



Central Coast Council

Ordinary Council Meeting

**ATTACHMENTS PROVIDED UNDER
SEPARATE COVER**

Tuesday 8 February 2022

Central Coast Council
Attachments Provided Under Separate Cover to the
Ordinary Council Meeting
To be held in the Council Chamber,
2 Hely Street, Wyong
on Tuesday 8 February 2022
commencing at 6.30pm

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

25 January 2022

MINUTES

Present

Rik Hart

In Attendance

| | |
|----------------|--|
| David Farmer | Chief Executive Officer |
| Brian Bell | Director Community and Recreation Services (Acting) |
| Stephen Dignam | Director Infrastructure Services (Acting) |
| Natalia Cowley | Director Corporate Affairs and Chief Financial Officer |
| Luke Welfare | Director Water and Sewer (Acting) |
| David Milliken | Director Environment and Planning (Acting) |

Notes

The Administrator, Rik Hart, declared the meeting open at 6:35pm and advised in accordance with the Code of Meeting Practice that the meeting was being recorded.

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

The Administrator updated the meeting on recent activities of Council.

The Administrator adjourned the meeting at 6:41pm and advised the meeting would resume following the conduct of the Open Forum.

The Open Forum commenced at 6:41pm with the speakers addressing the Council on each of the subjects below;

- Adam Treadwell - Lack of communication from the council in reference to service requests made online regarding drain problems. Lack of maintenance being done of the local vegetation and waterways.

The Open Forum closed with the Ordinary Meeting resuming at 6:47pm.

Minutes of the Ordinary Council Meeting of Council 25 January 2022 contd

1.1 Disclosure of Interest

Time commenced: 6:47pm

Moved: Rik Hart

1/22 Resolved

That Council notes the report on Disclosures of Interest and the fact that no disclosures were made.

1.2 Confirmation of Minutes of Previous Meeting

Time commenced: 6:47pm

Moved: Rik Hart

2/22 Resolved

That Council confirm the minutes of the Ordinary Meeting of Council held on 14 December 2021 and the Extraordinary Meeting of Council held on 20 December 2021.

1.3 Notice of Intention to Deal with Matters in Confidential Session

Time commenced: 6:48pm

Moved: Rik Hart

3/22 Resolved

That Council resolve that the following matter be dealt with in open session:

Item 3.1 – Mardi Water Treatment Plant - Tender Evaluation

2.1 Investment Report for December 2021

Time commenced: 6:49pm

Moved: Rik Hart

4/22 Resolved

Minutes of the Ordinary Council Meeting of Council 25 January 2022 contd

- 1 ***That Council note the Investment Report for December 2021.***
- 2 ***That Council note that internally restricted funds are unrestricted funds that have been internally allocated to a certain purpose.***
- 3 ***That Council allocates the required unrestricted funds available in the General Fund to meet its December 2021 unrestricted funds deficit of \$45.81M in Water and Drainage funds as set out in this report.***

2.2 Endorsement of the Sustainability and Climate Action Plan (SCAP)

Time commenced: 6:53pm

Mr Richard Weller addressed the meeting at 6:53pm

Moved: Rik Hart

5/22 Resolved

- 1 ***That Council endorse the Central Coast Sustainability and Climate Action Plan (SCAP) as per Attachment 1.***
- 2 ***That Council note progress towards implementation of the SCAP will be included as part of Council's Annual Report.***

2.3 Pecuniary Interest Disclosure Return - Updated Disclosure of Interest

Time commenced: 7:05pm

Moved: Rik Hart

6/22 Resolved

That Council note the report on Pecuniary Interest Disclosure Return – Updated Disclosure of Interest.

2.4 Apply Common Seal to Council Lease at Umina Recreation Precinct (Jasmine Greens Kiosk)

Time commenced: 7:05pm

Moved: Rik Hart

7/22 Resolved

Minutes of the Ordinary Council Meeting of Council 25 January 2022 contd

- 1 ***That Council affix its common seal to the front page of the lease for Gabrielle Greyem to enable the lease to be registered on title.***

- 2 ***That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that Attachment 3 remain confidential in accordance with section 10A(2)(d)(i) of the Local Government Act as it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast community.***

2.5 Request to name Toowoon Bay Lifeguard Tower in memory of Allan Cook

Time commenced: 7:06pm

Mr Daniel Cook addressed the meeting at 7:06pm

Moved: Rik Hart

7/22 Resolved

That Council approve the application to name Toowoon Bay Lifeguard Tower in memory of Allan Cook to acknowledge the outstanding contribution of Mr Cook to the community of the Central Coast.

2.6 Monthly Finance Report - December 2021

Time commenced: 7:13pm

Moved: Rik Hart

8/22 Resolved

That Council note the report Monthly Financial Reports – December 2021.

3.1 Mardi Water Treatment Plant Upgrade Design Develop and Construct - Tender Evaluation

Time commenced: 7:16pm

Moved: Rik Hart

9/22 Resolved

- 1 ***That Council decline to accept any of the tenders, in accordance with cl. 178(1)(b)***

Minutes of the Ordinary Council Meeting of Council 25 January 2022 contd

of the Local Government (General) Regulation 2005.

- 2 *That Council decline to invite fresh tenders or applications as referred to in Section 178 subclause (3)(b) - (d) of the Local Government (General) Regulation 2005.*
- 3 *That Council in accordance with Section 178(3)(e) enter into negotiations with any or all of the tenderers or any other entity with a view to entering into a contract in relation to the subject matter of the tender.*
- 4 *That Council, in accordance with Section 178(4) of the Local Government (General) Regulation 2005, notes that the reasons for entering into negotiations and not calling fresh tenders are:*
 - a *Given the tender process has been protracted and exhaustive with an Expression of Interest (EOI) stage in the open market followed by a tender period incorporating an early tenderer involvement process with shortlisted tenderers and preparation of advanced tender designs, repetition of this process presents additional risks to Council.*
 - b *If negotiations are entered into with informed tenderers that have demonstrated the capability to address the technical and other constraints of this complex project, this would achieve both the Contract's technical and performance requirements, achieve project completion milestones and provide a value for money outcome for Council.*
 - c *The risks identified by Council in respect of the tenders received have some prospect of being resolved by direct negotiations, which if so resolved would result in a suitable contract for Council;*
 - d *Inviting fresh tenders at this stage for the same or similar scope of works is not expected to result in any benefits considering time delays and additional costs associated with a fresh 12 month 2-stage tender process and potential escalation of tender pricing.*
- 5 *That Council resolve, pursuant to s.11(3) of the Local Government Act 1993, that this report remain confidential in accordance with Section 10A(2)d(i) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast community.*

The Meeting closed at 7:19pm.

Central Coast Airport- Masterplan Framework

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



CENTRAL COAST AIRPORT MASTERPLAN DEVELOPMENT: INITIAL COMMUNITY FEEDBACK

OCTOBER 2021



BACKGROUND AND OBJECTIVES

Central Coast Council was seeking community input into the development of a Central Coast Airport Masterplan. The Masterplan is expected to provide an integrated aviation, manufacturing, research and education precinct that encompasses the Central Coast Airport and the surrounding lands.

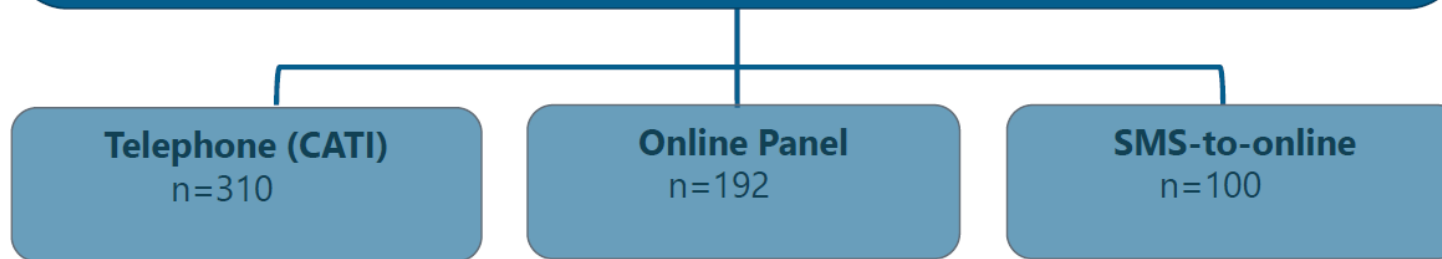
The key objectives of this study were as follows:

- To obtain representative community feedback in relation to the initial concept
- To determine the initial level of community support for the Masterplan
- To progressively reveal potential features of the Masterplan and to measure community reactions toward each (including the environmental impact, economic opportunities, employment opportunities, educational opportunities and social aspects).
- To determine overall support once the full details of the Masterplan have been revealed

RESEARCH DESIGN

A quantitative study was conducted, comprising n=602 mixed mode interviews with Central Coast Council residents aged 18+

The target sample quotas were set for age range, gender, and location (Ward) to ensure that the results were robust and representative. In addition, a quota was established to ensure that a minimum of n=100 interviews were conducted with residents within a relatively short distance of the airport location (approx. 8km).



A sample of this magnitude has a sampling error of +/- 4% at the 95% Confidence Interval.
Fieldwork was conducted between 15^h – 30th October 2021.
Results have been weighted to the latest ABS population statistics for the Central Coast LGA.

RESPONDENT DETAILS

Gender:



Age Range:

| | |
|---------------|-----|
| Under 35 | 24% |
| 35-49 | 24% |
| 50-69 | 33% |
| 70 or more | 19% |
| Not indicated | 1% |

Length of Residence:

| | |
|-----------------|-----|
| Less than 4 yrs | 8% |
| 4 to 7 yrs | 10% |
| 8 to 10 yrs | 8% |
| 11 to 19 yrs | 17% |
| 20 or more yrs | 58% |

Ownership Status:

| | |
|-----------------------|-----|
| Owned/mortgage | 67% |
| Rented (or rent-free) | 29% |
| Other | 3% |

Council Ward:

| | | | |
|--------------|-----|----------|-----|
| Wyong | 23% | Budgewoi | 20% |
| Gosford West | 20% | | |



| | | | |
|--------------|-----|--------------|-----|
| Gosford East | 18% | The Entrance | 19% |
|--------------|-----|--------------|-----|

2. Which of the following best describes you?
3. Which age category do you fit into?
Base: All respondents: (n=600)

17. How long have you lived on the Central Coast?
18. Which of the following best describes the place you live in?
Base: All respondents: (n=600)

