



## Central Coast Council

Minutes of the  
**Extraordinary Meeting of Council**  
Held remotely - online  
on 29 June 2020

### Present

Mayor Lisa Matthews and Councillors Greg Best, Jillian Hogan, Kyle MacGregor, Chris Burke, Chris Holstein, Bruce McLachlan, Rebecca Gale, Louise Greenaway, Jeff Sundstrom, Richard Mehrstens and Jane Smith.

### In Attendance

Gary Murphy (Chief Executive Officer), Boris Bolgoff (Director Roads, Transport, Drainage and Waste), Julie Vaughan (Director Connected Communities), Scott Cox (Director Environment and Planning), Jamie Loader (Director Water and Sewer), Ricardo Martello (Executive Manager Innovation and Futures), Carlton Oldfield (Chief Finance Officer) and Shane Sullivan (Unit Manager Governance and Business Services).

The Mayor, Lisa Matthews, declared the meeting open at 6.36pm.

Councillor Best left the meeting at 6.38pm and returned 6.38pm.

At the request of the Mayor, Mr Gary Murphy, Chief Executive Officer advised that the meeting will be held remotely in accordance with section 747A of The Local Government Act 1993 clause 1(a)(i). Councillors were also reminded to adhere to the relevant policies and procedures including the Code of Meeting Practice and Code of Conduct. The Mayor, Lisa Matthews, advised in accordance with the Code of Meeting Practice that the meeting is being recorded and read an acknowledgement of country statement.

The reports are recorded in their correct agenda sequence.

### Apologies

**Moved:**            **Councillor Gale**  
**Seconded:**      **Councillor Smith**

### Resolved

**663/20**      ***That Council note the leave of absence granted to Councillor Pilon until 30 June 2020.***

**664/20**      ***That Council accept the apologies from Councillors Vincent and Marquart.***

**For:**  
**Unanimous**

**1.1 Disclosures of Interest**

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**Item 3.1 – Update on Operational Plan 2020-21**

Councillor Hogan declared a pecuniary interest in the fees and charges part of matter as her employer occupies Council community facilities. Councillor Hogan left the meeting at 7.43pm, returned at 7.56pm and did not participate in discussion on this matter.

Mayor Matthews declared a pecuniary interest in the fees and charges part of matter as her relative operates a business and one of the fees to be determined impacts that business. Mayor Matthews left the meeting at 7.43pm, returned at 7.56pm and did not participate in discussion on this matter.

Councillor Gale declared a less than significant non pecuniary interest in the matter as she previously held a position as board member at Coast Community Connect. She chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence her decision on the matter.

Councillor Greenaway declared a less than significant non pecuniary interest in the matter as she has family members who utilise the sporting facilities on the Central Coast. She chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence her decision on the matter.

Councillor Holstein declared a less than significant non pecuniary interest in the matter as he works in a casual capacity with organisations that lease premises through Council. He chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence his decision on the matter.

Councillor MacGregor declared a less than significant non pecuniary interest in the matter as he has played club sport on the Central Coast previously. He chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence his decision on the matter.

Councillor McLachlan declared a less than significant non pecuniary interest in the matter as he his business orders certificates through Council. He chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence his decision on the matter.

Councillor Smith declared a less than significant non pecuniary interest in the matter as she works for the Department of Education who currently lease a premises from Council. She chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence her decision on the matter.

**Moved: Councillor Gale**

**Seconded: Councillor MacGregor**

**Resolved**

**665/20 That Council receive the report on Disclosure of Interest and note advice of disclosures.**

**For:**  
**Mayor Matthews, Councillors Best, Gale,  
Hogan, Holstein, MacGregor, Matthews,  
McLachlan, Mehrtens, Smith and  
Sundstrom**

**Abstained:**  
**Councillor Greenaway**

## **2.1 Adoption of the Central Coast Local Strategic Planning Statement**

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**Moved:** Councillor Smith  
**Seconded:** Councillor Sundstrom

**666/20** *The Council note the outcomes of public exhibition and Councillor Workshop conducted on 22 June 2020 in accordance with the Council resolution of 9 June 2020;*

**667/20** *That Council note that a request for an extension of the exhibition period was made to the Department of Planning, Industry and Environment (DPIE) due to the significant impact of COVID-19 on community consultation and that this request was refused;*

**668/20** *That Council note the resolution of Council on 9 June 2020 in relation to the Local Strategic Planning Statement as follows:*

**491/20** *That Council request the Chief Executive Officer to amend the draft LSPS with initial changes as outlined below including corresponding changes to subsidiary text to reflect the amendments;*

- a Replace the term "growth" (or variations of it) with "sustainable development" (or variations of it), unless the context is conflicting*
- b Include a "Mayor's Message" in the final document*
- c Delete page 26 "Our Engagement" and page 27 "What We've Heard So Far" (as per the original draft document) and that the content of these pages not appear anywhere else in the document*
- d Correction of maps that appear to misrepresent information due to scale issues*
- e Amend CENTRES & CORRIDORS to "Planning Priority 02 - Prioritise sustainable development in existing centres"*
- f Page 58 -59, add the following priorities / descriptors*

**for "Gosford The Capital of the Central Coast";**

- **Regional city nestled in a narrow valley, providing views to the surrounding ridgelines from public spaces within the city centre.**
- **Focus on increase in residential development within the city to increase amenity, urban lifestyles and cultural life of the city.**
- **Encourage Gosford City as an education hub.**
- **Long term evolution of transport to reduce dependence on cars, increase public transport, cycle and pedestrian movement around the city.**

**FUNCTION – ADD:**

**It will respond to its surrounding environment by ensuring that the built form does not dominate the landscape and that views to ridgelines are available from public spaces within the city and mid-distances.**

**AMENITIES – Amend to:**

**Built Form: A built form that does not dominate the landscape, responds to context and character of the surrounding bushland setting and ensures clear views to the ridgelines from public spaces within the city, and mid-distances.**

**g Change Terrigal from "Town Centre" to "Local Centre" and amend the priorities as follows;**

- **Delete "Increased residential densities as part of the mixed use centre providing housing options."**
- **Delete "A 24-hour Main Street destination for locals and visitors"**

**h Add a new category for the Centres Hierarchy "Villages" with the following descriptors;**

- **Protect unique characteristics of these areas including natural areas and character**
- **Support local business sustainable and retain the existing amenity**

- i Amend Housing – Planning Priority 01 to: - Provide well designed housing with high standards of sustainability features.***
- j Amend Economics – Planning Priority 01 to: - Facilitate Emerging Logistics, Warehousing, Manufacturing, Innovative and Green Economy Enterprises.***
- k Amend Environmental – Planning Priority 01 – Transformative Idea to add: Reviewing planning controls to require high standards of design and construction including energy and water efficiency, liveability measures, waste minimisation and emissions reduction.***
- l Amend Environment - Planning Priority 03 to: – Protect and expand the Coastal Open Space System (COSS) in addition to a Biodiversity Strategy that maps, protects, and cherishes natural areas and ecosystems.***
- m Amend Agriculture – Planning Priority 01 - Protect agricultural lands as an economic resource and for local sustainability.***
- n Amend Open Space - Planning Priority 2 - Ensure a strategy that supports neighbourhood “pocket parks” accessible to local communities within walking distance in addition to larger recreational multi-use open space destinations.***
- o Amend Water & Sewer – Planning Priority 01 – Planning Priority 1 - Protect the security of our water supply catchments;***

**TRANSFORMATIVE IDEA:**

***Through planning instruments provide strong legal protection for our water supply catchments including, but not limited to;***

- a “neutral or beneficial” test for all activities in these catchments.***
- modelling and decision making to ensure that population growth on the Central Coast does not exceed the capacity of the Central Coast Water Supply to provide for our region***

**669/20 That Council further amend the draft Central Coast Local Strategic**

***Planning Statement as specifically amended;***

- a Inclusion of Ward Based chapters.***
- b Inclusion of Indigenous Communities section.***
- c Removal of the 'Built Form' section in the centres hierarchy***
- d Amend the Open Space Map to include COSS land and acknowledge Council's role in protecting beaches and waterways***
- e Inclusion of statement to emphasize the importance of ensuring that resource extraction does not impact on water resources or environmental lands***
- f Inclusion of a disclaimer on the Forecast Mapping noting that the mapping utilizes Australian Bureau of Statistics data and statistical boundaries and is an average across the total area. The mapping will also note information is indicative only and will not be used for assessment purposes***
- g Inclusion of new and amended actions provided in Attachment 2: LSPS Priorities and Actions Table as follows:***

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<b><i>Action</i></b>	<b><i>Proposed Changes:</i></b>
<b><i>2</i></b>	<b><i>Prioritise sustainable development in our Regional City Centre and existing centres</i></b>  <b><i>Undertake a region wide review of existing centres and develop a Centres Hierarchy and Strategy to inform future sustainable development in our centres</i></b>
	<b><i>Work with the State Government in implementing the Urban Design Framework for Gosford City Centre as appropriate.</i></b>
<b><i>4</i></b>	<b><i>Add</i></b> <b><i>Review of the Entrance Planning Strategy and Masterplan.</i></b> <b><i>Prepare a sustainable transport study for the Entrance Peninsula, as part of the review of the Entrance Planning Strategy and Masterplan.</i></b> <b><i>Review of the Toukley Planning Strategy.</i></b> <b><i>Review of the Bateau Bay Masterplan to investigate possibility of creating a "lifestyle precinct"</i></b>
	<b><i>Develop sustainable transport strategies as part of corridor strategies and other plans to reduce reliance on private vehicle use and support sustainable</i></b>

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- transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access*
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- 7** *Provide well designed housing with high standards of sustainability features.*
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- 8** *Prepare Housing Strategy for the Central Coast to provide a clear vision and strategic direction to accommodate the population growth envisaged for the region in a sustainable manner*
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- 9** *Add*  
*Prepare a Master Plan for the Lake Munmorah Local Centre, in consultation with the landowner and incorporate outcomes into the site specific Development Control Plan.*  
*Prepare a Public Domain Plan for the Lake Munmorah Neighbourhood Centre.*  
*Undertake a review and update of the Northern Districts Contributions Plan.*
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- 10** *Prepare a suite of strategies to support new land use planning controls (including sustainable built form) as part of the Comprehensive Local Environmental Plan and Development Control Plan.*
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- 11** *Facilitate Emerging Logistics, Warehousing, Manufacturing and Innovative and Green Economy Enterprises*
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- 12** *Develop Activity Hubs within Centre Structure Plans, as the heart of key Centres, providing core elements such as a transport interchange, education facilities, business centres, Wifi connectivity, smart hubs, fresh food markets, health and medical services, library and childcare options, creating dynamic urban environments that encourage the exchange of ideas, opportunities for creativity and an appealing lifestyle.*
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- 13** *Add*  
*Develop a Tourism Opportunity and Evening Economy Plan for the Entrance. This includes enhancing our public open spaces and infrastructure to support and increase existing and future tourism opportunities.*
- 
- 14** *Add*  
*Prepare the Central Coast Economic Development Strategy to support growth and investment in the region.*
- 
- 15** *Add*
-

***Increase the provision of quality and sustainable recreation opportunities through provision of multiuse facilities to support the growing population in the NWSSP urban release precincts.  
Improve and develop shared pathway linkages to connect isolated communities in the NWSSP urban release precincts.***

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- 17** ***Undertake a strategic assessment of our open space assets that supports neighbourhood "pocket parks" accessible to local communities within walking distance in addition to larger recreational multi-use open space  
Add:  
As part of the Active Lifestyles Strategy, undertake an audit of our open space assets (using place based consultations) to determine the recreational needs of the community, including locally accessible neighbourhood "pocket parks" to multi-use regional facilities. The audit will provide an evidence base for the appropriate provision and location of parks.***
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- 19** ***Investigate Public Private Partnerships  
  
Develop a Policy regarding Public Private Partnerships  
  
Continue to seek opportunities and provide incentives for private sector investment in the planning and delivery of our community facilities and programs in accordance with a PPP Policy.***
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- 22** ***Protect and minimise land use impacts on the region's drinking water catchments and lagoons by ensuring water quality objectives are included in Council's planning controls.***
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- 24** ***Prepare and implement the Central Coast Biodiversity Strategy, including land use planning principles to protect and manage natural areas and ecosystems of high biodiversity value and the Coastal Open Space System.***
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***Add  
Protect and expand the Coastal Open Space System (COSS) including consideration of funding mechanisms***

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- 25** ***Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast.***
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**Add:**  
**Prepare the Tuggerah Lakes Coastal Management Program to manage flooding and water quality**

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**27** **Prepare a Rural Lands Study and Strategy having regard to the region's biophysical, infrastructure, and socio-economic factors and with a focus on protecting the Central Coast's viable agricultural lands.**

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**33** **Add:**  
**Protect and minimise land use impacts on the region's drinking water catchments by ensuring water quality objectives are included in Council's planning controls.**

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- 670/20** **That Council note that the Report to Council on 27 April, 2020 regarding Item 4.9 Local Strategic Planning Statement identified that Council could consider the draft LSPS as an interim document to meet the 1 July 2020 deadline and that a further review could then be undertaken.**
- 671/20** **That Council note that due to the short timeframes imposed by the State government, that Councillors have not had an opportunity to view a final version of the complete document with amendments finalised.**
- 672/20** **That Council endorse the amended Central Coast Local Strategic Planning Statement including the interim Ward Chapters as an interim document and request publication on the NSW Planning Portal.**
- 673/20** **That Council seek endorsement of the Central Coast Local Strategic Planning Statement by the Department of Planning, Industry and Environment, and request publication on the NSW Planning Portal;**
- 674/20** **That Council grant delegation to the Chief Executive Officer to make minor amendments or alterations in accordance with the intent of Council to the Central Coast Local Strategic Planning Statement prior to endorsement by the NSW Department of Planning, Industry and Environment.**
- 675/20** **That Council request the Chief Executive Officer distribute the document to Councillors once submitted to DPIE with any subsequent changes shown using track changes.**
- 676/20** **That Council request the Chief Executive Officer to convene a workshop with interested Councillors to further review the Ward Chapters, LSPS Priorities and Actions Table and any other relevant matters in the Interim LSPS**
- 677/20** **That Council request the Chief Executive Officer provide a further report by the end of October, 2020 with a final Central Coast Local Strategic Planning Statement, including Ward Chapters, to be published by end November 2020.**

**For:**  
**Mayor Matthews, Councillors Greenaway, Hogan, Holstein, MacGregor, Mehrrens, Smith and Sundstrom**

**Against:**  
**Councillors Best, Burke, Gale and McLachlan**

### **Procedural Motion**

**Moved: Mayor Matthews**  
**Seconded: Councillor Hogan**

### **Resolved**

**678/20 That in considering Item 3.1 – Update on Operation Plan 2020-21, that Council consider the ongoing operation under the Operational Plan 2019-20 including the approval of the grant funded projects separately from the determination as to Fees and Charges 2020/21.**

**For:**  
**Mayor Matthews, Councillors Best, Gale, Greenaway, Hogan, Holstein, MacGregor, McLachlan, Mehrrens, Smith and Sundstrom**

**Abstained:**  
**Councillor Burke**

### **3.1 Update on Operational Plan 2020-21**

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Councillor Smith declared a less than significant non pecuniary interest in the matter as she works for the Department of Education who currently lease a premises from Council. She chose to stay in the meeting and participate in discussion and voting on this matter as it does not prejudice or influence her decision on the matter.

Councillor Greenaway left the meeting at 7.25pm and returned to the meeting at 7.26pm.

Councillor Greenaway left the meeting at 7.47pm and returned at 7.49pm.

Councillor Gale left the meeting at 7.54pm and returned at 7.55pm.

**Moved: Mayor Matthews**

**Seconded: Councillor Hogan**

**Resolved**

**679/20 That Council consider submissions and final adoption of the Operational Plan 2020-21, at the meeting of Council to be held on 27 July 2020.**

**680/20 That Council continue to operate under the Operational Plan 2019-20, until such time as the Operational Plan 2020-21 is adopted in July 2020.**

**681/20 That Council approve the Grant Funded projects to commence from 1 July 2020 as per Attachment 5.**

**For:  
Mayor Matthews, Councillors Greenaway,  
Hogan, Holstein, MacGregor, Mehrrens,  
Smith and Sundstrom**

**Against:  
Councillors Best, Burke, Gale and  
McLachlan**

The Mayor vacated the Chair and left the meeting.

The Deputy Mayor, Councillor Smith assumed the Chair at 7.43pm.

**Moved:** **Councillor MacGregor**

**Seconded:** **Councillor Mehrtens**

**Resolved**

**682/20** ***That Council note the proposed amendments to draft Fees and Charges 2020-21 as outlined in Attachment 2, Attachment 3 and Attachment 4.***

**683/20** ***That Council adopt the Fees and Charges 2020-21 as per Attachment 1 noting the following;***

- ***That Council continue with the 2019/20 fees and charges for sporting groups and ground hire into the 2020/21 financial year.***

**For:**

***Councillors Burke, Holstein, MacGregor, Mehrtens, Smith and Sundstrom***

**Against:**

***Councillors Best, Greenaway, Gale and McLachlan***

The Mayor resumed the chair at 7.56pm

**The Meeting** closed at 7.57 pm.