

Of the responses that were received, the most common idea was to 'encourage business / industry to come into the area / make it easier / cheaper' for them (12%).

Other suggestions included, 'support traineeships' (12%), 'employ people themselves / instigate some projects' (5%), 'support existing business / especially small business / make it easier / cheaper to operate' (5%) and 'infrastructure improvement' (also 5%).

Table 41: Ideas for Job Creation (unprompted)

	Business (n=201) %
No \ none	37
Encourage business \ industry to come into the area \ make it easier \ cheaper	12
Support traineeships \ apprenticeships \ provide work experience	9
Employing people themselves \ instigate some projects	5
Support existing business \ especially small business \ make it easier \ cheaper for them to operate	5
Infrastructure improvement \ e.g. roads	5
We need more housing \ more development \ release land	4
Get the work for the dole people out cleaning the place up a bit	2
Offer some subsidies to businesses employing the unemployed \ fund a position	2
Promote availability of commercial \ industrial land here	2
Try to organise very affordable training \ not only for Centrelink recipients	2
Work \ liaise with job centres \ employment agencies	1
Just stick to their core role \ job creation isn't their responsibility	1
Get the NBN \ better internet going	1

Maybe with education \ a lot of people up here don't want to work	1
Improve the appearance of the area \ it looks rundown \ also has a bad rep	1
Don't Know	13
Other	3

Q13. Do you have any ideas on how Wyong Shire Council could support job creation?

Base: All Respondents (n=201)

7. Additional Comments

7.1 Additional Comments by Residents

At the end of the survey, residents were asked if they would like to make any further comments about anything covered in the survey or any other council related matter. Fixing the roads was a general idea put forward by 16% of those who chose to comment, then there was a range of comments that were mentioned by fewer respondents, such as 'I want better value for my rates, they are high, considering the service we don't have' (7%), and 'I really want the lakes, waterways cleaned up' (7%).

Table 42: Additional Comments by Residents

UNPROMPTED RESPONSES	Residential (n=426) %
Fix the roads	16
I want better value for my rates, they are high, considering the services we don't have	7
I really want the lakes, waterways cleaned up	7
What a great initiative is the survey, thanks	6
Drainage needs to be fixed	6
We need to be able to cut down problem trees	5
Council communication is poor, we don't know what's going on, especially about the merger	4
We need footpaths, walkways	4
More, better parks are needed	4
Get on the basics, mow the grass, look after the footpaths, the facilities you have etc.	4
Overall I am happy with the Council, some of the things they do are great	3
Start looking after the rate payers, ask us what we want	3

Please make sure the water supply is clean	3
I would like tip vouchers instead of kerbside pickups	3
I don't support the China project	3
I oppose the merger	3
The Mayor just goes ahead and does what he wants, what will benefit him	3
They are growing too fast without the infrastructure in place	3
Other	38

Q21. Thank you very much for your time today. Before we finish are there any other comments you would like to make about anything covered in this survey or any other council related matter?

Base: Respondents who chose to make a comment (n=426)

7.2 Additional Comments by Businesses

Additional comments were varied amongst businesses respondents, however the most frequently mentioned was 'the roads, and footpaths need to be brought up to standard to cope with population growth' (21%). The next most commonly cited matters were around rates and garbage collection - fees are high (11%) and the need for more bins/improve pick up (11%).

Table 43: Additional Comments - Businesses

UNPROMPTED RESPONSES	Business (n=28)* %
The roads, and footpaths need to be brought up to standard, to cope with population growth	21
The rates, fees are high, for little service	11
Garbage collection, more bins, kerb side pickups need improvement	11
The council really needs to look after the parks	7
We need facilities for youths and young adults	4
Allow people to remove trees around their homes	4
Please get on with looking after the lakes, waterways	4
I disagree with the mining completely	4
Transport in the area up here needs to be improved	4
Don't take orders from Gosford	4
Infrastructure needs to be improved	4
A people council would be nice, not just focussing on dollars	4
Just increased focus on health and education about health	4

Bring back the Wyong shire Show	4
Please get the race track up and going	4
Support of apprenticeships would be very good	4
The council hasn't handled the flooding has been a disgrace	4
Thank you for doing the survey	4

Q21. Thank you very much for your time today. Before we finish are there any other comments you would like to make about anything covered in this survey or any other council related matter?

Base: Respondents who chose to make a comment (n=28)

* WARNING: Small base size

Appendix: Questionnaires

Resident Questionnaire

2015 Customer Satisfaction Survey - Residential

Client: Wyong Shire Council

Job Number: 9101-F

Sample: CATI

Date: 13th April 2015

Hello, my name is from Woolcott Research and I'm calling on behalf of Wyong Shire Council. We have been asked by the Council to conduct a study amongst residents like yourself, to measure your satisfaction with some of the services they provide and to provide guidance on what the Council should be doing in the future. Be assured that your answers will remain totally confidential and will simply be combined with those of other residents. The survey results will be made publically available in June. Also, those that participate will go in the draw to win one of five prizes of a weekend at a Central Coast Holiday Park. The survey will take about 20 mins to complete.

IF RESPONDENT INDICATES THAT THEY ARE UNFAMILIAR WITH THE COUNCIL: Wyong Council is one of the biggest employers on the Coast and the biggest in Wyong. Generally, Local Councils are charged with a range of responsibilities, including local roads, water, waste collection, libraries, playgrounds and sporting fields.

IF IT IS NOT CONVENIENT TO SPEAK WITH RESPONDENT: Is there a better time at which I would be able to call you back for an interview?

RECORD TIME/DAY OF CALL BACK: _____/_____

PHONE NUMBER: (02) _____

Si. Firstly, can I just check that you are either..... READ OUT

- | | |
|--|-------------------|
| A resident in the Wyong Shire Council area | 1 – CONTINUE |
| A resident and ratepayer in the Wyong Shire Council area | 2 – CONTINUE |
| A rate payer who lives outside the area | 3 – CONTINUE |
| None of these | 4–THANK&TERMINATE |

Overall Satisfaction

Q1 Now, thinking about all the services your council provides, overall how satisfied have you been with your council over the last 12 months? That is have you been satisfied or dissatisfied with Wyong Shire Council's performance? IF SATISFIED: Would you say you have been extremely satisfied, very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been extremely dissatisfied, very dissatisfied, or quite dissatisfied with the service?

- | | | | |
|---------------------|---|------------------------|---|
| Extremely satisfied | 1 | Quite dissatisfied | 5 |
| Very satisfied | 2 | Very dissatisfied | 6 |
| Quite satisfied | 3 | Extremely dissatisfied | 7 |
| Neither | 4 | | |

Q2a.I am now going to read out a number of service areas that your council is responsible for, and I would like you to tell me which ones you have used or accessed in the last 12 months within

the Wyong Shire Council area. Firstly.....READ OUT. ROTATE ORDER. Have you used or accessed?

	Used	Not used	Don't Know (do not offer)
Local roads	1	2	3
Footpaths / Shared pathways/ bike paths etc	1	2	3
Parks / sporting facilities	1	2	3
Domestic waste collection	1	2	3
Kerbside pickups, 6 free per annum	1	2	3
Waterways / lakes	1	2	3
Local beaches	1	2	3
Public toilets	1	2	3
Libraries	1	2	3
Community facilities / halls	1	2	3
Water supply	1	2	3
Sewerage systems (toilets)	1	2	3

Q2b. IF NOT USED OR DON'T KNOW (CODES 2, OR 3 AT Q2a) for statements 5 TO 10, ASK: Why haven't you used..... (INSERT) in the last 12 months? DO NOT PROMPT

- | | |
|-------------------------------------|---|
| Didn't know it/they were available | 1 |
| Go elsewhere for the service | 2 |
| No need for the service | 3 |
| Not interested in using the service | 4 |
| Other (specify) _____ | 5 |

Q3a. For the following set of Council responsibilities I would like you to tell me how satisfied you have personally been with the performance of Wyong Shire Council in that area. How satisfied would you say you are with ... READ OUT. ROTATE ORDER... in the Wyong Shire Council area? That is, have you been satisfied, dissatisfied or neither satisfied or dissatisfied with their performance? IF SATISFIED: Would you say you have been very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been very dissatisfied, or quite dissatisfied with the service? DO NOT OFFER ASPECTS THAT WERE NOT USED (CODES 2 & 3) AT Q2a

	Very Satisfied	Quite Satisfied	Neither / nor	Quite dissatisfied	Very dissatisfied	Don't Know
Local roads	1	2	3	4	5	9
Footpaths / Shared pathways/ bike paths etc	1	2	3	4	5	9
Parks / sporting facilities	1	2	3	4	5	9
Domestic waste collection - red, green, yellow lid bins	1	2	3	4	5	9
Kerbside pickups – 6 free per annum	1	2	3	4	5	9
Waterways / lakes	1	2	3	4	5	9
Beaches	1	2	3	4	5	9
Public toilets	1	2	3	4	5	9
Libraries	1	2	3	4	5	9
Community facilities / halls	1	2	3	4	5	9
Public car parks	1	2	3	4	5	9
The cleanliness of the lakes	1	2	3	4	5	9
Lifeguards	1	2	3	4	5	9
Promotion of tourism	1	2	3	4	5	9

The maintaining of town centres (Wyong, The Entrance, Toukley)	1	2	3	4	5	9
The planning of town centres/ neighbourhoods	1	2	3	4	5	9
Water supply	1	2	3	4	5	9
Sewerage systems	1	2	3	4	5	9

Q3b. IF VERY OR QUITE DISSATISFIED (CODE 4 OR 5 AT Q3a) ASK:

What particular aspects of(INSERT).....do you find unsatisfactory?

Q4a. In order to know what priorities should be put on the different services that Wyong Shire Council provides, I also need to ask how important each of these is to you personally. How important do you think ... READ OUT. ROTATE ORDER... are/is? That is, do you see it as important, unimportant, or neither important nor unimportant IF IMPORTANT: Would you say it is very important or quite important? IF UNIMPORTANT: Would you say it is very unimportant, or quite unimportant? ONLY OFFER ASPECTS RATED AT Q3a

	Very Important	Quite Important	Neither / nor	Quite Unimportant	Very Unimportant	Don't Know
Local roads	1	2	3	4	5	9
Footpaths / Shared pathways/ bike paths etc	1	2	3	4	5	9
Parks / sporting facilities	1	2	3	4	5	9
Domestic waste collection - red, green, yellow lid bins	1	2	3	4	5	9
Kerbside pickups – 6 free per annum	1	2	3	4	5	9
Waterways / lakes	1	2	3	4	5	9
Beaches	1	2	3	4	5	9
Public toilets	1	2	3	4	5	9
Libraries	1	2	3	4	5	9
Community facilities / halls	1	2	3	4	5	9
Public car parks	1	2	3	4	5	9
The cleanliness of the lakes	1	2	3	4	5	9
Lifeguards	1	2	3	4	5	9
Promotion of tourism	1	2	3	4	5	9
The maintaining of town centres (Wyong, The Entrance, Toukley)	1	2	3	4	5	9
The planning of town centres/ neighbourhoods	1	2	3	4	5	9
Water supply	1	2	3	4	5	9
Sewerage systems	1	2	3	4	5	9

Value for money

Q5. IF CODE 2 AT Si, ASK: As you are probably aware, there are various ways the community contributes to all levels of Government, for example, you pay GST and stamp duty to the State Government, you pay income tax to the Federal Government, and you pay rates to council for essential services such as water, sewerage, waste management, roads, open spaces, parks etc.

Considering the services offered by your Local Council to what extent do you feel you receive value for money from the rates you pay? Would you say the value for money you receive is..

Very good 1
Quite good 2

Quite poor	3
Very poor	4
Don't know/undecided	5

Communication

Q6. And generally speaking, how satisfied are you with the way that Wyong Shire Council communicates with its residents? Would you say that you were..... READ OUT

Extremely satisfied	1	Quite dissatisfied	5
Very satisfied	2	Very dissatisfied	6
Quite satisfied	3	Extremely dissatisfied	7
Neither	4		

Q7a. What would you say are your main sources of information relating to what Wyong Shire Council does? MULTIPLE RESPONSE. DO NOT READ OUT.

Q7b. Which of the following would be your preferred information source on what Wyong Shire Council does? SINGLE RESPONSE

	Q7a	Q7b
The Wyong Council website	1	1
The Wyong Council call centre (telephone)	2	2
The Wyong Council customer service centres (in person)	3	3
The local papers	4	4
Newsletters (hard copy)	5	5
Via email from Council	-	6
Word-of-mouth (from others)	7	7
Mayor / Councillors		
Other (specify) _____	9	9

Q8. Have you contacted Wyong Shire Council within the last 12 months?

Yes	1	CONTINUE
No	2	GO TO Q11

Q9. Were you satisfied with the way your contact was handled?

Yes	1	GO TO Q11
No	2	CONTINUE

Q10. IF CODE 2 AT Q9, ASK: What was the main reason for contact with the Council? DNRO, MULTIPLE RESPONSE POSSIBLE

Rates/ water usage	1	
Waste, Recycling, Household Clean-up Services		2
Law Enforcement (companion animals, Littering, offences in public places)		3
Graffiti	4	
Building compliance	5	
Roads	6	
footpaths/ shared pathways/ bike paths		
Planning or Development	7	
Trees	8	
Libraries	9	
Community Centres/ halls	10	
Parks and open spaces		11
Sporting fields	12	
Event/ program/ activity	13	
Lakes/ waterways	14	

Sewerage issues	15	
Other (Please specify) _____		16

Changing Community

Q11. I would now like you to think about the Wyong Shire community and the way it has changed in the past and how it will change in the future.

Are there any changes that you are concerned about? If so, what are you concerned about?

No 1

Yes 2

Q12. There have been some ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future, and I'd like to get your opinions about them. For each project I mention please tell me how important it is to the region.

Scale: Very important, Quite important, Neither/ nor, Quite un, Very un, Don't know

Creation of a regional airport in the Warnervale district (similar to an airport like Ballina, Newcastle, Sunshine Coast with limited passenger services per day)

Creation of a university in the Warnervale area

Q13. Apart from existing projects and services, are there any other projects that you would like Council to focus on in the future? If yes, what are they?

No 1

Yes 2 What are they?

Q14. In terms of a changing community, Wyong Shire Council has been working on a number of different initiatives for the benefit of the local community in the years to come, and I would like to know the degree to which you support or oppose each of the following.

Scale: Strongly support, Support, Neither/ nor, Oppose, Strongly Oppose, Don't know

A focus on job creation for local residents

The Arthouse – a venue for local and creative performing arts

Tuggerah Regional Sporting and Recreation Complex

A focus on improving the waterways environment, e.g. lakes and beach protection

A tree policy that allows residents to self regulate

Accelerated investment to upgrade local roads

Fit for the future

Q15. The NSW Government has suggested the merger of Wyong Shire Council with Gosford City Council as part of its state-wide plan to form larger regional councils? Would you say that you....

Know the plan well	1	
Know a little about the plan		2
Have heard about it but know nothing about it		3
Had not heard of it before now	4	

Q16. At this stage, do you support or are you against this merger? Would you say that you..

Support the merger	1	
Are against the merger	2	
Are undecided or do not know		3

Q17. Do you support a referendum or better community consultation on the plan for Wyong and Gosford Councils to merge? Is that strongly or slightly?

Strongly support	1	
Slightly support	2	
Slightly against		3
Strongly against	4	
Don't know/undecided	5	

Q18. Do you have any concerns about a proposed merger if it went ahead, in particular any concerns about any the services council provides? If so what would be that/those concerns be?

No/ no concerns	1
Yes:	2

Q19. Please indicate your level of agreement with each of the following statements around a merger of Wyong Shire Council and Gosford City Council: (Scale: Agree strongly, Agree slightly, Neither agree nor disagree, Disagree slightly, Disagree strongly. ROTATE ORDER

Improvement of the Wyong Shire Council's services and facilities is needed
The merger of Wyong Shire Council and Gosford City Council will enhance the ability of the council to deliver improvements to the region
The Wyong Shire and Gosford City is too big of an area to be governed by a single Council
I would expect the merger to have a negative effect on the services and facilities available in the Wyong Shire Community as the dollars will go to Gosford
I am concerned that Wyong Shire Council will lose its identity

Q20. If this merger did not go ahead, Wyong Shire Council could still further investigate joint opportunities with Gosford City and other neighbouring Councils, with the aim of improving Council services such as water, road and waste across the entire Central Coast region? Would you....

Support joint service delivery	1
Not support joint service delivery	2
Don't know	3

Demographics

We have a few questions to make sure that we speak to a good cross section of people in the Wyong Shire area.

Qi. RECORD GENDER: Male 1 Female 2

Qii. What is your occupation?

Home duties	1
Student	2
Retired / Superannuated	3
Unemployed	4
Manager	5
Professional	6
Technician / Trade worker	7
Community / Social Worker	8
Admin	9
Machine Operator / Driver	10
Labourer	11
Other (Please specify) _____	12

Qiii. In which suburb of Wyong Shire Council do you live?

Alison	1	Long Jetty	34
Bateau Bay	2	Magenta	35
Berkeley Vale	3	Manning Park	36
Blue Bay	4	Mardi	37
Blue Haven	5	Norah Head	38
Budgewoi	6	Noraville	39
Budgewoi Peninsula	7	Ourimbah	40
Buff Point	8	Palm Grove	41
Canton Beach	9	Palmdale	42
Cedar Brush	10	Ravensdale	43
Central Mangrove	11	Rocky Point	44
Chain Valley Bay	12	San Remo	45
Charmhaven	13	Shelly Beach	46
Chittaway Bay	14	Summerland Point	47
Chittaway Point	15	Tacoma	48
Colongra	16	Tacoma South	49
Dooralong	17	The Entrance	50
Doyalson	18	The Entrance North	51
Fountaindale	19	Toowoona Bay	52
Glenn Valley	20	Toukley	53
Gorokan	21	Tuggerah	54
Gwandalan	22	Tuggerawong	55
Halekulani	23	Tumbi Umbi	56
Hamlyn Terrace	24	Wadalba	57
Jilliby	25	Wallarah	58
Kangy Angy	26	Warnervale	59
Kanwal	27	Watanobbi	60
Killarney Vale	28	Woongarra	61
Kulnura	29	Wyong	62
Lake Haven	30	Wyong Creek	63
Lake Munmorah	31	Wyongah	64
Lemon Tree	32	Yarramalong	65
Little Jilliby	33	Other	66

Qiv. And can you please tell me which of the following age groups you fall into?

18-29 years	1
30-39 years	2
40-49 years	3
50-59 years	4
60-69 years	5
70-79 years	6
80 or more	7
Refused (do not offer)	9

Qv. Are there any children under the age of 12 years living in your household?

Yes	1
No	2

Qvi. How long have you lived in the Wyong Shire Council area?

Under 6 months	1
6 months to 2 years	2
3 to 5 years	3
6 to 10 years	4
11 to 20 years	5
More than 20 years	6

Qvii. Do you speak a language other than English within your household?

- No, English only 1
- Yes (specify) _____ 2

Q21. Thank you very much for your time today. Before we finish are there any other comments you would like to make about anything covered in this survey or any other council related matter?

- No 1
- Yes 2 RECORD:

Q22. Wyong Council may decide to hold some group discussions to talk about some of the issues raised in this survey. Are you happy to be re-contacted for this?

- No 1
- Yes 2

RESPONDENTS NAME: _____

ADDRESS: _____

PHONE No: _____

Interviewer's Name: _____	Number: _____
<p>I certify that this is a true, accurate and complete interview taken in accordance with my instructions and conducted in accordance with the MRSA Code of Professional Behaviour (ICC/ESOMAR). I will not disclose to any other person the content of this questionnaire or any other information relating to this project.</p>	
Signature: _____	Finish Time: _____
Date: _____	

Businesses Questionnaire

2015 Customer Satisfaction Survey - Business

Client: Wyong Shire Council

Job Number: 9102-F

Sample: CATI

Date: 23 April 2015

Hello, my name is from Woolcott Research and I'm calling on behalf of Wyong Shire Council. We have been asked by the Council to conduct a study amongst businesses in the area, to measure your satisfaction with some of the services they provide and to provide guidance on what the Council should be doing in the future. Be assured that your answers will remain totally confidential and will simply be combined with those of other residents. The survey results will be made publically available in June. Also, those that participate will go in the draw to win one of five prizes of a weekend at a Central Coast Holiday Park.

IF RESPONDENT INDICATES THAT THEY ARE UNFAMILIAR WITH THE COUNCIL: Wyong Council is one of the biggest employers on the Coast and the biggest in Wyong. Generally, Local Councils are charged with a range of responsibilities, including local roads, water, waste collection, libraries, playgrounds and sporting fields.

Can I please speak to the person from your company who would be responsible for contacting Wyong Shire Council should the need arise. RE-INTRODUCE IF NECESSARY. IF NOT AVAILABLE ARRANGE CALLBACK.

IF IT IS NOT CONVENIENT TO SPEAK WITH RESPONDENT: Is there a better time at which I would be able to call you back for an interview?

RECORD TIME/DAY OF CALL BACK: _____/_____

PHONE NUMBER: (02) _____

Si. Firstly, can I just check that your business either..... READ OUT

- | | |
|--|-------------------|
| Operates in the Wyong Shire Council area | 1 – CONTINUE |
| Operates and owns premises in the Wyong Shire Council area | 2 – CONTINUE |
| Operates outside but owns premises in the area | 3 – CONTINUE |
| None of these | 4–THANK&TERMINATE |

Overall Satisfaction

Q1 Now, thinking about all the services Wyong Shire Council provides, overall how satisfied have you been with them over the last 12 months? That is have you been satisfied or dissatisfied with Wyong Shire Council's performance? IF SATISFIED: Would you say you have been extremely satisfied, very satisfied or quite satisfied? IF DISSATISFIED: Would you say you have been extremely dissatisfied, very dissatisfied, or quite dissatisfied with the service?

- | | | | |
|---------------------|---|------------------------|---|
| Extremely satisfied | 1 | Quite dissatisfied | 5 |
| Very satisfied | 2 | Very dissatisfied | 6 |
| Quite satisfied | 3 | Extremely dissatisfied | 7 |
| Neither | 4 | | |

Q2. What made you choose the Wyong Shire to conduct your business in?

Q3. What is **one key activity** that Council can undertake to assist your business, develop skills and attract investment into the Shire?

Value for money

Q4. IF CODES 2 or 3 AT S1, ASK: As you are probably aware, there are various ways the community contributes to all levels of Government, for example, the payment of GST and stamp duty to the State Government, you pay company tax to the Federal Government, and rates to the local council for essential services such as water, sewerage, waste management, roads, open spaces, employment release areas etc.

Considering the services offered by your Local Council to what extent do you feel you receive value for money from the rates you pay? Would you say the value for money you receive is..

Very good	1
Quite good	2
Quite poor	3
Very poor	4
Don't know/undecided	5

Communication

Q5. And generally speaking, how satisfied are you with the way that Wyong Shire Council communicates with businesses? Would you say that you were..... READ OUT

Extremely satisfied	1	Quite dissatisfied	5
Very satisfied	2	Very dissatisfied	6
Quite satisfied	3	Extremely dissatisfied	7
Neither	4		

Q6a. What would you say are your main sources of information relating to what Wyong Shire Council does? MULTIPLE RESPONSE. DO NOT READ OUT.

Q6b. Which of the following would be your preferred information source on what Wyong Shire Council does? SINGLE RESPONSE

	Q6a	Q6b
The Wyong Council website	1	1
The Wyong Council call centre (telephone)	2	2
The Wyong Council customer service centres (in person)	3	3
The local papers	4	4
Newsletters (hard copy)	5	5
Via email from Council	-	6
Word-of-mouth (from others)	7	7
Mayor / Councillors	8	8
Radio	9	9
Twitter	10	10
Facebook	11	11
Council Staff	12	12
Networks	13	13
Other (specify) _____	14	14

Q7. Have you contacted Wyong Shire Council within the last 12 months?

Yes	1	CONTINUE
No	2	GO TO Q10

Q8. Were you satisfied with the way your contact was handled?

- Yes 1 GO TO Q10
- No 2 CONTINUE

Q9. IF CODE 2 AT Q8, ASK: What was the main reason for contact with the Council? DNRO, MULTIPLE RESPONSE POSSIBLE

- Rates/ water usage 1
- Graffiti 4
- Building compliance 5
- Licencing 6
- Roads 7
- Footpaths/ shared pathways / bike paths 8
- Planning or Development 9
- Trees 10
- Parks and open spaces 11
- Sporting fields 12
- Event/ program/ activity 13
- Lakes/ waterways 14
- Sewerage issues 15
- Other (Please specify) _____ 16

Changing Community

Q10. There have been some ideas and suggestions for some major projects to take place in the Wyong Shire Council area in the future, and I'd like to get your opinions about them. For each project I mention please tell me how important it is to the region.

Scale: Very important, Quite important, Neither/ nor, Quite un, Very un, Don't know

- Creation of a regional airport in the Warnervale district (similar to an airport like Ballina, Newcastle, Sunshine Coast with limited passenger services per day)*
- Creation of a university in the Warnervale area*
- Creation of an employment precinct in the Warnervale area*

Q11. Apart from existing projects and services, are there any other projects that you would like Council to focus on in the future? If yes, what are they?

- No 1
- Yes 2 What are they?

Q12. In terms of a changing community, Wyong Shire Council has been working on a number of different initiatives for the benefit of the local community in the years to come, and I would like to know the degree to which you support or oppose each of the following.

Scale: Strongly support, Support, Neither/ nor, Oppose, Strongly Oppose, Don't know

- A focus on job creation for local residents*
- The Arthouse – a venue for local and creative performing arts*
- Tuggerah Regional Sporting and Recreation Complex*
- A focus on improving the waterways environment, e.g. lakes and beach protection*
- A tree policy that allows residents to self regulate*
- Accelerated investment to upgrade local roads*

Q13. Do you have any ideas on how Wyong Shire Council could support job creation?

Fit for the future

Q14. The NSW Government has suggested the merger of Wyong Shire Council with Gosford City Council as part of its state-wide plan to form larger regional councils? Would you say that you....

Know the plan well	1
Know a little about the plan	2
Have heard about it but know nothing about it	3
Had not heard of it before now	4

Q15. At this stage, do you support or are you against this merger? Would you say that you..

Support the merger	1
Are against the merger	2
Are undecided or do not know	3

Q16. Do you support a referendum or better community consultation on the plan for Wyong and Gosford Councils to merge? Is that strongly or slightly?

Strongly support	1
Slightly support	2
Slightly against	3
Strongly against	4
Don't know/undecided	5

Q17. Do you have any concerns about a proposed merger if it went ahead, in particular any concerns about any the services council provides? If so what would be that/those concerns be?

No/ no concerns	1
Yes:	2

Q18. Please indicate your level of agreement with each of the following statements around a merger of Wyong Shire Council and Gosford City Council: (Scale: Agree strongly, Agree slightly, Neither agree nor disagree, Disagree slightly, Disagree strongly. ROTATE ORDER

Improvement of the Wyong Shire Council's services and facilities is needed
The merger of Wyong Shire Council and Gosford City Council will enhance the ability of the council to deliver improvements to the region
The Wyong Shire and Gosford City is too big of an area to be governed by a single Council
I would expect the merger to have a negative effect on the services and facilities available in the Wyong Shire Community as the dollars will go to Gosford
I am concerned that Wyong Shire Council will lose its identity

Q19. If this merger did not go ahead, Wyong Shire Council could still further investigate joint opportunities with Gosford City and other neighbouring Councils, with the aim of improving Council services such as water, road and waste across the entire Central Coast region? Would you....

Support joint service delivery	1
Not support joint service delivery	2
Don't know	3

Demographics

We have a few questions to make sure that we speak to a good cross section of businesses in the Wyong Shire area.

Qi. What is the nature of the business you operate?

Retail	1
Manufacturing	2
Lifestyle	3
Tourism	4
Sales	5
Other (specify)	6

Qii. How long has this business operated in the Wyong Shire Council area?

Under 6 months	1
6 months to 2 years	2
3 to 5 years	3
6 to 10 years	4
11 to 20 years	5
More than 20 years	6

Qiii. Do you operate a single outlet or multiple outlet business?

Single	1
Multiple (specify how many)	2

Qiv. In which suburb of Wyong Shire Council do you operate your business? MULTIPLE RESPONSE

Alison	1	Long Jetty	34
Bateau Bay	2	Magenta	35
Berkeley Vale	3	Manning Park	36
Blue Bay	4	Mardi	37
Blue Haven	5	Norah Head	38
Budgewoi	6	Norville	39
Budgewoi Peninsula	7	Ourimbah	40
Buff Point	8	Palm Grove	41
Canton Beach	9	Palmdale	42
Cedar Brush	10	Ravensdale	43
Central Mangrove	11	Rocky Point	44
Chain Valley Bay	12	San Remo	45
Charmhaven	13	Shelly Beach	46
Chittaway Bay	14	Summerland Point	47
Chittaway Point	15	Tacoma	48
Colongra	16	Tacoma South	49
Dooralong	17	The Entrance	50
Doyalson	18	The Entrance North	51
Fountaindale	19	Toowoona Bay	52
Glenning Valley	20	Toukley	53
Gorokan	21	Tuggerah	54
Gwandalan	22	Tuggerawong	55
Halekulani	23	Tumbi Umbi	56
Hamlyn Terrace	24	Wadalba	57
Jilliby	25	Walarah	58
Kangy Angy	26	Warnervale	59
Kanwal	27	Watanobbi	60
Killarney Vale	28	Woongarra	61
Kulnura	29	Wyong	62
Lake Haven	30	Wyong Creek	63
Lake Munmorah	31	Wyongah	64
Lemon Tree	32	Yarramalong	65
Little Jilliby	33	Other	66

Qv. How many Full-Time Equivalent Employees do you have?

- No employees/sole trader 1
- 1-5 employees 2
- 6-10 3
- 11-20 4
- More than 20 5

Qvi. Is there an intention for your business to expand in the next 2-5years?

- Yes 1
- No 2
- Don't know 3

Qvii. IF YES AT Qv (YES), ASK: Will you remain within the Wyong Shire area?

- Yes 1
- No 2
- Don't know 3

Q20. Thank you very much for your time today. Before we finish are there any other comments you would like to make about anything covered in this survey or any other council related matter?

- No 1
- Yes 2 RECORD:

Q21. Wyong Council may decide to hold some group discussions to talk about some of the issues raised in this survey. Are you happy to be re-contacted for this?

- No 1
- Yes 2

RESPONDENTS NAME: _____

ADDRESS: _____

PHONE No: _____

Interviewer's Name: _____ Number: _____ I certify that this is a true, accurate and complete interview taken in accordance with my instructions and conducted in accordance with the MRSA Code of Professional Behaviour (ICC/ESOMAR). I will not disclose to any other person the content of this questionnaire or any other information relating to this project. Signature: _____ Finish Time: _____ Date: _____
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4.4 Beach Safety Services

TRIM REFERENCE: F2006/00977 - D11972526

MANAGER: Maxine Kenyon, Director

AUTHOR: Brett Sherar; Manager

SUMMARY

With the awarding of the Beach Safety Services contract to Council's Lifeguard service for a period of three years commencing September 2013, an improved service was delivered. This report will outline the achievements of Council's Beach Safety Services for the second season of the service provision agreement.

RECOMMENDATION

- 1 That Council receive the report on Beach Safety Services.**
- 2 That Council approve a three year extension to the Council lifeguards for the provision of the Beach Safety Services.**

BACKGROUND

At its meeting on the 11 September 2013, Council resolved to let the tender to Council's Lifeguard Service. The resolution included the following:

"1170/13 That Council not accept the tenders from the two external tenderers.

1171/13 That Council approves the management of its lifeguard services in accordance with the tender submitted by Tenderer No 1 Wyong Shire Council trading as Wyong Shire Lifeguard Service, under a Service Level Agreement that will be entered into between Council's Representative (Director Infrastructure and Operations) and the Service Unit Manager from the Delivery Unit, for the sum of \$2,124,069 (excl GST) ('SLA Sum').

This amount is for the provision of the 'baseline' conforming level of service as set out in the Tender Specification (i.e. does not include a Winter Beach Safety Service or Budgewoi Beach Safety Service), for three Patrol Seasons commencing with the 2013/14 Patrol Season (with no option for an extension). This amount includes the savings from the Cost Saving Alternatives offered by Wyong Shire Lifeguard Services recommended below.

1172/13 That Council accept the Cost Saving Tender Alternatives No 2, 3, 5, 6 & 7 offered by Wyong Shire Lifeguard Service as detailed in the Tender Evaluation Report in Attachment A.

4.4 Beach Safety Services (contd)

- 1173/13 That Council approve a Service Level Agreement Budget as detailed in the Tender Evaluation Report that includes the Cost Saving Tender Alternatives.
- 1174/13 That Council determines that the Tender Evaluation Report, Attachment A,B,C remain confidential in accordance with Section 10A(2)(d) of the Local Government Act 1993.
- 1175/13 That Council request the General Manager to instruct the Director Community and Recreation Services to provide an annual report by the 31 May each year on service delivery, including costs.
- 1176/13 That Council allocate the savings resulting from this tender to a special fund for coastal, community and environmental services.
- 1178/13 That Council request the General Manager to change Council Lifeguards to highly visible red and yellow uniforms.”

CURRENT STATUS

The second season of the Beach Safety Services contract commenced on 22 September 2014 and concluded on 24 April 2015. It was another successful season with no drownings on Wyong Shire beaches during patrol hours. As outlined in this report, Council's lifeguards provided a high quality service making 343 life saving rescues, preventing more than twelve thousand people from needing to be rescued and when required, providing exceptional quality first aid, including the twelve people unlucky enough to suffer serious injuries.

The Beach Safety Service achieved this success whilst working within the implemented cost saving initiatives that reduced the level of service in times when it would not impact on users.

Statistics for the Wyong Shire Lifeguard Service

Operational issues	Number for Season 1	Number for Season 2
Rescues	260	343
Preventative actions	12,010	19,880
Beach closures due to dangerous conditions	15	132
Complaints	4	0
Major first aid and resuscitation	12	4

Complaints

One written complaint was received in relation to the Beach Safety Service. This complaint related to a Lifeguard requesting member of the public not to snorkel in the Entrance Channel which the member of the public took offence to. This issue was resolved.

Major Incidents

There were 4 major incidents throughout the season resulting in patients being removed by ambulance for further medical evaluation with details shown below:

October 3, 2015

Ambulance called to Soldiers Beach - suspected fainting.

December 2015

Male transported to hospital from Soldiers Beach with chest pains.

January 14, 2015

Council Lifeguards were notified that 67 year old man had been removed unconscious from the water by family members at the far end of North Shelly Beach. Lifeguards from both Shelly Beach and Toowoong Bay attended and attempted to resuscitate the man and defibrillated him twice before ambulance officers and the rescue helicopter arrived. The man was pronounced dead on site. Following this incident, a family member of the deceased person notified the lifeguard supervisor on the 16th January and confirmed that the autopsy report concluded that the man had an enlarged heart and had suffered a heart attack which would have happened regardless if he was in the water or not.

February 2015

Female treated at Toowoong Bay suspected head and spinal injury. Ambulance transported to hospital.

Success of Initiatives

Council adopted two initiatives proposed by the in-house bid for the Beach Safety Services. The first initiative was the reduction of level of service at the Entrance North Beach to one lifeguard outside of school holiday periods. This was achieved with the addition of a jet ski at The Entrance Beach being launched to support the lifeguard at The Entrance North if and when needed.

The below table outlines adopted alternatives which are in accordance with the tender cost savings offered by Wyong Lifeguard Service that provide the saving in man hours by reducing the number of lifeguards at the North Entrance Beach, The Entrance Beach and The Channel from four lifeguards to three outside of peak school holidays when the lifeguards then revert back to four in attendance. A beach was only to be closed when dangerous surf conditions occurred and/or when levels of patronage are low. A risk analysis is completed to determine the level of staff required after a beach is closed. As detailed in the table below, between these two initiatives, the service saved over 1,264 man hours.

Adopted alternatives	YTD hours saved
The Entrance – North Entrance – The Channel - savings achieved by retaining three lifeguards instead of the four previously used (outside of school holidays where four lifeguards are retained)	1,164
Conditional closures due to weather conditions (lifeguards are reduced from two lifeguards to one during beach closures due to inclement weather)	100
Total	1,264

Uniform Change

The beach safety service has used the new red and yellow uniform for the entire season after being adopted in the first season.

Permanent Lifeguards

Council now has two permanent lifeguards who are integrated into the Open Space and Recreation operational teams during the off season providing support in our tree maintenance and beach maintenance teams.

BUDGET

The Beach Safety Services agreement allowed for a three year contract. Although the financial year hasn't ended, the majority of expenditure has finished with minimal budgeted expenditure remaining in June 2014/15 financial year. Year to date expenditure shows a positive variance of \$108,253.00 against budget.

The two year combined savings achieved within the approved contract budget is estimated at a year-end figure of greater than \$170,000. These savings remain with Council to fund other initiatives.

THE PROPOSAL

It is proposed that based on the efficiency and effectiveness of the first two years of the current Beach Safety Services contract that a three year extension be approved before the third year of the contract commences to ensure staffing and equipment efficiencies can be maximised.

OPTIONS

1. To extend the contract for a further three years to further leverage off current efficiency gains – Recommended.
2. To revert to a non-contract day labour service with the same level of service.
3. To retender the contract after the completion of the third year of the Beach Safety Services contract is complete – Not Recommended.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
Community Recreation	Beach Safety Service	Facilities and Services	General Revenue	Meets contract performance requirements

Contribution of Proposal to the Principal Activity

Long term Financial Strategy

With the Beach Safety Services winning the contract as the cheapest option and showing a positive variance of \$170,000 over the first two years there is not anticipated any impact on the long term budget greater than CPI increases.

Asset Management Strategy

No impact

Workforce Management Strategy

Would maintain current workforce numbers with no change to FTE.

Link to Community Strategic Plan (2030)

Communities will have access to a diverse range of affordable and coordinated facilities, programs and services. We will have a range of local and regional facilities that support the diverse needs of the community and contribute to its vibrancy, connections and pride, including complementary programs, services and activities that are affordable, financially sustainable and maximise use of the facilities.

We will achieve this through:

3a Providing and maintaining local and regional community facilities for recreation, culture, health and education

3g Supporting people in the community to lead healthy, active lifestyles

Budget Impact

With the Beach Safety Services winning the contract as the cheapest option and showing a positive variance of \$170,000 over the first two years there is not anticipated any impact on the long term budget greater than CPI increases.

CONSULTATION

Consultation was undertaken with affected staff.

GOVERNANCE AND POLICY IMPLICATIONS

Nil as it is a continuation of the current process.

MATERIAL RISKS AND ISSUES

Nil.

CONCLUSION

The conditions and the specifications of the Beach Safety Services contract were successfully achieved without any reduction in performance efficiencies of the lifeguard service.

Staff have worked hard to deliver consistent, quality services at our six patrolled beaches this season. The statistics are over and above the previous year. With efficiencies created by staff, further financial savings have also been achieved.

Upgrade and maintenance of equipment is underway and will be completed prior to the commencement of the next season on Monday, 28 September 2015.

Staff are looking forward to carrying out the final season of the contract with the same successful outcomes.

ATTACHMENTS

Nil.

4.5 Extension of YMCA contract for Pools and Lakehaven Recreation Centre

TRIM REFERENCE: F2004/06260 - D11975073

MANAGER: Maxine Kenyon, Director

AUTHOR: Brett Sherar; Manager

SUMMARY

This report recommends that Council extend Contract CPA/158914 Management of Toukley Aquatic Centre, Wyong Olympic Pool, The Entrance Ocean Baths and Lake Haven Recreational Centre, for a further period of 12 month period.

RECOMMENDATION

- 1 That Council endorse the contract extension for YMCA to manage the Public Pools and Lakehaven Recreation Centre for one year.**
- 2 The Council delegate to the General Manager the approval to execute the agreement.**

BACKGROUND

YMCA had a contract for pools and the recreation centre until 2012, with a two year option which Council granted, therefore until 2014.

In May 2014, staff met with the YMCA to negotiate the proposed 12 month contract extension for CPA/158914, which was permissible under the contract. A further 1 year extension was granted until 2015 as we were looking at the future of all sites and needed to get operational details and work out our approach. This also noted that they had concerns about the impact of the various redevelopments at Lakehaven and agreed to the extension only if they could pull out with 30 days notice if it damaged their business.

The proposed contract extension period was from 1 July 2014 to 30 June 2015 with a cost of \$506,556.40 for the 12 month management of the above four centres. This amount was estimated on previous tenders received and that this 12 month contract sum proposal would be highly competitive if we were able to advertise via open tender. This option was approved given the limited timeframe and alternatives that were available.

Since the commencement of this extension, YMCA have come back to Council noting that their membership numbers have dramatically decreased which has impacted their business, they believe there is a direct relationship with the redevelopment works located outside the centre.

4.5 Extension of YMCA contract for Pools and Lakehaven Recreation Centre (contd)

On 30 October 2014, YMCA made a claim for \$118K loss of projected revenue, based on their financials and membership numbers dropping, primarily they believe due to access and losing around 80 car spaces accessible for their members. They were willing to drop the claim for a further 12 month extension on the contract to address the impact of the development on their financial position and that once all 14/15 losses have been recouped profits for Lakehaven will be shared 50/50 with Council. The contract extension is based on 14/15 actuals.

This was considered and we believed we could find savings in their budget, especially around electricity and to assist in promotion to increase their numbers, to benefit us in the long term of not paying the \$118K. The performance over this year hasn't been good in terms of the membership figures and it was agreed that this would give a negative impression of the business to potential tenderers if we were to go out to tender in June 2015. Therefore, providing YMCA with a further year would be wise and based on the financials and the upward trend since October 2014.

Advice was received that a s55 would not be required, as the extension was identified as a negotiated settlement of a dispute, for which the settlement is a short new contract on the same terms as the terminated contract under which the damages arise.

This approach will result in YMCA contract extension until June 2016, with Council calling for tenders by the end of 2015.

CURRENT STATUS

Staff worked have with YMCA and both organisations have undertaken cost savings, YMCA have now requested a remedy of a one year extension at a cost of \$427,746.83 with Council funding utility costs of \$182,000 with no increase of funding to the original 2014/15 budget.

THE PROPOSAL

To offer YMCA a one year contract extension to manage all public pools and Lakehaven Recreation Centre as remedy for their claim of loss of revenue.

OPTIONS

1. To offer YMCA a one year contract extension to manage all public pools and Lakehaven Recreation Centre as remedy for their claim of loss of revenue – Recommended
2. Council take over the running of the pools and Lakehaven Recreation Centre – Not recommended due to the cost.
3. Close the recreation centre and run the pools with day labour or contract – Not recommended due to cost and loss of the recreation centre plus possible requirement to pay \$118,000 claim from YMCA.

4.5 Extension of YMCA contract for Pools and Lakehaven Recreation Centre (contd)

4. Close the pools and recreation centre and retender – Not recommended due to poor figures for recreation centre leading to increase contract prices plus possible requirement to pay \$118,000 claim from YMCA.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
Community Recreation	Recreational Planning and Development	Facilities and Services	General Fund	Community Satisfaction rating for recreational facilities

Long term Financial Strategy

Nil as funding is already budgeted for.

Asset Management Strategy

No change as assets won't change based on contract extension.

Workforce Management Strategy

No change as contracted works.

Link to Community Strategic Plan (2030)

Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.

Budget Impact

Nil as funding already in draft 2015/16 budget.

CONSULTATION

With YMCA and contract management staff.

A Councillor Briefing is scheduled for 24 June 2015 which will provide history of the contract and the circumstances leading up to the additional extension of the contract.

GOVERNANCE AND POLICY IMPLICATIONS

Nil. As the extension is proposed as settlement of a dispute under the contract, it is lawful to negotiate a short, new contract on the same terms as the terminated contract under which the dispute arises.

MATERIAL RISKS AND ISSUES

If Council determine to close the centre at the end of June 2015, other factors that may need to be considered include: disposal of assets, membership, reduction in services provided to the community, brand and reputation management concerns.

CONCLUSION

To remedy the claim from YMCA with the least amount of financial impact to Council, a one year extension at the offered price should be accepted and conditions should be accepted.

ATTACHMENTS

Nil.

4.6 Non Profit Tenants and Subsidisation of Council Rates

TRIM REFERENCE: F2004/06147 - D11943922

MANAGER: Stephen Naven, Chief Financial Officer

AUTHOR: Carlton Oldfield; Financial Controller

SUMMARY

This report recommends that Council provide support to Non-profit tenants leasing Council properties for their lease outgoings of Rates and Charges from 2014/15 to 2017/18.

RECOMMENDATION

- 1 That Council pay for the Ordinary Rates and Annual charges for eligible non-profit entities tenanting Council properties for the 2014/15 financial year.**
- 2 That Council reimburse non-profit entities tenanting Council properties for the years 2015/16 to 2017/18 for their payment of lease outgoings of Council Rates and Annual Charges.**

BACKGROUND

Council properties under lease are required to be levied for Ordinary Rates and Annual Charges in accordance with the Local Government Act. Where Council properties are not leased the land is deemed exempt and no Rates and Annual Charges are levied.

In respect to leased properties the Rates and Annual Charges are included within the definition of 'outgoings' of standard leases, including our own. Tenants typically pay these costs in addition to their lease payments. These are standard terms for agreements that are conducted at arm's length.

In 2014/15 a review of leasing arrangements on Council properties found a number of leased properties where the charging of rates outgoings has not occurred, resulting in the tenants (generally non-profit organisations) having their Rates and Annual Charges subsidised by Council.

In order to comply with the Local Government Act and to ensure equity and procedural fairness, all tenants were issued with the Rates and Annual Charges in 2014/15 in accordance with the terms of their lease. Consequentially a number of non-profit organisations have approached Councillors and staff requesting a waiver or subsidisation on the grounds they are non-profit, provide benefit to the community and that this was the historic practice.

Due to the constraints of the Local Government Act, it is not possible to make the properties exempt or to "waive" fees. In addition, Council paying for rates and annual charges is effectively a donation or a grant and Council should be recognised accordingly.

CURRENT STATUS

Currently all tenants of the Council properties, regardless of their profit status, have been issued with invoices for recovery of Rates and Annual Charges as outgoings according to the terms of their respective leases. Any outstanding arrears on these invoices are subject to the standard Credit Management process.

THE PROPOSAL

Council approval is sought to provide funding to reimburse the newly levied Ordinary Rates, Special Rates and Annual Charges on these eligible non-profit organisations for 2014/15. This subsidisation will be appropriately recognised and will be reported to the entire community as with other grants and subsidies.

For 2015/16 until 2017/18 we recommend that all tenants pay their outgoings of Rates and Annual Charges directly to Council like all non-exempt ratepayers. Council will arrange for reimbursement of these costs and recognise this reimbursement as a subsidy.

Beyond 2017/18, the expectation would be that these organisations would fund the rates themselves, or seek funding through established grant and subsidy programs such as the Community Subsidy Program.

The value of the donation for rates & charges for 2014/15 is estimated to be \$45,478.10.

The value of the donation over the three years of 2015/16, 2016/17 and 2017/18 is estimated at \$160,000.

Where eligible tenants have already paid their full outgoings for 2014/15, Council will reimburse them for their Rates and Annual Charges outgoings.

OPTIONS

1. Allow non-profits tenants to cover their own outgoings under the terms of their lease – the sudden impact may for some entities present some level of financial distress that could impair their service to the community. This would be achieved through providing no subsidy to these entities.
2. Allow for a partial subsidisation for costs of services that are delivered to the organisation by Council. E.g. Annual Charges for Waste, Water, Sewer, Drainage.

STRATEGIC LINKS

Long term Financial Strategy

Currently there is subsidisation by Council for these non-profit entities and this report advocates this continued support for the next three years until 2017/18 but with greater transparency. There is therefore no incremental cost to Council.

Budget Impact

There is no net impact on operational budgets.

CONSULTATION

Non Profit organisations tenanted Council properties have been forthcoming with requests for financial support on their lease outgoings.

GOVERNANCE AND POLICY IMPLICATIONS

Financial support for these organisations is to be approved by Councillors.

MATERIAL RISKS AND ISSUES

There is minimal additional risk posed by this report.

CONCLUSION

It is recommended that Council resolve to support Non-profit entities in Council properties with subsidies to cover their Rates and Annual Charges outgoings under their leases. This support is recommended for the period up to the 2017/18 financial year.

ATTACHMENTS

- 1 Tenant Reimbursements 2014.15 D11978260

Property	Tenant/Client	Rates	Annual Charges	Domestic Waste	Total
Heador Street Complex, 4-16 Ray Street, TOUKLEY...	Toukley District Tennis Association			481.8	481.8
Arthur Mollett Reserve, 6 Rankens Court, WYONG ...	Wyong Family History Group	-	-	691.80	691.80
Toukley Girl Guides Hall, 33 Kooloora Road, NOR...	Girl Guides Association NSW	-	-	481.80	481.80
Lapidary Club Ourimbah, 10 Ourimbah Creek Road,...	Central Coast Lapidary Club	1,193.48	751.84	1,135.20	3,080.52
Lions Club Toukley, 18 Ray Street, TOUKLEY NSW...	Lions Club Of Toukley	-	-	1,056.00	1,056.00
Toukley Senior Citizens Club, 1 Hargraves Stree...	Toukley & District Senior Citizens Club	-	-	9,858.60	9,858.60
Alison Homestead, 1 Cape Road, WYONG NSW 2259	Wyong District Museum & Historical Society	3,033.09	404.10	567.60	4,004.79
Oasis Youth Centre, 15-23 Hely Street, WYONG N...	The Salvation Army (NSW) Property Trust	-	-	3,735.60	3,735.60
Wyongah Guide Hall, 5 Guides Close, WYONGAH NS...	Girl Guides Association NSW	-	-	78.00	78.00
Senior Citizen Centre, 6 Thompson Street, LONG ...	Long Jetty District Senior Citizens Club	7,155.53	751.84	2,809.00	10,716.37
140 Bellevue Road, TUMBI UMBI NSW 2261	Tuggerah Lakes Memorial Pistol Club Inc	3943.39	1034.48	963.6	5941.47
31 Alison Road, WYONG NSW 2259	Central Coast Community Legal Centre	2,982.51	751.84	1,049.40	4,783.75
Rose Cottage, 7 Rose Street, WYONG NSW 2259	Central Coast Community Women's Health Centre Ltd	-	-	567.60	567.60
Total				\$45,478.10	

4.7 Proposed Councillors' Community Improvement Grants

TRIM REFERENCE: C2015/01723 - D11976504

MANAGER: Lesley Crawley; Manager Corporate Governance

AUTHOR: Lisa Martin; Administration Assistant

SUMMARY

Councillors propose the following allocation of funds for expenditure from Councillors' Community Improvement Grants (CCIG).

RECOMMENDATION

- 1 That Council **allocate** an amount of \$8,350 from the 2014-15 Councillors' Community Improvement Grants as follows:

1st Berkeley Vale Scout Group (\$1380) (\$680 already allocated)	To assist with the costs of the Construction Certificate and Inspection Fees for the renovations to the Scout Hall Project.	500
1st Tuggerah Lakes Scout Group (\$3000) (\$2100 already allocated)	To assist with safety improvements and repairs to the building/meeting hall.	500
Camp Breakaway Inc. (\$3909) (\$3100 already allocated)	To purchase a Promethean Mobile Interactive Whiteboard System.	140
Central Coast Community Women's Health Centre (\$2500) (\$1200 already allocated)	Running costs for 'The Day of Action Event'.	400
Central Coast Domestic Violence Committee Inc. (\$1500)	To raise awareness of domestic and family violence, provide support and resources during 16 Days of Activism.	200
Chain Valley Bay Progress Association (\$3500) (\$900 already allocated)	To erect a shade roof structure over the wheelchair modified picnic table.	800
Community Environment Network (\$4000) (\$800 already allocated)	Workshop on Habitat for Wildlife to residents in the Wyong Shire.	400
Greek (Hellenic) Community of Central Coast NSW Inc. (\$2880) (\$1050 already allocated)	Printing and Posting of the monthly Bulletin.	300
Homeless No More Charity (\$4000) (\$750 already allocated)	Recruitment Workshops.	700

Mannering Park Amateur Sailing Club (\$1000) (\$450 already allocated)	To pay for a Yachting Australia instructor to conduct the Start Sailing component of our Discover Sailing Program.	250
Mannering Park Precinct Committee Inc. (\$1300) (\$430 already allocated)	Administration Costs.	870
Marine Rescue - Norah Head Unit (\$1040) (\$600 already allocated)	4 Direction Street Signs to be erected.	440
Mountain Districts Association (\$2262) Emergency Approved by GM (\$1000 already allocated)	Community Declaration Event - to prevent the introduction of the Coal Seam Gas (CSG)	200
National Seniors Australia, Central Coast Wyong Inc. (\$1211.50) (\$700 already allocated)	Design, creation and installation of a website.	300
Ourimbah Region Residents Association Inc. (\$1350)	Administration costs.	500
Rotary Club of Wyong Tuggerah (\$4000) (\$1000 already allocated)	Central Coast International Women's Day Expo on 7th March 2015 - assist with printing, promotional and marketing costs.	400
Tantrum Theatre Co-Operative (trading as Tantrum Youth Arts) (\$2500) (\$1750 already allocated)	Two terms of free youth theatre skills development workshops at the Wyong Grove to young people from low socio-economic backgrounds.	300
Toukley Torchbearers for Legacy (\$1100) (\$700 already allocated)	Running costs to promote the annual event of the Harry Moore Legacy Golf Day at Toukley Golf Club.	400
Tuggerah United Football Club (\$4000) (\$2800 already allocated)	Improve shade and shelter at the fields.	200
Yarramalong School Community Centre Inc.(\$3701.47) (\$900 already allocated)	Sculptures at the Old School' event - provides sculptors a space to exhibit work and promote local art and home-grown produce.	250
YMCA Toukley Aquatic Centre (\$2000) (\$700 already allocated)	Teach disabled kids the life saving skills of being able to swim.	300

2 That Council approve the allocation of funding to the Central Coast Community Women's Health Centre noting that it is the second application received from the group in the 14/15 financial year, as Council considers that public benefit arises from the outcomes of the allocation of its grant funding for this purpose.

BACKGROUND

Provision has been made in Council's Annual Plan for each Councillor to recommend to Council the donation of funds to individuals, local service, charitable or community organisations that operate in the Shire or provide a benefit specifically to the residents of the Shire.

Funds may also be allocated for emergency assistance in the event of natural disasters such as bushfires, flood or drought anywhere in Australia, subject to CCIG Policy. The funds are granted subject to approval of the Council as a whole.

THE PROPOSAL

Under Council's Policy, all proposed allocations are subject to the approval of the Council as a whole.

Each Councillor is allocated a one tenth share of a total amount identified annually in Council's Annual Plan.

The amount allocated in the 2014-15 Annual Plan is \$130,000 with a reallocation by Council of additional \$20,000 at its meeting held on 24 July 2013. The total amount allocated for 2014/2015 is \$150,000.

The proposed allocations are listed below:

4.7

Proposed Councillors' Community Improvement Grants (contd)

COUNCILLORS' COMMUNITY IMPROVEMENT GRANTS ALLOCATION		Best	Eaton	Graham	Greenwald	Matthews	Nayna	Taylor	Troy	Vincent	Webster	SUB TOTAL
Allocation 01/07/2014 - 30/06/2015		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000
Expenditure up to and including Ordinary Council Meeting of 10 June 2015		9,840	10,290	9,380	8,700	12,030	7,050	4,584	10,860	6,250	10,912	89,896
Available allocation as at 10 June 2015		5,160	4,710	5,620	6,300	2,970	7,950	10,416	4,140	8,750	4,088	60,104
24 June 2015												
1st Berkeley Vale Scout Group (\$1380) (\$680 already allocated)	To assist with the costs of the Construction Certificate and Inspection Fees for the renovations to the Scout Hall Project.									500		500
1st Tuggerah Lakes Scout Group (\$3000) (\$2100 already allocated)	To assist with safety improvements and repairs to the building/meeting hall.									500		500
Camp Breakaway Inc. (\$3909) (\$3100 already allocated)	To purchase a Promethean Mobile Interactive Whiteboard System.									140		140
Central Coast Community Women's Health Centre (\$2500) (\$1200 already allocated)	Running costs for 'The Day of Action Event'.									400		400
Central Coast Domestic Violence Committee Inc. (\$1500)	To raise awareness of domestic and family violence, provide support and resources during 16 Days of Activism.									200		200
Chain Valley Bay Progress Association (\$3500) (\$900 already allocated)	To erect a shade roof structure over the wheelchair modified picnic table.									800		800
Community Environment Network (\$4000) (\$800 already allocated)	Workshop on Habitat for Wildlife to residents in the Wyong Shire.									400		400
Greek (Hellenic) Community of Central Coast NSW Inc. (\$2880) (\$1050 already allocated)	Printing and Posting of the monthly Bulletin.									300		300
Homeless No More Charity (\$4000) (\$750 already allocated)	Recruitment Workshops.									700		700
Manning Park Amateur Sailing Club (\$1000) (\$450 already allocated)	To pay for a Yachting Australia instructor to conduct the Start Sailing component of our Discover Sailing Program.									250		250
Manning Park Precinct Committee Inc. (\$1300) (\$430 already allocated)	Administration Costs.									870		870
Marine Rescue - Norah Head Unit (\$1040) (\$600 already allocated)	4 Direction Street Signs to be erected.									440		440
Mountain Districts Association (\$2262) Emergency Approved by GM (\$1000 already allocated)	Community Declaration Event - to prevent the introduction of the Coal Seam Gas (CSG)									200		200
National Seniors Australia, Central Coast Wyong Inc. (\$1211.50) (\$700 already allocated)	Design, creation and installation of a website.									300		300
Ourimbah Region Residents Association Inc. (\$1350)	Administration costs.									500		500
Rotary Club of Wyong Tuggerah (\$4000) (\$1000 already allocated)	Central Coast International Women's Day Expo on 7th March 2015 - assist with printing, promotional and marketing costs.									400		400
Tantrum Theatre Co-Operative (trading as Tantrum Youth Arts) (\$2500) (\$1750 already allocated)	Two terms of free youth theatre skills development workshops at the Wyong Grove to young people from low socio-economic backgrounds.									300		300
Toukley Torchbearers for Legacy (\$1100) (\$700 already allocated)	Running costs to promote the annual event of the Harry Moore Legacy Golf Day at Toukley Golf Club.									400		400
Tuggerah United Football Club (\$4000) (\$2800 already allocated)	Improve shade and shelter at the fields.									200		200
Yarramalong School Community Centre Inc. (\$3701.47) (\$900 already allocated)	Sculptures at the Old School' event - provides sculptors a space to exhibit work and promote local art and home-grown produce.									250		250
YMCA Toukley Aquatic Centre (\$2000) (\$700 already allocated)	Teach disabled kids the life saving skills of being able to swim.									300		300
Total Proposed Allocations for 24 June 2015		0	0	0	0	0	0	0	0	8,350	0	8,350
Total Accumulated Allocations as at 24 June 2015		9,840	10,290	9,380	8,700	12,030	7,050	4,584	10,860	14,600	10,912	98,246
Balance Uncommitted as at 24 June 2015		5,160	4,710	5,620	6,300	2,970	7,950	10,416	4,140	400	4,088	51,754

In April 2015 Council reviewed the Councillor Community Improvement Grant Policy in relation to the number of applications a group may be permitted to submit across all WSC grant programs in one financial year. The amended policy (Clause D15) requires that should a group submit two or more applications for any of Council's grant programs within the same financial year, then Council must consider the public benefit that would arise prior to approving the funding recommended for the second or subsequent application.

4.7 Proposed Councillors' Community Improvement Grants (contd)

Staff have commenced applying this clause from 27 April 2015 and reviewed the list of applications not yet fully allocated.

The following is a list of applications that are for consideration in this report that are subsequent applications from the same group in the 2014/2015 year.

Group	Current Application	Previous Applications
Central Coast Community Women's Health Centre	<p>Submitted Date: 7 May 2015</p> <p>Amount: \$2,500 (\$1,200 already allocated)</p> <p>The Day of Action Event aims to educate, provide information and awareness to the community around the issue of sexual assault.</p>	<p>Date: 26 February 2015</p> <p>Type of Grant: Community Benefit Grants</p> <p>Amount Requested: \$1,300</p> <p>Purchase of a mounted projector for the Enhancing Community Women's Life Skills and Safety project .</p> <p>Status: Approved</p>

OPTIONS

- 1 Approval of applications as submitted will provide a community benefit to residents of the Shire.
- 2 Non approval could result in assistance not being provided to the community.

STRATEGIC LINKS

Annual Plan

<i>Principal Activity</i>	<i>Strategy or Program</i>	<i>Financial Line Item No and Description</i>
A More Sustainable Community	Enhance the quality of life of the Shire's residents	1.1.11 – Community Financial Support

Contribution of Proposal to the Principal Activity

The Councillors' Community Improvement Grants were developed to help charitable community groups and in doing so helping the broader community.

Link to Shire Strategic Vision

Priority Objective	How the proposal contributes or links to the Priority Objectives in Shire Strategic Vision and Annual Plan
Communities - Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood.	Funding is available to projects not specifically nominated in Council's Annual Plan that contribute to the priority objective.
Facilities and Services - Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.	Funding is available to projects not specifically nominated in Council's Annual Plan that contribute to the priority objective.

Principles of Sustainability

The CCIG program is aligned with the principles of sustainability in that it would:

- Improve and maintain safety, wellbeing and sense of community
- Use locally available resources to increase our self-reliance
- Support local and regional economic prosperity
- Build and strengthen partnerships and alliances

CONSULTATION

Applications that met the criteria were distributed to Councillors for their consideration.

GOVERNANCE

All expenditure recommended is permissible under Section 24 and 356(1) of the Local Government Act 1993.

CORPORATE RISKS

Nil Impact.

CONCLUSION

The proposed allocations contained in this report are permissible under the Council's policy on Councillors' Community Improvement Grants. The process has been correct and Council may confirm the grants at its option.

ATTACHMENTS

Nil.

4.8 Councillor Attendance - Local Government Week 2015 Awards Evening

TRIM REFERENCE: F2004/06517 - D11981097

MANAGER: Sonia Witt, TL Governance and Councillor Services

AUTHOR: Jade Maskiewicz; Councillor Services Officer

SUMMARY

Local Government NSW is holding an awards evening on Thursday 6 August 2015 at the Australian National Maritime Museum.

RECOMMENDATION

- 1 That Council authorise the attendance of interested Councillors at the Local Government Week 2015 Awards Evening in accordance with the Council's Facilities and Expenses Policy for Councillors.**
- 2 That Council authorise the reimbursement of expenses for Councillors in accordance with the Council's Facilities and Expenses Policy for Councillors.**

BACKGROUND

Local Government NSW will be hosting the Local Government Week Awards Evening 2015, to be held Thursday 6 August 2015 at the Lighthouse Gallery, Australian National Maritime Museum, Darling Harbour.

The Minister for Local Government, Hon Paul Toole MP and the President of Local Government NSW, Cr Keith Rhoades AFSM, will be in attendance to present the awards.

Refer to <http://www.lgnsw.org.au> for further details.

THE PROPOSAL

Councillors have expressed interest in attending this event.

Councillors may be reimbursed for expenses incurred in the attendance of non-Council events and functions in accordance with the provisions of the Facilities and Expenses Policy.

STRATEGIC LINKS

Wyong Shire Council Strategic / Annual Plan

Nil impact.

4.8 Councillor Attendance - Local Government Week 2015 Awards Evening (contd)

Budget Impact

The table below indicates the approximate cost for attendance at the event and associated travel expenses per Councillor:

Local Government Week 2015 Awards Evening	Councillor Fees
Registration	\$ 132.00
Travel (approximate)	\$ 130.00
Total (estimate)	\$ 262.00*

** Note Clause D14 of the Facilities and Expenses Policy for Councillors – “Maximum reimbursement of total attendance costs is \$200 per Councillor per event.”*

CONSULTATION

This submission complies with Council’s adopted Facilities and Expenses Policy for Councillors.

GOVERNANCE AND POLICY IMPLICATIONS

In accordance with the provisions of Council’s Facilities and Expenses Policy for Councillors, clause D14 and D17, reasonable expenses incurred in Councillors attending non-Council events and functions are met in accordance with that policy.

“D14 Council will meet sustenance and attendance expenses for Councillors’ attendance at non-Council functions related to Council business which provide briefings to Councillors from key members of the community, politicians and business. Approval for reimbursement will be by Council resolution. The maximum reimbursement of total attendance costs is \$200 per Councillor per event. Councillors may attend a maximum of 6 of these events in a year. The total maximum expenditure is \$1200.

D17 Council will pay the cost as further described in this section, for a spouse or partners or carer or one accompanying person per Councillor and children under 18 years in attending the following events as per the table below:

Event	Registration	Ticket	Accommodation	Sustenance	Partner Tours	Travel	Carer
<i>Other Council approved conferences and events</i>	<i>No</i>	<i>No</i>	<i>Yes. If staying in same room as Councillor</i>	<i>Yes if for official conference events. (eg formal dinner, welcome drinks) No additional meals and beverages included</i>	<i>No</i>	<i>Yes. If travelling In company of Councillor in same vehicle No additional air or other travel fares included)</i>	<i>Yes”</i>

CONCLUSION

Attendance at this event is in accordance with Council's Facilities and Expenses Policy for Councillors.

ATTACHMENTS

Nil.

5.1 Investment Report for May 2015

TRIM REFERENCE: F2004/06604 - D11965227
MANAGER: Stephen Naven, Chief Financial Officer
AUTHOR: Devini Susindran; Financial Accountant

SUMMARY

This report details Council's investments as at 31 May 2015.

RECOMMENDATION

That Council receive the Report on Investment Report for May 2015.

BACKGROUND

WSC's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation (2005), Council's Investment Policy, Ministerial Investment Order issued February 2011 and Division of Local Government Investment Policy Guidelines published in May 2010.

CURRENT STATUS

Cash and Term Deposit Funds

Cash flows in May were managed through term deposit maturities, with a net inflow of \$8,179k due to May (Quarter 4) Rates instalments. A high level of cash has been held to manage expected year-end capital expenditure.

Table 1 - Movement in Cash and Term deposits

Institution	Term (Approx. Months)	Interest Rate %	Maturity	Investment / (Redemption) \$'000
Movement in Term Deposits				
ANZ	8.0	3.71%	May 2015	(\$4,000)
Bendigo Adelaide Bank	12.0	3.81%	May 2015	(\$5,000)
Total Term Deposit Movement				(\$9,000)
Movement in cash at call				
AMP		2.55%		\$1,500
Westpac		2.10%		\$15,690
ANZ		2.00%		(43)
Interest earned on all call accounts				\$32
Total Cash at Call Movement				\$17,179
Total Cash & Term Deposit Movement				\$8,179

Total Portfolio

Total net return for May 2015 was \$438k in interest earnings.

Table 2 - Net Return

	Full Year 2013-14 \$'000	Q1 2014- 15 \$'000	Q2 2014-15 \$'000	Q3 2014-15 \$'000	Apr 2015 \$'000	May 2015 \$'000	YTD 2014- 15 \$'000
Net Capital Gain/(Loss) Realised	(197)	-	-	-	-	-	-
Income Distribution on Managed Funds	321	-	-	-	25	-	25
Net Earnings From Managed Funds *	124	-	-	-	25	-	25
Interest Earnings on Call Deposits Received	402	113	110	86	14	32	355
Interest Earnings on Term Deposits received at Maturity	5,999	1,311	1,364	1,306	440	406	4,827
Total Interest Earnings	6,401	1,424	1,474	1,392	454	438	5,182
Total return for the period	6,525	1,424	1,474	1,392	479	438	5,207

* Until October 2013, Council's portfolio included investments in managed funds (Blackrock Care and Maintenance Fund) held under the "grandfather" provisions of the current Ministers Order. A further distribution made in 2013 was deposited with ASIC and received in April 2015

Financial Year to Date (YTD) returns to May of 3.81% (3.79% excluding the Managed Fund Distribution) is favourable compared to benchmark bank bill swap (BBSW) *financial year to date* Bank Bill Index of 2.78% and Council guidelines of BBSW + 10 basis points.

Table 3 - Investment Returns

Investment Class	May 2015 Portfolio \$ '000	YTD Return \$ '000	YTD Return %
Cash at Call	28,698	355	2.36
Term Deposits	123,000	4,827	3.97
Managed Fund	-	25	-
Total Investments	151,698	5,207	3.81

Council investments are evaluated and monitored against a benchmark appropriate to the risk (Standard and Poor's BBB long term or above) and time horizon of the investment concerned. The investment strategy includes rolling maturity dates to ensure that Council has sufficient funds at all times to meet its obligations. A summary of the Term Deposit maturities are listed in Table 4 below.

Table 4 - Term Deposits Maturities

Time Horizon	Maturity on or before	Value \$ '000
At Call	Immediate	28,698
Term Deposits		
0 - 3 months	Aug 2015	27,000
4 - 6 months	Nov 2015	35,000
7 - 12 months	May 2016	36,000
1 - 2 years	May 2017	11,000
2 - 3 years	May 2018	9,000
3 - 4 years	May 2019	5,000
Total Term Deposits		123,000
Total Portfolio		151,698

The target maximum allocation limit in each investment risk category and the current spread of investments is listed in Table 5.

The portfolio is still overweight in A1 reflecting where the best returns are. Weightings for all categories remain within policy guidelines.

Table 5 - Portfolio Credit Framework

Investment Category Short Term	Target Maximum Allocation	Portfolio Allocation May 2015
A1	10.0%	72.97%
A2	75.0%	23.73%
A3	10.0%	2.64%
Unrated	15.0%	0.66%
TOTAL		100.00%

Portfolio Movements

The increase in the value of the portfolio for May 2015 was \$8,179k and year to date was \$6,304k. Movements are shown in Table 6.

Table 6 – Portfolio Movements to 31 May 2015

	Full Year 2013-14 \$'000	Q1 2014-15 \$'000	Q2 2014-15 \$'000	Q3 2014-15 \$'000	April 2015 \$'000	May 2015 \$'000	YTD 2014-15 \$'000
Movement in Assets							
Opening Balance	154,992	145,394	154,597	151,456	155,147	143,519	145,394
Net movement in Managed fund to Liquidation in Oct'13	(4,688)	-	-	-	-	-	-
Net Cash/Investments (Withdrawals)	(4,910)	9,203	(3,141)	3,691	(11,628)	8,179	6,304
Closing Balance	145,394	154,597	151,456	155,147	143,519	151,698	151,698

Portfolio Interest and Investment Returns compared to budget

Year to date returns as at 31 May 2015 on Council's investment portfolio of deposit accounts and term deposits, show a \$72k or 1.40% favourable variance when compared to the revised budget for the year to May 2015.

Table 7 - Annual Investment Portfolio Performance as at 31 May 2015

Investment Source	YTD Actual Interest Income \$ '000	YTD Revised Budget \$ '000	YTD Variance to Budget \$ '000
	A	B	C=A-B
General	3,171	3,156	15
Water	650	580	70
Sewerage	1,386	1,399	(13)
Total	5,207	5,135	72

Interest rates in the month, ranged from 3.08% to 5.20% (with the exception of deposit with Heritage Bank at 7.25%), all of which exceeded the annualised *monthly* Bank Bill Swap Rate (BBSW) benchmark of 2.10%. Interest returns are expected to fall further with the Reserve Bank reducing the cash rate to 2.00% in early May 2015.

Comparison to Neighbouring Councils

Portfolio Valuation

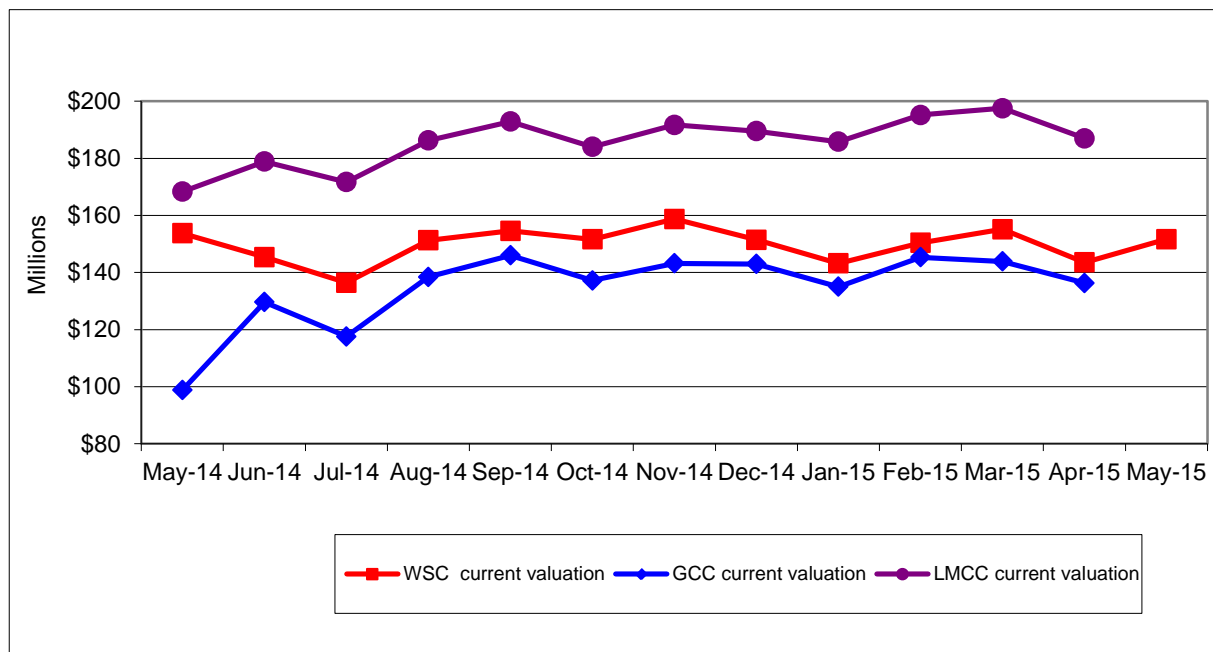
WSC’s investment portfolio reflects our strong cash position, which is comparable with neighbouring Councils. Balances are summarised in table 9 below. Graph 1 shows the monthly portfolio balances over a twelve month period for all three Councils.

There is a lag in the information available for neighbouring Councils and reports for May were not available at the time of writing this report.

Table 8 – Summary of Investment Portfolio Balances

Month / Council	Wyong Shire Council \$'000	Gosford City Council \$'000	Lake Macquarie Council \$'000
Dec 2014	\$151,456	\$142,992	\$189,543
Jan 2015	\$143,210	\$135,009	\$185,850
Feb 2015	\$150,398	\$145,317	\$195,167
Mar 2015	\$155,147	\$143,904	\$197,531
Apr 2015	\$143,519	\$136,326	\$186,993
May 2015	\$151,698	Not available	Not available

Graph 1 – Portfolio Valuations – Comparison to Neighbouring Councils



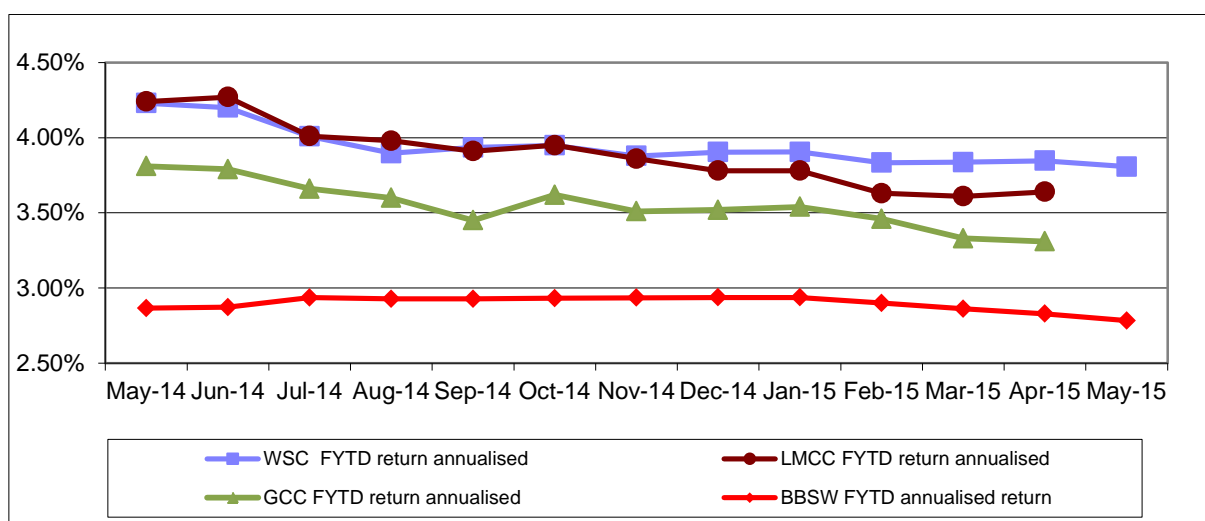
Portfolio Returns (Annualised)

WSC’s investment yield compares favourably to neighbouring Councils as outlined in table 10 below. Graph 2 shows the Financial Year to date, annualised portfolio returns over a 12 month period for all three Councils compared to BBSW.

Table 9 – Summary of Investment Portfolio Returns

Month	BBSW	Wyong Shire Council	Gosford City Council	Lake Macquarie Council
Dec 2014	2.94%	3.90%	3.52%	3.78%
Jan 2015	2.94%	3.90%	3.54%	3.78%
Feb 2015	2.90%	3.83%	3.46%	3.63%
Mar 2015	2.86%	3.84%	3.33%	3.61%
Apr 2015	2.83%	3.85%	3.31%	3.64%
May 2015	2.78%	3.81%	Not available	Not available

Graph 2 – Portfolio Return – Comparison to Neighbouring Councils



INVESTMENT STATEMENT

In accordance with the Local Government (General) Regulation 2005, Part 9, Division 5, Clause 212, it is certified that the investments held as at 31 May 2015 have been made in accordance with the Act, the Regulations and Council's Investment Policies.

ATTACHMENTS

- 1 Summary of Investment by Type - May 2015 D11965655

Wyong Shire Council Summary of Investments - By Type As at 31 May 2015										
FUND MANAGER	TYPE OF INVESTMENT	RATINGS		MATURITY	PORTFOLIO BALANCE 30.4.15 \$	PORTFOLIO BALANCE 31.5.15 \$	AS A % OF TOTAL PORTFOLIO	INCOME FOR MONTH OF MAY \$	INTEREST RATES %	
		Short Term	Long Term							
CASH AT CALL:										
Westpac	Corporate Investment Account	A1	AA	Daily	8,469,598	24,182,458		22,860	2.35	
CBA	At Call Deposit	A1	AA	Daily	-	-		-		
ANZ	11am Call Account	A1	AA	Daily	43,000	-		203	2.50	
AMP	Business Saver Account	A1	A	Daily	3,006,904	4,516,398		9,494	2.80	
Total Cash At Call					11,519,502	28,698,856	18.92%	32,557		
TERM DEPOSITS & BONDS										
<u>Short term deposits & bills (less than 90 days)</u>										
ANZ	Term Deposit	A1	AA	1/05/2015	4,000,000			0	3.71	
Bendigo/Adelaide	Term Deposit	A2	A	27/05/2015	5,000,000			13,570	3.81	
ANZ	Term Deposit	A1	AA	1/06/2015	4,000,000	4,000,000		12,638	3.72	
NAB	Term Deposit	A1	AA	22/06/2015	5,000,000	5,000,000		15,245	3.59	
Suncorp	Term Deposit	A1	A	13/07/2015	5,000,000	5,000,000		15,075	3.55	
ANZ	Term Deposit	A1	AA	24/07/2015	4,000,000	4,000,000		12,672	3.73	
ING	Term Deposit	A1	A	13/08/2015		5,000,000		14,905	3.51	
ANZ	Term Deposit	A1	AA	25/08/2015		4,000,000		12,706	3.74	
					27,000,000	27,000,000	17.80%	96,811		
<u>Medium Term Deposits (up to 365 days)</u>										
ING	Term Deposit	A1	A	13/08/2015	5,000,000					
ANZ	Term Deposit	A1	AA	25/08/2015	4,000,000					
NAB	Term Deposit	A1	AA	8/09/2015	5,000,000	5,000,000		15,033	3.54	
NAB	Term Deposit	A1	AA	22/09/2015	5,000,000	5,000,000		15,075	3.55	
CBA	Term Deposit	A1	AA	4/10/2015	5,000,000	5,000,000		13,801	3.25	
CBA	Term Deposit	A1	AA	22/10/2015	5,000,000	5,000,000		13,716	3.23	
CUA	Term Deposit	A2	BBB	17/11/2015	5,000,000	5,000,000		15,288	3.60	
Bank of Queensland	Term Deposit	A2	BBB	25/11/2015	5,000,000	5,000,000		17,199	4.05	
ING	Term Deposit	A1	A	26/11/2015	5,000,000	5,000,000		16,986	4.00	
CUA	Term Deposit	A2	BBB	16/12/2015	5,000,000	5,000,000		15,288	3.60	
CBA	Term Deposit	A1	AA	23/12/2015	5,000,000	5,000,000		13,207	3.11	
NAB	Term Deposit	A1	AA	10/01/2016	5,000,000	5,000,000		13,334	3.14	
CBA	Term Deposit	A1	AA	18/01/2016	5,000,000	5,000,000		13,079	3.08	
WSCU	Term Deposit	UNRATED	UNRATED	31/01/2016	1,000,000	1,000,000		2,803	3.30	
CBA	Term Deposit	A1	AA	10/02/2016	5,000,000	5,000,000		13,079	3.08	
CBA	Term Deposit	A1	AA	22/02/2016	5,000,000	5,000,000		13,079	3.08	
NAB	Term Deposit	A1	AA	7/03/2016	5,000,000	5,000,000		13,292	3.13	
					80,000,000	71,000,000	46.80%	204,260		
<u>Non - Current</u>										
Bank of Queensland	Term Deposit	A2	BBB	2/08/2016	6,000,000	6,000,000		26,499	5.20	
Bank of Queensland	Term Deposit	A2	BBB	8/09/2016	5,000,000	5,000,000		15,712	3.70	
Heritage	Senior Bond	A3	BBB	20/06/2017	4,000,000	4,000,000		24,630	7.25	
ME Bank	Term Deposit	A2	BBB	25/08/2017	5,000,000	5,000,000		16,562	3.90	
ANZ	Term Deposit	A1	AA	30/10/2018	5,000,000	5,000,000		20,681	4.87	
					25,000,000	25,000,000	16.48%	104,084		
Total Term Deposit & Bonds:					132,000,000	123,000,000	81.08%	405,155		
TOTAL PORTFOLIO					143,519,502	151,698,856	100.00%	437,712		
Current					118,519,502	126,698,856	83.52%			
Non-Current					25,000,000	25,000,000	16.48%			
TOTAL PORTFOLIO					143,519,502	151,698,856	100.00%			

5.2 Results of Water Quality Testing for Beaches and Lake Swimming Locations

TRIM REFERENCE: F2004/06822 - D11963844

MANAGER: Jamie Loader, Manager

AUTHOR: Tabitha Kuypers; Environmental Assurance Protection Officer

SUMMARY

Reporting on the results of bacteriological tests for primary recreation water quality for the beaches in Wyong Shire and lake swimming sites in the Tuggerah Lakes catchment for May 2015.

RECOMMENDATION

That Council receive the report on Results of Water Quality Testing for Beaches and Lake Swimming Locations.

Primary Recreation Water Quality Monitoring Program

Water quality monitoring is undertaken at 22 popular swimming sites in Wyong Shire to enable the community to make informed decisions about where and when to swim.

Through the warmer months (September to March), water samples are collected weekly. The results are provided to the Office of Environment and Heritage (OEH) as part of the state-wide Beachwatch Partnership Program. Daily pollution forecasts and long term trend analysis can be viewed on their website www.environment.nsw.gov.au/beach/index/htm. **Water quality monitoring continues through the cooler months (April to September) with samples collected monthly rather than weekly to provide an insight into water quality trends.**

The indicator organism used to determine microbial water quality is Enterococci - a subgroup of Fecal Streptococci that has been used as an indicator of fecal pollution for many years. Enterococci are especially useful in the marine environment and recreational waters as an indicator of potential health risks and swimming-related gastroenteritis.

Each month the average Enterococci count for each swimming site is compared against the National Health and Medical Research Council's (NHMRC) *Guidelines for Managing Risks in Recreational Water (2008)*. Table 2 displays the guidelines rating system used to determine if water is suitable for primary recreation (i.e. swimming).

5.2 Results of Water Quality Testing for Beaches and Lake Swimming Locations (contd)

Whilst water quality results generally indicate that the monitored swimming sites are acceptable for swimming, advisory signs have been erected at the lake sites to advise that *“this area can be affected by stormwater pollution for up to three days after heavy rain. Swimming during this period in NOT recommended”*. Greater connectivity to urban areas and lower dilution rates make the lakes more vulnerable to sources of faecal contamination including stormwater discharges, sewage infrastructure breaks and animal inputs. This is a precautionary measure only and does not mean water quality is poor at all times. In the event sampling revealed Enterococci concentrations greater than 200cfu/100mL, the site would be closed until water quality improved.

Summary of results for May 2015

Samples were collected on the 26th and 27th May 2015 - there was no rainfall for three days prior to sampling. Twenty sites achieved a “good” star rating while two monitoring locations (Canton Beach and Gwandalan) were rated “fair” (see Table 1). Dry weather inputs from the urban catchment (i.e. people hosing driveways, using sprinklers on lawns) can contribute concentrated, contaminated urban runoff to the drainage network. Both Canton Beach and Gwandalan receive inputs from stormwater infrastructure which may have contributed to the “fair” water quality ratings at these sites on this occasion.

Table 1: Beachwatch average star rating

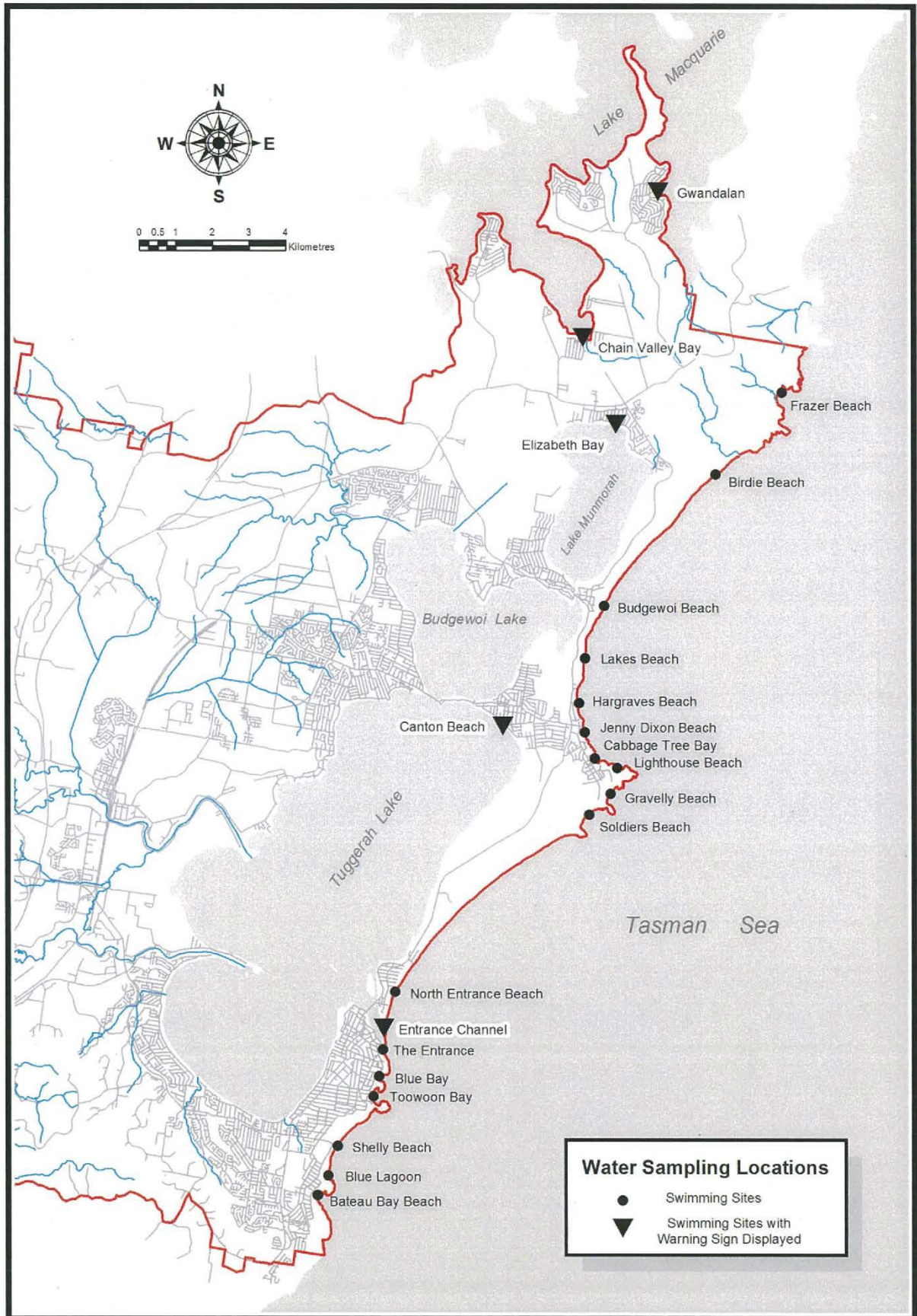
Swimming Site	Site Type	Rating	Stars
North Entrance Beach	Ocean Beach	Good	****
The Entrance Channel	Estuarine	Good	****
The Entrance Beach	Ocean Beach	Good	****
Blue Bay	Ocean Beach	Good	****
Toowoan Bay	Ocean Beach	Good	****
Shelly Beach	Ocean Beach	Good	****
Blue Lagoon	Ocean Beach	Good	****
Bateau Bay	Ocean Beach	Good	****
Chain Valley Bay	Lagoon/Lake	Good	****
Gwandalan	Lagoon/Lake	Fair	***
Frazer Beach	Ocean Beach	Good	****
Birdie Beach	Ocean Beach	Good	****
Lake Munmorah – Tom Burke Reserve	Lagoon/Lake	Good	****
Budgewoi Beach	Ocean Beach	Good	****
Lakes Beach	Ocean Beach	Good	****
Hargraves Beach	Ocean Beach	Good	****
Jenny Dixon Beach	Ocean Beach	Good	****
Canton Beach	Lagoon/Lake	Fair	***
Cabbage Tree Bay	Ocean Beach	Good	****
Lighthouse Beach	Ocean Beach	Good	****
Gravelly Beach	Ocean Beach	Good	****
Soldiers Beach	Ocean Beach	Good	****

Table 2: NHMRC Star Rating Interpretation

Star Rating		Enterococci (cfu/100mL)	Interpretation
****	Good	≤ 40	NHMRC indicates site suitable for swimming
***	Fair	41 – 200	NHMRC indicates site is suitable for swimming
**	Poor	201- 500	NHMRC indicates swimming at site is not recommended.
*	Bad	>500	NHMRC indicates swimming at site is not recommended.

ATTACHMENTS

- 1 Water Sampling Sites D03238043



5.3 Works in Progress - Water Supply and Sewerage

TRIM REFERENCE: F2004/07830 - D11961074

MANAGER: Daryl Mann; Manager Water and Sewerage Operations

AUTHOR: Vanessa Trzcinka; Technical Operations Engineer Water and Sewerage Operations

SUMMARY

Water supply and sewerage works in progress and completed for May 2015.

RECOMMENDATION

That Council receive the report on Works in Progress - Water Supply and Sewerage.

WATER SUPPLY

The table below is a status report of current major new and upgrade water projects.

Item Description	Est. Cost \$	Start Date	% Spent	% Comp	Est. Comp Date	Comments
Mardi Dam Fire Trails	\$200,000	July 2014	80%	85%	June 2015	Original scope is completed. Tendering for the additional fire trail work is completed, and has been awarded, with construction to be completed by the end of June.
Mardi Water Treatment Plant CO2 Dosing	\$80,000	Aug 2014	70%	90%	June 2015	Issues were encountered during the final commissioning phase with works now due for completion mid June.

SEWERAGE

The table below is a status report of current major new and upgrade sewerage projects.

Location	Est Cost \$	Start Date	% Spent	% Comp	Est Comp Date	Comments
Sewage Pumping Station BB05 and BB06 (Blue Bay / Toowoomb Bay)	\$2.6M	April 2015	8%	12%	Feb 2016	Construction activities have commenced including valve pits, retaining walls and piling.

Location	Est Cost \$	Start Date	% Spent	% Comp	Est Comp Date	Comments
Bateau Bay Berkeley Vale Budgewoi Gorokan North Entrance San Remo Toukley Tumbi Umbi	\$1.2M	July 2014	97%	97%	Jun 2015	Contract sewer main inspection & maintenance programme to improve system reliability and to reduce blockages and possible overflows. Work is being delivered as part of a 4 year contract and is ongoing in 2014/15.

PROCESS

Water Treatment

All treated water produced by Mardi Water Treatment Plant met the health requirements of the Australian Drinking Water Guidelines produced by the National Health and Medical Research Council.

Sewage Treatment

The effluent discharged from Toukley Sewage Treatment Plant and Bateau Bay Sewage Treatment Plant met the Environmental Protection Authority Licence requirements.

Sewage Overflows

There were 6 sewer overflow incidents reported to the Council's Environmental Hotline for the period 1 to 31 May 2015, most were related to minor tree root blockages where the normal clean up and reporting were completed. Of these 6 incidences 4 were reported to the Environmental Protection Authority, NSW Health, Work Cover and Fire and Rescue.

One of the overflows occurred on 27 May 2015 on CH15 sewer rising main which is located between Jack Grant Ave and Albert Warner Drive, Warnervale and was due to a fittings failure that compromised the structural integrity of the pipe.

Follow up reporting has been submitted for each incident through Council's internal environmental reporting procedures.

WATER STORAGE

Sunday, 31 May 2015				
DAM STORAGES				
Storage	Capacity Full [ML]	Volume in Storage [ML]	Percent Full [%]	Storage Change over last week[ML]
Mangrove Dam	190,000	132,815	69.9	Up 1,238
Mardi Dam	7,400	5,831	78.8	Down 358
Mooney Dam	4,600	4,600	100.0	Unchanged
Total	202,000	143,246	70.9	Up 880
Total Dam Storage this time last month was				68.1 Percent
Total Dam Storage this time last year was				58.9 Percent
GROUNDWATER & HUNTER TRANSFERS (ML)				
Period	Groundwater		From Hunter	To Hunter
Week to Date	0.0		0.0	8.5
This year to date	0.0		156.9	141.2
RAINFALL(mm)				
Period	Somersby WTP		Mardi WTP	Mangrove Dam
Week to Date	1		2	4
Previous Week	40		55	26
Current week last year	3		8	1
This year to date	1,171		1,028	820
Same period last year	470		384	370
Water Usage (ML)				
Period	Usage			
Week to Date	502			
Previous Week	546			
Percent change from previous week	8 % less			
Current week last year	501			
Percent change from same week last year	0.2 % more			
This year to date	12,005			
Same period last year	12,655			
Percent change from same period last year	5.1 % less			
MARDI- MANGROVE DAM TRANSFERS (ML)				
Period	To Mangrove Dam		From Mangrove Dam	
	From Mardi Dam		To Mangrove Creek	To Mardi Dam / WTP
Last week	897		0	0
This year to date	5,955		354	2,656
Total to date *	40,181		10,293	12,443

* Post M2M Commissioning

ATTACHMENTS

Nil.

5.4 Activities of the Development and Rezoning and Building Certification Compliance and Health Units

TRIM REFERENCE: F2004/07830 - D11967136

MANAGER: Tanya O'Brien, Manager

AUTHOR: Jane Doyle; Development Assistant

SUMMARY

The report includes information and statistics regarding the operations of the Development and Rezoning Unit and the Building Certification Compliance and Health Unit which covers the submission and determination of development, construction and subdivision applications for the month of May 2015.

Further the report includes information related to job creation based on Council's adopted employment indice of 10 jobs per \$1 million invested.

RECOMMENDATION

That Council receive the report on Activities of the Development and Rezoning and Building Certification Compliance and Health Units for the month of May 2015 and related to job creation.

Development Applications Received and Determined – Development and Rezoning Unit- May 2015.

Type:	Number Received:	Estimated Value \$:	Number Determined:	Estimated Value \$:
Commercial	11	4,215,203	7	795,000
Industrial	1	60,000	1	60,000
Residential (Multiple Dwellings/Dual Occupancy)	8	4,961,770	8	6,621,360
Other Applications	-	-	-	-
Subdivisions	6	17,814,610	3	65,000
Section 96 Applications	12	-	7	-
Total	38	27,051,583	26	7,541,410

5.4 Activities of the Development and Rezoning and Building Certification Compliance and Health Units (contd)

Development Applications Received and Determined – Building Certification Compliance and Health Unit – May 2015

Type:	Number Received:	Estimated Value: \$	Number Determined:	Estimated Value: \$
Commercial	3	38,000	2	33,000
Industrial	-	-	-	-
Residential-Multiple Dwellings (Dwellings)	48	13,027,776	48	13,501,413
Residential (Alterations and Additions)	52	2,632,365	44	2,339,038
Other Applications	1	100,000	-	-
Section 96 Applications	6	-	6	-
Total	110	15,798,141	100	15,873,451

Jobs created during reporting period

During May 2015, 126 DA's were approved representing approximately \$23M worth of investment. There were no rezonings approved in May 2015.

The following table outlines the number of jobs which could be created, should the DA's which have been approved be fully taken up:

Month 2015	Value of Development Applications Determined \$	Equivalent Jobs Created through DAs determined (based on 10 jobs per \$1M)	Equivalents jobs created through Council's expenditure on materials and contracts operating expenditure (based on 10 jobs per \$1M)	Central Growth monthly jobs target (based on 947 jobs per year)	Coast Plan jobs target
February	35,839,564	350	unknown		79
March	13,555,491	130			79
April	15,479,929	150			79
May	23,414,861	230			79

5.4 Activities of the Development and Rezoning and Building Certification Compliance and Health Units (contd)

Subdivision Applications Received and Determined May 2015

Type:	Number Received:	Number of Lots:	Number Determined:	Number of Lots:
Commercial	2	1	2	1
Industrial	-	-	-	-
Residential	4	340	1	1
Rural	-	-	-	-
Total	6	341	3	2

Financial Year	Residential & Strata Lots Created (Actual)	Residential & Strata Lots Created (DA Approved)	Secondary Dwellings Approved	Required Homes per CC Growth Plan
2012/2013	145	282	59	1288
2013/2014	95	943	96	1288
2014/2015 YTD	169	372	112	1288

Net Median Turn-around Time – May 2015

The net median turn-around time in working days for development applications determined within the Development Assessment Unit during May 2015 was 17 days. The net median turnaround time in working days for Section 96 applications was 20 days.

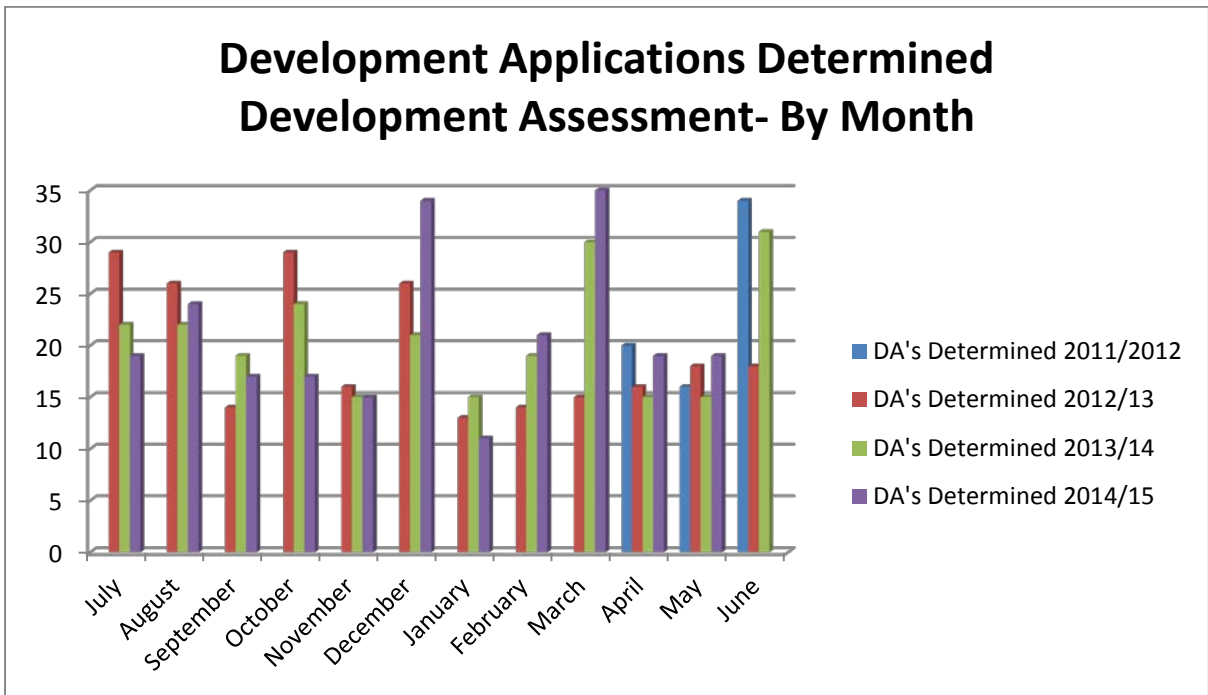
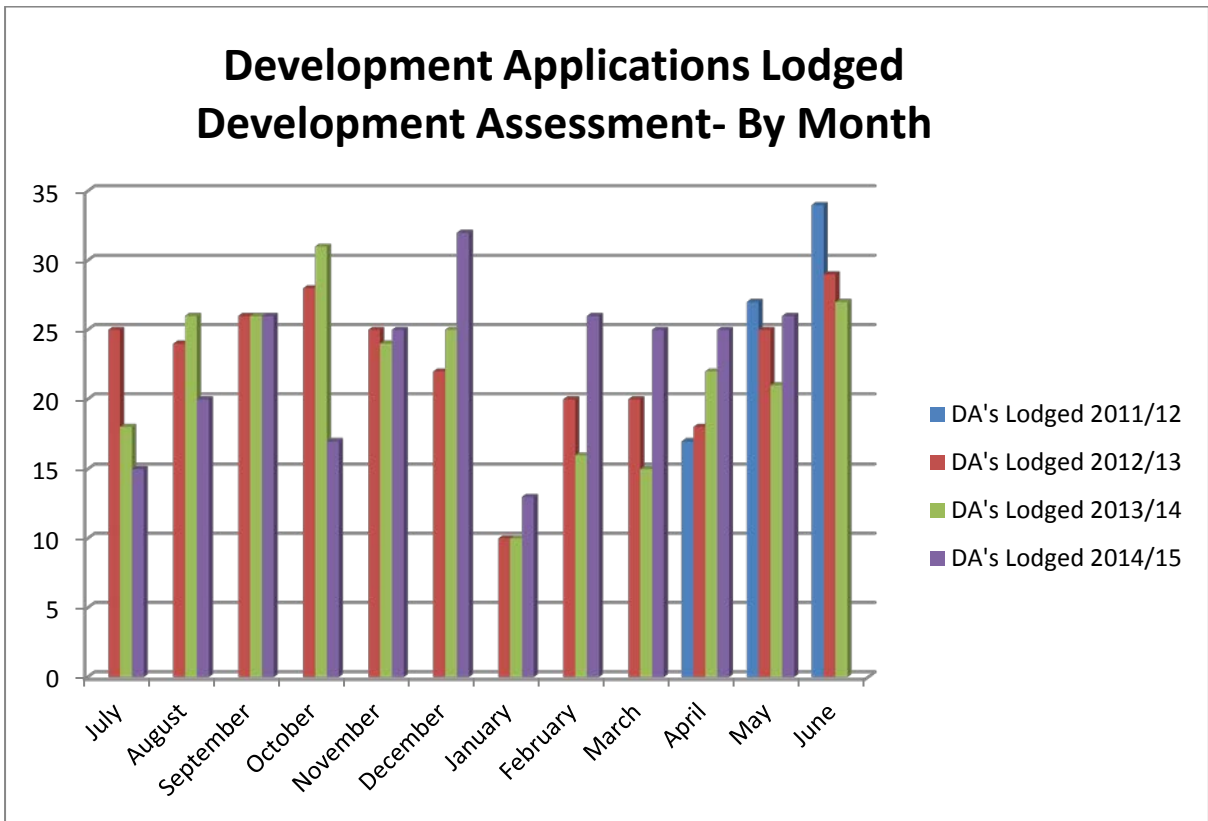
The net median turn-around time in working days for development applications determined in the Building Certification Compliance and Health for May 2015 was 13 days. The net median turn-around time in working days for Section 96 applications was 24 days.

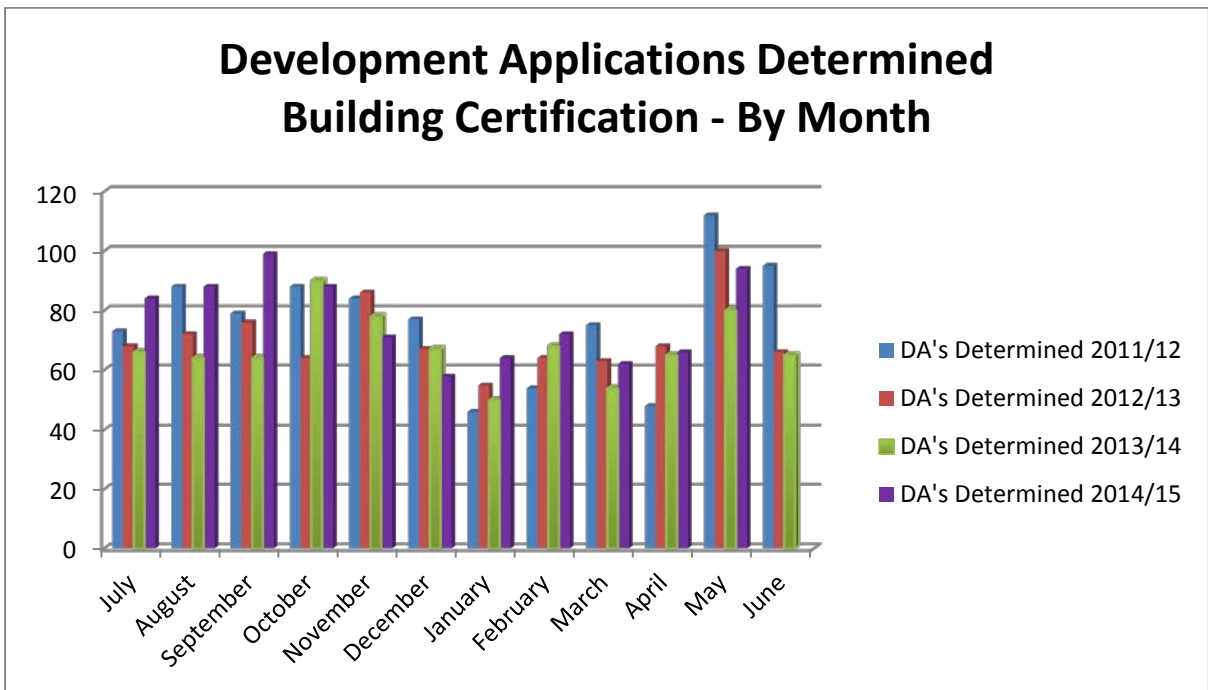
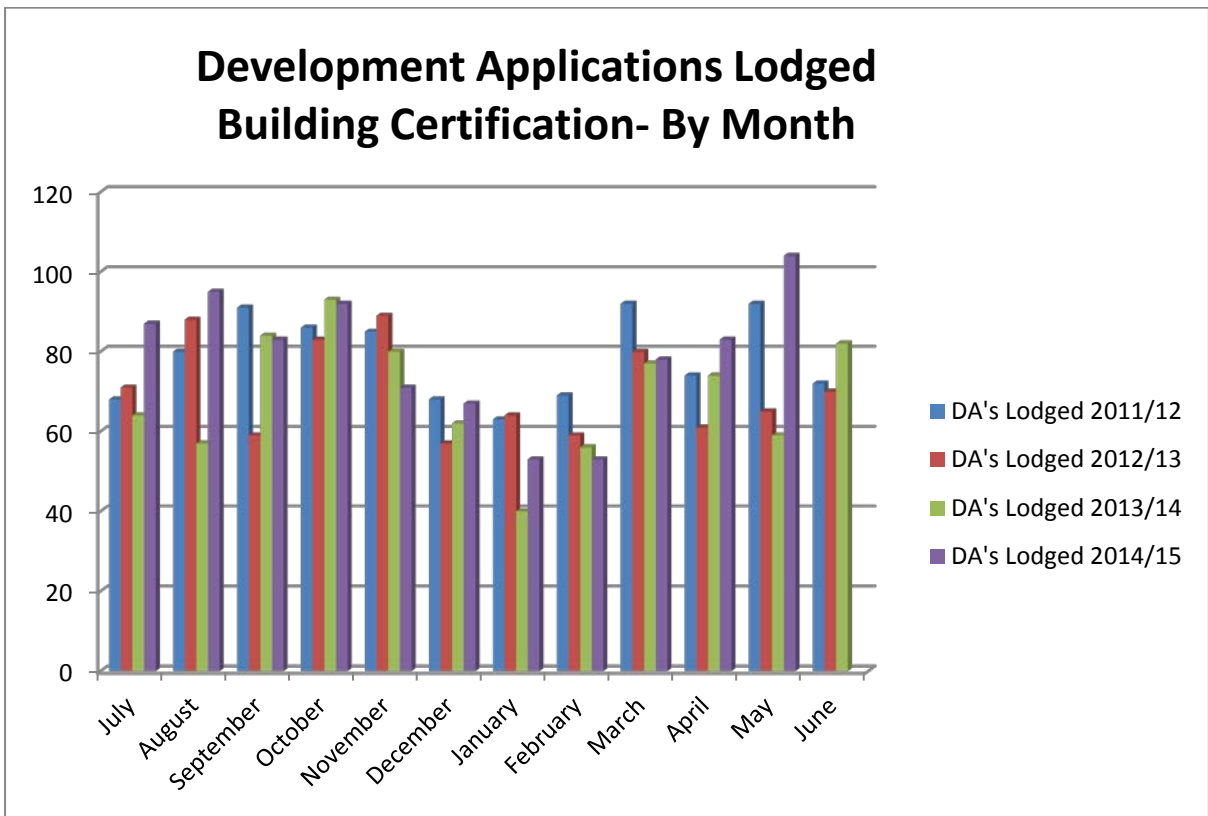
Other Approvals and Certificates

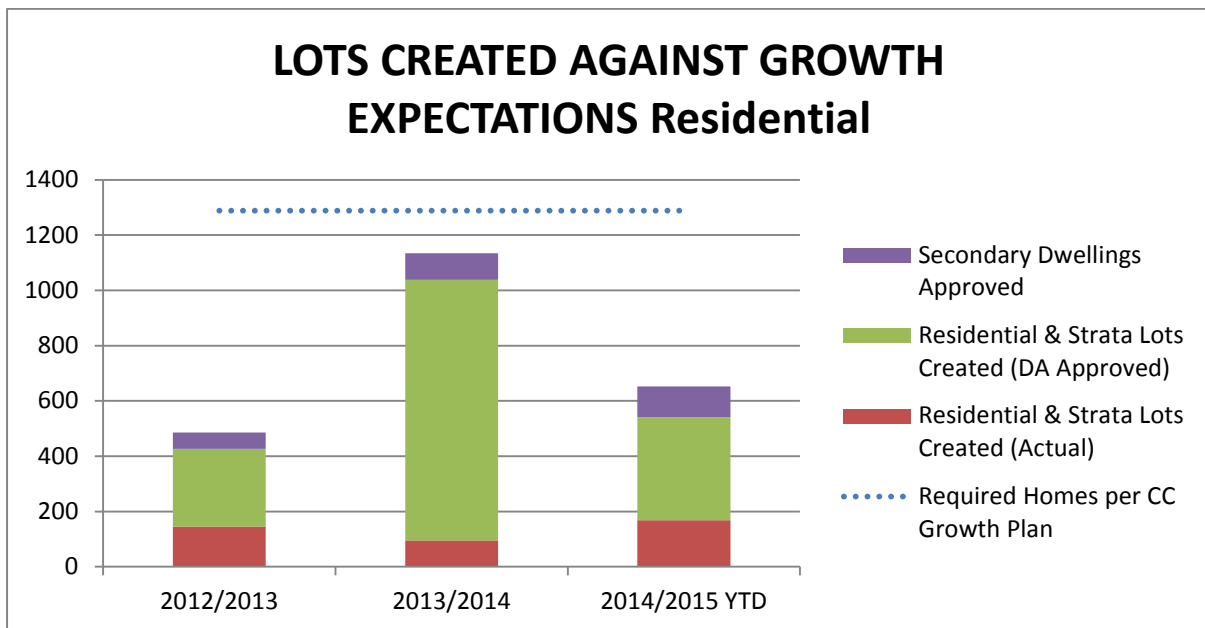
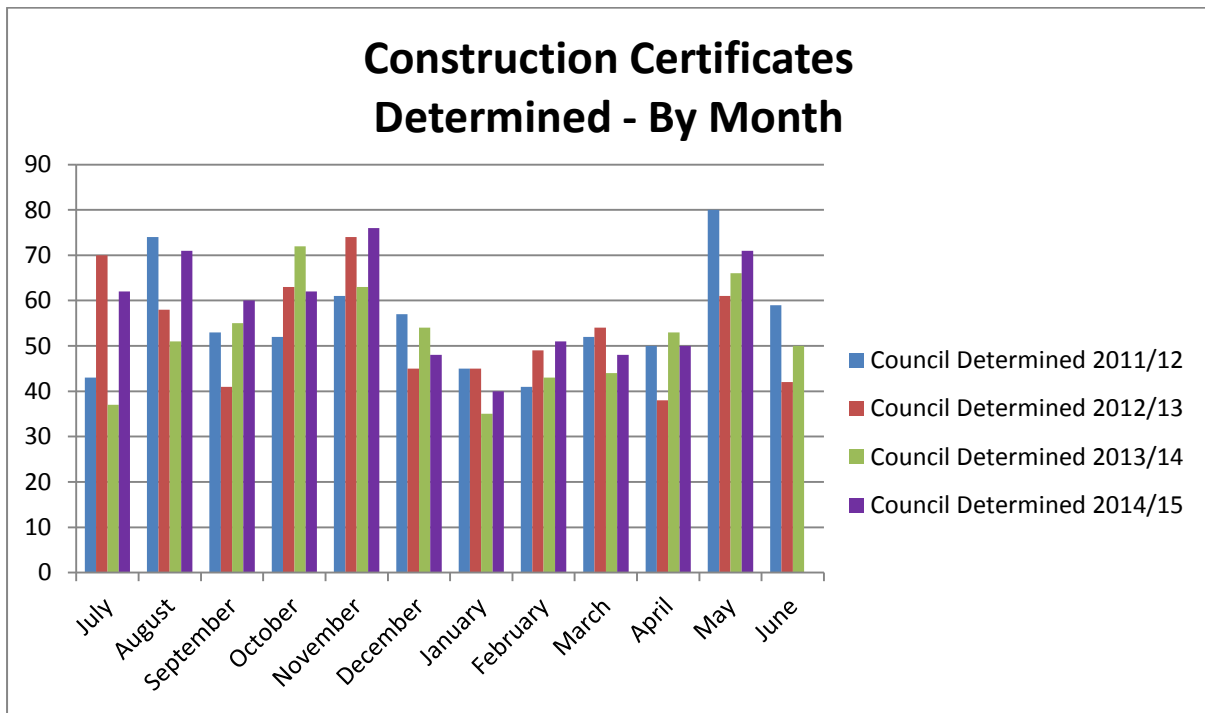
Type	Determined May 2015
Section 149 D Certificates (<i>Building Certificates</i>)	10
Construction Certificates	71
Complying Development Certificates	22

ATTACHMENTS

- 1 Graphs: Development Applications Lodged, Determined, Construction Certificates Determined and Lots Created Against Regional Growth Expectations D11967569







5.5 Outstanding Questions on Notice and Notices of Motion

TRIM REFERENCE: F2015/00040 - D11971070

MANAGER: Sonia Witt, TL Governance and Councillor Services

AUTHOR: Jade Maskiewicz; Councillor Services Officer

SUMMARY

Report on Outstanding Questions on Notice and Notices of Motion.

RECOMMENDATION

That Council receive the report on Outstanding Questions on Notice and Notices of Motion.

ATTACHMENTS

1 Table of Outstanding Questions and Notice of Motions - 24 June 2015 D11971488

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
115	General Manager's Unit	Stephen Naven	<p>7.2 Notice of Motion - Government Rating Outrage</p> <p>50/15 That Council <u>note</u> with great concern the likely significant escalation of the 2015 rate burden on the local lower to mid-market property sector.</p> <p>51/15 That Council <u>note</u> the significant escalation is as a consequence of the recent property market increases and unfair rerating formulas dictated to Council by the State Government Valuer General and Office of Local Government.</p> <p>52/15 That Council <u>call</u> on the State Government to conduct a thorough review into the Valuer General's and Office of Local Government's outdated and discriminatory rating methods that will place undue hardship on many in our community.</p> <p>53/15 That Council <u>investigate</u> a shire wide, online petition in partnership with the community, to give ratepayers a voice to call upon the State Government to reject this outrageous and out of touch taxing.</p> <p>54/15 That Council <u>include</u> in its 2015 Strategic Planning Process a review of all options to assist in reducing the impact of the Government's looming rerating charges.</p>	28 January 2015 Cr Best	Response to be provided at a meeting in July 2015.
128	Community and Recreation Services	Maxine Kenyon	<p>5.2 Notice of Motion - Wyong Road Landscaping Shambles</p> <p>167/15 That Council <u>note</u> with great concern the current, extremely poor condition of the landscaping of the median and roundabouts along the Shire's premier road corridor, Wyong Road.</p> <p>168/15 That Council <u>note</u> that Wyong Road is a State Road for which the NSW Roads and Maritime Service (RMS) has full management and financial responsibility under the Roads Act 1993.</p> <p>169/15 That Council <u>call</u> on the RMS to consider the safety, value and impact on the community of not providing for sufficient vegetation maintenance, and to provide adequate funding to maintain the landscaping for the full length of the Wyong Road corridor in keeping with community expectations.</p>	25 February 2015 Cr Best	<p>167/15 – Noted</p> <p>168/15 – Noted</p> <p>169/15 – Councillor Business Update distributed 26 March 2015.</p> <p>170/15 – Response to be provided in July 2015.</p>

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
			170/15 That Council <u>request</u> the General Manager to report on initiatives that it may consider with this road issue and indeed all roads under the Road Management Council Contracts		
133	Property and Economic Development	John Willey	7.2 - Notice of Motion - Tuggerah Station Parking and Safety Shambles 236/15 That Council <u>reiterate</u> the total inadequacy of parking at and around the Tuggerah Rail Station, and that the provision of such parking is the sole responsibility of Transport NSW and State Government. 237/15 That Council <u>explore</u> all land options in the Tuggerah Rail Station precinct, in partnership with Transport NSW and State Government, to address this issue. 238/15 That Council <u>note</u> the urgent need to immediately deal with this matter and therefore the prospect of interim/ temporary parking should also be considered.	11 March 2015 Cr Best Cr Matthews	A Councillor Update has been prepared and awaiting endorsement.
144	Property and Economic Development	Darryl Rayner	2.1 Mayoral Minute - 2015 Garage Sale Trail 367/15 That Council <u>participate</u> in the 2015 Garage Sale Trail program at a cost of \$6,250. 368/15 That Council <u>note</u> the cost will be funded by existing funds allocated to its Waste Unit.	Cr Eaton 22 April 2015	Staff are in the process of submitting the application to participate in this program.
145	Infrastructure and Operations	Peter Murray	8.1 Notice of Motion - Traffic Management - Watanobbi Road 408/15 That Council <u>note</u> with concern the reports of frequent drag racing and burnouts on Watanobbi Rd. 409/15 That Council <u>refer</u> this issue to the Traffic Committee for their advice on how to rectify the problem. 410/15 That Council <u>write</u> to the Tuggerah Lakes Police Command advising it of this problem and seeking their support and implementation of regular patrols and enforcement action. 411/15 That Council <u>support</u> the community initiative to generate a petition and make representation to the state member.	Cr Taylor 22 April 2015	Letter sent to Tuggerah Lakes Area Command 29 April 2015. Response to be provided at a future meeting. Item scheduled for consideration by the Traffic Committee at its meeting of 10 June 2015. Scope of works identified at Traffic Committee and will be investigated and listed in the Roads and Drainage Infrastructure Forward Works Program for consideration in future budgets.

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
147	Infrastructure and Operations	Peter Murray	<p>Q19/15 Assisting Disabled Travellers</p> <p><i>"Mr Mayor,</i></p> <p><i>For some time now I have noticed groups of disabled people gathering around a bus stop in Tuggerah Business Park in the rain with no shelter or seating, in reliance Drive opposite Fairhaven Services. Mr Mayor could you have this looked into as a matter of urgency, as in my view this is totally unacceptable?"</i></p>	Cr Best 22 April 2015	<p>Response to be provided at a future meeting.</p> <p>The new bus shelter has been ordered, contractor arranged to install concrete slab. Anticipated completion date is late June 2015.</p>
148	Community and Recreation Services	Maxine Kenyon	<p>7.1 Notice of Motion - Regional Rollout of Council's Skate Park Facilities</p> <p>1 <i>That Council <u>note</u> the recent welcomed response to Council's announcement to significantly expand its regional skate park facilities rollout.</i></p> <p>2 <i>That Council <u>recognise</u> the need to balance the rollout of such facilities as equitably as possible across the shire.</i></p> <p>3 <i>That Council <u>note</u> that the asset life of the current Lake Munmorah skate facility has now reached its end and that this location is no longer Council's preferred option.</i></p> <p>4 <i>That Council <u>request</u> the General Manager to investigate and consult with the local community and key stakeholders to identify the most suitable location for this facility.</i></p> <p>5 <i>That arising from the Council's recent adoption of the skate strategy 2014, Council further <u>request</u> the General Manager to report on proposals and options that will provide improved resource equity to the shire's northern skate facilities. The report should also address the possibility of installing CCTV cameras to provide improved safety to users and reduce the incidents of antisocial behaviour in and around such facilities.</i></p>	Cr Best 13 May 2015	Response to be provided at a future meeting.

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
149	General Manager's Unit	Bob Platt	Q20/15 Local Mobile Phone Towers <i>"Can the General Manager inquire, as a great number of mobile phone towers reportedly failed during the recent east coast low storm event, what is the local mobile phone system's capacity for continued communications during such emergencies in the shire?"</i>	Cr Greenwald 13 May 2015	Response provided to Councillor Greenwald via email, currently awaiting advice as to whether more information is required.
150	Infrastructure and Operations	Peter Murray	6.1 Notice of Motion - End Gridlock Pacific Highway, Wyong 1 <i>That Council <u>recognises</u> the urgent need to work with the RMS to deliver the Wyong Town leg of the Pacific Hwy, an economically vital transport corridor, relied upon by thousands of local residents as they daily commute.</i> 2 <i>That further Council <u>recognises</u>, the inordinate delays plaguing this multimillion dollar Highway project as it seeks to accommodate the demand of a small number of property owners must now end.</i> 3 <i>That Council <u>applauds</u> the timely turnaround of the RMS's final and progressive draft plans currently on exhibition.</i> 4 <i>That Council <u>encourages</u> all interested parties to make responsible submissions and Council recognises through community representations and submissions there may very well be some adjustments and amendments to the draft plan.</i> 4 <i>That Council again <u>reiterates</u> that irrespective of any further representation to call for this highway project to bypass through residential back streets will not be entertained by Council.</i> 5 <i>That, due to the urgent need to construct this important transport corridor, Council, on behalf of our local residents, <u>make funding representations</u> to the State Government seeking to tap into the 6 billion dollar state government regional funding pool.</i>	Cr Best & Troy 10 June 2015	Response to be provided at a future meeting.

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
			6 <i>That the General Manager liaise with the Minister for Roads and RMS in regards to designing a more direct and easier disabled access to Wyong Railway Station, other than that proposed off Howarth Street.</i>		
151	Infrastructure and Operations	Peter Murray	<p>Q22/15 Link Road Intersection at Blue Haven</p> <p><i>"Mr Mayor,</i></p> <p><i>As the local Councillor for the Blue Haven area it has been drawn to my attention by many residents of Blue Haven that the intersection of Blue Haven Way and the Motorway link is a high risk intersection.</i></p> <p><i>I appreciate the Motor Way Link is not a Council road, however can you appeal to advocate on behalf of our local Community to the RMS, to provide an improved intersection works on this arterial road with a closing speed at the intersection of some 200km/hr, of particular concern is the almost non-existent acceleration lane heading to the M1. With the huge residential influx in the area this issue can no longer be ignored any response to our representation from the RMS would be appreciated in your reply to this question and indeed the good folk of Blue Haven?"</i></p>	Cr Best	Response to be provided at a future meeting.

**QUESTIONS ON NOTICE AND NOTICES OF MOTION REMOVED SINCE
10 JUNE 2015**

No#	Department	Question on Notice / Notice of Motion	Date Asked/ Councillor	Status
Nil	Nil	Nil	Nil	Nil

24 June 2015

To the Ordinary Council Meeting

Councillor

6.1 Notice of Motion - Wyong Grove Public School "The Grove" Continued Community Use

TRIM REFERENCE: F2015/00040 - D11975911

AUTHORS: Ken Greenwald; Councillor

Lisa Matthews; Councillor

Councillors Greenwald and Matthews have given notice that at the Ordinary Council Meeting to be held on 24 June 2015 they will move the following Motion:

"We formally move,

That Council request the General Manager to write and make representation to the Minister for Education, Adrian Piccoli MP to:

- Acknowledge the current lease arrangement with the State Government at the closed Wyong Grove Public School which is allowing an integrated community campus to flourish, being used for community and arts programs.*
- Request the Minister to ensure the continuity of this very important community campus.*
- Request the Minister, as Wyong Grove Public School has been declared surplus, to vest the site by gift or community trust in the care of the Wyong Shire Council for continued community use, programs and community partnerships."*

RESOURCES

The matter will be actioned using existing resources.

COUNCILLORS NOTE

In 2014 Council signed a two year lease with the Department of Education to take over the former Wyong Grove Public School site, 1 North Road Wyong, and turn it into a community and cultural hub.

Wyong Grove Community and Cultural Hub is being used by a range of community and cultural groups for an event, studio and workshop space.

Since this lease was signed, the Minister for Education has declared that the former Wyong Grove School is surplus and has approved of its disposal and sale.

If Wyong Grove was not made available to Wyong Shire Council then it would have a significant impact on Council's plans to co-locate a number of art/cultural community based groups and to create a center of excellence with a low cost structure.

ATTACHMENTS

Nil.

24 June 2015

To the Ordinary Council Meeting

Councillor

6.2 Notice of Motion - Wyong Gosford Super Council

TRIM REFERENCE: F2015/00040 - D11975936

AUTHORS: Greg Best; Councillor

Lloyd Taylor; Councillor

Councillors Best and Taylor have given notice that at the Ordinary Council Meeting to be held on 24 June 2015 they will move the following Motion:

"We formally move,

- 1 That Council note the findings of the recently required 'Fit For The Future' (FFTF) Shire Wide Survey that revealed a clear majority of residents, businesses and Council Staff, do not support the State Government's proposed push to amalgamate Wyong and Gosford Councils into a Super Council.*
- 2 That Council note that:*
 - (a) the survey indicates that the majority of residents and rate payers do not support the merger; and*
 - (b) further the FFTF reveals a large number of significant structural and hidden costs associated with any such Super Council amalgamation; and*
 - (c) it is important to develop a clear and cogent case 'for and against' this proposition.*
 - (d) the importance of listening to and considering the democratic voice of our local community, as this decision will unquestionably have far reaching and intergenerational impacts across the Wyong and Gosford local government areas.*
- 3 That Council request the Minister for Local Government refer the question of whether Wyong and Gosford Councils are to merge to a referendum in the Wyong and Gosford local government areas prior to the Minister deciding whether the two councils are to be amalgamated.*
- 4 That Council request the referendum be conducted by the NSW Electoral Commission to ensure transparency and integrity in the process.*
- 5 That Council request the NSW Government provide the funding for the referendum."*

RESOURCES

The matter will be actioned using existing resources.

COUNCILLORS NOTE

Councillors, I present this motion for your consideration arising as a response to our Fit for the Future (FFTF) survey recently required by the State Government to be conducted as a guide to the prospect of amalgamation.

Further to our recent FFTF briefing it would appear that the early indications of serious questions are now being raised by our community around the prospect of this monumental decision to amalgamate Wyong and Gosford City Council that will result in one of the largest council areas in NSW with a budget of approx. \$1billion per annum and representing in excess of 300,000 residents; a community comparable with Darwin City and Canberra.

It is with this understanding, that I believe it is incumbent upon us as civic leaders, to represent our community without fear or favour through calling on the State Government to provide our community with their fundamental and democratic right to be consulted through a shire wide/regional referenda. In my view, it matters little the personal views of individual Councillors. However, clearly the important and overarching views of our broader community are what matters. The only way a genuine and definitive voice can be identified and achieved is via an urgent State Government sponsored democratic referenda.

As a long serving Independent Councillor of A riding that is often referred to euphemistically as the forgotten north, any such amalgamation hastily conceived and ill contrived will in my view result in the outer regions, both north and south, vanishing from the representation radar in what will become a Super Council.

It has further been revealed through the FFTF that there are clear financial, social and structural issues that have not been addressed that will ultimately cost this community dearly and indeed inter-generationally.

I understand fully the political machinations and imperatives around the Government's haste to achieve as much distance between this enormous and popularity diminishing decision and their next election. However, this is no excuse in my view, to rush this region potentially into a Super Council folly while denying our local community the respect of a clear, concise and cogent argument around the pros and cons of this decision. Further, the argument that this Government, post the recent State Government election, holds a mandate to amalgamate our councils, is not sustainable and this is reflected in the Government's loss of all seats bar one in the Central Coast's region.

In conclusion, it has been said, the truth goes through three phases. First, it is ridiculed, then violently opposed, until ultimately it becomes self-evident and in this case the truth and self-evidency is that this Government must give our local community a democratic voice on this issue.

ATTACHMENTS

Nil.