

Ordinary Council Meeting

ATTACHMENTS PROVIDED UNDER SEPARATE COVER

Tuesday 22 March 2022

Attachments Provided Under Separate Cover to the

Ordinary Council Meeting to be held in the Council Chamber,

to be held in the Council Chamber, 2 Hely Street, Wyong on Tuesday 22 March 2022 commencing at 6:30pm

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Ordinary Council Meeting

Held in the Council Chamber 2 Hely Street, Wyong

22 February 2022

MINUTES

Present

Rik Hart

In Attendance

David Farmer Chief Executive Officer

Brian Bell Director Community and Recreation Services (Acting)

Boris Bolgoff Director Infrastructure Services

Natalia Cowley Director Corporate Affairs and Chief Financial Officer

Jamie Loader Director Water and Sewer

David Milliken Director Environment and Planning (Acting)

Notes

The Administrator, Rik Hart, declared the meeting open at 6:34pm 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.

There was no Open Forum held as no requests to speak were received.

1.1 Disclosure of Interest

Time commenced: 6:38pm

Moved: Rik Hart

19/22 Resolved

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

1.2 Confirmation of Minutes of Previous Meeting

Time commenced: 6:38pm

Moved: Rik Hart

20/22 Resolved

That Council confirm the minutes of the Ordinary Meeting of Council held on 8 February 2022.

1.3 Notice of Intention to Deal with Matters in Confidential Session

Time commenced: 6:38pm

Moved: Rik Hart

21/22 Resolved

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

S.1 Administrator's Minute - Development of a Banner Policy

Time commenced: 6:39pm

Moved: Rik Hart

22/22 I formally move:

1 That Council's Chief Executive Officer develop a draft Central Coast Banner Policy for all town centres that encapsulates our diverse community and activities related to each of our town centres.

2 That Council staff place the draft Banner Policy on exhibition and provide a report back to Council for consideration no later than the July 2022 Ordinary Meeting.

S.2 Administrator's Minute - Advisory Groups and Committee Structure Discussion Paper

Time commenced: 6:44pm

Moved: Rik Hart

23/22 I formally move:

- 1 That Council's Chief Executive Officer develop a discussion paper on Council's Advisory Groups and Committees, including but not limited to: the framework; structure; governance arrangements; length of term; membership; and legislative requirements, if any.
- 2 That Council staff report the discussion paper to Council no later than May 2022.

2.1 2021-2022 Quarter 2 Review

Time commenced: 6:47pm

Moved: Rik Hart

24/22 Resolved

That Council adopt Central Coast Council's Q2 Business Report for 2021-2022 including the proposed budget amendments.

2.2 Investment Report for January 2022

Time commenced: 6:51pm

Moved: Rik Hart

25/22 Resolved

- 1 That Council note the Investment Report for January 2022.
- 2 That Council note that internally restricted funds are unrestricted funds that have been internally allocated to a certain purpose.
- 3 That Council allocate the required unrestricted funds available in the General Fund to meet its January 2022 unrestricted funds deficit of \$43.34M in Water and

Drainage funds as set out in this report.

2.3 Monthly Finance Report - January 2022

Time commenced: 6:54pm

Moved: Rik Hart

26/22 Resolved

That Council note the report Monthly Financial Reports – January 2022.

2.4 Adoption of the Public Forum Policy

Time commenced: 7:00pm

Moved: Rik Hart

27/22 Resolved

That Council adopt the Public Forum Policy (provided at Attachment 1).

2.5 Code of Meeting Practice

Time commenced: 7:02pm

Moved: Rik Hart

28/22 Resolved

- 1 That Council in accordance with section 363 of the NSW Local Government Act 1993 adopt the amended Code of Meeting Practice that is Attachment 1 to this report having given consideration to all submissions and feedback received concerning the amended Code of Meeting Practice as required by section 362 of the NSW Local Government Act 1993.
- 2 That Council write to those who made submissions, thanking them and advising them of the outcome.
- That the Chief Executive Officer be authorised to adopt the minor typographical change identified by the Administrator.
- 4 That the adopted Code of Meeting Practice include an amendment to require responses to questions with notice to be provided at the next meeting.

2.6 Revised Council Meeting Dates, March to December 2022

Time commenced: 7:06pm

Moved: Rik Hart

29/22 Resolved

- 1 That Council adopt the proposed revised Ordinary Council Meeting dates, March to December 2022, as detailed in this report.
- 2 That Council note the schedule would require amendment if the Local Government Election for the Central Coast is announced in 2022. This information is to be provided by way of a further report to Council.

2.7 Water and Sewer Business Review

Time commenced: 7:07pm

Moved: Rik Hart

30/22 Resolved

- That Council note the recommendation from the Audit Office of NSW's Report on Local Government 2020, specifically that:

 The OLG should clarify the legal framework relating to restrictions of water, sewerage and drainage funds (restricted reserves) by either seeking an amendment to the relevant legislation or by issuing a policy instrument to remove ambiguity from the current framework.
- 2 That Council note the report "Structural Review of the Water and Sewer Business" which outlines three options for the future Central Coast water and sewer business model.
- 3 That Council note IPART's Draft Report on the Review of Domestic Waste Management Charges.
- 4 That Council authorise the Chief Executive Officer to investigate options in both reports as well as any other options that they may identify as part of this analysis.

2.8 Variations to Development Standards - October to December 2021 Period

Time commenced: 7:20pm

Moved: Rik Hart

31/22 Resolved

That Council note the report on Variations to Development Standards – October to December 2021.

2.9 Outcomes of Public Exhibition - Central Coast Destination Management Plan 2022-2025

Time commenced: 7:21pm

Moved: Rik Hart

32/22 Resolved

- 1 That Council note the report on community consultation undertaken for the Central Coast Destination Management Plan 2022-2025 (Attachment 1).
- 2 That Council adopt the final Central Coast Destination Management Plan 2022-2025.

2.10 Submission to the public exhibition of the draft Central Coast Regional Plan 2041

Time commenced: 7:27pm

Moved: Rik Hart

33/22 Resolved

- 1 That Council note the Department of Planning and Environment's Draft Central Coast Regional Plan 2041 was placed on public exhibition on Wednesday 8 December 2021 and runs until Friday 4 March 2022.
- That Council note a review of the Draft Central Coast Regional Plan 2041 was coordinated by Council's Strategic Planning Unit with the following matters identified:
 - a) Support for the improved co-ordination of land release and infrastructure provision;
 - b) That more focus should be given to resolving issues for the existing 1,103Ha of undeveloped employment zoned land rather than the inclusion of additional employment land at Somersby, Charmhaven and Wallarah;
 - c) That planning for greenfield release areas and infill around existing town centres should remain east of the M1 Motorway;

- d) That urban development west of the M1 Motorway could pose significant risk on the Central Coast's water supply;
- e) That until such time as the Central Coast Highway upgrade is designed and funded, the Karagi Growth Area should focus on The Entrance rather than Long Jetty and Bateau Bay;
- f) That as transport is a significant land use planning issue for the Central Coast transport planning objectives should be included in the Plan;
- g) That the CCRP 2041 confirm the Warnervale Town Centre local train station to allow existing planning to continue, or alternatively confirm its removal entirely and allow land use planning in the vicinity of the station to be revised accordingly;
- That the separation of the Tuggerah-Wyong Corridor and elevation of Tuggerah to a Strategic Centre should be made in consideration of Council's existing Tuggerah-Wyong Economic Corridor Strategy, Tuggerah-Wyong should be a strategic centre;
- That the extension of the Central Lakes Planning District across the Central Coast LGA and Lake Macquarie LGA is clearly defined with regard to responsibility;
- j) That the mapping should be amended to describe 'open space' land more accurately;
- k) That regional biodiversity connectivity should not be compromised as part of future growth plans for the Central Coast, and the plan should have strong references to ensure biodiversity issues are addressed early in the rezoning process;
- l) That biodiversity corridors across agricultural land should be reviewed to consider any potential impacts on agricultural production;
- m) That population, dwelling and job projections should be considered and included in the plan;
- n) That residential density targets should be guided by the future Central Coast Local Housing Strategy.
- 3 That Council make, subject to and consistent with Resolution 2, a formal submission to the Department of Planning and Environment on the draft Central Coast Regional Plan 2041.

2.11 Submission to the public exhibition of DPIE's New Approach to Rezonings

Time commenced: 7:39pm

Moved: Rik Hart

34/22 Resolved

- 1 That Council note Department of Planning and Environment's discussion paper on 'A New Approach to Rezonings' was placed on public exhibition on Wednesday 15 December 2021 and concludes on Monday 28 February 2022.
- 2 That Council note a review of the discussion paper 'A New Approach to Rezonings'

was undertaken by Council's Strategic Planning Unit with the following matters identified:

- a Supports the aims of improving the rezoning process efficiency and clarity;
- b Calls for close engagement with the planning and local government industry as the next step in developing a new rezoning process;
- c Mandates a pre-lodgement process that is directly linked to the formal rezoning process;
- d Requires State Agencies to respond to consultation within the set timeframe;
- e Requires consideration of alignment with planning strategy (the strategic merit test) before the exhibition phase and the ability to dismiss rezonings that do not align with strategy;
- f Provides sufficient lead in time for exhibition and a 'stop the clock' mechanism;
- g Includes the Local Planning Panel in the rezoning decision-making process; and
- h Does not support the imposition of a planning guarantee or appeal mechanisms for all rezonings, but rather considers ensuring adequate planning resources and improvements to the current rezoning review process.
- 3 That Council make, subject to and consistent with Resolution 2, a formal submission to the Department of Planning and Environment on the draft Central Coast Regional Plan 2041.

2.12 Community Support Grant Program - December 2021 and January 2022

Time commenced: 7:47pm

Moved: Rik Hart

35/22 Resolved

- 1 That Council allocate \$23,028.50 (inclusive of GST where applicable) from the 2021/2022 grants budget to the Community Support Grant program, as outlined in the following report and Attachment 1.
- 2 That Council decline applications for the reasons indicated in Attachment 1, and the applicants be advised and where relevant, directed to alternate funding sources.

2.13 Audit, Risk and Improvement Committee Recruitment

Time commenced: 7:48pm

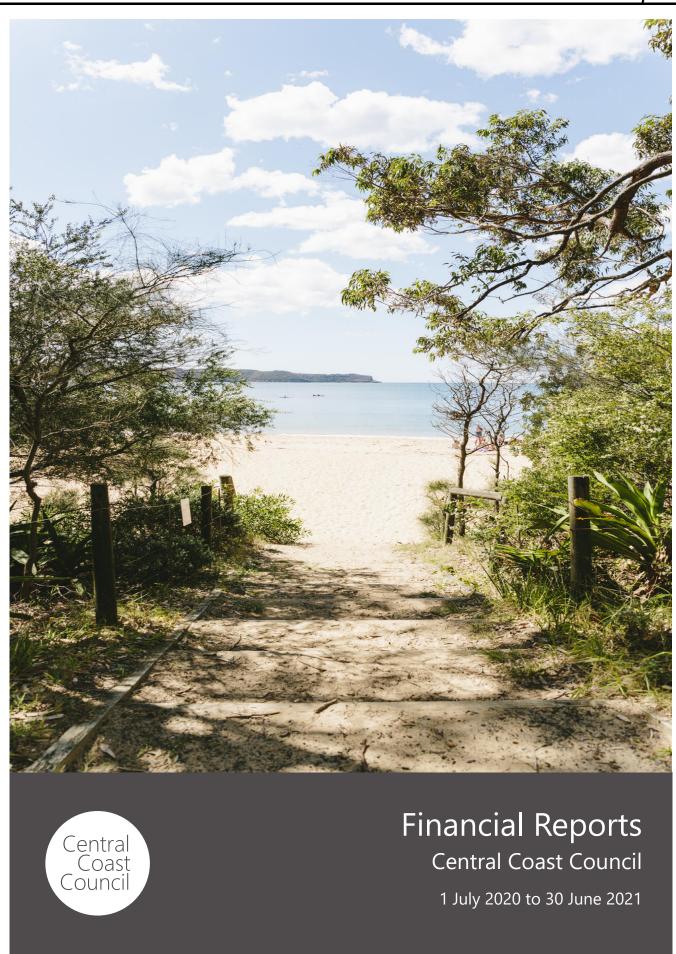
Moved: Rik Hart

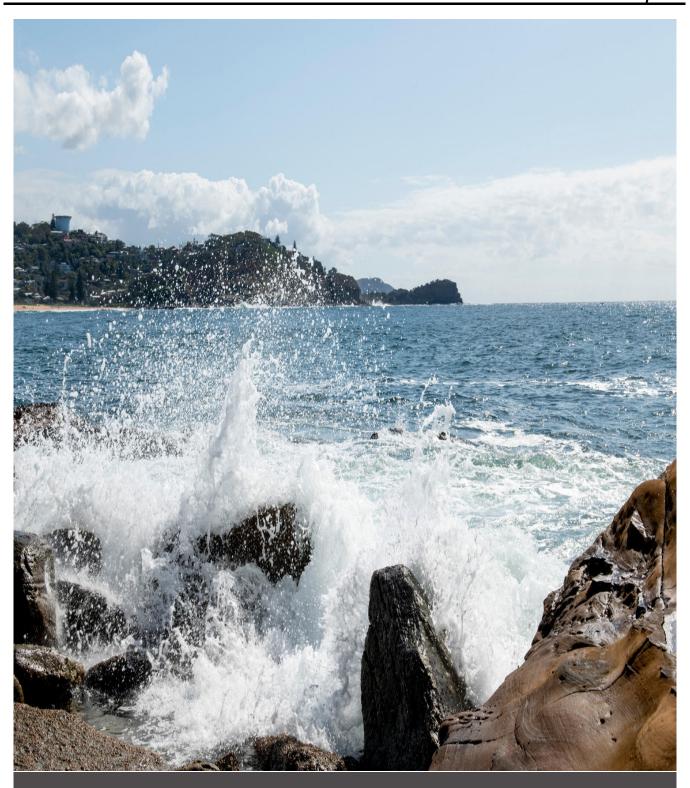
36/22 Resolved

That Council establish an Interview Panel to select a new Audit, Risk and Improvement Committee Independent External Member as set out in this report.

The Administrator acknowledged Mr John Gordon who will be retiring from the Audit, Risk and Improvement Committee after the next ARIC meeting and thanked him for his service and contributions during his 5 years on the Committee.

The Meeting closed at 7:50pm.







General Purpose Financial Statements

Central Coast Council

1 July 2020 to 30 June 2021

General Purpose Financial Statements

for the year ended 30 June 2021

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Overview

Central Coast Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

2 Hely Street Wyong, NSW 2259 49 Mann Street Gosford, NSW 2250

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.centralcoast.nsw.gov.au

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by Administrator and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

At 30 June 2021, Council recognised \$5.5B of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets in note C1-8 of the Financial Statements. Council was unable to provide sufficient evidence to the Audit Office, to support the carrying value of these assets on the Statement of Financial Position as at 30 June 2021. This impacts the recorded depreciation expense related to these assets in note B3-4 and ratios in the Statements of Performance Measures in notes G6-1 and G6-2.

Apart from the above, the attached General Purpose Financial Statements have been prepared in accordance with:

- · the Local Government Act 1993 and the regulations made thereunder,
- · the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- · the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- · present fairly the Council's operating result and financial position for the year
- · accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 12 October 2021



Rik Hart Administrator 28 February 2022



Natalia Cowley

Responsible Accounting Officer
28 February 2022



David Farmer
Chief Executive Officer
28 February 2022

Central Coast Council | Income Statement | For the year ended 30 June 2021

Central Coast Council

Income Statement

for the year ended 30 June 2021

Original unaudited budget			Actual	Restated Actua
2021	\$ '000	Notes	2021	2020
	Income from continuing operations			
335,480	Rates and annual charges	B2-1	331,727	321,946
140,550	User charges and fees	B2-2	141,034	129,480
9,017	Other revenue	B2-3	12,667	9.293
47,512	Grants and contributions provided for operating purposes	B2-4	42,408	44,436
39,287	Grants and contributions provided for capital purposes	B2-4	83,702	66,90
10,340	Interest and investment income	B2-5	5,893	12,727
8,137	Other income	B2-6	8,215	7,724
590,323	Total income from continuing operations		625,646	592,507
	Expenses from continuing operations			
200,862	Employee benefits and on-costs	B3-1	222,616	220,882
163.869	Materials and services	B3-2	167,875	178,589
15,038	Borrowing costs	B3-3	16,708	16,15
	Depreciation, amortisation and impairment for	B3-4	•	,
141,732	non-financial assets		162,303	155,066
42,932	Other expenses	B3-5	36,081	39,540
_	Net losses from the disposal of assets	B4-1	7,052	4,93
564,433	Total expenses from continuing operations		612,635	615,159
25,890	Operating result from continuing operations		13,011	(22,652)
	Net operating result for the year attributable to Co		13,011	

The above Income Statement should be read in conjunction with the accompanying notes.

Central Coast Council | Statement of Comprehensive Income | For the year ended 30 June 2021

Central Coast Council

Statement of Comprehensive Income

for the year ended 30 June 2021

£ 1000	Notes	2024	Restated
\$ '000	Notes	2021	2020
Net operating result for the year – from Income Statement		13,011	(22,652)
Other comprehensive income:			
Amounts that will not be reclassified subsequent to operating result			
Gain/(loss) on revaluation of infrastructure, property, plant and equipment	C1-8	174,928	60,167
Total other comprehensive income for the year		174,928	60,167
Total comprehensive income for the year attributable to			
Council		187,939	37,515

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Central Coast Council | Statement of Financial Position | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position

as at 30 June 2021

			Restated	Restated
\$ '000	Notes	2021	2020	1 July 2019
ASSETS				
Current assets				
Cash and cash equivalents	C1-1	65,709	92.296	44.059
Investments	C1-2	164,794	166,210	340,739
Receivables	C1-4	62,498	81,154	68,807
Inventories	C1-5	1,403	1,646	1,391
Non-current assets classified as 'held for sale'	C1-7	44,358	_	_
Other		3,608	6,459	5,481
Total current assets		342,370	347,765	460,477
Non-current assets				
nvestments	C1-2	255,297	104,202	93,717
Receivables	C1-4	3,384	3,768	3,409
Infrastructure, property, plant and equipment	C1-8	7,344,078	7,228,783	7,078,487
Intangible Assets	C1-9	19,710	8,932	1,703
Right of use assets	C2-1	2,483	1,804	1,700
Other		623	254	336
Total non-current assets		7,625,575	7,347,743	7,177,652
Total assets		7.007.045	7,005,500	7,000,400
Total assets		7,967,945	7,695,508	7,638,129
LIABILITIES				
Current liabilities				
Payables	C3-1	71,137	94,153	76,906
Income received in advance	C3-1	2,916	2,795	16,144
Contract liabilities	C3-2	13,527	10,644	_
Lease liabilities	C2-1	241	287	_
Borrowings	C3-3	40,554	44,790	47,753
Employee benefit provisions	C3-4	52,492	58,012	54,960
Provisions	C3-5	6,287	6,758	11,458
Total current liabilities		187,154	217,439	207,221
Non-current liabilities				
Income received in advance	C3-1	6.766	7 204	7.465
Contract liabilities	C3-2	2,254	7,381 2,352	7,465
Lease liabilities	C2-1	2,320	1,552	_
Borrowings	C3-3	307,674	191,798	- 185,404
Employee benefit provisions	C3-4	3,144	2,900	1,844
Provisions	C3-5	75,304	76,696	63,908
Total non-current liabilities	000	397,462	282,679	258,621
				200,021
Total liabilities		584,616	500,118	465,842
Net assets		7,383,329	7,195,390	7,172,287
EQUITY				
Accumulated surplus	C4-1	6,956,447	6,943,436	6,980,500
IPPE revaluation reserve	C4-1	426,882	251,954	191,787
Total equity		7,383,329	7,195,390	7,172,287
		1,000,029	1,130,030	1,112,201

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Central Coast Council | Statement of Changes in Equity | For the year ended 30 June 2021

Central Coast Council

Statement of Changes in Equity

for the year ended 30 June 2021

Total
Total
equity
Restated
7,180,928
11,850
(14,412)
(20,491)
7,157,875
(21,837)
(245)
(570)
60,167
37,515
21,010
7,195,390

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Central Coast Council | Statement of Cash Flows | For the year ended 30 June 2021

Central Coast Council

Statement of Cash Flows

for the year ended 30 June 2021

Original unaudited budget	¢ 1000		Actual	Restated Actual
2021	\$ '000	Notes	2021	2020
	Cash flows from operating activities			
	Receipts:			
337,078	Rates and annual charges		335,879	321,075
143,054	User charges and fees		151,706	119,666
11,795	Interest received		5,757	10,274
87,525	Grants and contributions		101,348	90,445
· –	Bonds, deposits and retentions received		83	· -
15,239	Other (includes rental income)		56,202	56,479
	Payments:			
(202,579)	Payments to employees		(232,395)	(213,972)
(106,441)	Payments for materials and services		(197,747)	(155,805)
(13,899)	Borrowing costs		(15,848)	(14,958
(395)	Bonds, deposits and retentions refunded		_	(23)
(104,618)	Other (includes EPA levy)		(56,253)	(105,121
166,759	Net cash flows from operating activities	G1-1a	148,732	108,060
	Cash flows from investing activities			
	Receipts:			
99,232	Sale of investments		259,406	336,750
_	Proceeds from sale of IPPE		8,784	7,03
	Payments:		.,	,
_	Purchase of investments		(408,524)	(170,230
(224,990)	Payments for IPPE		(133,114)	(227,511
_	Purchase of intangible assets		(13,140)	(9,136
_	Deferred debtors and advances made		(294)	27
(125,758)	Net cash flows from investing activities		(286,882)	(63,063
	Cash flows from financing activities			
	Receipts:			
50,000	Proceeds from borrowings		174,618	50,000
30,000	Payments:		174,010	30,000
(44,782)	Repayment of borrowings		(62,808)	(46,569)
(44,702)	Principal component of lease payments		(247)	(191
5,218	Net cash flows from financing activities		111,563	3,240
	Net change in cash and cash equivalents		(26,587)	48,237
46 210	1101 onango in oaon ana oaon oquiralonto		(20,301)	40,237
46,219				
46,219 37,877	Plus: cash and cash equivalents – beginning of period		92,296	44,059

 $\label{thm:conjunction} \mbox{The above Statement of Cash Flows should be read in conjunction with the accompanying notes.}$

Central Coast Council

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Central Coast Council

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Central Coast Council | Notes to the Financial Statements 30 June 2021

A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 28 February 2022. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2005* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- i. fair values of infrastructure, property, plant and equipment refer Note C1-8
- ii. tip remediation provisions refer Note C3-5
- iii. employee benefit provisions refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- i. Impairment of receivables refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 Revenue from Contracts with Customers and / or AASB 1058 Income of Not-for-Profit Entities refer to Notes R2-2 R2-4
- iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease refer to Note C2-1.

COVID-19 Impact

The COVID-19 pandemic continues to impact the community where Council operates. This pandemic declared a global pandemic by the World Health Organisation on 11 March 2020, has had a financial impact for Council in the financial year ended 30 June 2021 which has impacted the comparability of some line items and amounts reported in this financial report.

COVID-19 has caused disruption to council's business practices with a number of staff working remotely from home away from the main administration buildings and other council facilities. Whilst this has caused some inconvenience it has not resulted in significant additional cost or significant reduced costs for Council.

The impacts on Council's financial performance and financial position are outlined below.

Additional costs (although not material), in conjunction with public health order activities (e.g. cleaning, inventory
purchases of face masks and hand sanitiser and other health and safety initiatives) have been incurred.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

A1-1 Basis of preparation (continued)

- User charges and fee income including child care, holiday parks and swimming centres recovered as restrictions were lifted in 2020-21.
- Employee leave entitlements increased due to a reduction in leave taken due to COVID-19.

These Financial Statements reflect the financial impact of the Covid-19 pandemic to date, incorporating the above measures to the extent incurred, along with additional impacts to income collections resulting from financial hardship. Estimates of expected credit losses in respect of receivables have been updated to reflect expected impacts on debt collection.

No material changes have been noted in asset values.

Going Concern

The Financial Statements have been prepared on a going concern basis, which assumes Council will be able to meet its debts and other financial obligations as they fall due.

Since disclosing Council's serious financial situation on 6 October 2020, Council has achieved the following:

- · Obtained \$150M in bank loans which has returned Council to a positive unrestricted cash and investment position;
- · Reduced staff numbers through an organisational restructure and redundancy program;
- · Implemented strategies to reduce materials and contracts expenditure;
- Placed Council-identified underperforming assets for sale;
- Applied for a one-off 15% Special Rate Variation (SRV)

Council's forecast ten year long term financial plan is based on an expectation of receiving the one-off 15% SRV, (13% + 2% standard rate peg) which would be applied in 2021-2022 and remaining permanently in the rate base. IPART has approved this increase for three years through to 30 June 2024 during which time Council will seek to extend the SRV to ensure its recovery program continues.

Compliance with Legislation and other Requirements

Council came to the view in October 2020 that monies received by the Water Supply Authority under the Water Management Act is within the scope of s.409(3) of the Local Government Act and are therefore externally restricted by s.409(3)(a) of that Act. This means Council accessed restricted funds during 2020-2021 without the approval of Council (for internal restrictions) or the Minister (for external restrictions), as required by the *Local Government Act 1993*.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of the Council.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- general purpose operations
- water service
- sewerage service
- drainage
- domestic waste
- committees established under the Local Government Act 1993 (NSW) S355

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993*, a separate and distinct Trust Fund is maintained to account for all money and property received by Council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

Trust monies and other assets held by Council in its capacity as a Trustee and not considered to be under the control of Council have been excluded from these financial statements.

A separate statement of monies held in trust fund is available for inspection at council office by any person free of charge.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

A1-1 Basis of preparation (continued)

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

Volunteer services

Volunteer services are services received by Council from individuals or other entities without charge or for consideration significantly less that the fair value of those services. These may include:

- · Committees with volunteer members.
- · Volunteers at art galleries or museums,
- · Library volunteers,
- · Childcare volunteers,
- Outdoor space volunteers, and
- Volunteers at special Council events.

Volunteer services will only be recognised when:

- such services would be purchased if they had not been donated, and
- · the fair value of those services can be reliably measured.

Council has recognised the cost and associated income of volunteer services in relation to Council's Art Gallery and Theatre as Other Income and Other Expenses in Notes B2-3 and B3-2 respectively.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2021 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

During the year Council adopted the following accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective for the first time at 30 June 2021.

- AASB 1059 Service Concession Arrangements: Grantor and associated amendments
- AASB 2018- 6 Amendments to Australian Accounting Standards Definition of a business
- AASB 2018 7 Amendments to Australian Accounting Standards Definition of material
- AASB 2019 -5 Amendments to Australian Accounting Standards Disclosure of the Effect of New IFRS Standards Not Yet Issued in Australia
- AASB 2020 4 Amendments to Australian Accounting Standards Covid-19 Related Rent Concessions

None of these Standards had a significant impact on Council's reported position or performance.

2020-2021 Central Coast Council Consolidated Financial Reports

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

	Income, expens	ses and assets h	ave been directly	attributed to the	following function	ns or activities. I	Details of those fund	tions or activi	ties are provided in	Note B1-2.
	Incom	e	Expens	ses	Operating	result	Grants and con	tributions	Carrying amou	unt of assets
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
\$ '000				Restated		Restated				Restated
Functions or activities										
Responsible	360,527	353,713	457,043	462,682	(96,516)	(108,969)	105,512	50,732	7,420,533	7,044,786
Liveable	35,625	28,049	88,560	91,271	(52,935)	(63,222)	14,824	8,371	454,472	549,504
Belonging	4,418	3,573	18,187	19,851	(13,769)	(16,278)	55	169	29,051	28,673
Smart	15,669	10,805	25,089	21,267	(9,420)	(10,462)	2,813	997	39,802	40,226
Green	3,642	4,591	21,482	20,088	(17,840)	(15,497)	2,906	4,146	24,087	32,319
General Purpose Income	203,491	191,776	_	_	203,491	191,776	_	_	_	_
Total functions and activities	623,372	592,507	610,361	615,159	13,011	(22,652)	126,110	64,415	7,967,945	7,695,508

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Responsible

- Governance
- · Partnerships Plans into practice
- Communicate with community
- · Engage with community
- Serve the community
- Delivering essential Infrastructure (Roads, Carparks, Energy, Water, Telecommunications)

Liveable

- · Public transport connections
- · Plans transport management options
- Shared pathways
- · Signage, public facilities, amenities, playgrounds, public areas
- · Waterways, wharves, jetties, boat ramps and ocean baths
- · Sport, leisure, recreational facilities, open space
- Healthcare
- · Learning and knowledge
- · Community facilities
- Heritage
- · Land use planning
- Environmental
- Housing

Belonging

- · Community spirit
- Connect people
- Inclusion and well being
- Social and health issues
- Community safety
- Activate places
- Events
- Sporting,cultural, festivals
- Arts

Smart

- · Economic development
- CBD, town centres
- Tourism
- Innovation and futures

Green

- Natural areas
- Biodiversity
- Water quality
- Litter and landfill
- Renewable energy
- Protection of environment

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2021	2020
Ordinary rates		
Residential	148,957	145,920
Farmland	785	779
Mining	755	943
Business	21,030	20,311
Less: pensioner rebates (State Government funded)	(2,206)	(2,230)
Less: pensioner rebates (Council funded)	(1,806)	(1,826)
Rates levied to ratepayers	167,515	163,897
Pensioner rate subsidies received	2,209	2,243
Total ordinary rates	169,724	166,140
Special rates		
Town improvement	1,319	1,328
Parking	190	186
Tourism / business development	936	914
Rates levied to ratepayers	2,445	2,428
Total special rates	2,445	2,428
Annual charges		
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	75,168	72,464
Water supply services	12,774	12,396
Drainage	15,006	14,325
Sewerage services	55,236	53,152
Waste management services (non-domestic)	3,471	3,607
Section 611 charges	122	184
Liquid trade waste	453	461
Less: pensioner rebates (State Government funded)	(3,328)	(3,349)
Less: pensioner rebates (Council funded)	(3,085)	(3,102)
Annual charges levied	155,817	150,138
Pensioner subsidies received:		
– Water	1,238	1,004
- Sewerage	1,272	994
- Domestic waste management	1,231	1,242
Total annual charges	159,558	153,378
Total rates and annual charges	331,727	321,946

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

Central Coast Council | Notes to the Financial Statements 30 June 2021

B2-2 User charges and fees

\$ '000	2021	2020
User charges		
Water supply services	55,862	55,871
Sewerage services	16,228	15,468
Waste management services (other)	13	36
Liquid trade waste	2,104	2,043
COVID-19 waivers and refunds	_	(41)
Total user charges	74,207	73,377
Fees		
Building services – other	2,088	1,939
Development applications	3,608	2,908
Inspection services	724	551
Private works – section 67	430	469
Registration fees	116	137
Regulatory/statutory fees	258	189
Rezoning fees	181	82
Section 10.7 certificates (EP&A Act)	1,059	809
Other	379	275
Section 603 certificates	826	606
Town planning	295	234
Aerodrome	23	28
Camping ground	759	416
Child care	6,951	5,183
Companion animals	791	307
Engineering design fees	1,215	409
Holiday parks	11,583	9,077
On site sewer management (OSSM)	514	479
Parking fees	419	562
Parks and recreation	791	455
Sewerage Connection Income	580	345
Swimming centres	4,101	3,297
Theatres	367	772
Tipping fees	20,970	18,397
Transport for NSW works (state roads not controlled by Council)	5,040	5,479
Other	1,697	1,690
Water connection fees	1,062	1,008
Total user charges and fees	141,034	129,480
Timing of revenue recognition for user charges and fees		
User charges and fees recognised over time	37	20
User charges and fees recognised at a point in time	140,997	129,440
Total user charges and fees		
Total usor charges and lees	141,034_	129,460

Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

Central Coast Council | Notes to the Financial Statements 30 June 2021

B2-3 Other revenue

\$ '000	2021	2020
Fines – parking	1,960	2,647
Fines – other	645	229
Event revenue	1,703	1,248
Landfill sale of scrap metal	1,220	1,025
Sales – general	1,471	777
Insurance claims recoveries	878	24
Diesel rebate	834	609
Legal fees recovery – other	669	244
Recreation	526	280
Cemetery income	448	333
Landfill gas royalty payment	439	401
Arts centre	28	98
Section 355 Committee income	229	228
Other	1,817	1,718
COVID-19 waivers and refunds	(200)	(568)
Total other revenue	12,667	9,293
Timing of revenue recognition for other revenue		
Other revenue recognised over time	_	_
Other revenue recognised at a point in time	12,667	9,293
Total other revenue	12,667	9,293

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

Central Coast Council | Notes to the Financial Statements 30 June 2021

B2-4 Grants and contributions

\$ '000	Operating 2021	Operating 2020	Capital 2021	Capital 2020
General purpose grants and non-developer contributions (untied)				
Current year allocation				
Financial assistance – general component	10,247	10,706	-	_
Financial assistance – local roads component	2,178	2,204	-	_
Payment in advance - future year allocation 1				
Financial assistance – general component	10,961	11,337	-	_
Financial assistance – local roads component	2,338	2,341		
Amount recognised as income during current year	25,724	26,588		
Special purpose grants and non-developer contributions (tied)				
Cash contributions				
Aged and disabled	24	23	-	1
Bushfire and emergency services	3,473	4,625	522	256
Child care	863	2,027	81	24
Community care	-	9	-	_
Employment and training programs	108	118	_	_
Environmental programs	2,352	1,526	1,347	971
Health services	21	33	_	_
Heritage and cultural	95	86	_	_
Library	893	856	631	61
LIRS subsidy	599	733	_	_
Recreational facilities	56	448	7,368	8,531
Roads and bridges	-	_	15,842	10,632
Security equipment (CCTV)	_	_	-	5
Sewerage (excl. section 64 contributions) Somersby Industrial Park	_	_	200	132
Street lighting	986	986	420	_
Transport (roads to recovery)	300	900	2,772	2,772
Transport for NSW contributions (regional roads, block grant)	3.772	3,939	2,112	2,112
Transport (other roads and bridges funding)	120	119	2,133	723
Vehicle contributions by employees	2,626	2,007	2,100	725
Water / Sewer Infrastructure	2,020	2,007	5,816	2,788
Water supplies (excl. section 64 contributions)	_	_	134	73
Youth services	78	39	_	-
Other	618	274	434	2,313
Total special purpose grants and non-developer				
contributions – cash	16,684	17,848	37,700	29,282
Non-cash contributions				
Other	_		27,908	17,052
Total other contributions – non-cash			27,908	17,052
Total special purpose grants and non-developer contributions (tied)	16,684	17,848	65,608	46,334
Total grants and non-developer contributions	42,408	44,436	65,608	46,334
Comprising:				
- Commonwealth funding	26,851	27,282	12,536	12,614
- State funding	3,111	8,899	28,465	15,618
- Other funding	12,446	8,255	24,607	18,102
	42,408	44,436	65,608	46,334
			55,000	10,004

^{(1) \$13.299}M of the 2021 - 2022 Financial Assistance Grant from Commonwealth Government was received by Council in June 2021 and hence is reported as 2020 - 2021 income although it relates to 2021 - 2022 financial year.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

B2-4 Grants and contributions (continued)

\$ '000 No	ites	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Developer contributions:	35				
(\$7.4 & \$7.11 - EP&A Act, \$64 of the LGA):					
Cash contributions					
S 7.11 – contributions towards amenities/services		_	_	371	54
S 7.12 – fixed development consent levies		_	_	1,628	2,470
S 64 – water supply contributions		_	_	3,392	3,429
S 64 – sewerage service contributions		_	_	3,010	3,639
Other developer contributions		_	_	206	320
S 7.11 – stormwater contributions		_	_	1,153	1,424
S 7.11 – roadworks		_	_	2,489	2,094
S 7.11 – open space		_	_	3,283	4,430
S 7.11 – community facilities				2,039	2,213
Total developer contributions – cash				17,571	20,073
Non-cash contributions					
S 7.11 – contributions towards amenities/services		_	_	_	241
S 7.12 – fixed development consent levies		_	_	145	
S 7.11 - drainage assets		_	_	251	171
S 64 – water supply contributions		_	_	127	82
Total developer contributions non-cash		_		523	494
Total developer contributions	G5			18,094	20,567
Total contributions				18,094	20,567
Total grants and contributions		42,408	44,436	83,702	66,901
Timing of revenue recognition for grants and contribution	ıs				
Grants and contributions recognised over time		13,490	10,624	2,254	2,352
Grants and contributions recognised at a point in time		28,918	33,812	81,448	64,549
Total grants and contributions		42,408	44,436	83,702	66,901

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B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

	Operating	Operating	Capital	Capital
\$ '000	2021	2020	2021	2020
<u> </u>	2021	2020	2021	2020
Grants				
Unspent funds at 1 July	3,770	2,345	7,990	8,869
Add: Funds received and not recognised as				
revenue in the current year	2,607	2,628	7,509	3,639
Less: Funds received in prior year but revenue recognised and funds spent in current				
year	(2,154)	(1,203)	(4,763)	(4,518)
Unspent funds at 30 June	4,223	3,770	10,736	7,990

Various capital grants unspent and held as a restriction at year end.

Most significant include Climate Change Fund (Water Supply Authority) \$2.4M, Woy Woy Wharf development \$1.3M, Glenrock Pde roadworks \$0.8M, Stronger Community Fund grants \$0.5M and Regional playspace at Sun Valley Reserve, Green Point \$0.4M.

Contrib	utions
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Unspent funds at 1 July	511	522	194,085	189,981
Add: contributions received and not recognised as revenue in the current year	191	63	_	16,128
Less: contributions recognised as revenue in previous years that have been spent				
during the reporting year	(212)	(74)	(31,710)	(12,024)
Unspent contributions at 30 June	490	511	162,375	194,085

Various developer contributions unspent and held as a restriction at year end.

Accounting policy

Grants and contributions - enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include differing performance obligations within AASB 15, for example, event milestones. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

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B2-4 Grants and contributions (continued)

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Interest and investment income

\$ '000	2021	2020
Interest on financial assets measured at amortised cost		
- Overdue rates and annual charges (incl. special purpose rates)	821	1,671
 Cash and investments 	4,508	8,547
Fair value adjustments	,	
- Movements in investments (other)	561	2,476
Amortisation of premiums and discounts		
- Interest free (and interest reduced) loans provided	_	27
Other	3	6
Total interest and investment income	5,893	12,727

Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

B2-6 Other income

\$ '000	Notes	2021	2020
Rental income			
Other lease income			
Properties not held for investment		4,752	4,966
Room/Facility Hire		3,178	2,615
Outdoor space		260	118
Other		25	25
Total Other lease income		8,215	7,724
Total rental income	C2-2	8,215	7,724
Total other income	_	8,215	7,724

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Central Coast Council | Notes to the Financial Statements 30 June 2021

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2021	2020
Salaries and wages	154,398	180,017
Employee termination costs	15,870	490
Employee leave entitlements	37,806	31,168
Superannuation	18,898	19,749
Workers Compensation	3,005	3,790
Fringe benefit tax (FBT)	353	405
Payroll tax	2,592	2,610
Other	_	648
Total employee costs	232,922	238,877
Less: capitalised costs	(10,306)	(17,995)
Total employee costs expensed	222,616	220,882

Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

Central Coast Council | Notes to the Financial Statements 30 June 2021

B3-2 Materials and services

		2021	2020
\$ '000	Notes		Restated
Raw materials and consumables		27,639	26,461
Contractor and consultancy costs		31,445	29,619
Contract costs Garbage collection		30,050	30,287
Contract costs Green waste processing		5,147	4,392
Contract costs Corporate systems		1,364	3,643
Contract costs Agency hire		3,106	9,658
Contract costs Roads		7,568	11,529
Audit Fees	F2-1	781	371
Previously other expenses:			011
Advertising		667	1,125
Bank charges		1,469	1,386
Commissions		4,709	3,374
Computer software charges		17,394	13,373
Election expenses		177	-
Councillor and Mayoral fees and associated expenses	F1-2	459	593
Electricity and heating		12,570	12,400
Events and promotions		1,585	1,843
Gas charges		368	490
Insurance		3,906	4,814
Licences		1,576	787
Planning NSW development application fees		498	443
Postage		1,230	1,088
Printing and stationery		746	1.249
Street lighting		4,910	4,371
Subscriptions and publications		769	236
Telephone and communications		1,475	2,785
Tip rehabilitation provision adjustment		(2,002)	3,235
Travel expenses		41	45
Training costs		942	1,767
Valuer general fees		917	888
Vehicle registrations		770	801
Other expenses		2,943	2,402
Legal expenses:		,	
- Legal expenses: planning and development		2	254
Legal expenses: other		763	577
Expenses from Peppercorn leases		73	194
Expenses from short-term leases		187	418
Expenses from leases of low value assets		1,631	1,691
Total materials and services	_	167,875	178,589
	_	,	,

Accounting policy

Expenses are recorded on an accruals basis as the Council receives the goods or services.

Computer software charges
In April 2021, the International Financial Reporting Standards Interpretations Committee issued a final agenda decison where configuration or customisation costs in a cloud computing arrangement are to be treated as period costs instead of capitalising such costs as intangible assets as was the case prior to this decision. For the financial year ended 30 June 2020 costs totalling \$2.858M have been adjusted to computer software charges.

Central Coast Council | Notes to the Financial Statements 30 June 2021

B3-3 Borrowing costs

\$ '000	Notes	2021	2020
Interest on leases		125	76
Interest on loans		15,097	15,024
Interest on other debts		2	45
Amortisation of discounts and premiums			
- Floating Rate Notes		294	_
Remediation liabilities	C3-5	1,190	1,005
Other liabilities		_	1
Total borrowing costs expensed	_	16,708	16,151

Accounting policy

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

B3-4 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2021	2020 Restated
Depreciation and amortisation			
Plant and equipment		8,187	7,811
Office equipment		2,742	2,569
Furniture and fittings		1,377	1,130
Land improvements (depreciable)		1,847	1,903
Infrastructure:	C1-8		
- Buildings - specialised		13,731	11,769
- Other structures		2,135	1,601
- Roads		36,369	36,464
- Bridges		618	679
- Footpaths		2,532	2,659
- Stormwater drainage		14,569	15,858
 Water supply network 		24,401	27,017
 Sewerage network 		32,748	35,204
 Swimming pools 		346	215
 Other open space/recreational assets 		4,992	4,120
- Other infrastructure		1,537	1,346
Other assets:			
 Library books 		810	770
- Other		173	73
Reinstatement, rehabilitation and restoration assets:			
- Tip assets	C3-4,11(a)	2,694	1,745
Right of use assets	C2-1	290	226
Intangible assets	C1-9	2,362	1,907
Total depreciation and amortisation costs	_	154,460	155,066
Impairment / revaluation decrement of IPPE			
Infrastructure:	C1-8		
 Sewerage network 		7,843	_
Total impairment costs charged to Income Statement (IPPE)		7,843	_
Total depreciation, amortisation and impairment for			
non-financial assets	_	162,303	155,066

Accounting policy

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives.

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B3-4 Depreciation, amortisation and impairment of non-financial assets (continued)

Intangible assets amortisation

For the financial year ended 30 June 2020, amortisation charges have reduced by \$2.288M applicable to previously capitalised customisation costs in a cloud computing arrangement.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-5 Other expenses

§ '000	Notes	2021	2020
User charges and fees		80	_
Other		132	404
Impairment of receivables	C1-4	212	404
Other			
Contributions/levies to other levels of government			
- NSW Fire and rescue levy		3,150	2,821
– NSW rural fire service levy		2,108	1,477
- Waste levy		27,831	29,893
- Holiday Park levy		608	439
 NSW State emergency services levy 		661	528
Donations, Contributions and assistance to other organisations (Section 356)			
– The Art House		1,016	1,075
– Wyong Town Centre		_	30
- Surf Life Saving Clubs		214	213
- Gosford Town Centre		(30)	60
- Stronger communities fund		(3)	383
- Community grants		(86)	1,671
 Other contributions and donations 		400	546
Total other		35,869	39,136
Total other expenses		36,081	39,540

Accounting policy

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

\$ '000	Notes	2021	2020
Gain (or loss) on disposal of property			
Proceeds from disposal – property		- (222)	(0.540)
Less: carrying amount of property assets sold/written off Gain (or loss) on disposal	_	(639)	(3,510)
Call (of 1033) of disposal	_	(639)	(3,510)
Gain (or loss) on disposal of plant and equipment	C1-8		
Proceeds from disposal – plant and equipment		5,754	3,058
Less: carrying amount of plant and equipment assets sold/written off	_	(4,008)	(2,991)
Gain (or loss) on disposal	_	1,746	67
Gain (or loss) on disposal of infrastructure assets	C1-8		
Proceeds from disposal – infrastructure		_	_
Less: carrying amount of infrastructure assets sold/written off Gain (or loss) on disposal	_	(6,048)	(866)
Gain (or loss) on disposal	_	(6,048)	(866)
Gain (or loss) on disposal of investments	C1-2		
Proceeds from disposal/redemptions/maturities – investments		259,406	336,750
Less: carrying amount of investments sold/redeemed/matured		(259,406)	(336,750)
Gain (or loss) on disposal		_	_
Gain (or loss) on disposal of land	C1-8		
Proceeds from disposal – community and operational Land Less: carrying amount of community and operational Land assets		3,030	3,979
sold/written off	_	(2,569)	(2,037)
Gain (or loss) on disposal	_	461	1,942
Gain (or loss) on disposal of stormwater drainage assets	C1-8		
Proceeds from disposal – Stormwater Drainage		-	_
Less: carrying amount of stormwater drainage assets sold/written off	_	(35)	(293)
Gain (or loss) on disposal	_	(35)	(293)
Gain (or loss) on disposal of sewerage network assets	C1-8		
Proceeds from disposal – Sewerage Network		_	_
Less: carrying amount of sewerage network assets sold/written off	_	(1,385)	(1,258)
Gain (or loss) on disposal	_	(1,385)	(1,258)
Gain (or loss) on disposal of water supply assets	C1-8		
Proceeds from disposal – water supply assets Less: carrying amount of water supply assets assets sold/written off		(004)	(1.004)
Gain (or loss) on disposal	_	(994) (994)	(1,004)
Call (or 1999) on disposal	_	(334)	(1,004)
Gain (or loss) on disposal of other assets Proceeds from disposal – Other assets	C1-8	_	_
Less: carrying amount of other assets sold/written off		(158)	(9)
Gain (or loss) on disposal		(158)	(9)
Net gain (or loss) on disposal of assets		(7,052)	(4,931)
	_		

Accounting policy
Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 27 July 2020 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, the impact of COVID 19 and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: F = Favourable budget variation, **U** = Unfavourable budget variation.

	2021	2021	2021
\$ '000	Budget	Actual	Variance

REVENUES

Other revenues 9,017 12,667 3,650 40% F

Favourable variance due to additional National Rugby League games at Central Coast Stadium, successful claim for diesel fuel back-payments, insurance recoveries and increased sales of recycled scrap metals at Council's Waste Management facilities

Operating grants and contributions

47,512 42,408 (5,104) (11)%

Unfavourable variance due to bio-certification scheme income that was expected but not received during the financial year. This was partially offset by additional grants funds received throughout the year for Environmental Management and Bushire Prevention programs and operating contributions received for Child Care services from Federal and State Governments in relation to COVID19.

Capital grants and contributions

39,287 83,702

44,415

113% F

Favourable variance through an increase in infrastructure, water and sewer and open space and recreation grants.

Unbudgeted contributed and dedicated roads and drainage infrastructure assets of \$27.9M were recognised during the year.

Interest and investment revenue

10,340

5,893

(4,447)

(43)% U

Unfavourable variance due to Council's cash and investment holdings being less than expected due to the financial situation of prior year.

EXPENSES

Employee benefits and on-costs

200,862

222,616

(21,754)

(11)% L

Unfavourable variance relates to organisational restructure costs and a reduction in labour recovered from capital works projects.

Borrowing costs

non-financial assets

15.038

16.708

(1,670)

(11)% U

Unfavourable variance due to increased borrowings as a result of Council's unapproved use of restricted funds.

Depreciation, amortisation and impairment of

141,732

162,303

(20,571)

(15)% U

Unfavourable variance due to sewerage network assets impairment and increased capitalisation of completed projects.

Other expenses

42,932

36,081

7.052

6,851

16% F

Favourables variance due to reduced EPA Waste Management Levy resulting from a decrease in waste tonnages received at Council's Waste Management facilities.

Net losses from disposal of assets

-

(7,052)

∞ U

Net losses from the disposal of assets relates to the write down and disposal of roads, stormwater drainage, sewer, water and open space and recreation assets that were not forecast in the 2020-21 original budget.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

B5-1 Material budget variations (continued)

\$ '000	2021	2021	20	21	
	Budget	Actual	Varia	ance	
STATEMENT OF CASH FLOWS					
Cash flows from investing activities Variance due to increased investments following recei	(125,758) ipt of \$150M bank	(286,882) loans.	(161,124)	128%	U
Cash flows from financing activities Variance due to additional loans funds of \$150M.	5,218	111,563	106,345	2,038%	F

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2021	2020
Cash and cash equivalents		
Cash on hand and at bank	35,527	12,422
Deposits at call	30,182	79,874
Total cash and cash equivalents	65,709	92,296

Accounting policy

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

C1-2 Financial investments

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Financial assets at fair value through the profit and	loss			
Government and semi-government bonds	_	56,978	_	19,077
NCD's, FRN's	38,657	153,319	9,018	10,125
Total	38,657	210,297	9,018	29,202
Debt securities at amortised cost				
Long term deposits	126,137	45,000	157,192	75,000
Total	126,137	45,000	157,192	75,000
Total financial investments	164,794	255,297	166,210	104,202
Total cash assets, cash equivalents and				
investments	230,503	255,297	258,506	104,202

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets into the following categories - those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Assets measured at amortised cost are financial assets where:

- · the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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C1-2 Financial investments (continued)

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments in FRN's and NCD's in the Statement of Financial Position.

C1-3 Restricted cash, cash equivalents and investments

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Total cash, cash equivalents and investments	230,503	255,297	258,506	104,202
attributable to:				
External restrictions 1	146,162	255,297	317,203	104,202
Internal restrictions 1	93,994	_	111,698	_
Unrestricted ²	(9,653)	_	(170,395)	
	230,503	255,297	258,506	104,202

⁽¹⁾ Council will restrict funds to either meet external statutory obligations, such as those relating to grant funding or developer contributions, or in order to set aside funding for future commitments. Restricted assets that are internally developed by Council to cover commitments or obligations that are expected to arise in the future and where it is prudent for Council to hold cash in restrictions to cover these obligations (despite there being no legislative requirement) are known as internally restricted assets.

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⁽²⁾ The reported negative unrestricted balance of \$9.653M is the net amount of Council's unapproved use of restricted funds across Council's operating funds and is the difference between the sum of cash and investments reported by Fund Note D1-2 and that reported in Note C1-3.

C1-3 Restricted cash, cash equivalents and investments (continued)

\$ '000	2021	2020
Details of restrictions		
External restrictions – other		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	99,614	93,434
Developer contributions – water	1,666	27,529
Developer contributions – sewer	19,510	20,032
Developer contributions – drainage	34,655	34,583
Developer contributions – VPA – general	2,713	2,679
Developer contributions – VPA – water	1,053	1,045
Developer contributions – VPA – sewer	495	491
Developer contributions – VPA - drainage	1,369	1,359
Developer contributions – bonus provisions	5,452	5,407
Developer Contributions – Sec 94A Levy	17,678	17,526
Specific purpose unexpended grants – general	12,834	8,184
Specific purpose unexpended grants – water	2,255	2,550
Specific purpose unexpended grants - sewer	_	153
Specific purpose unexpended grants - drainage	9	873
Cemeteries	733	666
Contributions to works including COSS	6,587	6,539
Crown land	1,346	1,881
Domestic waste management	88,636	86,184
Gosford CBD special rate levies	1,076	1,142
Holiday parks	15,663	11,429
Self insurance claims – general	5,667	6,519
Self insurance claims – water	1,087	1,208
Self insurance claims – sewer	2,164	2,027
Stormwater management	755	766
Tourism levies	2,830	3,278
Water Supply Authority - other	74,966	83,198
Other External Restrictions	646	723
Total external restrictions	401,459	421,405
Internal restrictions		
Council has internally restricted cash, cash equivalents and investments as follows:		
Carbon emission reserve	.	322
Davistown Wetlands	1,436	1,436
Drainage Licence Fee	552	491
Emergency services levy	339	432
Employees leave entitlement	10,987	12,554
Employment generating projects	3,155	3,155
Property development	5,251	15,251
Regional Library	11,570	11,570
Revolving energy	_	253
Section 355/advances/deposits	594	620
Tip replacement/rehabilitation	35,054	33,907
Waste disposal facility	24,831	25,489
Other restrictions	225	6,218
Total internal restrictions	93,994	111,698
Total restrictions	495,453	533,103

Internal restrictions over cash, cash equivalents and investments are those assets restricted only by a resolution of the elected Council.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C1-4 Receivables

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Rates	7,381	_	9,950	_
Interest and extra charges	2,141	_	2,736	_
User charges and fees	8,465	2,827	19,839	3,034
Accrued revenues				
 User charges and fees 	12,468	_	13,650	_
 Government subsidies 	2,346	_	2,182	_
- Other income accruals	3,134	_	1,211	_
Government grants and subsidies	5,223	_	4,791	_
Net GST receivable	2,408	_	5,005	_
Waste management annual charge	3,635	_	4,519	_
Drainage annual charge	1,512	_	2,636	_
Water annual charge	1,068	_	2,082	_
Sewerage annual charge	5,004	_	9,886	_
Other debtors	9,568	557	5,161	734
Total	64,353	3,384	83,648	3,768
Less: provision of impairment				
Sewerage annual charges	(6)	_	(6)	_
User charges and fees	(62)	_	(414)	_
Other debtors	(1,787)	_	(2,074)	_
Total provision for impairment – receivables	(1,855)		(2,494)	_
Total net receivables	62,498	3,384	81,154	3,768
\$ '000			2021	2020

\$ '000	2021	2020
Movement in provision for impairment of receivables		
Opening impairment allowance	2,494	2,394
Impairment loss recognised during the year	_	525
Amounts written off as uncollectible	(639)	(425)
Balance at the end of the year	1,855	2,494

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1. When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are beyond the applicable statute of limitations period, whichever occurs first. None of the receivables that have been written off are subject to enforcement activity.

Where Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C1-5 Inventories

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
(i) Inventories at cost				
Stores and materials	1,403	_	1,646	_
Total inventories at cost	1,403		1,646	
Total inventories	1,403		1,646	

Accounting policy

Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

C1-6 Contract assets and Contract cost assets

Nil

C1-7 Non-current assets classified as held for sale

	2021	2021	2020	2020	
\$ '000	Current	Non-current	Current	Non-current	
Non-current assets held for sale					
Land	37,815	_	_	_	
Buildings Total non-current assets classified	6,543				
as held for sale	44,358	_		_	

Details of assets held for sale

Non-current assets held for sale comprises 33 parcels of land, the Gosford Administration building and the Oasis Youth Centre. These assets have been deemed excess to Council's operational requirements and were available for sale and actively marketed as at 30 June 2021.

The assets will be sold on the open market and are expected to be settled during the financial year ended 30 June 2022.

Accounting policy

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use and are measured at the lower of their carrying amount and fair value less costs to sell.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale.

C1-8 Infrastructure, property, plant and equipment

By aggregated asset class		At 1 July 2020			Asset movements during the reporting period						At 30 June 2021		
\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions new assets	Carrying value of disposals	Depreciation expense	Impairment loss / revaluation decrements (recognised in P/L)	WIP transfers	Adjustments and transfers	Revaluation increments / (decrements) to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	223,948	_	223,948	146,933	_	_	_	(189,851)	(16,466)	_	164,564	_	164,564
Plant and equipment	105,440	(47,371)	58,069	560	(4,008)	(8,187)	_	2,551	823	_	103,656	(53,848)	49,808
Office equipment	24,549	(14,812)	9,737	_	(1)	(2,742)	_	681	-	_	17,686	(10,011)	7,675
Furniture and fittings	22,477	(13,256)	9,221	_	(158)	(1,377)	_	1,614	_	_	14,866	(5,566)	9,300
Land:	,	(10,200)	0,22.		(,	(1,011)		.,			,000	(0,000)	0,000
- Operational land	443.343	_	443.343	_	(2,337)	_	_	7	(37,815)	82,591	485,789	_	485,789
Crown and Community land	422.992	_	422.992	207	(232)	_	_	128	(0.,0.0)	1.393	424,488	_	424,488
- Land under roads (post 30/6/08)	1,586	_	1.586		(,	_	_	_	_	563	2,149	_	2,149
Land improvements – depreciable	46,153	(17,830)	28,323	-	-	(1,847)	-	3,768	-	-	49,921	(19,677)	30,244
Infrastructure:													
 Buildings – specialised 	805,452	(333,817)	471,635	361	(639)	(13,731)	-	13,778	(7,378)	(17,620)	791,990	(345,584)	446,406
 Other structures 	44,156	(13,639)	30,517	-	(17)	(2,135)	-	7,131	(690)	-	48,724	(13,918)	34,806
- Roads	2,042,041	(655,907)	1,386,134	6,958	(5,957)	(36,369)	-	37,203	6,923	32,981	2,043,454	(615,581)	1,427,873
- Bridges	57,126	(20,021)	37,105	-	(75)	(618)	-	129	-	1,365	62,004	(24,098)	37,906
- Footpaths	129,223	(30,111)	99,112	1,846	-	(2,532)	-	10,403	_	34,219	233,503	(90,455)	143,048
- Bulk earthworks (non-depreciable)	382,751	-	382,751	486	-	_	-	242	4,686	(34,126)	354,039	_	354,039
 Stormwater drainage 	1,514,849	(484,217)	1,030,632	9,931	(35)	(14,569)	-	9,951	-	56,292	1,556,754	(464,552)	1,092,202
 Water supply network 	1,871,510	(827,658)	1,043,852	-	(994)	(24,401)	-	33,696	7	98,958	2,088,896	(937,778)	1,151,118
 Sewerage network 	2,352,227	(937,012)	1,415,215	_	(1,385)	(32,748)	(7,843)	43,435	690	(82,693)	2,219,720	(885,049)	1,334,671
 Swimming pools 	11,215	(6,078)	5,137	_	-	(346)	-	118	13	_	11,373	(6,451)	4,922
 Other open space/recreational 													
assets	120,017	(42,679)	77,338	5,162	-	(4,992)	-	14,660	-	-	139,839	(47,671)	92,168
- Other infrastructure	48,508	(19,570)	28,938	167	-	(1,537)	-	6,029	(6,756)	-	42,520	(15,679)	26,841
Other assets:													
 Library books 	8,260	(6,073)	2,187	-	-	(810)	-	509	-	-	4,126	(2,240)	1,886
- Other Reinstatement, rehabilitation and	1,957	(1,099)	858	2,134	-	(173)	-	2,061	(4,686)	1,005	7,126	(5,927)	1,199
restoration assets (refer Note 15): – Tip assets	39.743	(19,590)	20,153	1.760	_	(2,694)	_	1.757	_	_	43,260	(22,284)	20,976
Total infrastructure, property, plant and equipment	10,719,523	(3,490,740)	7,228,783	176,505	(15,838)	(151,808)	(7,843)	-	(60,649)	174,928	10,910,447	(3,566,369)	7,344,078

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Central Coast Council | Notes to the Financial Statements 30 June 2021

C1-8 Infrastructure, property, plant and equipment (continued)

By aggregated asset class		At 1 July 2019		Asset movements during the reporting period						At 30 June 2020		
\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation increments / (decrements) to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	237,238	_	237,238	243,416	_	_	(234,245)	(22,461)	_	223,948	_	223,948
Plant and equipment	100,253	(50,403)	49,850	_	(2,991)	(7,811)	19,537	(516)	_	105,440	(47,371)	58,069
Office equipment	18,885	(14,470)	4,415	_	_	(2,569)	7,966	(75)	_	24,549	(14,812)	9,737
Furniture and fittings	18,847	(12,139)	6,708	_	_	(1,130)	3,665	(22)	_	22,477	(13,256)	9,221
Land:		, , ,				, ,		` ′			, , ,	
- Operational land	430,967	_	430,967	_	(2,032)	_	14,390	18	_	443,343	_	443,343
- Crown and Community land	383,795	_	383,795	111	(5)	_	308	(579)	39,362	422,992	_	422,992
- Land under roads (post 30/6/08)	1,586	_	1,586	_	_	_	_	` _	_	1,586	_	1,586
Land improvements – depreciable	41,415	(15,927)	25,488	_	_	(1,903)	4,177	561	_	46,153	(17,830)	28,323
Infrastructure:		, , ,				, ,					, , ,	
 Buildings – specialised 	800,422	(329,723)	470,699	_	(3,510)	(11,769)	16,757	351	(893)	805,452	(333,817)	471,635
- Other structures	36,343	(11,909)	24,434	_	(7)	(1,601)	7,449	242	_	44,156	(13,639)	30,517
- Roads	1,974,503	(619,648)	1,354,855	9,603	(670)	(36,464)	58,806	4	_	2,042,041	(655,907)	1,386,134
- Bridges	54,431	(19,414)	35,017	_	(38)	(679)	2,805	_	_	57,126	(20,021)	37,105
- Footpaths	117,288	(27,452)	89,836	1,857		(2,659)	10,078	_	_	129,223	(30,111)	99,112
- Other road assets (including bulk		, ,				, ,						
earthworks)	5	-	5	-	_	_	-	(5)	-	-	-	_
- Bulk earthworks												
(non-depreciable)	377,894	-	377,894	1,027	(70)	-	3,900	-	-	382,751	_	382,751
 Stormwater drainage 	1,489,091	(468,579)	1,020,512	590	(293)	(15,858)	25,681	-	-	1,514,849	(484,217)	1,030,632
 Water supply network 	1,837,899	(796,305)	1,041,594	1,053	(1,004)	(27,017)	19,503	682	9,041	1,871,510	(827,658)	1,043,852
 Sewerage network 	2,311,202	(897,357)	1,413,845	2,688	(1,258)	(35,204)	21,887	600	12,657	2,352,227	(937,012)	1,415,215
 Swimming pools 	8,685	(5,063)	3,622	-	(7)	(215)	1,471	266	-	11,215	(6,078)	5,137
- Other open space/recreational												
assets	111,351	(38,639)	72,712	-	-	(4,120)	8,994	(248)	-	120,017	(42,679)	77,338
- Other infrastructure	42,831	(18,380)	24,451	-	(80)	(1,346)	5,913	-	_	48,508	(19,570)	28,938
Other assets:												
- Library books	17,930	(15,805)	2,125	-	(1)	(770)	833	-	-	8,260	(6,073)	2,187
Other Reinstatement, rehabilitation and restoration assets (refer Note 15):	1,833	(1,026)	807	-	_	(73)	124	_	_	1,957	(1,099)	858
- Tip assets	34,345	(17,846)	16,499	5,398		(1,745)	1			39,743	(19,590)	20,153
Total infrastructure, property, plant and equipment	10,449,039	(3,360,085)	7,088,954	265,743	(11,966)	(152,933)	_	(21,182)	60,167	10,719,523	(3,490,740)	7,228,783

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C1-8 Infrastructure, property, plant and equipment (continued)

Accounting policy

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes.

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land and bulk earthworks are not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Years	Other equipment	Years
3 to 12	Playground equipment	10 to 50
5 to 30	Benches, seats etc.	10 to 50
2 to 26		
2 to 10	Buildings	6 to 170
5 to 50	-	
2 to 40		
	Stormwater assets	
15 to 200	Drains	120
20 to 30	Culverts	120
60 to 100	Flood control structures	80
	Other infrastructure assets	
12 to 100	Swimming pools	5 to 100
80 to 160	Other open space/recreational assets	5 to 100
30	Other infrastructure	10 to 109
80 to 100		
40 to 80		
30 to 100		
	3 to 12 5 to 30 2 to 26 2 to 10 5 to 50 2 to 40 15 to 200 20 to 30 60 to 100 12 to 100 80 to 160 30 80 to 100 40 to 80	3 to 12 Playground equipment 5 to 30 Benches, seats etc. 2 to 26 2 to 10 Buildings 5 to 50 2 to 40 Stormwater assets 15 to 200 Drains 20 to 30 Culverts 60 to 100 Flood control structures Other infrastructure assets 12 to 100 Swimming pools 80 to 160 Other open space/recreational assets 30 Other infrastructure 80 to 100 40 to 80

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Department of Planning, Industry and Environment – Water.

Increases in the carrying amounts arising on revaluation are credited to the IPPE revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against IPPE revaluation reserve to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

C1-8 Infrastructure, property, plant and equipment (continued)

Crown reserves

Crown reserves under Council's care and control are recognised as assets of Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Where the Crown reserves are under a lease arrangement they are accounted for under AASB 16 Leases, refer to Note C2-1.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

Rural Fire Service assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

These Rural Fire Service assets are recognised as assets of the Council in these financial statements.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C1-9 Intangible assets

Intangible assets		
\$ '000	2021	2020 Restated
Software		
Opening values at 1 July		
Gross book value	18,284	9,148
Accumulated amortisation	(11,055)	(9,148)
Net book value – opening balance	7,229	_
Movements for the year		
Development costs	13,140	9,136
Amortisation charges	(2,362)	(1,907)
Gross book value written off	(11,294)	_
Accumulated amortisation charges written off	11,294	_
Closing values at 30 June		
Gross book value	20,130	18,284
Accumulated amortisation	(2,123)	(11,055)
Total software – net book value	18,007	7,229
Other		
Drainage easements		
Opening values at 1 July		
Gross book value	1,703	1,703
Net book value – opening balance	1,703	1,703
Closing values at 30 june		
Gross book value	1,703	1,703
Total Drainage easements – net book value	1,703	1,703
Total intendible assets and book value	40.740	9,022
Total intangible assets – net book value	19,710_	8,932

Accounting policy

IT development and software

Software development costs include only those costs directly attributable to the development phase (including external direct costs of materials and services, direct payroll and payroll-related costs of employees' time spent on the project) and are only recognised following completion of technical feasibility and where Council has an intention and ability to use the asset. Amortisation is calculated on a straight-line basis over periods generally ranging from three to five years.

Drainage Easements

Easements (the right of access over land) are recognised as intangible assets.

Easements are determined to have indefinite lives, as there is no finite period over which their use is fully consumed. They convey a right to the Council to enable it to gain access to its infrastructure assets over an indefinite period of time. Unlike the infrastructure assets themselves, which are consumed over a finite period and undergo replacement to enable continuity of service, an easement can exist continuously throughout this period and beyond, and thus may never need to be released. Easements are only derecognised when a management decision has been made to relocate the relevant infrastructure asset and the need for the easement no longer exists. Since easements are viewed as having an indefinite life, they are not amortised, however, they are tested for impairment.

C2 Leasing activities

C2-1 Council as a lessee

Council has leases over a range of assets including land and buildings and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

Terms and conditions of leases

Buildings

Council leases land and buildings to support some of its operational activities. The leases are generally between 3 and 50 years with one containing a renewal option to allow Council to renew the non-cancellable lease term at their discretion. A number of leases contain an annual pricing mechanism based on either fixed increases or CPI movements at each anniversary of the lease inception.

Office and IT equipment

Leases for office and IT equipment are generally for low value assets, except for significant items. The leases are for between 1 and 5 years with no renewal option, the payments are fixed, however some of the leases include variable payments based on usage.

Extension options

Council includes options in the building leases to provide flexibility and certainty to Council operations; the extension options are at Council's discretion. At commencement date and each subsequent reporting date, Council assesses where it is reasonably certain that the extension options will be exercised.

(a) Right of use assets

	_Plant and	Land and	
\$ '000	Equipment	Buildings	Total
2021			
Opening balance at 1 July	21	1,783	1,804
Depreciation charge	(8)	(282)	(290)
Balance at 30 June	13	2,470	2,483
2020			
Adoption of AASB 16 at 1 July 2019	28	1,338	1,366
Additions to right-of-use assets	_	663	663
Depreciation charge	(7)	(218)	(225)
Balance at 30 June	21	1,783	1,804

(b) Lease liabilities

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Lease liabilities	241_	2,320	287	1,552
Total lease liabilities	241	2,320	287	1,552

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C2-1 Council as a lessee (continued)

(c) Lease liabilities

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2021 Cash flows		4.404	0.50	0.504	0.504
Cash nows	241	1,464	856	2,561	2,561
2020					
Cash flows	287	726	826	1,839	1,839

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2021	2020
Interest on lease liabilities	125	76
Depreciation of right of use assets	290	226
Expenses relating to short-term leases	187	418
Expenses relating to low-value leases	1,631	1,691
Expenses relating to Peppercorn leases	73	194
	2,306	2,605

(e) Statement of Cash Flows

Total cash outflow for leases	1,891	2,433
	1,891	2,433

(f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and buildings which are used for:

- libraries
- · child care centres
- · youth centres
- boat ramps

The leases are generally between 10 and 99 years and require payments of a maximum amount of \$1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases. None of the leases in place are individually material from a statement of financial position or performance perspective.

Accounting policy

At inception of a contract, Council assesses whether a lease exists - i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

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C2-1 Council as a lessee (continued)

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / Concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C2-2 Council as a lessor

Operating leases

Council leases out a number of outdoor spaces and properties to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included in the Statement of Financial Position as:

- property, plant and equipment – where the rental is incidental, or the asset is held to meet Council's service delivery objective (refer note C1-8).

\$ '000	2021	2020
Assets held as property, plant and equipment		
Council provides operating leases on Council buildings for the purpose of recreational activities, the table below relates to operating leases on assets disclosed in C1-8.		
Properties not held for investment	4,752	4,966
Room / Facility hire	3,178	2,615
Outdoor space	260	118
Other	25	25
Total income relating to operating leases for Council assets	8,215	7,724

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Central Coast Council | Notes to the Financial Statements 30 June 2021

C2-2 Council as a lessor (continued)

\$ '000	2021	2020
Maturity analysis of undiscounted lease payments to be received after rdate for all operating leases:	reporting	
< 1 year	2,928	3,137
1–2 years	2,510	2,690
2–3 years	2,149	2,278
3–4 years	1,655	2,002
4–5 years	1,302	1,488
> 5 years	7,296	9,126
Total undiscounted lease payments to be received	17.840	20.721

Accounting policy

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components, the non-lease components are accounted for in accordance with AASB 15 Revenue from Contracts with Customers.

The lease income is recognised on a straight-line basis over the lease term for an operating lease and if applicable, as finance income using amortised cost basis for finance leases.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C3 Liabilities of Council

C3-1 Payables

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Payables				
Goods and services	24,058	_	29,230	_
Prepaid rates and annual charges	15,026	_	13,443	_
Accrued expenses:				
 Salaries and wages 	2,969	_	7,472	_
 Other expenditure accruals 	16,035	_	32,267	_
Security bonds, deposits and retentions	4,718	_	4,635	_
Developer bonds	6,430	_	6,273	_
Overpayments	1,513	_	670	_
Other payables	388	_	163	_
Payments received in advance	2,916	973	2,795	1,067
Other income received in advance	_	5,793	_	6,314
Total payables	74,053	6,766	96,948	7,381

Current payables not expected to be settled within the next twelve months

\$ '000	2021	2020
Payables – overpayments, security bonds, deposits and retentions	26,040	25,115
Total payables	26,040	25,115

Accounting policy

Council meaures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C3-2 Contract Liabilities

		2021	2021	2020	2020
\$ '000	Notes	Current	Non-current	Current	Non-current
y 000	Notes	Ourient	Non-current	Current	Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	8,634	2,254	5,638	2,352
Unexpended operating grants (received prior to performance					
obligation being satisfied)	(ii)	4,210	-	3,770	_
Unexpended capital contributions (to					
construct Council controlled assets)	(i)	170	-	705	_
Unexpended operating contributions (received prior to performance					
obligation being satisfied)	(ii)	476		511	
Total grants and contributions					
received in advance		13,490	2,254	10,624	2,352
User fees and charges received in ac	lvance:				
Upfront fees – leisure centre	(iii)	37	_	20	_
Total user fees and charges	` ′				
received in advance	_	37		20	_
Total contract liabilities		13,527	2,254	10,644	2,352

Notes

- (i) Council has received funding to construct assets including sporting facilities, open space areas and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.
- (ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.
- (iii) Upfront membership fees for Council's leisure centres do not meet the definition of a performance obligation and therefore the funds received are recorded as a contract liability on receipt and recognised as revenue over the expected average membership life.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2021	2020
Grants and contributions received in advance:		
Capital grants (to construct Council controlled assets)	5,504	6,436
Operating grants (received prior to performance obligation being satisfied)	1,508	1,202
Capital contributions (to construct Council controlled assets)	8	28
Operating contributions (received prior to performance obligation being satisfied)	212	53
User fees and charges received in advance:		
Upfront fees – leisure centre	20	21
Total revenue recognised that was included in the contract liability balance at the beginning of the period	7.252	7.740

Changes in contract liabilities

During the financial year Council received a \$3.7M grant for Local Roads and Community Infrastucture to be spent during the financial year ended 30 June 2022.

Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C3-3 Borrowings

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Loans – secured 1	40,554	307,674	44,790	191,798
Total borrowings	40,554	307,674	44,790	191,798

⁽¹⁾ Loans are secured over the general rating income of Council. Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

	2020			Non-cash i	novements		202
\$ '000	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closin
Loans – secured	236,588	111,640	_	_	_	_	348,228
Lease liability (Note C2-1b)	1,839	(247)	-	_	_	969	2,561
Total liabilities from financing activities	238,427	111,393	_	_	_	969	350,789
	2019			Non-cash	movements		2020
_	Opening	=		Fair value	Acquisition due to change in accounting	Other non-cash	
\$ '000	Balance	Cash flows	Acquisition	changes	policy	movement	Closing balance
Loans – secured	233,157	3,431	_	_	_	_	236,588
Lease liability (Note C2-1b)				_	1,839		1,839
Total liabilities from financing activities	233,157	3,431			1,839		238,427
(b) Financing arrangeme	ents						
\$ '000						2021	2020
Total facilities							
Bank overdraft facilities						500	500
Credit cards/purchase cards						1,240	1,240
Orcali caras/parchase caras						1,850	2,000
•							
Master lease facilities						3,590	3,740
Master lease facilities Total financing arrangements Drawn facilities							

oroan caraciparcitaco carac	30	10
- Master lease facilities	1,000	
Total drawn financing arrangements	1,050	73
Undrawn facilities		
- Bank overdraft facilities	500	500
 Credit cards/purchase cards 	1,190	1,167
- Master lease facilities	850	2,000
Total undrawn financing arrangements	2,540	3,667

Additional financing arrangements information

Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

Security over loans

Loans are secured over future cash flows of the Council Lease liabilities are secured by the underlying leased assets.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

C3-3 Borrowings (continued)

Bank overdrafts

The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C3-4 Employee benefit provisions

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Annual leave	17,411	_	17,231	_
Sick leave	6,129	_	9,465	_
Long service leave	27,624	3,144	30,069	2,900
Other leave	1,328		1,247	
Total employee benefit provisions	52,492	3,144	58,012	2,900

Current employee benefit provisions not expected to be settled within the next twelve months

\$ '000	2021	2020
Provisions – employees benefits	29,468	31,454
	29,468	31,454

Description of and movements in non-employee benefit provisions

Accounting policy

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

C3-5 Provisions

	2021	2021	2020	2020
\$ '000	Current	Non-Current	Current	Non-Current
Self insurance – workers compensation	1,741	7,177	2,301	7,453
Self insurance – public liability	495	_	885	_
Self insurance – other	15	_	84	_
Payroll tax	437	_	518	21
Other	662	_	573	_
Asset remediation/restoration	2,937	68,127	2,397	69,222
Total provisions	6,287	75,304	6,758	76,696

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Central Coast Council | Notes to the Financial Statements 30 June 2021

C3-5 Provisions (continued)

Movements in provisions

		Other provisions				
				Net		
	Self	Asset	Payroll Tax	carrying		
\$ '000	insurance	remediation	and Other	amount		
2021						
At beginning of year	10,723	71,619	1,112	83,454		
Changes to provision:						
- Amounts capitalised	_	1,760	_	1,760		
- Revised discount rate	_	(624)	_	(624)		
- Revised costs	_	(1,378)	_	(1,378)		
Jnwinding of discount	_	1,190	_	1,190		
Additional provisions	3,422	_	3,117	6,539		
Amounts used (payments)	(4,717)	(1,503)	(3,130)	(9,350)		
Total other provisions at end of year	9,428	71,064	1,099	81,591		
2020						
At beginning of year	9,465	63,305	2,595	75,365		
- Amounts capitalised	_	5,397	_	5,397		
- Revised discount rate	_	188	_	188		
- Revised costs	_	3,047	_	3,047		
Unwinding of discount	_	1,005	_	1,005		
Additional provisions	4,741	_	2,643	7,384		
Amounts used (payments)	(3,483)	(1,323)	(4,126)	(8,932)		
Total other provisions at end of year	10,723	71,619	1,112	83,454		

Nature and purpose of provisions

Asset remediation

The asset remediation provision represents the present value estimate of future costs that Council will incur to restore, rehabilitate and reinstate tips as a result of past operations.

Self-insurance

To recognise liabilities for outstanding claims (uninsured losses) arising from Council's decision to undertake self-insurance for certain risks faced.

Payroll tax and other

To recognise liabilities for miscellaneous employee provisions not relating to leave entitlements and outstanding payroll tax arising from Council's water, sewer, cemetery and parking station activities.

Accounting policy

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

Asset remediation - tips

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs. Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

C3-5 Provisions (continued)

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within infrastructure, property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

Self-insurance

Council has decided to self-insure for various risks, including public liability, workers compensation and professional indemnity. A provision for self-insurance has been made to recognise outstanding claims. Council also maintains cash and investments to meet expected future claims; refer to Note C1-3.

Self Insurance Provisions represent both (i) claims incurred but not reported and (ii) claims reported and estimated as a result of Council being a self insurer for Workers Compensation Claims.

Public Liability and Professional Indemnity claims are expensed as they meet the recognition criteria as set out in AASB 137 Provisions, Contingent Liabilities and Contingent Assets.

Specific uncertainties relating to the final costs and the assumptions made in determining Provisions for Self Insurance include:

- Claims escalation of 2.5% in 2021/2022, 2.25% in 2022/2023 and 2.0% per annum thereafter. A bond yield of between -0.030% and 3.762% per annum over a 50 year period.
- All monetary amounts for past Workers Compensation claims were indexed to bring them to 'standardised' values at 30 June 2021.
- Workers Compensation claim payments projected into the future by the adopted actuarial model are in 'standardised' values as at 30 June 2021.

The last actuarial assessment of Workers Compensation Claims was undertaken in July 2021 and was performed by David A Zaman Pty Ltd. Director David Zaman, BSc, FIA, FIAA, MBA.

Central Coast Council | Notes to the Financial Statements 30 June 2021

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation reserve

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Results by fund

General fund refers to all Council activities other than water, sewer, drainage and domestic waste. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water, sewer, drainage and domestic waste columns are restricted for use for these activities.

D1-1 Income Statement by fund

	Drainage	Domestic Waste	General	Water	Sewer
\$ '000	2021	2021	2021	2021	2021
Income from continuing operat	ions				
Rates and annual charges	15,008	74,163	175,762	11,930	54,866
User charges and fees	_	10	63,862	57,636	19,525
Interest and investment			,	,,,,,,	-,-
revenue	29	112	3,187	315	2,250
Other revenues	_	3	12,598	7	59
Grants and contributions provided for operating					
purposes	242	_	41,701	3	462
Grants and contributions					
provided for capital purposes	11,967	_	59,070	8,398	4,267
Other income			8,215	 _	
Total income from	07.040	74.000	004.005	70.000	04.400
continuing operations	27,246	74,288	364,395	78,289	81,429
Expenses from continuing ope	rations				
Employee benefits and					
on-costs	1,465	410	185,987	16,877	17,877
Borrowing costs	568	_	1,798	9,559	4,783
Materials and services	7,059	51,774	46,235	32,174	30,634
Depreciation, amortisation					
and impairment of non-financial assets	44.507		04.000	0.4.700	44.054
	14,567	45.075	81,902	24,783	41,051
Other expenses Net losses from the disposal	_	15,675	20,404	2	_
of assets	35	_	4,638	994	1,385
Total expenses from			4,000		1,000
continuing operations	23,694	67,859	340,964	84,389	95,730
	20,004	07,000		04,000	30,700
Operating result from					
continuing operations	3,552	6,429	23,431	(6,100)	(14,301)
_				(0,100)	(11,001)
Net operating result					
for the year	3,552	6,429	23,431	(6,100)	(14,301)
					, ,
Net operating result attributable to each council					
fund	3,552	6,429	23,431	(6,100)	(14,301)
Net operating result for the	5,002	5,725	20,701	(0,100)	(17,001)
year before grants and					
contributions provided for					
capital purposes	(8,415)	6,429	(35,639)	(14,498)	(18,568)

Central Coast Council | Notes to the Financial Statements 30 June 2021

D1-2 Statement of Financial Position by fund

¢ 1000	Drainage 2021	Domestic Waste 2021	General 2021	Water 2021	Sewer
\$ '000	2021	2021	2021	2021	2021
ASSETS					
Current assets					
Cash and cash equivalents	11	6,443	49,889	65	9,301
Investments	61	89,455	22,987	1,232	51,059
Receivables	1,613	3,786	56,653	20,673	9,544
Inventories	_	_	1,403	_	-
Other	_	_	3,386	112	110
Non-current assets classified as held for sale	_	_	44,358	_	-
Total current assets	1,685	99,684	178,676	22,082	70,014
Non-current assets					
Investments	95	_	175,921	547	78,734
Receivables	1	_	21,738	230	10,453
Infrastructure, property, plant	·		2.,.00	200	.0,.00
and equipment	1,120,289	_	3,563,077	1,270,053	1,390,659
Intangible assets	1,703	_	18,007	_	-
Right of use assets	, _	_	2,483	_	_
Other	_	_	623	_	_
Total non-current assets	1,122,088	_	3,781,849	1,270,830	1,479,846
TOTAL ASSETS	1,123,773	99,684	3,960,525	1,292,912	1,549,860
LIABILITIES					
Current liabilities					
Payables	891	6,319	52,098	4,487	2,451
Income received in advance	-	0,010	2,846	4,888	73
Contract liabilities	109		11,118	2,300	73
Borrowings	28,331		12,738	18,309	10,947
Lease liabilities	20,331	_	241	10,509	10,947
Employee benefit provisions	- 74	291	43,489	4,552	4,086
Provisions	74	291	4,545	4,532 511	1,231
Total current liabilities	29,405	6,610			
	29,405	0,010	127,075	35,047	18,788
Non-current liabilities					
Income received in advance	1,260	_	4,501	_	1,005
Contract liabilities	_	_	2,254	_	-
Lease liabilities	_	_	2,320	_	-
Borrowings	8,118	_	153,370	137,345	37,879
Employee benefit provisions	4	_	2,764	189	187
Provisions			73,073	851	1,380
Total non-current liabilities	9,382	_	238,282	138,385	40,451
TOTAL LIABILITIES	38,787	6,610	365,357	173,432	59,239
Net assets	1,084,986	93,074	3,595,168	1,119,480	1,490,621
EQUITY					·
Accumulated surplus	1,024,787	93,074	3,405,775	950,828	1,481,983
Revaluation reserves		93,074	189,393		1,481,983 8,638
Total equity	60,199	- 00.074		168,652	
rotal Equity	1,084,986	93,074	3,595,168	1,119,480	1,490,621

Central Coast Council | Notes to the Financial Statements 30 June 2021

D1-3 Details of internal loans

(in accordance with s410 of the Local Government Act 1993)			
Details of individual internal laws	Council ID /	Council ID / Ref	Council ID /
Details of individual internal loans	2013 GF-WF	2015 SF-WF	2015 GF-WF
Borrower (by purpose)	Water Fund	Water Fund	Water Fund
Lender (by purpose)	General Fund	Sewer Fund	General Fund
Date of Minister's approval	N/A	27/05/2015	N/A
Date raised	30/06/2013	27/05/2015	31/05/2015
Term years	20	20	20
Dates of maturity	30/06/2033	21/02/2035	26/05/2035
Rate of interest (%)	5.72	5.72	5.72
Amount originally raised	20,000,000	10,000,000	10,000,000
Total repaid during year (principal and interest)	1,687,831	845,585	844,916
Principal outstanding at end of year	14,581,503	8,012,588	8,101,690
Details of individual internal loans	Council ID / Ref 2020 GF-DF	Council ID / Ref 2021 GF-DF	Council ID / Ref 2021 GF-SF
	Ref 2020 GF-DF	Ref 2021	Ref 2021
Details of individual internal loans Borrower (by purpose)	Ref 2020 GF-DF Drainage Fund	Ref 2021 GF-DF	Ref 2021 GF-SF
	Ref 2020 GF-DF	Ref 2021 GF-DF	Ref 2021 GF-SF
Borrower (by purpose)	Ref 2020 GF-DF Drainage Fund	Ref 2021 GF-DF Drainage Fund	Ref 2021 GF-SF Sewer Fund
Borrower (by purpose) Lender (by purpose)	Ref 2020 GF-DF Drainage Fund General Fund	Ref 2021 GF-DF Drainage Fund General Fund	Ref 2021 GF-SF Sewer Fund General Fund
Borrower (by purpose) Lender (by purpose) Date of Minister's approval	Ref 2020 GF-DF Drainage Fund General Fund N/A	Ref 2021 GF-DF Drainage Fund General Fund N/A	Ref 2021 GF-SF Sewer Fund General Fund N/A
Borrower (by purpose) Lender (by purpose) Date of Minister's approval Date raised	Ref 2020 GF-DF Drainage Fund General Fund N/A 30/06/2020	Ref 2021 GF-DF Drainage Fund General Fund N/A 30/06/2021	Ref 2021 GF-SF Sewer Fund General Fund N/A 30/06/2021
Borrower (by purpose) Lender (by purpose) Date of Minister's approval Date raised Term years	Ref 2020 GF-DF Drainage Fund General Fund N/A 30/06/2020	Ref 2021 GF-DF Drainage Fund General Fund N/A 30/06/2021	Ref 2021 GF-SF Sewer Fund General Fund N/A 30/06/2021
Borrower (by purpose) Lender (by purpose) Date of Minister's approval Date raised Term years Dates of maturity	Ref 2020 GF-DF Drainage Fund General Fund N/A 30/06/2020	Ref 2021 GF-DF Drainage Fund General Fund N/A 30/06/2021	Ref 2021 GF-SF Sewer Fund General Fund N/A 30/06/2021 1 30/06/2022
Borrower (by purpose) Lender (by purpose) Date of Minister's approval Date raised Term years Dates of maturity Rate of interest (%)	Ref 2020 GF-DF Drainage Fund General Fund N/A 30/06/2020 1 30/06/2021 Nil	Ref 2021 GF-DF Drainage Fund General Fund N/A 30/06/2021 1 30/06/2022 Nil	Ref 2021 GF-SF Sewer Fund General Fund N/A 30/06/2021 1 30/06/2022 Nil

D2 Interests in other entities

D2-1 Subsidiaries

Council's consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with AASB 128 using the equity method and the accounting policy notes below.

Name of Operation/Entity	Principal activity
The Art House, Wyong Shire Performing Arts and Conference Centre Limited	Operations undertaken - Performing Arts Place of business - 19-21 Margaret Street, Wyong

Interests in Subsidiary	Ownership 2021	Ownership 2020	Voting rights 2021	Voting rights 2020
Council's interest in Subsidiary	100%	100%	100%	100%

The nature of risks associated with Council's interests in the Subsidiary

The Art House is managed by an independent Incorporated Association with Council as a board member via a funding agreement with Council. The Art House delivers its services through a formal agreement with Council. This provides The Art House with the required autonomy and sector peer involvement to service the creative, media and business sectors as well as deliver a creative entertainment program for local, regional and national markets. Its performance is monitored via clear Key Performance Indicators (KPIs). Business Plan targets are reported to Council as required.

Council provided financial support of \$1.016M during the financial year (\$1.0M indexed per annum for ten years from 2015/16 onwards).

Reporting dates of Subsidiary

The Art House prepares audited financial statements on a calendar year basis.

Summarised financial information for the Subsidiary

<u>\$ '000</u>	2021	2020
Summarised statement of comprehensive income		
Revenue	2,245	2,309
Expenses	(1,876)	(2,391)
Profit/(loss) for the period	369	(82)
Total comprehensive income	369	(82)
Summarised statement of financial position		
Current assets	1,448	391
Non-current assets	38	221
Total assets	1,486	612
Current liabilities	839	287
Non-current liabilities	24	71
Total liabilities	863	358
Net assets	623	254

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Central Coast Council | Notes to the Financial Statements 30 June 2021

D2-1 Subsidiaries (continued)

\$ '000	2021	2020
Summarised statement of cash flows		
Cash flows from operating activities	906	(163)
Cash flows from investing activities	(45)	_
Cash flows from financing activities	(12)	
Net increase (decrease) in cash and cash equivalents	849	(163)

Accounting policy for subsidiaries

Subsidiaries are all entities (including structured entities) over which the Council has control. Control is established when the Council is exposed to, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity.

These consolidated financial statements include the financial position and performance of controlled entities from the date on which control is obtained until the date that control is lost. Intragroup assets, liabilities, equity, income, expenses and cash flows relating to transactions between entities in the consolidated entity have been eliminated in full for the purpose of these financial statements. Appropriate adjustments have been made to a controlled entity's financial position, performance and cash flows where the accounting policies used by that entity were different from those adopted by the consolidated entity.

Central Coast Council | Notes to the Financial Statements 30 June 2021

E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by Council.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

The risks associated with the financial instruments held are:

- interest rate risk the risk that movements in interest rates could affect returns
- liquidity risk the risk that Council will not be able to pay its debts as and when they fall due.
- credit risk the risk that a contracting entity will not complete its obligations under a financial instrument, resulting in a financial loss to the Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers before placing any cash and investments.

(a) Market risk – interest rate and price risk

<u>\$ '000</u>	2021	2020
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
- Equity / Income Statement	4,858	3,627
Impact of a 10% movement in price of investments		
- Equity / Income Statement	48,580	36,271

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E1-1 Risks relating to financial instruments held (continued)

(b) Credit risk

Council's major receivables comprise rates, annual charges, user charges and fees.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery policies.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk other than Council has significant credit risk exposures in its local area given the nature of Council activities.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance. The balance of receivables that remain within initial trade terms (as detailed in the table) are considered to be of high quality.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables - rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet due	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
2021						
Gross carrying amount	1	16,580	940	640	439	18,600
2020						
Gross carrying amount	173	23,790	3,928	897	285	29,073

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet due	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
2021						
Gross carrying amount	25,187	12,483	1,354	1,595	8,518	49,137
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	21.78%	3.78%
ECL provision	-	-	_	_	1,855	1,855
2020						
Gross carrying amount	5,539	33,094	1,514	5,535	12,662	58,344
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	19.70%	4.28%
ECL provision	_	_	_	_	2,494	2,494

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E1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	≤1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2021		-					
Payables	0.00%	11,149	44,910	43	9	56,111	56,111
Borrowings	3.25%	_	51,984	209,348	145,617	406,949	348,228
Total financial liabilities		11,149	96,894	209,391	145,626	463,060	404,339
2020							
Payables	0.00%	10,908	69,730	61	11	80,710	80,710
Borrowings	5.70%	_	57,862	111,521	141,660	311,043	236,588
Total financial liabilities		10,908	127,592	111,582	141,671	391,753	317,298

E2-1 Fair value measurement

Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Financial assets

During the reporting period Council has also measured the following assets at fair value on a non-recurring basis:

- Non-current assets classified as held for sale

Where the carrying value of a non-current asset held for sale was higher than its fair value, the asset was written down to fair value

Fair value hierarchy

All assets and liabilities measured at fair value are assigned to a level in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: Unobservable inputs for the asset or liability

The table below shows the assigned level for each asset and liability held at fair value by Council:

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E2-1 Fair value measurement (continued)

	Fair value measurement hierarchy								
			1 Quoted in active mkts		ignificant		Significant observable inputs	To	otal
\$ '000	Notes	2021	2020	2021	2020	2021	2020	2021	2020
Recurring fair value meas	uremen	ts							
Financial assets									
Financial investments	C1-2								
At fair value through profit or									
loss		248,954	38,220	_	_	_	_	248,954	38,220
Total financial assets		248,954	38,220					248,954	38,220
Infrastructure, property, plant and equipment	C1-8								
Plant and equipment		_	_	_	_	49,808	58,069	49,808	58,069
Office equipment		_	_	_	_	7,675	9,737	7,675	9,737
Furniture and fittings		_	_	_	_	9,300	9,221	9,300	9,221
Operational land		_	_	485,789	443,343	_	_	485,789	443,343
Crown and Community land		_	_	_	_	424,488	422,992	424,488	422,992
Land under Roads		_	_	_	_	2,149	1,586	2,149	1,586
Land improvements –						, -	,	,	,
depreciable		-	-	-	-	30,244	28,323	30,244	28,323
Buildings – specialised		-	-	-	-	446,406	471,635	446,406	471,635
Other structures		_	_	_	_	34,806	30,517	34,806	30,517
Roads		-	-	-	-	1,427,873	1,386,134	1,427,873	1,386,134
Bridges		-	-	-	-	37,906	37,105	37,906	37,105
Footpaths		_	_	_	_	143,048	99,112	143,048	99,112
Bulk earthworks – non									
depreciable		-	-	-	_	354,039	382,751	354,039	382,751
Stormwater drainage		-	-	-	-		1,030,632	1,092,202	
Water supply network		-	-	-	-		1,043,852	1,151,118	
Sewerage network		-	-	-	-		1,415,215		1,415,215
Swimming pools		-	-	-	-	4,922	5,137	4,922	5,137
Other open						00.400	77.000	00.400	77.000
space/recreational assets		-	_	-	-	92,168	77,338	92,168	77,338
Other infrastructure		_	_	_	_	26,841	28,938	26,841	28,938
Library books Other		-	_	-	_	1,886	2,187	1,886	2,187
		-	_	-	-	1,199	858	1,199	858
Tip assets Total infrastructure,						20,976	20,153	20,976	20,153
property, plant and									
equipment	C1-8	_	_	485,789	443,343	6,693,725	6,561,492	7,179,514	7,004,835
Non-recurring fair value measurements Non-current assets held for sale	C1-7								
Land		_	_	37,815	_	_	_	37,815	_
Buildings		_	_	_	_	6,543	_	6,543	_
Total non-recurring fair									
value measurements				37,815		6,543		44,358	

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E2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are based on the valuation techniques employed by the former Councils.

Infrastructure, property, plant and equipment (IPPE)

Plant and equipment, office equipment, furniture and fittings

Plant and equipment, office equipment, furniture and fittings assets are recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items. Therefore these assets are disclosed at fair value in the notes.

These asset categories include:

- · plant and equipment
 - o Major plant items tractors, excavators, street sweepers, tippers, rollers, forklifts, backhoes, beach cleaners and weed harvester
 - o Minor plant items generators, mowers, trailers, chainsaws, wood chippers and power hand tools
 - o Fleet vehicles trucks, commercial vehicles and passenger vehicles
- · office equipment computer hardware, communications equipment, digital cameras, photocopiers
- · furniture and fittings work stations, storage cabinets, CCTV, air conditioning units.

The unobservable level 3 inputs used include:

- pattern of consumption
- useful life
- · residual value.

Council reviews the value of these assets based on the gross replacement cost of similar assets.

There has been no change to the valuation process during the reporting period.

Operational land

This asset class is comprised of all Council's land classified as Operational Land under the *Local Government Act 1993*. Council's accounting policy is to value the freehold land at market value basis.

Council engaged Scott Fullarton Valuation Pty Ltd to value operational land in 2018. The land was valued using level 2 inputs that would be taken into account by buyers and sellers in setting the price, including but not limited to dimensions, land use and zoning, exposure to traffic and topography.

The fair value of operational land was reviewed for the year ended 30 June 2021 and an adjustment was recognised in the financial statements to ensure the carrying values of these assets materially reflect fair value.

Crown and Community land

Community Land assets are comprised of Council owned land classified as Community Land under the *Local Government Act* 1993. Crown land is under the care and management of Council on behalf of the Crown.

Council's accounting policy is to value Crown and Community land based on the unimproved land values provided by the Valuer General or an average unit rate based on the land values for similar properties (land use, land size, shape and location).

These are considered level 2 observable inputs.

Crown and Community land have been valued at 30 June 2020 using the VG valuations published on 1 July 2019.

Land under roads

Land under roads consists of land under roadways and road reserves including land under footpaths, nature strips and median strips as per AASB 1051. Council has elected not to recognise as an asset land under roads acquired before 1 July 2008.

Land under roads acquired since 1 July 2008 has been recognised in accordance with AASB 116 Property, Plant and Equipment. Where Council has acquired land under roads it is recognised at cost where the cost represents fair value. Where the land under roads is dedicated or acquired at nominal value the land is recognised at its fair value.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

E2-1 Fair value measurement (continued)

Land under roads has been valued at 30 June 2020 using the Englobo method (which is a discounted method) and VG valuations published on 1 July 2019. This asset class is classified as Level 2 as significant inputs used are observable.

There has been no change to the valuation process during the reporting period.

Land improvements

This asset class is comprised of landscaping, estuary protection works, access works, water features and paved public areas.

This asset class is classified as Level 3 as significant inputs used in the valuation are unobservable.

Buildings - specialised

It is Council's accounting policy to value buildings for which a market exists using the best estimate of the price reasonably obtainable in the market at the date of valuation. Where there is no depth in market the buildings will be determined on the depreciated current replacement cost basis.

The valuation of buildings, structural improvements and site services includes those items that form part of the building services installation (e.g. heating, cooling and climate control equipment, lifts, escalators, fire alarms, sprinklers and firefighting equipment, and general lighting). The buildings and site improvements will be physically inspected and measured.

This asset class is categorised as Level 3 as some of the inputs used in the valuation of these assets require significant professional judgement and are unobservable.

Council engaged Scott Fullarton Valuation Pty Ltd to value all buildings in 2018. The approach estimated the replacement cost of each building and componentising of significant parts of specific buildings with different useful lives and taking into account Council's asset management practices.

Where the unit rates could be supported by market evidence, Level 2 inputs were utilised. Other outputs (such as estimates of residual value, useful life, asset condition and componentisation including the split between short and long life components) required extensive professional judgement and impacted significantly on the final determination of fair value. As such, this asset class has been valued utilising Level 3 inputs.

Other structures

This asset class is comprised of shade shelters, retaining walls, playground equipment, fencing, fountains, sea walls and structures which did not meet the definition of a building and are recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items.

The replacement cost approach will be utilised to value other structures. Unobservable Level 3 inputs used include useful life, asset condition and pattern of consumption.

There has been no change to the valuation process during the reporting period.

Roads

This asset class is comprised of the road carriageway, car parks, and other road related assets. Council's roads are separated into segments for inspection and valuation and componentised into the surface, sub-base, base and associated earthworks. Other road related assets include bus shelters, footpaths, guard rails, speed humps, kerb and gutter, medians, pedestrian refuges and roundabouts.

Council engaged Morrison Low to value all Roads Infrastructure assets at 30 June 2021. The gross replacement cost for each asset was calculated using the Modern Engineering Equivalent Replacement Asset (MEERA) approach.

Unit rates were developed for each road classification and traffic volume, based on data available including the cost to construct similar assets from actual contract rates and industry unit rates. Some of the other significant inputs are remaining useful life, pattern of consumption, dimensions and road classification.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Bridges

This asset class is comprised of road and foot bridges.

Council engaged Morrison Low to value all bridges at 30 June 2021. The gross replacement cost for each asset was calculated using the MEERA approach.

Bridges are assessed by physical inspection in accordance with Roads and Maritime Services guidelines. Condition information is updated as changes are observed through regular inspections.

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E2-1 Fair value measurement (continued)

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Footpaths

This asset class is comprised of pedestrian walkways and cycle ways (shared paths).

Council engaged Morrison Low to value all footpaths as at 30 June 2021. The gross replacement cost for each asset was calculated using the MEERA approach.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Bulk earthworks (non-depreciable)

This asset class contains the formation costs for roads and buildings. Buildings and sporting facilities are recognised and valued at cost and Council assumes that the carrying amount reflects the fair value of these assets.

This asset class has been recognised as non-depreciable as it is not expected that bulk earthworks will need to be renewed during the normal operational use of the assets.

Bulk earthworks were revalued as part of the valuation of Roads, Bridges and Transport assets by Morrison Low at 30 June 2021.

Stormwater drainage

The Stormwater drainage asset class consists of Council's pits, pipes, detention basins, open drains, culverts, floodgates, wetlands, headwalls and gross pollutant traps.

The valuation of this asset class uses the cost assets approach. Council engaged Morrison Low to value all Stormwater Drainage assets at 30 June 2021. The gross replacement cost for each asset was calculated using the MEERA approach.

Significant inputs considered in the valuation of these assets are asset condition, remaining useful life and pattern of consumption.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

There has been no change to the valuation process during the reporting period.

Water supply network

This asset class is comprised of water treatment plants, water pump stations, reservoirs, water mains, tunnels, dams, weirs and water meters

Council engaged external consultants GHD, to undertake the valuation of all water supply infrastructure assets at 30 June 2021. The gross replacement cost for each asset was calculated using the MEERA approach. Significant inputs considered in the valuation of these assets are remaining useful life, asset condition, unit rates and pattern of consumption.

There has been no change to the valuation process during the reporting period.

Sewerage network

This asset class is comprised of sewer treatment plants, sewer pump stations, sewer vacuum systems and sewer mains.

Council engaged external consultants GHD, to undertake the valuation of all sewerage network assets at 30 June 2021. The gross replacement cost for each asset asset was calculated using the MEERA approach. Significant inputs considered in the valuation of these assets are remaining useful life, asset condition, unit rates and pattern of consumption.

There have been no other changes to the valuation process during the reporting period.

Swimming pools

Assets within this class are comprised of ocean baths, swimming pools and associated structures.

The gross replacement cost approach will be utilised to value this asset class. This approach estimates the gross replacement cost based on MEERA techniques. Significant unobservable inputs considered in the valuation of these assets are remaining useful life, pattern of consumption and asset condition.

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

There has been no change to the valuation process during the reporting period.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

E2-1 Fair value measurement (continued)

Other open space/recreational assets

This asset class is comprised of life guard towers, tennis courts, athletics tracks, picnic shelters, playground equipment, skate parks, fencing and sporting facilities.

This asset class will be valued using the gross replacement cost approach based on MEERA techniques.

Significant unobservable inputs considered in the valuation of these assets are remaining useful life, pattern of consumption and asset condition. Asset conditions are determined by field inspections using ratings of 1 (Excellent) to 5 (Very Poor).

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. There has been no change to the valuation process during the reporting period.

Library books

Assets included in this asset class consist of library books, journals, magazines, CDs and DVDs which are recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items. There are no major variances between the fair value and carrying amount of these assets and these assets are disclosed at fair value in the notes.

Whilst these assets are recognised at cost with supporting supplier invoices (observable input) the remaining significant inputs (useful life, pattern of consumption and asset condition) are unobservable and therefore categorised as Level 3. There has been no change to the valuation process during the reporting period.

Other assets

Other assets include miscellaneous assets which are recognised and valued at cost including the Heritage Collection which comprises artwork and sculptures. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items.

The replacement cost or insured value approach will be utilised to value other assets. Significant unobservable inputs considered in the valuation of these assets are useful life, pattern of consumption and asset condition and therefore categorised as Level 3. There has been no change to the valuation process during the reporting period.

Tip asset

This asset class includes the tip cells at Council's Waste Facilities which is recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the item. Significant unobservable inputs considered in the valuation of these assets are useful life and pattern of consumption and therefore categorised as Level 3. There has been no change to the valuation process during the reporting period.

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E2-1 Fair value measurement (continued)

Fair value measurements using significant unobservable inputs (level 3)

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

	Valuation technique/s	Unobservable inputs
Infrastructure, property, plant	and equipment	
Plant and equipment	Cost approach	Pattern of consumption, useful life and residual value
Office equipment	Cost approach	Pattern of consumption, useful life and residual value
Furniture and fittings	Cost approach	Pattern of consumption, useful life and residual value
Crown and Community land	Land values obtained from the NSW Valuer-General	Discount rates relating to restrictions over use
Land under Roads	Cost approach	Discount rates relating to restrictions over use
Land improvements	Cost approach	Pattern of consumption, useful life and residual value
Buildings	Market value	Pattern of consumption, useful life, residual value, asset condition and componentisation
Other structures	Cost approach	Useful life, pattern of consumption and asset condition
Roads	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Bridges	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Footpaths	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Bulk earthworks	Cost approach	Useful life, pattern of consumption and asset condition
Stormwater drainage	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Water supply network	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Sewerage network	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Swimming pools	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Open space / recreational	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Other infrastructure	Cost approach	Current replacement cost of modern equivalent asset, asset condition, and remaining lives
Library books	Cost approach	Useful life, pattern of consumption and asset condition
Other	Cost approach	Useful life, pattern of consumption and asset condition
Tip assets	Cost approach	Pattern of consumption and useful life

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Central Coast Council | Notes to the Financial Statements 30 June 2021

E2-1 Fair value measurement (continued)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

	Plant and e	quipment	Office equ	ipment	Furniture ar	nd fittings	Crown and C	
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	58,069	49,850	9,737	4,415	9,221	6,708	422,992	383,795
Transfers from/(to) another								
asset class	823	(515)	_	(75)	_	(22)	_	(579)
Purchases (GBV)	3,111	19,536	681	7,966	1,614	3,665	335	419
Disposals (WDV)	(4,008)	(2,991)	(1)	_	(158)	_	(232)	(5)
Depreciation and impairment	(8,187)	(7,811)	(2,742)	(2,569)	(1,377)	(1,130)	_	_
Revaluation increments to	, , ,	,	, ,		, , ,	,		
Equity (ARR)	_	_	_	_	_	_	1,393	39,362
Closing balance	49,808	58,069	7,675	9,737	9,300	9,221	424,488	422.992

					Land im	prove-		
	Land under Roads		Tip assets		ments		Buildings	
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	1,586	1,586	20,153	16,499	28,323	25,488	471,634	470,699
Transfers from/(to) another								
asset class	_	_	_	_	_	561	(7,378)	352
Purchases (GBV)	_	_	3,517	5,399	3,768	4,177	14,140	16,755
Disposals (WDV)	_	_	_	_	_	_	(639)	(3,510)
Depreciation and impairment	_	_	(2,694)	(1,745)	(1,847)	(1,903)	(13,731)	(11,769)
Revaluation increments to			() /	(, - ,	()- /	(, ,	(-, - ,	(,,
Equity (ARR)	563	_	_	_	_	_	(17,620)	(893)
Closing balance	2,149	1,586	20,976	20,153	30,244	28,323	446,406	471,634

	Other stru	ıctures	Ro	ads	Bridg	jes	Footp	aths
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	30,517	24,434	1,386,134	1,354,860	37,105	35,017	99,112	89,836
Transfers from/(to) another								
asset class	(690)	243	6,923	_	_	_	_	_
Purchases (GBV)	7,131	7,448	44,161	68,408	129	2,805	12,249	11,935
Disposals (WDV)	(17)	(7)	(5,957)	(670)	(75)	(38)	_	_
Depreciation and impairment	(2,135)	(1,601)	(36,369)	(36,464)	(618)	(679)	(2,532)	(2,659)
Revaluation increments to			, , ,	, ,	, ,	. ,	, ,	, , ,
Equity (ARR)	_	_	32,981	-	1,365	_	34,219	_
Closing balance	34,806	30,517	1,427,873	1,386,134	37,906	37,105	143,048	99,112

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E2-1 Fair value measurement (continued)

Bulk earthwo		hworks	Stormwate	er drainage	Water supp	oly network	Sewerage network	
	2021	2020	2021	2020	2021	2020	2021	2020
\$ '000						Restated		Restated
Opening balance	382,751	377,894	1,030,632	1,020,512	1,043,853	1,041,594	1,415,214	1,413,845
Transfers from/(to) another								
asset class	4,686	_	_	_	6	682	691	600
Purchases (GBV)	728	4,927	19,882	26,271	33,696	20,557	43,435	24,574
Disposals (WDV)	_	(70)	(35)	(293)	(994)	(1,004)	(1,385)	(1,258)
Depreciation and impairment	_		(14,569)	(15,858)	(24,401)	(27,017)	(32,748)	(35,204)
Revaluation decrements to Income Statement	_	_	_	_	_	_	(7,843)	_
Revaluation increments to							, ,	
Equity (ARR)	(34,126)	_	56,292	_	98,958	9,041	(82,693)	12,657
Closing balance	354,039	382,751	1,092,202	1,030,632	1,151,118	1,043,853	1,334,671	1,415,214

			Open sp	ace /				
	Swimming	pools	recreat	ional	Other infra	structure	Library b	ooks
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	5,137	3,622	77,338	72,712	28,938	24,451	2,187	2,125
Transfers from/(to) another								
asset class	13	266	_	(248)	(6,756)	_	_	-
Purchases (GBV)	118	1,471	19,822	8,994	6,196	5,913	509	833
Disposals (WDV)	_	(7)	_	_	_	(80)	_	(1)
Depreciation and impairment	(346)	(215)	(4,992)	(4,120)	(1,537)	(1,346)	(810)	(770)
Closing balance	4,922	5,137	92,168	77,338	26,841	28,938	1,886	2,187

	Other		Tota	Total		
\$ '000	2021	2020	2021	2020 Restated		
Opening balance	858	807	6,561,491	6,420,749		
Transfers from/(to) another asset class	_	_	(1,682)	1,265		
Purchases (GBV)	4,195	124	219,417	242,177		
Disposals (WDV)	_	_	(13,501)	(9,934)		
Depreciation and impairment	(173)	(73)	(151,808)	(152,933)		
Revaluation decrements to Income Statement	· -	_	(7,843)	_		
Revaluation increments to Equity (ARR)	1,005	_	92,337	60,167		
Closing balance	5.885	858	6.698.411	6.561.491		

Highest and best use

The following non-financial assets of Council are being utilised for purposes that do not generate commercial revenues:

Community based assets

Council undertakes a number of services with a strong focus of providing community benefits to its constituents. These services are based on meeting essential community needs and are not of a nature that would be provided in a commercially competitive environment.

Crown land under Council's care and control as well as Council-owned land that has been classified as community land under the provisions of the *Local Government Act 1993*.

Futhermore, Council has a number of buildings that are applied in delivering community services. The restrictions on the land and the community use of the buildings in delivering community based services is considered to be the "highest and best use" of those assets to Council.

E3-1 Contingencies

The following liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

CONTINGENT LIABILITIES

1. Guarantees

(i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 *Employee Benefits* for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The standard employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working lifetime of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members *
Division C	2.5% salaries
Division D	1.64 times member contributions

^{*} For 180 Point Members, Employers are required to contribute 7% of salaries for the year ending 30 June 2021 (increasing to 7.5% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40.0 million for 1 July 2019 to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2019. These past service contributions are used to fund the deficit of assets to accrued liabilities. It is estimated that there are \$1,779,700 past service contributions remaining.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

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E3-1 Contingencies (continued)

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2021 was \$2,840,977. The last valuation of the Scheme was performed by Fund Actuary, Richard Boyfield FIAA as at 30 June 2020.

Council's expected contribution to the plan for the next annual reporting period is \$2,424,953.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2021 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,620.5	
Past Service Liabilities	2,445.6	107.2%
Vested Benefits	2,468.7	106.2%

· excluding other accumulation accounts and reserves in both assets and liabilities.

Council's share of the deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member Councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

^{*} Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the pooled employers group.

(ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30 June this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

(iii) Other guarantees

Council has provided no other guarantees other than those listed above.

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

Contaminated lands

Council is required by law to remediate its contaminated sites. The projected costs associated with this remediation are provided for within the financial statements at Note C3-5 and are based on certain estimates and assumptions. Prior to remediation works being carried out, monitoring works are required to manage site risks while post remediation there is a period of validation to ensure that the remediation has been successful. These costs are included within the projections provided for within the financial statements at Note C3-5. Post remediation and validation, Council will continue to monitor each site for at least an additional 10 years. This monitoring will vary between each site and cannot be reliably estimate at this time

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2.1

Central Coast Council | Notes to the Financial Statements 30 June 2021

E3-1 Contingencies (continued)

however may approximate \$911,170. This estimate is based on the former landfill sites actual monitoring costs for 2020-21 of \$91,117 multiplied by 10 years.

Waste Remediation

In 2018-2019 Council made notifications to the NSW Environmental Protection Authority (NSW EPA) under Section 60 of the Contaminated Land Management Act 1997 for six retired landfill sites. In March 2020 Council was advised that three of these sites (Hylton Moore Oval, Frost Reserve and Adcock Park) are significant enough to warrant regulation under the Contaminated Land Management Act 1997. In August 2020 the NSW EPA approved Council's Voluntary Management Proposals for each of these three sites. In 2020-2021 the community consultation plans and site management plans were completed and the detailed site investigation stage commenced. The estimated cost to undertake the detailed site investigations and their review by NSW EPA accredited contaminated site auditor across all three sites is an additional \$663,150 and this has been fully provided for within the financial statements at Note C3-5. At this stage there is no reliable way to estimate the cost of any further remediation activities that may be required at these sites.

Legal Expenses

The Council is a party to a number of legal proceedings in various jurisdictions. All known costs have been recognised, however as the various legal proceedings are still in progress, it is not possible to estimate the ultimate financial impact. For example, legal costs that the Council may be awarded, or ordered to pay; and other financial penalties that may be imposed, subject to the powers of the Court or Tribunal in the relevant jurisdiction.

Central Coast Council | Notes to the Financial Statements 30 June 2021

- F People and relationships
- F1 Related party disclosures
- F1-1 Key management personnel (KMP)

Key management personnel (KMP) of Council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly. KMP include the following positions: Councillors, Administrator, Interim Administrator, Chief Executive Officer and Executive Leadership Team members.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2021	2020
Compensation:		
Short-term benefits	3,329	4,308
Other long-term benefits	387	346
Termination benefits	776	445
Total	4,492	5,099

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F1-1 Key management personnel (KMP) (continued)

Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council delivering a public service objective (e.g. rates and annual charges, water usage, access to library services or Council leisure centres by KMP) will not be disclosed.

Nature of the transaction \$ '000	Ref	Transactions during the year	Outstanding balances including commitments	Terms and conditions	Impairment provision on outstanding balances	Impairment expense
2021						
Supply of apprentices and support services	1	25	-	7 days	-	-
Insurance services	2	3,227	-	7 days	-	-
2020						
Supply of apprentices and support services	1	459	6	7 days	_	_
Insurance services	2	109	58	7 days	_	_

On 1 October 2019 Council entered into a new 3 year contract with Central Coast Group Training Limited, a company which is controlled by a member of the KMP of Council. The contract was awarded through a competitive tender process based on market rates for these services. Amounts are payable based on 7 day terms for the duration of the contract.

The Council paid for insurance services during the year from Statewide Mutual, a company which has a member of Councils KMP as an elected Board Member. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms.

Central Coast Council | Notes to the Financial Statements 30 June 2021

F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2021	2020
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	39	89
Councillors' fees	175	456
Councillors' expenses (including Mayor)	36	48
Interim Administrator /Administrator fee	209	_
Total	459	593

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Central Coast Council | Notes to the Financial Statements 30 June 2021

F1-3 Other related parties

\$ '000	Ref	Transactions during the year	Outstanding balances including commitments	Terms and conditions	Impairment provision on outstanding balances	Impairment expense
2021						
Funding and in-kind support services 2020	1	1,016	-	Funding and support services provided in line with the funding agreement	-	-
Funding and in-kind support services	1	1,075	-	Funding and support services provided in line with the funding agreement	_	_

The former Wyong Shire Council entered into a funding and service level agreement with The Art House, Wyong Shire Performing Arts and Conference Centre Limited in 2016 to provide funding and in-kind services.

Central Coast Council | Notes to the Financial Statements 30 June 2021

F2 Other relationships

F2-1 Audit fees

\$ '000	2021	2020
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements ¹	670	281
Total Auditor-General remuneration	670	281
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Audit and review of financial statements	100	_
Remuneration for audit and other assurance services	100	_
(ii) Non-assurance services		
Other services	11	90
Total audit fees	781	371

⁽¹⁾ Total disclosed in 2021 relates to the 2020 external audit

Central Coast Council | Notes to the Financial Statements 30 June 2021

G Other matters

G1-1 Statement of Cash Flows information

(a) Reconciliation of net operating result to cash provided from operating activities

	1 0	
\$ '000	2021	2020 Restated
Net operating result from Income Statement	13,011	(22,652)
Adjust for non-cash items:	,	, ,
Depreciation, amortisation and impairment	154,460	155,066
Net losses/(gains) on disposal of assets	7,052	4,931
Non-cash capital grants and contributions	(27,268)	(17,052)
Adoption of AASB 15/1058	_	(14,412)
Voluntary change in accounting policy	_	(10,467)
Investments classified as 'at fair value'	(561)	(2,476)
 Interest-free advances made by Council (deferred debtors) 	294	· _
Decrements from revaluations direct to P&L	7,843	_
Interest on all fair value adjusted interest free advances made by Council	· -	(27)
Unwinding of discount rates on reinstatement provisions	566	1,193
+/- Movement in operating assets and liabilities and other cash items:		
Decrease/(increase) in receivables	19,679	(12,806)
Increase/(decrease) in provision for impairment of receivables	(639)	100
Decrease/(increase) in inventories	243	(255)
Decrease/(increase) in other current assets	2,482	(896)
Increase/(decrease) in payables	(5,172)	(1,500)
Increase/(decrease) in other accrued expenses payable	(20,735)	5,428
Increase/(decrease) in other liabilities	2,397	(114)
Increase/(decrease) in contract liabilities	2,785	12,996
Increase/(decrease) in provision for employee benefits	(5,276)	4,108
Increase/(decrease) in other provisions	(2,429)	6,895
Net cash provided from/(used in) operating activities		
from the Statement of Cash Flows	148,732	108,060
(b) Non-cash investing and financing activities		
Other dedications	27,098	17,052
Total non-cash investing and financing activities	27,098	17,052

Central Coast Council | Notes to the Financial Statements 30 June 2021

G2-1 Commitments

\$ '000 2021 2020 Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities: Property, plant and equipment Plant and equipment 338 2,289 Land and buildings 1,254 10,900 Technology 674 5,264 Tip assets 8,118 1,187 Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: 27,794 69,353 Within the next year 27,794 69,353 Sources for funding of capital commitments: 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 - Total sources of funding 27,794 69,353	Capital commitments (exclusive of GST)		
Property, plant and equipment Plant and equipment 338 2,289 Land and buildings 1,254 10,900 Technology 674 5,264 Tip assets 8,118 1,187 Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	\$ '000	2021	2020
Plant and equipment 338 2,289 Land and buildings 1,254 10,900 Technology 674 5,264 Tip assets 8,118 1,187 Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -			
Land and buildings 1,254 10,900 Technology 674 5,264 Tip assets 8,118 1,187 Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Property, plant and equipment		
Technology 674 5,264 Tip assets 8,118 1,187 Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Plant and equipment	338	2,289
Tip assets 8,118 1,187 Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Land and buildings	1,254	10,900
Stormwater Management infrastructure 159 406 Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Technology	674	5,264
Open Space infrastructure 1,283 3,372 Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Tip assets	8,118	1,187
Road infrastructure 2,480 4,641 Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Stormwater Management infrastructure	159	406
Sewerage and water infrastructure 13,488 41,294 Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Open Space infrastructure	1,283	3,372
Total commitments 27,794 69,353 These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 - Externally restricted reserves 7,359 -	Road infrastructure	2,480	4,641
These expenditures are payable as follows: Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 – Externally restricted reserves 7,359 –	Sewerage and water infrastructure	13,488	41,294
Within the next year 27,794 69,353 Sources for funding of capital commitments: Unrestricted general funds 10,589 69,353 Unexpended grants and contributions 9,846 – Externally restricted reserves 7,359 –	Total commitments	27,794	69,353
Sources for funding of capital commitments:Unrestricted general funds10,58969,353Unexpended grants and contributions9,846-Externally restricted reserves7,359-	These expenditures are payable as follows:		
Unrestricted general funds10,58969,353Unexpended grants and contributions9,846-Externally restricted reserves7,359-	Within the next year	27,794	69,353
Unexpended grants and contributions 9,846 – Externally restricted reserves 7,359 –	Sources for funding of capital commitments:		
Externally restricted reserves 7,359	Unrestricted general funds	10,589	69,353
	Unexpended grants and contributions	9,846	_
Total sources of funding 27,794 69,353	Externally restricted reserves	7,359	_
	Total sources of funding	27,794	69,353

Details of capital commitments

Major projects to continue next year include:

- * Annual water main renewal program
- * Buttonderry Waste Management Facility Cell 4.4 * Water treatment plant major upgrade Mardi
- * Water and sewer infrastructure reinforcements Gosford CBD
- * Critical sewer main rehabilitation reticulation system
- * Water and sewer infrastructure Warnervale town centre
- * Peninsula Leisure Centre Air handling system ugrade
- * Serwe pump station upgrade Clarke Road, Noraville
- * Del Monte Place road upgrade Copacabana

G3-1 Events occurring after the reporting date

As at the date of this report. Council has:

- received funds totalling \$43.0M relating to the sale of assets disclosed in Note C1-7 'Non-current assets classified as held for sale'
- · exchanged contracts for further sales, also disclosed in Note C1-7, totalling \$9.5M.

On 17 May 2021, IPART approved a temporary special variation (SV) of 15% for three years to 30 June 2024. On 7 February 2022, Council resolved to apply to IPART to maintain this SV for a further seven years (from 1 July 2024 to 30 June 2031). As at the date of this report IPART is yet to provide a final determination.

G4 Changes from prior year statements

G4-1 Changes in accounting policy

Voluntary changes in accounting policies

Nature of changes in accounting policies

In April 2021, the International Financial Reporting Standards Interpretations Committee (IFRIC) issued a final agenda decision, Configuration or customisation costs in a cloud computing arrangement. The decision discusses whether configuration or customisation expenditure relating to cloud computing arrangements is able to be recognised as an intangible asset and if not, over what time period the expenditure is expensed.

The Council's accounting policy has historically been to capitalise some or all costs related to cloud computing arrangements as intangible assets in the Statement of Financial Position. The adoption of this agenda decision is a change in the Council's accounting policy and has resulted in a reclassification of these intangible assets as an expense in the Income Statement, impacting both the current and prior periods presented.

Management judgement was applied in determining which applications are not controlled by the Council.

The accounting policy change identified above has been applied by restating the balances at the beginning of the earliest period presented (1 July 2019) and taking the adjustment through to accumulated surplus at that date.

Comparatives have been changed to reflect the accounting policy changes. The impact on each line item is shown in the tables below.

Changes to the opening Statement of Financial Position at 1 July 2019

Statement of Financial Position

\$ '000	As Previously Reported 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Infrastructure, property, plant and equipment	7,077,104	(10,467)	7,066,637
Intangibles	11,727	(10,024)	1,703
Total assets	7,646,770	(20,491)	7,626,279
Net assets	7,180,928	(20,491)	7,160,437
Accumulated surplus	6,989,141	(20,491)	6,968,650
Total equity	7,180,928	(20,491)	7,160,437

⁽¹⁾ Updated for the impact of the change in accounting policy. Refer to Note G4-2 below for the restated amounts at 30 June 2019 as they appear in the primary financial statements.

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G4-1 Changes in accounting policy (continued)

Adjustments to the comparative figures for the year ended 30 June 2020

Statement of Financial Position

C 1000	As Previously Reported	Impact Increase/	Restated Amount
\$ '000	30 June, 2020	(decrease)	30 June, 2020 ¹
Intangible assets	29,993	(20,491)	9,502
Total assets	7,704,964	(20,491)	7,684,473
Net assets	7,204,846	(20,491)	7,184,355
Accumulated Surplus	6,952,892	(20,491)	6,932,401
Total equity	7,204,846	(20,491)	7,184,355

⁽¹⁾ Updated for the impact of the change in accounting policy. Refer to Note G4-2 below for the restated amounts at 30 June 2020 as they appear in the primary financial statements.

Income Statement

\$ '000	As Previously Reported 30 June, 2020	Impact Increase/ (decrease)	Restated Amount 30 June, 2020 ¹
Depreciation and amortisation	157,109	(2,288)	154,821
Materials and services	175,731	2,858	178,589
Total expenses from continuing operations	614,344	570	614,914
Net operating result from continuing operations	(21,837)	(570)	(22,407)

⁽¹⁾ Updated for the impact of the change in accounting policy. Refer to Note G4-2 below for the restated amounts at 30 June 2020 as they appear in the primary financial statements.

Statement of Comprehensive Income

\$ '000	As Previously Reported 30 June, 2020	Impact Increase/ (decrease)	Restated Amount 30 June, 2020
Net operating result from continuing operations	(21,837)	(570)	(22,407)
Gain/(loss) on revaluation of infrastructure, property, plant and equipment	60,167	_	60,167
Other comprehensive income	60,167	_	60,167
Total comprehensive income for the year	38,330	(570)	37,760

⁽¹⁾ Updated for the impact of the change in accounting policy. Refer to Note G4-2 below for the restated amounts at 30 June 2020 as they appear in the primary financial statements.

G4-2 Correction of errors

Nature of prior-period error

During the water and sewer assets revaluation process at 30 June 2021, it was determined that a number of water and sewer pipeline assets had not been previously recorded in Council's fixed asset register. The valuation of these assets totalled \$19.94M with a written down book value at 30 June 2021 of \$11.36M.

The errors identified above have been corrected by restating the balances at the beginning of the earliest period presented (1 July 2019) and taking the adjustment through to accumulated surplus at that date.

Comparatives have been changed to reflect the correction of errors. The impact on each line item is shown in the tables below.

Changes to the opening Statement of Financial Position at 1 July 2019

Statement of Financial Position

\$ '000	As Previously Reported 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Infrastructure, property, plant and equipment	7,066,637	11,850	7,078,487
Total assets	7,626,279	11,850	7,638,129
Net assets	7,160,437	11,850	7,172,287
Accumulated surplus Total equity	6,968,650 7,160,437	11,850 11,850	6,980,500 7,172,287

Adjustments to the comparative figures for the year ended 30 June 2020

Statement of Financial Position

\$ '000	As Previously Reported 30 June, 2020	Impact Increase/ (decrease)	Restated Amount 30 June, 2020
Infrastructure, property, plant and equipment	7,217,178	11,850	7,229,028
Total assets	7,684,473	11,850	7,696,323
Net assets	7,184,355	11,850	7,196,205
Accumulated surplus	6,932,401	11,850	6,944,251
Total equity	7,184,355	11,850	7,196,205

Income Statement

\$ '000	As Previously Reported 30 June, 2020	Impact Increase/ (decrease)	Restated Amount 30 June, 2020	
Total income from continuing operations	592,507	_	592,507	
Depreciation and amortisation	154,821	245	155,066	
Total expenses from continuing operations	614,914	245	615,159	

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Central Coast Council | Notes to the Financial Statements 30 June 2021

G4-2 Correction of errors (continued)

Statement of Comprehensive Income	As Previously	Impact	Restated
\$ '000	Reported 30 June, 2020	Increase/ (decrease)	Amount 30 June, 2020
Net operating result for the year	(22,407)	(245)	(22,652)
Gain/(loss) on revaluation of infrastructure, property, plant and			
equipment	60,167	_	60,167
Other comprehensive income	60,167	_	60,167
Total comprehensive income for the year	37,760	(245)	37,515

Central Coast Council | Notes to the Financial Statements 30 June 2021

G5 Statement of developer contributions as at 30 June 2021

G5-1 Summary of developer contributions

	Opening	Contribution received during t		Interest and			Held as restricted	Cumulative balance of internal
	balance at	Cash	Non-cash	investment	Amounts	Internal	asset at 30 June	borrowings
\$ '000	1 July 2020	Casii	Non-cash	income earned	expended	borrowings	2021	(to)/from
Drainage	23,002	518	_	203	(1,150)	_	22,573	_
Roads	14,357	2,157	_	200	(97)	72	16,689	(183)
Parking	5,445	6	_	59	(48)	77	5,539	-
Open space	13,438	2,113	_	231	(1,290)	(342)	14,150	(841)
Community facilities	26,176	1,797	_	246	-	193	28,412	(747)
Other	443	205	_	4	(170)	_	482	-
Drainage Capital	6,756	348	_	82	(219)	_	6,967	-
Drainage Land	3,132	80	_	38	(52)	_	3,198	-
Storm Water/Flood Mitigation	1,692	208	_	21	(4)	_	1,917	-
Roads Capital	5,626	324	_	68	(116)	_	5,902	-
Roads Land	86	2	_	2	(7)	_	83	-
Open Space Land	7,299	508	_	90	(160)	_	7,737	-
Open Space Embellishment	1,851	562	_	23	(741)	_	1,695	-
Community Capital	7,907	233	_	94	(430)	_	7,804	-
Community Land	435	10	_	6	(1)	_	450	-
Recreation	2,497	100	_	29	(129)	_	2,497	-
Footpaths	699	47	_	10	(32)	_	724	-
Environment Protection	818	15	_	10	(5)	_	838	-
Towncentre Improvements	1,383	309	_	16	(96)	_	1,612	-
Car Parking Administration	71	_	_	1	-	_	72	_
S7.11 contributions – under a plan	123,113	9,542	_	1,433	(4,747)	_	129,341	(1,771)
S7.12 levies – under a plan	17,526	1,628	_	191	(1,668)	_	17,677	_
Total S7.11 and S7.12 revenue under								
plans	140,639	11,170	_	1,624	(6,415)	_	147,018	(1,771)
S7.11 not under plans	4,903	-	_	65	(38)	-	4,930	-
S7.4 planning agreements	5,575	-	-	55	-	-	5,630	1,771
S64 contributions - Water	27,529	3,392	-	226	(29,482)	_	1,665	-
S64 contributions - Sewer	20,031	3,010	_	284	(3,816)	_	19,509	
Total contributions	198,677	17,572	_	2,254	(39,751)	_	178,752	_

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas.

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Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-1 Summary of developer contributions (continued)

Under the Local Government Act 1993, Council levies S64 contributions for Water and Sewer Infrastructure assets. These contributions are outlined in the relevant Development Servicing Plans (DSPs) and in accordance with the Water Management Act 2000.

It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G5-2 Developer contributions by plan

	Opening	Contribution received during the		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2020	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2021	borrowings (to)/from
CONTRIBUTION PLAN NUMBER 5 - WEST	NARARA							
Drainage Capital	999	4	_	12	(25)	_	990	_
Drainage Land	123	_	_	2	(3)	_	122	_
Roads Capital	261	1	_	3	(7)	_	258	_
Open Space Land	424	2	_	5	(5)	_	426	_
Community Capital	384	_	_	5	(12)	_	377	_
Recreation	202	2	_	2	(12)	_	194	_
Total	2,393	9	_	29	(64)	_	2,367	_
CONTRIBUTION PLAN NUMBER 7 -NIAGA	RA PARK							
Drainage Capital	307	_	_	4	(9)	_	302	_
Roads Capital	62	_	_	1	(4)	_	59	_
Open Space Land	41	_	_	-	_	_	41	_
Community Capital	107	_	_	1	(10)	_	98	_
Recreation	33	_	_	_	_	_	33	_
Total	550	_	-	6	(23)	_	533	_

Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

Copening balance at 1 July 2020 Cash Non-cash Interest and investment invest	alance of internal borrowings (to)/from
Table Tabl	(to)/from
rage Capital 568 6 - 7 (18) - 563 rage Land 850 12 - 10 (22) - 850 rage Land 593 20 - 7 (10) - 610 rac Space Land 141 6 - 3 (7) - 143 range Land 3,211 10 - 37 (106) - 3,152 reation 223 2 - 3 (19) - 209 rad 5,586 56 - 67 (182) - 5,527 range Capital 424 5 (6) - 423 range Capital 57 1 (10) 5 - 53 range Land 514 5 (16) - 503 range Land 552 - 7 (30) - 529	- - - - -
Rage Land Rage	- - - - -
Second S	- - - -
141 6 - 3 (7) - 143 munity Capital 3,211 10 - 37 (106) - 3,152 eation 223 2 - 3 (19) - 209 al 5,586 56 - 67 (182) - 5,527 ITRIBUTION PLAN NUMBER 16 - KINCUMBER nage Capital 424 5 (6) - 423 nage Land 57 1 (5) - 53 ds Capital 514 5 (16) - 503 n Space Land 552 - 7 (30) - 529	- - -
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n Space Land 552 7 (30) - 529	-
	-
1,547 – 18 (57) – 1,508	-
	_
ITRIBUTION PLAN NUMBER 21 - KARIONG	
nage Capital 381 41 – 5 (39) – 388	_
ds Capital 31 19 (2) - 48	_
n Space Land 1,013 16 – 12 (2) – 1,039	-
munity Capital 511 13 – 6 (209) – 321	-
al 1,936 89 – 23 (252) – 1,796	_
ITRIBUTION PLAN NUMBER 23 - SPRINGFIELD	
nage Capital 41 4 – – (1) – 44	-
nage Land 35 1 (1) - 35	-
ds Capital 343 33 - 5 (8) - 373	_
n Space Land 471 63 - 6 (11) - 529	
al 890 101 – 11 (21) – 981	_

Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

	Opening	Contribution received during to		Interest and			Held as restricted	Cumulative balance of interna
	balance at	ū	•	investment	Amounts	Internal	asset at 30 June	borrowings
\$ '000	1 July 2020	Cash	Non-cash	income earned	expended	borrowings	2021	(to)/from
CONTRIBUTION PLAN NUMBER 31 - P	ENINSULA							
Drainage Capital	2,885	173	_	35	(70)	_	3,023	_
Drainage Land	1,695	44	_	21	(12)	_	1,748	-
Roads Capital	392	64	_	5	(35)	_	426	-
Open Space Land	3,072	192	_	38	(88)	_	3,214	-
Community Land	435	10	_	6	(1)	_	450	-
Open Space Embellishment	866	534	_	10	(678)	_	732	_
Community Capital	1,686	164	_	21	(20)	_	1,851	-
Total	11,031	1,181	_	136	(904)	_	11,444	_
CONTRIBUTION PLAN NUMBER 36 - E	RINA VALLEY							
Other	30	_	_	1	(2)	_	29	_
Total	30	_	_	1	(2)	_	29	_
CONTRIBUTION PLAN NUMBER 42 - E	RINA							
Drainage Capital	1,151	120	_	14	(51)	_	1,234	_
Drainage Land	372	23	_	4	(9)	_	390	_
Roads Capital	416	103	_	5	_	_	524	_
Roads Land	86	2	_	2	(7)	_	83	_
Open Space Land	1,166	227	_	15	(2)	_	1,406	_
Community Capital	1,118	17	_	13	(66)	_	1,082	_
Recreation	1,374	61	_	16	(93)	_	1,358	_
Total	5,683	553	_	69	(228)	_	6,077	_
CONTRIBUTION PLAN NUMBER 43 - E	AST GOSFORD (PARTIAL	LY REPEALED)						
Roads Capital	294	12	_	4	(1)	_	309	_
Open Space Embellishment	805	14	_	10	(36)	_	793	_
Footpaths	269	18	_	3	(15)	_	275	_
Total	1,368	44	_	17	(52)	_	1,377	_

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Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

\$ '000	Opening balance at 1 July 2020	received during t Cash	Non-cash	Interest and investment			restricted	
\$ '000		Casii		mvestment	Amounts	Internal	asset at 30 June	borrowings
	10.41		NON-Cash	income earned	expended	borrowings	2021	(to)/from
CONTRIBUTION PLAN NUMBER 47A - TERR	RIGAL							
Storm Water/Flood Mitigation	1,692	208	_	21	(4)	_	1,917	_
Open Space Embellishment	7	9	-	_	(20)	-	(4)	-
Footpaths	298	24	-	4	(8)	-	318	-
Towncentre Improvements	1,383	309	_	16	(96)		1,612	
Total	3,380	550		41	(128)		3,843	
CONTRIBUTION PLAN NUMBER 48 - AVOCA	A							
Open Space Embellishment	138	_	_	2	(6)	_	134	_
Footpaths	39	_	_	1	(2)	_	38	_
Total	177	_	_	3	(8)	_	172	_
CONTRIBUTION PLAN NUMBER 49 - NORTH	H GOSFORD							
Open Space Land	419	2	_	4	(15)	_	410	_
Open Space Embellishment	2	5	_	_	_	_	7	_
Footpaths	93	5	_	2	(7)	_	93	_
Total	514	12	-	6	(22)	_	510	_
CONTRIBUTION PLAN NUMBER 52 - SPRING	GFIELD / ERINA CREE	K						
Roads Capital	6	_	_	_	_	_	6	_
Total	6	_	_	_	_	_	6	_
CONTRIBUTION PLAN NUMBER 57 - JOHN V	WHITEWAY DRIVE (R	EPEALED)						
Roads Capital	49	4	_	1	_	_	54	_
Total	49	4	_	1	_	_	54	_
CONTRIBUTION PLAN NUMBER 58 - ERINA	FAIR							
Roads Capital	957	18	_	11	(18)	_	968	_
Total	957	18	_	11	(18)	_	968	_
CONTRIBUTION PLAN NUMBER 67 - WOY W	VOY PARKING							
Parking	1,368	_	_	16	(30)	_	1,354	_
Total	1,368	_	_	16	(30)	_	1.354	_

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Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

	Opening	Contribution received during t		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2020	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2021	borrowings (to)/from
CONTRIBUTION PLAN NUMBER 68 - U	MINA PARKING							
Parking	452	_		6	(4)		454	
Total	452		_	6	(4)		454	
CONTRIBUTION PLAN NUMBER 69 - TI	ERRIGAL PARKING							
Parking	1,532	_	_	19	(7)	_	1,544	-
Car Parking Administration	71	_	_	1	_	_	72	_
Total	1,603	_	-	20	(7)	_	1,616	_
CONTRIBUTION PLAN NUMBER 70 - E.	AST GOSFORD PARKING							
Parking	223	6	_	3	(5)	_	227	-
Total	223	6	_	3	(5)	_	227	_
CONTRIBUTION PLAN NUMBER 71 - C.	AR PARKING AVOCA BEA	СН						
Parking	5	_	_	_	_	_	5	_
Total	5	_	_	_	_	_	5	_
CONTRIBUTION PLAN NUMBER 72 - E	TTALONG CAR PARKING							
Parking	118	_	_	1	(2)	_	117	_
Total	118	_	_	1	(2)	_	117	_
CONTRIBUTION PLAN NUMBER 98 - B	ENSVILLE							
Roads Capital	7	_	_	_	(3)	_	4	_
Open Space Embellishment	33	_	_	1	(1)	_	33	-
Total	40	_	_	1	(4)	_	37	_
CONTRIBUTION PLAN NUMBER 164 - 0								
CONTRIBUTION PLAN NUMBER 104 - 1	GOSFORD							
Roads Capital	GOSFORD 1,701	50	_	21	(12)	_	1,760	_
		50 29	_	21 11	(12) (7)	-	1,760 923	-
Roads Capital	1,701		- - -			- - -	,	- - -
Roads Capital Community Capital	1,701 890	29	- - -	11	(7)	- - - -	923	- - -

Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

	Opening	Contributions Opening received during the year		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2020	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2021	borrowings (to)/from
CONTRIBUTION PLAN NUMBER 1	- WYONG							
Drainage	2,122	_	_	16	_	_	2,138	_
Roads	881	20	_	34	1,646	_	2,581	_
Parking	1,729	_	_	13	_	_	1,742	_
Open space	2,792	107	_	24	_	_	2,923	_
Community facilities	2,441	154	_	23	_	_	2,618	500
Other	53	_	_	_	_	_	53	_
Total	10,018	281	_	110	1,646	_	12,055	500
CONTRIBUTION PLAN NUMBER 2	- SOUTHERN LAKES							
Drainage	1,313	5	_	10	_	_	1,328	_
Roads	929	3	_	7	_	_	939	_
Open space	2,420	457	_	23	_	_	2,900	325
Community facilities	1,623	382	_	19	_	_	2,024	599
Other	3	56	_	_	(56)	_	3	_
Total	6,288	903	-	59	(56)	_	7,194	924
CONTRIBUTION PLAN NUMBER 3	- THE ENTRANCE							
Drainage	5	_	_	_	_	_	5	_
Roads	3,683	240	_	28	(97)	_	3,854	-
Parking	11	_	_	1	_	77	89	_
Open space	1,688	135	_	15	_	108	1,946	_
Community facilities	642	199	_	11	_	33	885	(1,146)
Total	6,029	574	_	55	(97)	218	6,779	(1,146)
CONTRIBUTION PLAN NUMBER 5	- OURIMBAH							
Roads	261	2	_	2	_	_	265	_
Open space	108	14	_	1	(34)	105	194	_
Community facilities	1,938	12	_	16	-	135	2,101	_
Other	1	1	_	_	(1)	_	1	_
Total	2,308	29	_	19	(35)	240	2,561	_
					(00)	0	,001	

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Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

	Opening	Contribution received during to		Interest and			Held as restricted	Cumulative balance of internal
	balance at	ū	•	investment	Amounts	Internal	asset at 30 June	borrowings
\$ '000	1 July 2020	Cash	Non-cash	income earned	expended	borrowings	2021	(to)/from
CONTRIBUTION PLAN NUMBER 6 - TOUKLE	Y							
Drainage	4	2	-	-	_	_	6	-
Roads	16	_	_	_	_	_	16	-
Parking	7	_	_	_	_	_	7	-
Open space	1,017	91	_	8	_	_	1,116	106
Community facilities	1,901	92	_	15	_		2,008	_
Total	2,945	185	_	23	_	_	3,153	106
CONTRIBUTION PLAN NUMBER 7 - GOROKA	AN							
Roads	77	_	_	6	_	_	83	-
Open space	643	126	_	11	(382)	499	897	183
Community facilities	582	106	-	5	_	36	729	-
Other	3	17	_	_	(17)	_	3	_
Total	1,305	249	_	22	(399)	535	1,712	183
CONTRIBUTION PLAN NUMBER 8 - SAN REM	МО							
Drainage	358	_	_	2	_	_	360	_
Roads	355	16	_	9	_	_	380	_
Open space	1,515	50	_	15	(322)	_	1,258	_
Community facilities	2	42	-	-	_	_	44	-
Other	3	6	-	-	(6)	_	3	-
Total	2,233	114	_	26	(328)	_	2,045	_
CONTRIBUTION PLAN NUMBER 9 - BUDGEW	VOI							
Roads	14	_	_	_	_	72	86	(183)
Open space	403	66	_	4	_	_	473	_
Community facilities	925	55	_	15	_	_	995	1,146
Other	1	9	_	_	(8)	_	2	_
Total	1,343	130	_	19	(8)	72	1,556	963

Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-2 Developer contributions by plan (continued)

		Contributio					Held as	Cumulative
	Opening balance at	received during t	•	Interest and investment	Amounts	Internal	restricted asset at 30 June	balance of interna borrowings
\$ '000	1 July 2020	Cash	Non-cash	income earned	expended	borrowings	2021	(to)/from
CONTRIBUTION PLAN NUMBER - 13 SHIRE WIDE								
Open space	968	213	_	10	_	_	1,191	_
Community facilities	72	163	_	_	_	(135)	100	(3,301)
Other	13	31	_	1	(31)	· ·	14	_
Total	1,053	407	_	11	(31)	(135)	1,305	(3,301)
CONTRIBUTION PLAN NUMBER 15 - NORT	HERN DISTRICTS							
Roads	2,142	45	_	16	_	_	2,203	-
Open space	838	77	_	10	(505)	432	852	_
Community facilities	2,560	65	_	21	` _	124	2,770	_
Other	4	9	_	_	(9)	_	4	_
Total	5,544	196	_	47	(514)	556	5,829	_
CONTRIBUTION PLAN NUMBER 17 - WARN	NERVALE DISTRICT							
Drainage	19,200	511	_	175	(1,150)	_	18,736	_
Roads	5,999	1,831	_	98	(1,646)	_	6,282	_
Open space	1,046	777	_	110	(47)	(1,486)	400	(1,455)
Community facilities	13,490	527	_	121	_	_	14,138	1,455
Other	332	76	_	2	(40)	_	370	_
Total	40,067	3,722	_	506	(2,883)	(1,486)	39,926	_
S7.12 Levies – under a plan								
CONTRIBUTION PLAN NUMBER GCIP								
Towncentre Improvements	13,548	1,023	_	161	(685)	_	14,047	_
Total	13,548	1,023	_	161	(685)	_	14,047	_
CONTRIBUTION PLAN NUMBER WYONG								
Other	3,978	605	_	30	(983)	_	3,630	_

Central Coast Council | Notes to the Financial Statements 30 June 2021

G5-3 Contributions not under plans

		Contributio		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	Opening balance at 1 July 2020	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2021	balance of internal borrowings (to)/from
GOSFORD CITY IMPROVEMENT & ER	INA PARKING							
Parking	2,905	_	_	35	(6)	_	2,934	-
Roads Capital	518	_	_	6	(4)	_	520	-
Open Space Land	610	_	_	13	(24)	_	599	-
Open Space Embellishment	259	_	_	3	(4)	_	258	-
Community Capital	529	_	_	7	_	_	536	_
Environment Protection	82	_	_	1	_	_	83	_
Total	4,903	_	_	65	(38)	_	4,930	_

Central Coast Council | Notes to the Financial Statements 30 June 2021

G6 Statement of performance measures

G6-1 Statement of performance measures – consolidated results

	Amounts 2021	Indicator 2021	Indicator 2020		
\$ '000			Restated		
1. Operating performance ratio					
Total continuing operating revenue excluding capital grants and contributions less operating expenses 1,2	(56,145)	(40.27)0/	(4C CE)0/	> 0.00%	
Total continuing operating revenue excluding capital grants and contributions ¹	541,383	(10.37)%	(16.65)%	> 0.00%	
2. Own source operating revenue ratio					
Total continuing operating revenue excluding all grants and contributions ¹	498,975	70.000/	04.400/	. 00 000/	
Total continuing operating revenue inclusive of all grants and contributions ¹	625,085	79.83%	81.13%	> 60.00%	
3. Unrestricted current ratio					
Current assets less all external restrictions	160,766	2.27x	(0.32)x	> 1.50x	
Current liabilities less specific purpose liabilities	70,889	x	(0.02)/	oox	
4. Debt service cover ratio					
Operating result before capital excluding interest and					
depreciation/impairment/amortisation ¹ Principal repayments (Statement of Cash Flows) plus	<u>115,023</u> 79.763	1.44x	1.33x	> 2.00x	
borrowing costs (Income Statement)	79,763				
5. Rates, annual charges and interest outstanding percentage					
Rates, annual charges and interest outstanding	20,735	5.69%	9.01%	< 5.00%	
Rates, annual charges and interest collectible	364,351	3.09 /6	9.01%	< 5.00%	
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term	220.040	E 02	7.00	. 0.00	
deposits Monthly payments from cash flow of operating and financing	<u>236,846</u> 47,108	5.03 mths	7.26 mths	> 3.00 mths	
activities	47,100				

⁽¹⁾ Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

⁽²⁾ Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

Central Coast Council | Notes to the Financial Statements 30 June 2021

G6-2 Statement of performance measures by fund

\$ '000	General Indicators		Water Indicators		Sewer Indicators		Benchmark
	2021	2020 Restated	2021	2020	2021	2020	20
Operating performance ratio Total continuing operating revenue excluding capital grants and contributions less operating expenses Total continuing operating revenue excluding capital grants and contributions 1.2	(8.42)%	(14.92)%	(19.33)%	(25.94)%	(12.23)%	(16.45)%	> 0.00%
Own source operating revenue ratio Total continuing operating revenue excluding capital grants and contributions Total continuing operating revenue 1	75.72%	77.41%	89.27%	92.12%	94.19%	90.06%	> 60.00%
3. Unrestricted current ratio Current assets less all external restrictions Current liabilities less specific purpose liabilities	2.05x	(1.93)x	No liabilities	111.59x	(0.22)x	(20.28)x	> 1.50x
4. Debt service cover ratio Operating result before capital excluding interest and depreciation/impairment/amortisation 1.2 Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	- 1.96x	5.02x	0.96x	0.42x	1.14x	2.83x	> 2.00x
5. Rates, annual charges and interest outstanding percentage Rates, annual charges and interest outstanding Rates, annual charges and interest collectible	4.89%	6.77%	9.27%	17.44%	8.36%	17.21%	< 5.00%
6. Cash expense cover ratio Current year's cash and cash equivalents plus all term deposits Monthly payments from cash flow of operating and financing activities	5.13 mths	4.97 mths	0.17 mths	3.78 mths	10.79 mths	28.61 mths	> 3.00 mths

^(*) General Indicators refers to all of Council's activities except for its water and sewer activities which are listed separately.

⁽¹⁾ Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets, and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies.

⁽²⁾ Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets, and net loss on share of interest in joint ventures and associates using the equity method.



INDEPENDENT AUDITOR'S REPORT

Report on the general purpose financial statements Central Coast Council

To the Administrator of Central Coast Council

Qualified Opinion

I have audited the accompanying financial statements of Central Coast Council (the Council), which comprise the Statement by Administrator and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2021, the Statement of Financial Position as at 30 June 2021, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section of my report:

- the Council's accounting records have been kept in accordance with the requirements of the Local Government Act 1993, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2021, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- · all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

Basis for Qualified Opinion

Carrying values of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets

As disclosed in Note C1-8, the Council recognised \$5.5 billion of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets within 'Infrastructure, property, plant and equipment' in the Statement of Financial Position as at 30 June 2021.

In the 'Statement by the Administrator and Management', Council certified they were unable to provide sufficient evidence to support the carrying values of these assets in the Statement of Financial Position as at 30 June 2021. This is because the asset data used by Council to value these assets could not be reconciled by Council to its financial records prior to the valuation. The asset data was sourced from a non-financial system that did not include financial information or reference data that could be used to identify assets in Council's fixed asset register.

2.1

This is a limitation on the scope of my audit as I was unable to obtain sufficient appropriate audit evidence to:

- support the carrying values of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets in the Statement of Financial Position and related notes as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment for non-financial assets expense' in the Income Statement or Statement of Comprehensive Income for the year ended 30 June 2021
- determine the impact on the 'Operating performance' ratio in Note G6-1 'Statement of Performance Measures - consolidated' and Note G6-2 'Statement of Performance Measures by fund'.

Consequently, I was unable to provide an opinion that the affected amounts were materially correct.

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified audit opinion.

Emphasis of Matter - Compliance with the Local Government Act 1993

I draw attention to Note A1-1 'Basis of Preparation', where the Council reported it has accessed restricted funds without the required approvals. Such unapproved use does not comply with sections 409 and 410 of the *Local Government Act 1993*.

My opinion is not modified in respect of this matter.

Other Information

The Council's annual report for the year ended 30 June 2021 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Administrator is responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the special purpose financial statements and Special Schedules (the Schedules) of Council, and the general purpose financial statements of the Central Coast Council Water Supply Authority.

2.1

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, I have separately expressed an opinion on the:

- special purpose financial statements and Special Schedule Permissible income for general rates of the Council as required by the Local Government Act 1993
- general purpose financial statements of the Central Coast Council Water Supply Authority as required by the Government Sector Audit Act 1983.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact. As described in the Basis for Qualified Opinion section above, I was unable to obtain sufficient appropriate evidence to:

- support the carrying values of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets in the Statement of Financial Position and related notes as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment for non-financial assets expense' in the Income Statement or Statement of Comprehensive Income for the year ended 30 June 2021
- determine the impact on the 'Operating performance' ratio in Note G6-1 'Statement of Performance Measures - consolidated' and Note G6-2 'Statement of Performance Measures by fund'.

Accordingly, I am unable to conclude whether or not the other information is materially misstated with respect to these matters.

The Administrator's Responsibilities for the Financial Statements

The Administrator is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Administrator determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Administrator is responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

Attachment 1

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note B5-1 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



David Daniels Director, Financial Audit

Delegate of the Auditor-General for New South Wales

3 March 2022 SYDNEY



Mr Rik Hart Administrator Central Coast Council 2 Hely Street WYONG NSW 2259

Contact: David Daniels

Phone no: 02 9275 7103

Our ref: D2201218/1710

3 March 2022

Dear Administrator

Report on the Conduct of the Audit for the year ended 30 June 2021 Central Coast Council

I have audited the general purpose financial statements (GPFS) of the Central Coast Council (the Council) for the year ended 30 June 2021 as required by section 415 of the *Local Government Act* 1993 (the Act).

I expressed a modified opinion on the Council's GPFS, for the matters noted below.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2021 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

SIGNIFICANT AUDIT ISSUES AND OBSERVATIONS

I identified the following significant audit issues and observations during my audit of the Council's financial statements.

Modification to the opinion in the Independent Auditor's Report

Carrying values of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets

As disclosed in Note C1-8, the Council recognised \$5.5 billion of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets within 'Infrastructure, property, plant and equipment' in the Statement of Financial Position as at 30 June 2021.

In the 'Statement by the Administrator and Management', Council certified they were unable to provide sufficient evidence to support the carrying values of these assets in the Statement of Financial Position as at 30 June 2021. This is because the asset data used by Council to value these assets could not be reconciled by Council to its financial records prior to the valuation. The asset data was sourced from a non-financial system that did not include financial information or reference data that could be used to identify assets in Council's fixed asset register.

This is a limitation on the scope of my audit as I was unable to obtain sufficient appropriate audit evidence to:

- support the carrying values of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water supply network and sewerage network assets in the Statement of Financial Position and related notes as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment for non-financial assets expense' in the Income Statement or Statement of Comprehensive Income for the year ended 30 June 2021
- determine the impact on the 'Operating performance' ratio in Note G6-1 'Statement of Performance Measures - consolidated' and Note G6-2 'Statement of Performance Measures by fund'.

Consequently, we were unable to determine whether any adjustments to these amounts were necessary.

Refer to the Independent Auditor's report on the GPFS.

Compliance with legislative requirements

Breach of the Local Government Act 1993

The Council has certified it has accessed restricted funds for purposes other than their intended use without the required approvals during the year ended 30 June 2021. Such unapproved use does not comply with sections 409 and 410 of the *Local Government Act 1993*.

Refer to the Independent Auditor's Report on the GPFS.

High risk matters

The following high risk matters of governance interest were identified during my audit. High risk matters have high consequences and are likely to occur.

Risk assessment	Matter
High	Spending of restricted funds for unrestricted purposes (repeat issue)
	Similar to last year, we noted the Council spent restricted funds for unrestricted purposes between July 2020 and November 2020, without the appropriate approvals under the LG Act.
	Because the Council pools its restricted funds within a common bank account, it is not clear which category of restricted funds has been inappropriately spent.
High	Framework and documentation outlining the Council's understanding of restrictions (repeat issue)
	Similar to last year, we noted there is no policy document or framework setting out legislative and operational requirements for each category of externally restricted funds. We also identified instances where the Council was unclear of the basis for a restriction.
High	Valuation of Infrastructure, Property, Plant and Equipment (repeat issue)
	The fair value of water and sewer network assets initially disclosed in the financial statements was incorrect, as it was based on a draft valuation report. This required material adjustments to the GPFS, SPFS and WSA financial statements.
	These asset classes are also subject to the limitation of scope outlined above. Refer to 'Modification to the opinion in the Independent Auditor's Report' above.
	Council could not reconcile the asset data used to value IPPE assets to its financial records prior to the valuation. The asset data was sourced from a non-financial system that did not include financial information or reference data that could be used to identify assets in Council's fixed asset register. This resulted in a limitation of scope on our audits. Refer to 'Modification to the opinion in the Independent Auditor's Report' above.

High

Fair value assessment of Infrastructure, Property, Plant and Equipment asset classes not subject to comprehensive revaluations (repeat issue)

Council's initial fair value assessment of operational land did not consider relevant market value movements in 2020-21. This led to the incorrect conclusion that the market value of operational land had not materially moved since the last valuation in 2018.

Following audit queries, Council reperformed its operational land fair value assessment and recognised a \$85.8 million increase in the fair value of operation land at 30 June 2021.

🚹 High

Quality and timeliness of financial reporting (repeat issue)

The financial statements were submitted for audit earlier than last year. However, the financial statements required significant amendments to correct material monetary misstatements and disclosure deficiencies. The submitted financial statements did not:

- · include complete and accurate IPPE revaluation results
- consider the IFRIC 'Software as a Service' (SaaS) agenda decision published in April 2021
- · correctly account for the fair value of operational land
- · correctly account for newly found assets.

Similar to last year, there was no documented evidence of timely quality review of the financial statements and associated supporting workpapers.

High

Reconciliations of key accounts and sub-ledgers (repeat issue)

The Council maintains several information systems for processing revenue transactions. Each day, the sub-ledger systems interface with the general ledger to transfer and update revenue data. Similar to last year, we identified:

- reconciliations were not performed between the general ledger and sub-ledger systems to ensure all transactions are reflected correctly in the general ledger
- the interface transfer often requires manual intervention to ensure the transfer occurs.
 There is no audit trail, or evidence of review of changes made to these transfers.

Also, similar to last year, some monthly key account reconciliations were not prepared and reviewed on a timely basis.

High

Long outstanding internal audit recommendations

There are a significant number of internal audit findings that remain unresolved. Almost a quarter of these, relate to calendar years 2018 and 2019.

INCOME STATEMENT

Operating result

	2021 \$m	2020* \$m	Variance %
Rates and annual charges revenue	331.7	321.9	3.0
Grants and contributions revenue	126.1	111.3	13.3
Operating result from continuing operations	13.0	(22.7)	157
Net operating result before capital grants and contributions	(70.7)	(89.6)	21.1

^{*} The 2020 comparatives have been restated to correct a prior period error and as a result of a change in accounting policy. (See Note G4 of the financial statements)

The Council's operating result from continuing operations of \$13.0 million was \$35.7 million higher than the 2019-20 result. This includes depreciation and amortisation expense of \$162.3 million, which is impacted by the qualification referred to above at 'Modification to the opinion in the Independent Auditor's Report'. The operating result is impacted by:

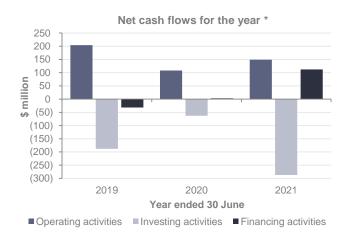
- a \$9.8 million (3.0 per cent) increase in rates and annual charges revenue
- a \$11.6 million (8.9 per cent) increase in user charges and fees revenue
- a \$16.8 million (25.1 per cent) increase in grants and contributions provided for capital purposes
- a \$7.3 million (4.7 per cent) increase in depreciation and amortisation expense
- a \$10.7 million (6.0 per cent) reduction in materials and contracts expense
- employee benefits and on-costs of \$222.6 million remaining similar to 2019–20 (\$220.9 million).

The net operating result before capital grants and contributions (\$70.7 million deficit) was \$18.9 million higher than the 2019–20 result.

Grants and contributions revenue (\$126.1 million) increased by \$14.8 million (13.3 per cent) in 2020–21, mainly due to an increase in capital grants and contributions received during the year.

STATEMENT OF CASH FLOWS

Cash and cash equivalents and current investment balances decreased from \$258.5 million to \$230.5 million at 30 June 2021. Net cash provided by operating activities increased in the current year.



^{*} The 2020 comparatives have been restated to correct a prior period error and as a result of a change in accounting policy. Notes G4-1 and G4-2 of the GPFS provide details of the prior period error and change in accounting policy.

FINANCIAL POSITION

Cash and investments

Cash and investments	2021	2020	Commentary
	\$m	\$m	
Total cash, cash equivalents and	485.8	362.7	External restrictions are balances restricted for a specific use due to legislative or contractual obligations.
investments			Internal restrictions are balances restricted for a specific
Restricted cash and			use by way of a Council resolution.
investments:			Total restrictions (both external and internal) exceeded
External restrictions	401.5	421.4	total cash, cash equivalents and investments as at both 30 June 2021 and 30 June 2020. This is because the
Internal restrictions	94.0	111.7	Council has breached sections 409 and 410 of the LG Act during the years ended 30 June 2021 and 30 June 2020 by accessing restricted funds without the required approvals.

Debt

The Council has bank overdraft facilities of \$0.5 million which remained unused as at 30 June 2021.

PERFORMANCE

Performance measures

The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning and Environment.

Operating performance ratio

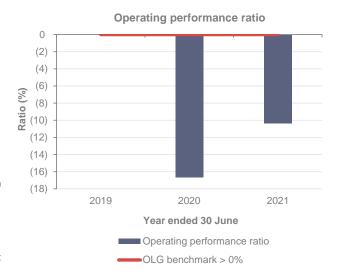
The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.

The Council did not meet the OLG benchmark for the current reporting period.

This ratio is subject to the qualification referred to at <u>Significant audit issues</u> and observations.

The operating performance ratio for 2019 was zero (rounded).

The 2020 ratio was restated to correct a prior period error and for a change in accounting policy.



Own source operating revenue ratio

The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.

The Council exceeded the OLG benchmark for the current reporting period.

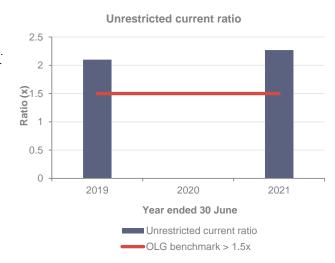


Unrestricted current ratio

The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.

The Council exceeded the OLG benchmark for the current reporting period.

Note the unrestricted current ratio for 2020 was zero (rounded).

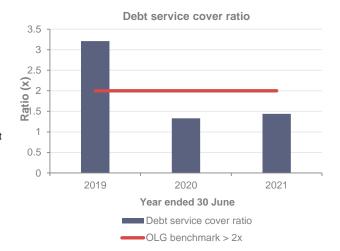


Debt service cover ratio

The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.

The Council did not meet the OLG benchmark for the current reporting period.

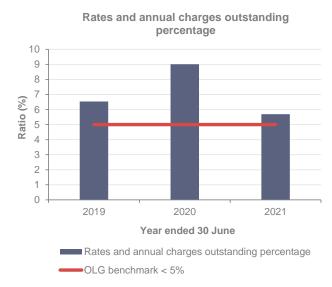
The 2020 ratio was restated to correct a prior period error and for a change in accounting policy.



Rates and annual charges outstanding percentage

The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metropolitan councils.

The Council exceeded the OLG benchmark for the current reporting period.

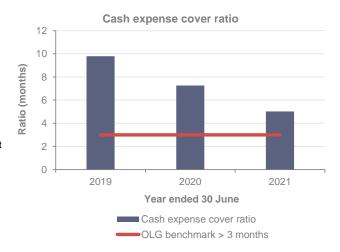


Cash expense cover ratio

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.

The Council exceeded the OLG benchmark for the current reporting period.

The 2020 ratio was restated to correct a prior period error and for a change in accounting policy.



Infrastructure, property, plant and equipment renewals

Asset additions were \$176.5 million in 2020–21, compared to \$265.7 million in the prior year. Of this amount, \$7.0 million was spent on roads, \$9.9 million on stormwater drainage and \$5.2 million on other open space and recreational assets.

The Council did not separately disclose asset renewals in the GPFS.

As noted above, the Independent Auditor's Opinion is modified as Council was unable to provide sufficient evidence to support the carrying values of roads, bridges, footpaths, bulk earthworks, stormwater drainage, water network and sewer network assets. As a result, I was unable to obtain sufficient appropriate audit evidence to demonstrate that these asset classes were complete, existed and measured at fair value. Refer to Significant audit issues and observations.

Legislative compliance

My audit procedures identified non-compliance with legislative requirements and a material deficiency in the Council's accounting records or financial statements that will be reported in the Management Letter and to the Minister for Local Government. Refer to Significant audit issues and observations.

The Council's:

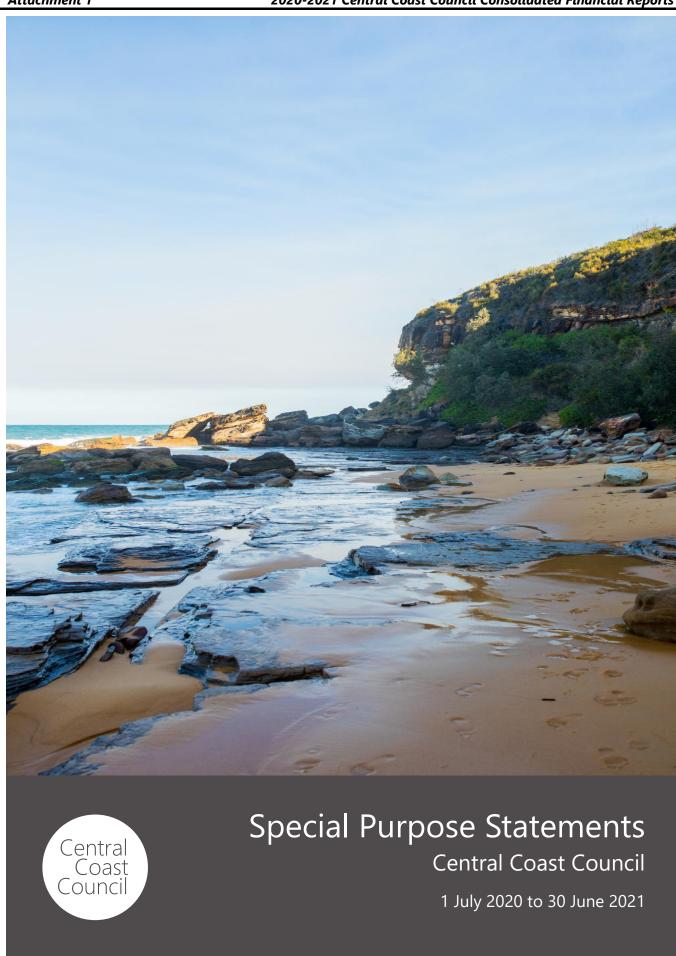
- accounting records were maintained in a manner and form that facilitated the preparation and
 the effective audit of the general purpose financial statements, except for roads, bridges,
 footpaths, bulk earthworks, stormwater drainage, water network and sewer network assets,
 where Council was unable to provide sufficient evidence to support the carrying values of these
 assets.
- staff provided all accounting records and information relevant to the audit, except for roads, bridges, footpaths, bulk earthworks, stormwater drainage, water network and sewer network assets, where Council was unable to provide sufficient evidence to support the carrying values of these assets.



David Daniels
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

cc: David Farmer, Chief Executive Officer
Carl Millington, Chair of Audit, Risk and Improvement Committee
Michael Cassel, Secretary of the Department of Planning, Industry and Environment



Central Coast Council

Special Purpose Financial Statements

for the year ended 30 June 2021

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Background

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.
 - Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.
- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.
 - These include (a) those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, (b) those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities), and (c) those activities with a turnover of less than \$2 million that Council has formally declared as a business activity (defined as Category 2 activities).
- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must (a) adopt a corporatisation model and (b) apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

Central Coast Council

Special Purpose Financial Statements

for the year ended 30 June 2021

Statement by Administrator and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

At 30 June 2021, Council recognised \$1.1B of stormwater drainage assets in the Statement of Financial Position for the Drainage business activity, \$1.2B of water supply network assets in the Statement of Financial Position for the Water Supply business activity and \$1.3B of sewerage network assets in the Statement of Financial Position for the Sewerage business activity.

Council was unable to provide sufficient evidence to the Audit Office, to support the carrying value of these assets on those Statements of Financial Position as at 30 June 2021. This impacts the recorded depreciation expense related to these assets.

Apart from the above, the attached Special Purpose Financial Statements have been prepared in accordance with:

- · the NSW Government Policy Statement Application of National Competition Policy to Local Government,
- the Division of Local Government Guidelines Pricing and Costing for Council Businesses: A Guide to Competitive Neutrality,
- · the Local Government Code of Accounting Practice and Financial Reporting,
- the NSW Office of Water Best-Practice Management of Water and Sewerage Guidelines.

To the best of our knowledge and belief, these statements:

- · present fairly the operating result and financial position for each of Council's declared business activities for the year,
- · accord with Council's accounting and other records, and
- present overhead reallocation charges to businesses as fair and resonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 12 October 2021.



Central Coast Council | Income Statement of water supply business activity | For the year ended 30 June 2021

Central Coast Council

Income Statement of water supply business activity

\$ '000	2021	2020
Income from continuing operations		
Access charges	11,930	11,325
User charges	55,803	57,452
Fees	1,833	1,607
Interest	315	1,211
Grants and contributions provided for non-capital purposes	3	17
Other income	7	82
Total income from continuing operations	69,891	71,694
Expenses from continuing operations		
Employee benefits and on-costs	16,877	18,010
Borrowing costs	9,559	11,315
Materials and services	31,192	33,304
Depreciation, amortisation and impairment	24,783	27,198
Water purchase charges	982	464
Loss on sale of assets	994	1,004
Calculated taxation equivalents	646	612
Other expenses	2	2
Total expenses from continuing operations	85,035	91,909
Surplus (deficit) from continuing operations before capital amounts	(15,144)	(20,215)
Grants and contributions provided for capital purposes	8,398	6,117
Surplus (deficit) from continuing operations after capital amounts	(6,746)	(14,098)
Surplus (deficit) from all operations before tax	(6,746)	(14,098)
Surplus (deficit) after tax	(6,746)	(14,098)
Opening accumulated surplus	956,928	964,704
Changes due to AASB 1058 and AASB 15 adoption	_	(2,404)
Prior period adjustment - found assets	_	8,114
Adjustments for amounts unpaid:		
- Taxation equivalent payments	646	612
Closing accumulated surplus	950,828	956,928
Return on capital %	(0.4)%	(0.8)%
Subsidy from Council	24,509	19,039
Calculation of dividend payable:		
Surplus (deficit) after tax	(6,746)	(14,098)
Less: capital grants and contributions (excluding developer contributions)	(8,398)	(6,117)
Surplus for dividend calculation purposes		_
Potential dividend calculated from surplus	_	_
•		

Central Coast Council | Income Statement of sewerage business activity | For the year ended 30 June 2021

Central Coast Council

Income Statement of sewerage business activity

\$ '000	2021	2020
Income from continuing operations		
Access charges	54,866	52,685
User charges	16,228	15,398
Liquid trade waste charges	2,136	2,180
Fees	1,161	868
Interest	2,250	3,659
Grants and contributions provided for non-capital purposes	462	399
Other income	59	79
Total income from continuing operations	77,162	75,268
Expenses from continuing operations		
Employee benefits and on-costs	17,877	17,577
Borrowing costs	4,783	3,906
Materials and services	30,634	30,492
Depreciation, amortisation and impairment	41,051	35,614
Loss on sale of assets	1,385	1,262
Calculated taxation equivalents	239	227
Other expenses	_	62
Total expenses from continuing operations	95,969	89,140
Surplus (deficit) from continuing operations before capital amounts	(18,807)	(13,872)
Grants and contributions provided for capital purposes	4,267	7,866
Surplus (deficit) from continuing operations after capital amounts	(14,540)	(6,006)
Surplus (deficit) from all operations before tax	(14,540)	(6,006)
Surplus (deficit) after tax	(14,540)	(6,006)
Opening accumulated surplus	1,496,284	1,498,572
Prior period adjustment - found assets	-	3,491
Adjustments for amounts unpaid:		-, -
- Taxation equivalent payments	239	227
Closing accumulated surplus	1,481,983	1,496,284
Return on capital %	(1.0)%	(0.7)%
Subsidy from Council	34,745	23,245
	,	•
Calculation of dividend payable:		
Surplus (deficit) after tax	(14,540)	(6,006)
Less: capital grants and contributions (excluding developer contributions)	(4,267)	(7,866)
Surplus for dividend calculation purposes		_
Potential dividend calculated from surplus	_	_
•		

Central Coast Council | Income Statement – Drainage | For the year ended 30 June 2021

Central Coast Council

Income Statement – Drainage

÷ 1000	2021	2020
\$ '000	Category 1	Category 1
Income from continuing operations		
Access charges	15,008	14,345
Interest	29	53
Grants and contributions provided for non-capital purposes	242	177
Other income		18
Total income from continuing operations	15,279	14,593
Expenses from continuing operations		
Employee benefits and on-costs	1,465	1,969
Borrowing costs	568	635
Materials and services	7,059	10,879
Depreciation, amortisation and impairment	14,567	15,863
Loss on sale of assets	35	293
Calculated taxation equivalents	74	69
Total expenses from continuing operations	23,768	29,708
Surplus (deficit) from continuing operations before capital amounts	(8,489)	(15,115)
Grants and contributions provided for capital purposes	11,967	2,784
Surplus (deficit) from continuing operations after capital amounts	3,478	(12,331)
Surplus (deficit) from all operations before tax	3,478	(12,331)
SURPLUS (DEFICIT) AFTER TAX	3,478	(12,331)
Opening accumulated surplus	1,021,235	1,033,595
Changes due to AASB 1058 and AASB 15 adoption	_	(98)
Adjustments for amounts unpaid:		, ,
 Taxation equivalent payments 	74	69
Closing accumulated surplus	1,024,787	1,021,235
Return on capital %	(0.7)%	(1.4)%
Subsidy from Council	24,613	23,862

Central Coast Council | Income Statement – Holiday Parks | For the year ended 30 June 2021

Central Coast Council

Income Statement – Holiday Parks

	2021	2020
\$ '000	Category 1	Category 1
Income from continuing operations		
User charges	11,583	9,077
Total income from continuing operations	11,583	9,077
Expenses from continuing operations		
Employee benefits and on-costs	181	264
Materials and services	8,239	6,524
Depreciation, amortisation and impairment	676	678
Loss on sale of assets	30	17
Calculated taxation equivalents	285	280
Other expenses	663	472
Total expenses from continuing operations	10,074	8,235
Surplus (deficit) from continuing operations before capital amounts	1,509	842
Surplus (deficit) from continuing operations after capital amounts	1,509	842
Surplus (deficit) from all operations before tax	1,509	842
Less: corporate taxation equivalent [based on result before capital]	(392)	(232)
SURPLUS (DEFICIT) AFTER TAX	1,117	610
Opening accumulated surplus	28,928	26,749
Adjustments for amounts unpaid:		
- Taxation equivalent payments	285	280
Corporate taxation equivalent	392	232
Subsidy paid/contribution to operations	1,606	1,057
Closing accumulated surplus	32,328	28,928
Return on capital %	7.5%	4.3%
Subsidy from Council	-	_

Central Coast Council | Income Statement – Leisure Centres | For the year ended 30 June 2021

Central Coast Council

Income Statement – Leisure Centres

	2021	2020
\$ '000	Category 1	Category 1
Income from continuing operations		
User charges	6,450	5,246
Other income	467	383
Total income from continuing operations	6,917	5,629
Expenses from continuing operations		
Employee benefits and on-costs	6,470	5,922
Materials and services	3,419	3,568
Depreciation, amortisation and impairment	1,485	1,256
Loss on sale of assets	_	653
Calculated taxation equivalents	506	412
Other expenses		2
Total expenses from continuing operations	11,880	11,813
Surplus (deficit) from continuing operations before capital amounts	(4,963)	(6,184)
Grants and contributions provided for capital purposes	570	263
Surplus (deficit) from continuing operations after capital amounts	(4,393)	(5,921)
Surplus (deficit) from all operations before tax	(4,393)	(5,921)
SURPLUS (DEFICIT) AFTER TAX	(4,393)	(5,921)
Opening accumulated surplus Adjustments for amounts unpaid:	38,372	40,686
 Taxation equivalent payments 	506	412
 Subsidy payable/contribution to operations by Council 	7,173	3,195
Closing accumulated surplus	41,658	38,372
Return on capital %	(10.2)%	(13.6)%
Subsidy from Council	5,685	6,589

Central Coast Council | Income Statement - Child Care | For the year ended 30 June 2021

Central Coast Council

Income Statement - Child Care

\$ '000	2021 Category 1	2020 Category 1
\$ 000	Category	Category
Income from continuing operations		
User charges	6,952	5,188
Grants and contributions provided for non-capital purposes	930	2,130
Other income	11	_
Total income from continuing operations	7,893	7,318
Expenses from continuing operations		
Employee benefits and on-costs	6,873	6,686
Borrowing costs	13	13
Materials and services	2,275	2,148
Depreciation, amortisation and impairment	158	66
Calculated taxation equivalents	350	381
Other expenses		70
Total expenses from continuing operations	9,669	9,364
Surplus (deficit) from continuing operations before capital amounts	(1,776)	(2,046)
Grants and contributions provided for capital purposes	81	32
Surplus (deficit) from continuing operations after capital amounts	(1,695)	(2,014)
Surplus (deficit) from all operations before tax	(1,695)	(2,014)
SURPLUS (DEFICIT) AFTER TAX	(1,695)	(2,014)
Opening accumulated surplus	(828)	(617)
Plus/less: other adjustments (prior year subsidy payable by Council)	-	(511)
Adjustments for amounts unpaid:		
– Taxation equivalent payments	350	381
 Subsidy payable/contribution to operations by Council 	8,744	1,422
Closing accumulated surplus	6,571	(828)
Return on capital %	(22.1)%	(259.6)%
Subsidy from Council	1,882	2,040

Central Coast Council | Income Statement - Commercial Waste | For the year ended 30 June 2021

Central Coast Council

Income Statement - Commercial Waste

	2021	2020
\$ '000	Category 1	Category 1
Income from continuing operations		
Access charges	4,090	4,055
Interest	2	3
Total income from continuing operations	4,092	4,058
Expenses from continuing operations		
Materials and services	2,321	1,947
Other expenses	2,834	2,153
Total expenses from continuing operations	5,155	4,100
Surplus (deficit) from continuing operations before capital amounts	(1,063)	(42)
Surplus (deficit) from continuing operations after capital amounts	(1,063)	(42)
Surplus (deficit) from all operations before tax	(1,063)	(42)
SURPLUS (DEFICIT) AFTER TAX	(1,063)	(42)
Opening accumulated surplus Adjustments for amounts unpaid:	549	(243)
Subsidy paid/contribution to operations	975	834
Closing accumulated surplus	461	549
Return on capital %	0.0%	0.0%
Subsidy from Council	1,063	42

Attachment 1

Central Coast Council | Income Statement – Building Certification | For the year ended 30 June 2021

Central Coast Council

Income Statement - Building Certification

	2021	2020
\$ '000	Category 2	Category 2
Income from continuing operations		
Fees	1,960	1,263
Other income	7	10
Total income from continuing operations	1,967	1,273
Expenses from continuing operations		
Employee benefits and on-costs	3,481	3,013
Materials and services	1,153	1,230
Calculated taxation equivalents	99	24
Other expenses		1
Total expenses from continuing operations	4,733	4,268
Surplus (deficit) from continuing operations before capital amounts	(2,766)	(2,995)
Surplus (deficit) from continuing operations after capital amounts	(2,766)	(2,995)
Surplus (deficit) from all operations before tax	(2,766)	(2,995)
SURPLUS (DEFICIT) AFTER TAX	(2,766)	(2,995)
Opening accumulated surplus Adjustments for amounts unpaid:	(1,375)	(611)
- Taxation equivalent payments	99	24
 Subsidy payable/contribution to operations by Council 	2,760	2,207
Closing accumulated surplus	(1,282)	(1,375)
Return on capital %	0.0%	0.0%
Subsidy from Council	2,766	2,995

Central Coast Council | Statement of Financial Position of water supply business activity | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position of water supply business activity as at 30 June 2021

\$ '000	2021	2020
ASSETS		
Current assets		
Cash and cash equivalents	65	7,378
Investments	1,232	16,027
Receivables	20,673	26,470
Other	112	_
Total current assets	22,082	49,875
Non-current assets		
Investments	547	11,713
Receivables	230	275
Infrastructure, property, plant and equipment	1,270,053	1,147,297
Total non-current assets	1,270,830	1,159,285
Total assets	1,292,912	1,209,160
LIABILITIES		
Current liabilities		
Contract liabilities	2,300	2,596
Provisions	511	649
Payables	4,487	9,262
Income received in advance	4,888	4,241
Borrowings	18,309	30,351
Employee benefit provisions	4,552	4,945
Total current liabilities	35,047	52,044
Non-current liabilities		
Provisions	851	917
Borrowings	137,345	136,675
Employee benefit provisions	189	237
Total non-current liabilities	138,385	137,829
Total liabilities	173,432	189,873
Net assets	1,119,480	1,019,287
EQUITY		
Accumulated surplus	950,828	956,928
Revaluation reserves	168,652	62,359
Total equity	1,119,480	1,019,287

Central Coast Council | Statement of Financial Position of sewerage business activity | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position of sewerage business activity

\$ '000	2021	2020
ASSETS		
Current assets		
Cash and cash equivalents	9,301	44,781
Investments	51,059	92,584
Receivables	9,544	15,503
Other	110	_
Total current assets	70,014	152,868
Non-current assets		
Investments	78,734	4,512
Receivables	10,453	11,065
Infrastructure, property, plant and equipment	1,390,659	1,495,510
Total non-current assets	1,479,846	1,511,087
Total assets	1,549,860	1,663,955
LIABILITIES		
Current liabilities		
Contract liabilities	_	153
Provisions	1,231	766
Payables	2,451	3,119
Income received in advance	73	96
Borrowings	10,947	6,333
Employee benefit provisions	4,086	4,385
Total current liabilities	18,788	14,852
Non-current liabilities		
Provisions	1,380	1,511
Income received in advance	1,005	1,074
Borrowings	37,879	61,944
Employee benefit provisions	187	141
Total non-current liabilities	40,451	64,670
Total liabilities	59,239	79,522
Net assets	1,490,621	1,584,433
EQUITY		
Accumulated surplus	4 404 002	1 406 004
Revaluation reserves	1,481,983	1,496,284
	8,638	88,149
Total equity	1,490,621	1,584,433

Central Coast Council | Statement of Financial Position – Drainage | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position – Drainage

\$ '000	2021 Category 1	2020 Category 1
ASSETS		
Current assets		
Cash and cash equivalents	44	4
Investments	11	1
Receivables	61	3
	1,613	2,744
Total current assets	1,685	2,748
Non-current assets		
Investments	95	154
Receivables	1	1
Infrastructure, property, plant and equipment	1,120,289	1,054,123
Intangible assets	1,703	1,703
Total non-current assets	1,122,088	1,055,981
Total assets	1,123,773	1,058,729
LIABILITIES		
Current liabilities		
Contract liabilities	109	973
Payables	891	1,574
Borrowings	28,331	25,177
Employee benefit provisions	74	275
Provisions	_	15
Total current liabilities	29,405	28,014
Non-current liabilities		
Income received in advance	1,260	1,393
Borrowings	8,118	7,567
Employee benefit provisions	4	2
Total non-current liabilities	9,382	8,962
Total liabilities	38,787	36,976
NET ASSETS	1,084,986	1,021,753
EQUITY		
Accumulated surplus	1,024,787	1,021,235
Revaluation reserves	60,199	518
Total equity	1,084,986	1,021,753
i otal oquity		1,021,733

Central Coast Council | Statement of Financial Position – Holiday Parks | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position - Holiday Parks

\$ '000	2021 Category 1	2020 Category 1
ASSETS		
Current assets		
Investments	14,604	11,429
Receivables	162	266
Total current assets	14,766	11,695
Non-current assets		
Infrastructure, property, plant and equipment	20,036	19,506
Total non-current assets	20,036	19,506
Total assets	34,802	31,201
LIABILITIES		
Current liabilities		
Payables	713	856
Income received in advance	1,723	1,395
Employee benefit provisions	38	22
Total current liabilities	2,474	2,273
Non-current liabilities		
Total non-current liabilities	-	_
Total liabilities	2,474	2,273
NET ASSETS	32,328	28,928
EQUITY		
Accumulated surplus	32,328	28,928
Total equity	32,328	28,928

Central Coast Council | Statement of Financial Position – Leisure Centres | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position – Leisure Centres

\$ '000	2021 Category 1	2020 Category 1
·	Cutogory 1	Outegory 1
ASSETS		
Current assets		
Cash and cash equivalents	_	4
Receivables	24	35
Total current assets	24	39
Non-current assets		
Infrastructure, property, plant and equipment	48,473	45,456
Total non-current assets	48,473	45,456
Total assets	48,497	45,495
LIABILITIES		
Current liabilities		
Contract liabilities	37	_
Payables	191	769
Employee benefit provisions	1,061_	818
Total current liabilities	1,289	1,587
Non-current liabilities		
Employee benefit provisions	62	48
Total non-current liabilities	62	48
Total liabilities	1,351	1,635
NET ASSETS	47,146	43,860
EQUITY		
Accumulated surplus	41,658	38,372
Revaluation reserves	5,488	5,488
Total equity	47,146	43,860

Central Coast Council | Statement of Financial Position – Child Care | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position - Child Care

\$ '000	2021 Category 1	2020 Category 1
<u>\$ 000</u>	Category	Category i
ASSETS		
Current assets		
Receivables	171_	8
Total current assets	171	8
Non-current assets		
Infrastructure, property, plant and equipment	7,986	783
Total non-current assets	7,986	783
Total assets	8,157	791
LIABILITIES		
Current liabilities		
Contract liabilities	153	61
Payables	223	246
Income received in advance	_	158
Employee benefit provisions	1,142	1,096
Total current liabilities	1,518	1,561
Non-current liabilities		
Employee benefit provisions	68	58
Total non-current liabilities	68	58
Total liabilities	1,586	1,619
NET ASSETS	6,571	(828)
EQUITY		
Accumulated surplus	6,571	(828)
Total equity	6,571	(828)

Attachment 1

Central Coast Council | Statement of Financial Position – Commercial Waste | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position - Commercial Waste

\$ '000	2021 Category 1	2020 Category 1
	Gutogoty 1	outogory 1
ASSETS		
Current assets		
Receivables	690	766
Total current assets	690	766
Non-current assets		
Receivables		2
Total non-current assets	-	2
Total assets	690	768
LIABILITIES		
Current liabilities		
Payables	220	210
Income received in advance	9	9
Total current liabilities	229	219
Non-current liabilities		
Total non-current liabilities		_
Total liabilities	229	219
NET ASSETS	461	549
EQUITY Assumulated cumulus		F.40
Accumulated surplus	461	549
Total equity	461	549

Central Coast Council | Statement of Financial Position – Building Certification | For the year ended 30 June 2021

Central Coast Council

Statement of Financial Position – Building Certification

	2021	2020
\$ '000	Category 2	Category 2
ASSETS		
Current assets		
Total current assets		
Non-current assets		
Total non-current assets		
Total assets		_
LIABILITIES Current liabilities		
Employee benefit provisions	1,242	1,339
Total current liabilities	1,242	1,339
Non-current liabilities		
Employee benefit provisions	40	36
Total non-current liabilities	40	36
Total liabilities	1,282	1,375
NET ASSETS	(1,282)	(1,375)
EQUITY		
Accumulated surplus	(1,282)	(1,375)
Total equity	(1,282)	(1,375)

Central Coast Council | Special Purpose Financial Statements 2021

Note - Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act* 1993 (Act), the *Local Government (General) Regulation 2005* (Regulation) and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality,* Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

a. Water supplies

Water catchment, treatment and supply.

b. Sewerage services

Sewerage collection, treatment and disposal.

c. Stormwater drainage services

Provide and maintain stormwater drainage services.

d. Commercial waste management

Collection and disposal of commercial waste.

e. Care and Education

Provision of child care services.

f. Holiday Parks

Provison of holiday parks.

g. Leisure Centres

Provision of leisure centres.

Category 2

(where gross operating turnover is less than \$2 million)

a. Building Certification

continued on next page ... Page 20 of 23

Central Coast Council | Special Purpose Financial Statements 2021

Note - Significant Accounting Policies (continued)

Provision of building certification services.

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs. However, where Council does not pay some taxes, which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in special purpose finanncial statements. For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

<u>Corporate income tax rate</u> - 26% (19/20 27.5%)

<u>Land tax</u> – the first \$755,000 of combined land values attracts **0**%. For the combined land values in excess of \$755,000 up to \$4,616,000 the rate is **\$100 + 1.6**%. For the remaining combined land value that exceeds \$4,616,000 a premium marginal rate of **2.0**% applies.

Payroll tax – 4.85% on the value of taxable salaries and wages in excess of \$1,200,000.

In accordance with the Department of Planning, Industry & Environment – Water guidelines, a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities. The payment of taxation equivalent charges, referred to in the Best Practice Management of Water Supply and Sewer Guidelines as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the Act. Achievement of substantial compliance to the DPIE – Water guidelines is not a prerequisite for the payment of the tax equivalent charges; however the payment must not exceed \$3 per assessment.

Income tax

An income tax equivalent has been applied on the profits of the business activities. Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested. Accordingly, the return on capital invested is set at a pre-tax level – gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 26% (19/20 27.5%).

Income tax is only applied where a gain from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to the 'Council' as the owner of business operations – it represents an internal payment and has no effect on the operations of the Council.

Accordingly, there is no need for disclosure of internal charges in the SPFS. The rate applied of 26% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

continued on next page ... Page 21 of 23

Attachment 1

Central Coast Council | Special Purpose Financial Statements 2021

Note - Significant Accounting Policies (continued)

Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

(iii) Dividends

Council is not required to pay dividends to either itself as owner of a range of businesses, or to any external entities.

A local government water supply and sewerage businesses is permitted to pay annual dividends from their water supply or sewerage business surpluses.

Each dividend must be calculated and approved in accordance with the DPIE - Water guidelines and must not exceed:

- 50% of the relevant surplus in any one year, or
- the number of water supply or sewerage assessments at 30 June 2021 multiplied by \$30 (less the payment for tax
 equivalent charges, not exceeding \$3 per assessment).

In accordance with the Best Practice Management of Water Supply and Sewer Guidelines, a Dividend Payment form, Statement of Compliance, Unqualified Independent Financial Audit Report and Compliance Audit Report are required to be submitted to DPIE - Water.

End of Audited Special Purpose Financial Statements.



INDEPENDENT AUDITOR'S REPORT

Report on the special purpose financial statements Central Coast Council

To the Administrator of the Central Coast Council

Qualified Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of Central Coast Council's (the Council) Declared Business Activities, which comprise the Statement by Administrator and Management, the Income Statement of each Declared Business Activity for the year ended 30 June 2021, the Statement of Financial Position of each Declared Business Activity as at 30 June 2021 and the Significant accounting policies note.

The Declared Business Activities of the Council are:

- Water Supply
- Sewerage
- Drainage
- Holiday Parks
- Leisure Centres
- Child Care
- Commercial Waste
- · Building Certification.

In my opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section of my report, the financial statements present fairly, in all material respects, the financial position of the Council's declared Business Activities as at 30 June 2021, and their financial performance for the year then ended, in accordance with the Australian Accounting Standards described in the Significant accounting policies note and the Local Government Code of Accounting Practice and Financial Reporting 2020–21 (LG Code).

My opinion should be read in conjunction with the rest of this report.

Basis for Qualified Opinion

Carrying values of stormwater drainage, water supply network and sewerage network assets

The Council recognised:

- \$1.1 billion of stormwater drainage assets in the Statement of Financial Position for the Drainage declared business activity
- \$1.2 billion of water supply network assets in the Statement of Financial Position for the Water supply business activity
- \$1.3 billion of sewerage network assets in the Statement of Financial Position for the Sewerage business activity.

In the 'Statement by the Administrator and Management', Council certified they were unable to provide sufficient evidence to support the carrying values of these assets in the Statements of Financial Position as at 30 June 2021. This is because the asset data used by Council to value these assets

2.1

could not be reconciled by Council to its financial records prior to the valuation. The asset data was sourced from a non-financial system that did not include financial information or reference data that could be used to identify assets in Council's fixed asset register.

This is a limitation on the scope of my audit as I was unable to obtain sufficient appropriate audit evidence to:

- support the carrying values of stormwater drainage, water supply network and sewerage network assets in the Statements of Financial Position as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment expense' in the related Income Statements for the year ended 30 June 2021.

Consequently, I was unable to provide an opinion that the affected amounts were materially correct.

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as the auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the Significant accounting policies note to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2021 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Administrator is responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements and Special Schedules (the Schedules) of the Council, and the general purpose financial statements of the Central Coast Council Water Supply Authority.

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, I have separately expressed an opinion on the:

- general purpose financial statements and Special Schedule 'Permissible income for general rates' of the Council as required by the Local Government Act 1993
- general purpose financial statements of the Central Coast Council Water Supply Authority as required by the Government Sector Audit Act 1983.

2.1

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact. As described in the Basis for Qualified Opinion section above, I was unable to obtain sufficient appropriate evidence to:

- support the carrying values of stormwater drainage, water supply network and sewerage network assets in the Statements of Financial Position as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment expense' in the Income Statements for the year ended 30 June 2021.

Accordingly, I am unable to conclude whether or not the other information is materially misstated with respect to these matters.

The Administrator's Responsibilities for the Financial Statements

The Administrator is responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in the Significant accounting policies note to the financial statements, are appropriate to meet the requirements in the LG Code. The Administrator's responsibility also includes such internal control as the Administrator determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Administrator is responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

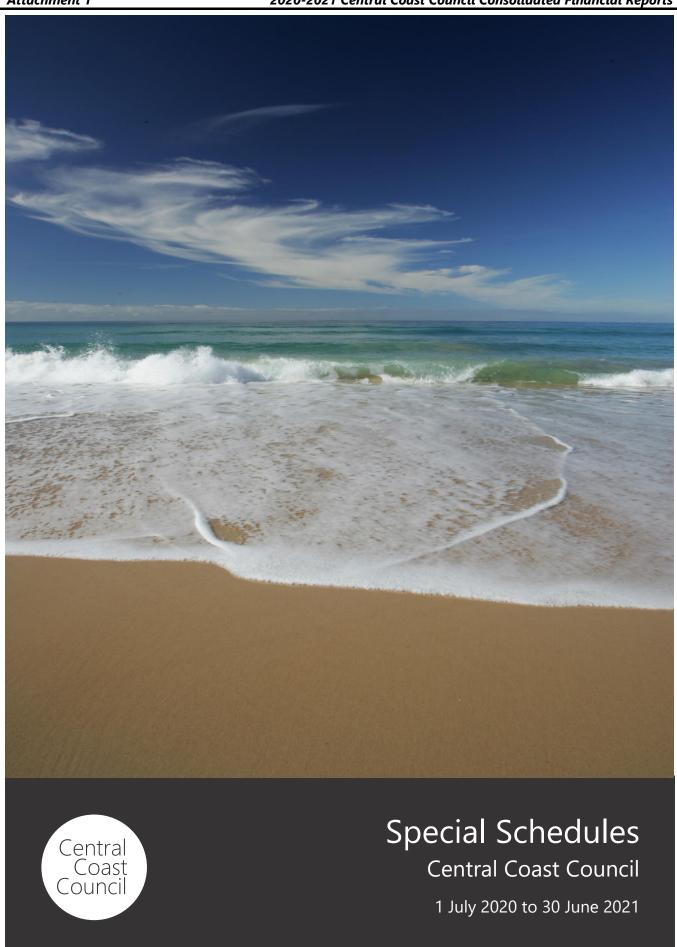
- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



David Daniels Director, Financial Audit

Delegate of the Auditor-General for New South Wales

28 February 2022 SYDNEY



Central Coast Council

Special Schedules

for the year ended 30 June 2021

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Central Coast Council

Central Coast Council | Special Schedules 2021

Permissible income for general rates

		2020/21	2020/21	2020/21	2021/22
t 1000	Notes	Wyong Shire Council	Gosford City	Central Coast Council	Central Coast Council
\$ '000	Notes	Council	Council	Council	Council
Notional general income calculation 1					
Last year notional general income yield	а	90,498	80,006	170,504	175,459
Plus or minus adjustments ²	b	333	105	438	474
Notional general income	c = a + b	90,831	80,111	170,942	175,933
Permissible income calculation					
Special variation percentage ³	d	0.00%	0.00%		13.00%
Rate peg percentage	е	2.60%	2.60%		2.00%
Plus special variation amount	$h = d \times (c + g)$	_	_	_	22,871
Plus rate peg amount	$i = e \times (c + g)$	2,362	2,083	4,445	3,519
Sub-total Sub-total	k = (c + g + i + j)	93,193	82,194	175,387	202,323
Plus (or minus) last year's carry forward total	I	382	841	1,223	480
Less valuation objections claimed in the previous year	m				(9)
Sub-total	n = (I + m)	382	841	1,223	471
Total permissible income	o = k + n	93,575	83,035	176,610	202,794
Less notional general income yield	р	93,056	82,403	175,459	202,333
Catch-up or (excess) result	q = o - p	518	632	1,150	461
Plus income lost due to valuation objections claimed	r	9	_	9	1,378
Less unused catch-up ⁴	s	(168)	(511)	(679)	(445)
Carry forward to next year 5	t = q + r + s	359	121	480	1,394

Notes

⁽¹⁾ The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.

⁽²⁾ Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916 (NSW).

⁽³⁾ The 'special variation percentage' is inclusive of the rate-peg percentage and where applicable, the Crown land adjustment.

⁽⁴⁾ Unused catch-up amounts will be deducted if they are not caught up within 10 years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for in setting the rates in a future year.

⁽⁵⁾ Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Central Coast Council | Report on infrastructure assets as at 30 June 2021 | For the year ended 30 June 2021

Central Coast Council

Report on infrastructure assets as at 30 June 2021

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	agreed level of service set by	2020/21	2020/21 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percenta gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Buildings	1,180	1,180	17,092	7,918	446,406	813,905	29.1%	37.4%	32.8%	0.7%	0.0%
	Sub-total Sub-total	1,180	1,180	17,092	7,918	446,406	813,905	29.1%	37.4%	32.8%	0.7%	0.0%
Other	Other structures	244	244	731	98	34,806	48,724	64.3%	18.1%	15.2%	2.1%	0.3%
structures	Sub-total	244	244	731	98	34,806	48,724	64.3%	18.1%	15.2%	2.1%	0.3%
Roads	Sealed roads	33,169	33,169	9,282	8,830	1,002,223	1,347,775	54.2%	27.6%	14.2%	2.5%	1.5%
	Unsealed roads	_	_	158	151	22,077	31,694	47.4%	42.9%	9.7%	0.0%	0.0%
	Bridges	2,618	2,618	1,240	1,180	37,903	62,004	9.5%	45.1%	37.4%	7.4%	0.6%
	Footpaths	3,876	3,876	4,533	4,312	143,052	226,667	10.8%	32.0%	53.9%	3.1%	0.2%
	Other road assets	7,098	7,098	3,984	3,790	403,572	663,986	8.3%	16.8%	72.9%	1.9%	0.1%
	Bulk earthworks	_	_	_	_	354,039	349,351	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	46,761	46,761	19,197	18,263	1,962,866	2,681,477	44.0%	22.3%	30.7%	2.2%	0.8%
Water supply	Water supply network	70,146	70,146	22,992	16,373	1,151,118	1,887,686	6.6%	43.3%	30.8%	19.3%	0.0%
network	Sub-total	70,146	70,146	22,992	16,373	1,151,118	1,887,686	6.6%	43.3%	30.8%	19.3%	0.0%
Sewerage	Sewerage network	23,749	23,749	14,672	21,364	1,334,671	2,386,464	11.3%	64.7%	18.3%	5.5%	0.2%
network	Sub-total	23,749	23,749	14,672	21,364	1,334,671	2,386,464	11.3%	64.7%	18.3%	5.5%	0.2%
Stormwater	Stormwater drainage	22,520	22,520	8,870	3,561	1,092,202	1,556,754	24.1%	31.7%	42.3%	0.5%	1.4%
drainage	Sub-total	22,520	22,520	8,870	3,561	1,092,202	1,556,754	24.1%	31.7%	42.3%	0.5%	1.4%
Open space /	Swimming pools	_	_	341	1,182	4,922	11,373	100.0%	0.0%	0.0%	0.0%	0.0%
recreational	Open Space/Recreational Assets	967	967	2,098	2,633	92,168	139,839	58.1%	26.7%	11.4%	3.6%	0.2%
assets	Sub-total	967	967	2,439	3,815	97,090	151,212	61.3%	24.7%	10.5%	3.3%	0.2%
Other infrastructure	Other	1,025	1,025	638	91	26,841	42,520	42.3%	27.1%	18.7%	11.1%	0.8%
assets	Sub-total	1,025	1,025	638	91	26,841	42,520	42.3%	27.1%	18.7%	11.1%	0.8%
	Total – all assets	166.592	166.592	86.631	71,483	6.146.000	9,568,742	24.3%	39.9%	29.2%	6.0%	0.5%

⁽a) Required maintenance is the amount identified in Council's asset management plans.

continued on next page ... Page 4 of 8

3

Report on infrastructure assets as at 30 June 2021 (continued)

Infrastructure asset condition assessment 'key'

Central Coast Council

Condition Integrated planning and reporting (IP&R) description

Excellent/very good No work required (normal maintenance)
Cood Only minor maintenance work required

Satisfactory Maintenance work required

Poor Renewal required

5 Very poor Urgent renewal/upgrading required

Central Coast Council | Report on infrastructure assets as at 30 June 2021 | For the year ended 30 June 2021

Central Coast Council

Report on infrastructure assets as at 30 June 2021

Infrastructure asset performance indicators (consolidated) *						
	Amounts 2021	Indicator 2021	Indicator 2020	Benchmark		
\$ '000			Restated			
Buildings and infrastructure renewals ratio						
Asset renewals 1	167,916	440 400/	450 440/			
Depreciation, amortisation and impairment	141,821	118.40%	156.41%	>= 100.00%		
Infrastructure backlog ratio						
Estimated cost to bring assets to a satisfactory standard	166,592	2.64%	3 42%	< 2.00%		
Net carrying amount of infrastructure assets	6,310,564	2.04%	3.4270	< 2.00%		
Asset maintenance ratio						
Actual asset maintenance	71,483	00 540/	110 49%	> 100 000/		
Required asset maintenance	86,631	82.51%	110.49%	> 100.00%		
Cost to bring assets to agreed service level						
Estimated cost to bring assets to						
an agreed service level set by Council	166,592	1.74%	2.19%			
Gross replacement cost	9,568,742					

^(*) All asset performance indicators are calculated using classes identified in the previous table.

⁽¹⁾ Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Central Coast Council | Report on infrastructure assets as at 30 June 2021 | For the year ended 30 June 2021

Central Coast Council

Report on infrastructure assets as at 30 June 2021



Central Coast Council

Report on infrastructure assets as at 30 June 2021

Infrastructure asset performance indicators (by fund)

	Gener	General fund		Water fund		Sewer fund	
\$ '000	2021	2020	2021	2020	2021	2020	
Buildings and infrastructure renewals ratio Asset renewals ¹ Depreciation, amortisation and impairment	218.56%	232.90%	0.00%	76.51%	0.00%	55.40%	>= 100.00%
Infrastructure backlog ratio Estimated cost to bring assets to a satisfactory standard Net carrying amount of infrastructure assets	1.90%	2.36%	6.09%	4.63%	1.78%	5.17%	< 2.00%
Asset maintenance ratio Actual asset maintenance Required asset maintenance	68.92%	106.02%	71.21%	83.31%	145.61%	175.59%	> 100.00%
Cost to bring assets to agreed service level Estimated cost to bring assets to an agreed service level set by Council Gross replacement cost	1.37%	1.63%	3.72%	2.60%	1.00%	3.12%	

⁽¹⁾ Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.



INDEPENDENT AUDITOR'S REPORT

Special Schedule – Permissible income for general rates Central Coast Council

To the Administrator of Central Coast Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Central Coast Council (the Council) for the year ending 30 June 2022.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2020–21 (LG Code) and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Schedule' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- · mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2021 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Administrator is responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements, and Special Schedule 'Report on infrastructure assets as at 30 June 2021' of the Council, and the general purpose financial statements of the Central Coast Council Water Supply Authority.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, I have separately expressed an opinion on the

- general purpose financial statements and the special purpose financial statements of the Council as required by the Local Government Act 1993
- general purpose financial statements of the Central Coast Council Water Supply Authority as required by the Government Sector Audit Act 1983.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Administrator's Responsibilities for the Schedule

The Administrator is responsible for the preparation of the Schedule in accordance with the LG Code. The Administrator's responsibility also includes such internal control as the Administrator determines is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Administrator is responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule as a whole is free from material misstatement, whether due to fraud or error
- · issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



David Daniels

Delegate of the Auditor-General for New South Wales

28 February 2022 SYDNEY



Central Coast Council - Water Supply Authority

General Purpose Financial Statements

for the year ended 30 June 2021

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Overview

Central Coast Council Water Supply Authority has its principal place of business at :

2 Hely Sreet, Wyong NSW 2259 49 Mann Street, Gosford NSW 2250

Through the use of the internet, we have ensured that our reporting is timley, complete and available at minimum cost. All media releases, financial statements and other information are publicly available on our website: www.centralcoast.nsw.gov.au

Central Coast Council - Water Supply Authority

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by the Administrator and Chief Executive Officer

At 30 June 2021, the Authority recognised \$3.6B of stormwater drainage assets, water supply network assets and sewerage network assets in note C1-5 of the Financial Statements. The Authority was unable to provide sufficient evidence to the Audit Office, to support the carrying value of these assets on the Statement of Financial Position as at 30 June 2021. This impacts the recorded depreciation expense related to these assets in note B2-4.

Apart from the above, the attached General Purpose Financial Statements have been prepared in accordance with:

· the Australian Accounting Standards and professional pronouncements

To the best of our knowledge and belief, these statements:

- · present fairly the Central Coast Council Water Supply Authority's operating result and financial position for the year
- accord with Central Coast Council Water Supply Authority's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 12 October 2021.

Rik Hart **Administrator**28 February 2022

Natalia Cowley

Responsible Accounting Officer
28 February 2022

David Farmer
Chief Executive Officer
28 February 2022

Central Coast Council - Water Supply Authority | Income Statement | For the year ended 30 June 2021

Central Coast Council - Water Supply Authority

Income Statement

for the year ended 30 June 2021

Original unaudited budget			Actual	Restated Actua
2021	\$ '000	Notes	2021	2020
	la como forma continuira a continuira			
04.057	Income from continuing operations	D4 4	04.004	70.070
84,957	Rates and annual charges	B1-1	81,804	78,370
80,212 109	User charges and fees Other revenue	B1-2 B1-3	77,161	77,507
357		B1-3	65	179
	Grants and contributions provided for operating purposes Grants and contributions provided for capital purposes	B1-4	708	593
27,363	Interest and investment income	B1-4	24,630	16,765
4,712		D1-0	2,125	4,370
197,710	Total income from continuing operations		186,493	177,784
	Expenses from continuing operations			
31,895	Employee benefits and on-costs	B2-1	36,218	37,267
60,039	Materials and services	B2-2	69,866	75,441
13,091	Borrowing costs	B2-3	14,439	15,302
76,159	Depreciation, amortisation and impairment for non-financial assets	B2-4	80,399	78,920
_	Other expenses	B2-5	3	64
_	Net losses from the disposal of assets	B3-1	2,413	2,559
181,184	Total expenses from continuing operations		203,338	209,553
	Net operating result for the year attributable to Ce	entral		
16,526	Coast Council Water Supply Authority		(16,845)	(31,769
(10,836)	Net operating result for the year before grants and contributions provided for capital purposes		(41,475)	(48,534

The above Income Statement should be read in conjunction with the accompanying notes.

Central Coast Council - Water Supply Authority | Statement of Comprehensive Income | For the year ended 30 June 2021

Central Coast Council - Water Supply Authority

Statement of Comprehensive Income

for the year ended 30 June 2021

			Restated
\$ '000	Notes	2021	2020
Net operating result for the year – from Income Statement		(16,845)	(31,769)
Other comprehensive income:			
Amounts which will not be reclassified subsequent to operating result			
Gain / (loss) on revaluation of infrastructure, property, plant and equipment	C1-5	86,459	24,459
Total items which will not be reclassified subsequently to the operating			
result		86,459	24,459
Total comprehensive income for the year attributable to	-		
Central Coast Council Water Supply Authority		69.614	(7.310)
11.3	-		(1,010)

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Central Coast Council - Water Supply Authority | Statement of Financial Position | For the year ended 30 June 2021

Central Coast Council - Water Supply Authority

Statement of Financial Position

as at 30 June 2021

			Restated	Restated
\$ '000	Notes	2021	2020	1 July 2019
ASSETS				
Current assets				
Cash and cash equivalents	C1-1	9,377	52,160	12,788
Investments	C1-2	52,352	108,614	167,935
Receivables	C1-4	31,435	44,181	39,005
Other		222	161	_
Total current assets		93,386	205,116	219,728
Non-current assets				
Investments	C1-2	79,376	16,377	15,041
Receivables	C1-4	3,067	3,328	3,406
Infrastructure, property, plant and equipment	C1-5	3,781,003	3,696,934	3,688,612
Intangible Assets	C1-6	1,703	1,703	1,703
Total non-current assets		3,865,149	3,718,342	3,708,762
Total assets		3,958,535	3,923,458	3,928,490
LIABILITIES				
Current liabilities				
Payables	C2-1	12,717	18,215	37,913
Income received in advance	C2-1	71	76	137
Contract liabilities	C2-2	2,409	3,721	_
Borrowings	C2-3	57,191	61,486	43,105
Employee benefit provisions	C2-4	8,713	9,496	9,347
Provisions	C2-5	1,759	1,538	1,363
Total current liabilities		82,860	94,532	91,865
Non-current liabilities				
Income received in advance	C2-1	2,266	2,467	2,513
Borrowings	C2-3	175,725	198,173	196,071
Employee benefit provisions	C2-4	379	380	217
Provisions	C2-5	2,214	2,429	2,534
Total non-current liabilities		180,584	203,449	201,335
Total liabilities		263,444	297,981	293,200
Net assets		3,695,091	3,625,477	3,635,290
EQUITY				
Accumulated surplus	C3-1	3,457,606	3,474,451	3,508,723
IPPE revaluation reserve	C3-1	237,485	151,026	126,567
Equity interest		3,695,091	3,625,477	3,635,290
Total equity		3,695,091	3,625,477	3,635,290

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Central Coast Council - Water Supply Authority | Statement of Changes in Equity | For the year ended 30 June 2021

2020-2021 Central Coast Council Water Supply Authority Financial Reports

Central Coast Council - Water Supply Authority

Statement of Changes in Equity

for the year ended 30 June 2021

		as at 30/06/21			as at 30/06/20				
			IPPE			IPPE			
		Accumulated	revaluation	Total	Accumulated	revaluation	Total		
		surplus	reserve	equity	surplus	reserve	equity		
\$ '000	Notes				Restated	Restated	Restated		
Opening balance at 1 July		2 474 454	454.026	2 625 477	2 406 972	100 F67	2 622 440		
· · ·	E4.4	3,474,451	151,026	3,625,477	3,496,873	126,567	3,623,440		
Correction of prior period errors	F4-1	_	_	-	11,850	_	11,850		
Changes due to AASB 1058 and AASB 15 adoption					(2,503)		(2,503)		
Restated opening balance		3,474,451	151,026	3,625,477	3,506,220	126,567	3,632,787		
Net operating result for the year		(16,845)	_	(16,845)	(31,524)	_	(31,524)		
Correction of prior period errors	F4-1	_	_	_	(245)	_	(245)		
Restated net operating result for the period		(16,845)	_	(16,845)	(31,769)	_	(31,769)		
Other comprehensive income									
Gain / (loss) on revaluation of infrastructure, property, plant and equipment	C1-5		86,459	86,459		24,459	24,459		
Other comprehensive income		-	86,459	86,459	_	24,459	24,459		
Total comprehensive income		(16,845)	86,459	69,614	(31,769)	24,459	(7,310)		
Closing balance at 30 June		3,457,606	237,485	3,695,091	3,474,451	151,026	3,625,477		

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Central Coast Council - Water Supply Authority | Statement of Cash Flows | For the year ended 30 June 2021

Central Coast Council - Water Supply Authority

Statement of Cash Flows

for the year ended 30 June 2021

Original unaudited budget 2021	\$ '000	Notes	Actual 2021	Restated Actual 2020
2021	- +	140100	2021	2020
	Cash flows from operating activities			
	Receipts:			
84,207	Rates and annual charges		82,439	78,986
79,954	User charges and fees		82,571	73,217
7,476	Investment and interest revenue received		1,117	4,451
28,115	Grants and contributions		14,095	14,246
346	Bonds, deposits and retention amounts received Other		7 406	13
340	Payments:		7,106	_
(32,350)	Employee benefits and on-costs		(36,982)	(36,955
(56,991)	Materials and services		(69,928)	(23,793
(14,903)	Borrowing costs		(14,439)	(15,302)
(14,505)	Bonds, deposits and retention amounts refunded		(3)	(10,002
(1,797)	Other		(6,137)	(72,947
94,057	Net cash flows from operating activities	F1-1a	59,839	21,916
	Cook flows from investing activities			
	Cash flows from investing activities			
54,025	Receipts: Sale of investment securities		40.700	121 20
54,025 374	Deferred debtors receipts		10,790	131,307
3/4	Payments:		_	_
_	Purchase of investment securities		(17,525)	(73,322
_	Acquisition of term deposits		(17,525)	(13,322
(90,844)	Purchase of infrastructure, property, plant and equipment		(70,491)	(61,012
(36,445)	Net cash flows from investing activities		(77,228)	(3,027
(00,110)	· ·		(11,220)	(0,021)
	Cash flows from financing activities Receipts:			
10,000	Proceeds from borrowings		19,809	39,453
10,000	Payments:		19,009	39,453
(38,980)	Repayment of borrowings		(45,203)	(18,970
	Net cash flows from financing activities			20,483
(28,980)	Net cash nows from mancing activities		(25,394)	20,400
28,632	Net change in cash and cash equivalents		(42,783)	39,372
29,573	Plus: cash and cash equivalents – beginning of period		52,160	12,788
58,205	Cash and cash equivalents at end of year	C1-1	9,377	52,160
30,200	cush and cush equivalents at one of year			32,100
142,566	plus: Investments on hand at end of year	C1-2	131,728	124,991
	Total cash, cash equivalents and investments	012		
200,771	rotal cash, cash equivalents and investments		141,105	177,151

 $\label{thm:conjunction} \mbox{The above Statement of Cash Flows should be read in conjunction with the accompanying notes.}$

Central Coast Council - Water Supply Authority

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2.1

Attachment 2

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

Central Coast Council - Water Supply Authority

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Central Coast Council Water Supply Authority (CCCWSA) on 28 February 2022.

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations.

Central Coast Council, within its overall statutory responsibilities, is a statutory authority for water supply and related purposes, under the *Water Management Act 2000*. CCCWSA controls resources to carry out water supply, sewerage, stormwater drainage and ancillary activities within Central Coast Council local government area and these functions have been consolidated in these financial statements.

CCCWSA is a not for profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities and certain classes of infrastructure, property, plant and equipment.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying CCCWSA's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on CCCWSA and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

CCCWSA makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of infrastructure, property, plant and equipment refer Note D2
- (ii) employee benefit provisions refer Note C2-4

Significant judgements in applying the Central Coast Council Water Supply Authority's accounting policies

- i. Impairment of receivables refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 Revenue from Contracts with Customers and / or AASB 1058 Income of Not-for-Profit Entities refer to Notes B1-2 B1-4.

COVID-19 Impact

The COVID-19 pandemic continues to impact the community where CCCWSA operates. This pandemic has had a financial impact for CCCWSA in the financial year ended 30 June 2020 which has impacted the comparability of some line items and amounts reported in this financial report.

COVID-19 has caused disruption to CCCWSA's business practices with a number of staff working remotely from home away from the main administration buildings and other CCCWSA facilities. Whilst this has caused some inconvenience it has not resulted in significant additional cost.

The impact on CCCWSA's financial performance and financial position was restricted to a decrease in developer contributions.

Additional costs (although not material), in conjunction with public health activities (e.g. cleaning, inventory purchases and other health and safety initiatives) have also been incurred.

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

A1-1 Basis of preparation (continued)

The financial difficulty experienced by many ratepayers led to a higher than normal level of outstanding collections for the financial year.

No material changes have been noted in asset values.

Going Concern

The Financial Statements have been prepared on a going concern basis, which assumes CCCWSA will be able to meet its debts and other financial obligations as they fall due.

Since disclosing Council's serious financial situation on 6 October 2020, Council has achieved the following:

- Obtained \$150M in bank loans which has returned Council to a positive unrestricted cash and investment position;
- · Reduced staff numbers through an organisational restructure and redundancy program;
- · Implemented strategies to reduce materials and contracts expenditure;
- · Placed CCCWSA-identified in underperforming assets for sale;
- Applied for a one-off 15% Special Rate Variation (SRV)

Council's forecast ten year long term financial plan is based on an expectation of receiving a one-off 15% Special Rate Variation (SRV), (13% + 2% standard rate peg) which would be applied in 2021-2022 and remaining permanently in the rate base. IPART has approved this increase for three years through to 30 June 2024 during which time Council will seek to extend the SRV to ensure its recovery program continues.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

CCCWSA's Statement of Cash Flows is not grossed up for GST.

Volunteer services

Volunteer services are services received from individuals or other entities without charge or for consideration significantly less that the fair vallue of those services. These may include:

- Committees with volunteer members,
- Outdoor space volunteers, and
- · Volunteers at special Council events.

Volunteer services will only be recognised when:

- · such services would be purchased if they had not been donated, and
- the fair value of those services can be reliably measured.

CCCWSA has not received the benefit of volunteer services throughout the reporting period.

Monies and other assets received by Central Coast Council Water Supply Authority

The Consolidated Fund

These Financial Statements represent the consolidation of Water, Sewerage and Drainage funds.

The notional cash and investment assets of CCCWSA are represented in practice by an equity interest in the general cash and investment assets of Central Coast Council as a whole and all investment assets and bank accounts are held in the name of Central Coast Council.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2021 reporting period.

CCCWSA has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements CCCWSA does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on CCCWSA's future financial statements, financial position, financial performance or cash flows.

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A1-1 Basis of preparation (continued)

New and amended standards adopted by Central Coast Council Water Supply Authority

During the year CCCWSA adopted the following accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective for the first time at 30 June 2021.

- AASB 1059 Service Concession Arrangements: Grantor and associated amendments
- AASB 2018- 6 Amendments to Australian Accounting Standards Definition of a business
- AASB 2018 7 Amendments to Australian Accounting Standards Definition of material
- AASB 2019 -5 Amendments to Australian Accounting Standards Disclosure of the Effect of New IFRS Standards Not Yet Issued in Australia
- AASB 2020 4 Amendments to Australian Accounting Standards Covid-19 Related Rent Concessions

None of these Standards had a significant impact on Council's reported position or performance.

B Financial Performance

B1 Sources of income

B1-1 Rates and annual charges

\$ '000	2021	2020
Annual charges		
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Water supply services	12,774	12,415
Sewerage services	55,236	53,343
Drainage	15,008	14,345
Other	_	14
Liquid trade waste	453	461
Less: pensioner rebates (State Government funded)	(2,099)	(2,115)
Less: pensioner rebates (CCCWSA funded)	(2,078)	(2,091)
Annual charges levied	79,294	76,372
Pensioner subsidies received:		
- Water	1,238	1,004
- Sewerage	1,272	994
Total annual charges	81,804	78,370
Total rates and annual charges	81,804	78,370

Accounting policy

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

B1-2 User charges and fees

\$ '000	2021	2020
User charges		
Water supply services	55,834	57,351
Sewerage services	16,228	15,468
Liquid trade waste	2,104	2,212
Total specific user charges	74,166	75,031

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

B1-2 User charges and fees (continued)

\$ '000	2021	2020
Other user charges and fees		
Building services – other	336	209
Inspection services	94	243
Regulatory/ statutory fees	312	241
Registration fees	5	7
Water connection fees	1,062	1,008
Sewer connection fees	587	350
Sewer diagrams	379	275
Special water meter reading fees	32	18
Water carters licence fees	79	51
Other	109	74
Total fees and charges – other	2,248	1,776
Total user charges and fees	77,161	77,507
Timing of revenue recognition for user charges and fees		,
User charges and fees recognised at a point in time	77,161	77,507
Total user charges and fees	77,161	77,507

Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service. There is no material obligation for CCCWSA in relation to refunds or returns.

Where an upfront fee is charged such as joining fees, the fee is recognised on a straight-line basis over the expected life to which the fee relates.

Licences granted by CCCWSA are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

B1-3 Other revenue

\$ '000	2021	2020
Sales – general	25	73
Property rents	_	25
Other supply/ services	40	81
Total other revenue	65	179
Timing of revenue recognition for other revenue		
Other revenue recognised at a point in time	65	179
Total other revenue	65	179

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B1-4 Grants and contributions

\$ '000	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Special purpose grants and non-developer contributions (tied)				
Cash contributions			505	500
Drainage / environment	_	-	505	599
Environmental programs LIRS subsidy	207	127	97	_
Water / sewer infrastructure	387	446	- - -	2.700
Other specific grants	13	- 20	5,816	2,788
Sewerage (excl. section 64 contributions)	13	20	200	132
Water supplies (excl. section 64 contributions)	_	_	134	73
Other contributions	101	_	134	98
Total special purpose grants and non-developer			14	90
contributions – cash	708	593	6,766	3,690
Non-cash contributions				
Other			9,931	4,330
Total other contributions – non-cash			9,931	4,330
Total special purpose grants and non-developer contributions (tied)	708	593	16,697	8,020
Total grants and non-developer contributions	708	593	16,697	8,020
Comprising:				
- Commonwealth funding	101	_	10,186	599
- State funding	607	593	6,511	2,788
– Other funding	_	_	-	4,633
· ·	708	593	16,697	8,020
Developer contributions Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA): Cash contributions				
S 64 – water supply contributions	_	_	3,392	3,429
S 64 – sewerage service contributions	_	_	3,010	3,639
S 7.11 – drainage assets	_	_	1,153	1,424
Total developer contributions – cash			7,555	8,492
Non-cash contributions			1,000	0,102
S 64 – water supply contributions	_	_	127	82
S 7.11 – stormwater contributions	_	_	251	171
Total developer contributions non-cash			378	253
Total developer contributions			7,933	8,745
Total contributions			7,933	8,745
Total grants and contributions	708	593	24,630	16,765
Timing of revenue recognition for grants and contributions				
Grants and contributions recognised at a point in time	708	593	24,630	16,765
Total grants and contributions	708			
Total granto and contributions		593	24,630	16,765

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

B1-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by CCCWSA on condition that they be spent in a specified manner:

\$ '000	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Unspent grants and contributions				
Unspent funds at 1 July	72	3	3,504	2,352
Add: Funds received and not recognised as revenue in the current year	9	72	_	1,152
Less: Funds received in prior year but revenue recognised and funds spent in current	3	12	_	1,102
year	(72)	(3)	(1,249)	_
Unspent funds at 30 June	9	72	2,255	3,504
Capital grant unspent and held as a restriction at year end relates to the Climate Change Fund.				
Contributions				
Unspent funds at 1 July	_	_	86,099	91,245
Add: contributions received and not recognised as revenue in the current				
year	-	_	7,517	4,632
Less: contributions recognised as revenue in previous years that have been spent				
during the reporting year			(34,447)	(9,778)
Unspent contributions at 30 June		<u> </u>	59,169	86,099

Various developer contributions unspent and held as a restriction at year end.

Accounting policy

Grants and contributions - enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but may include specific trigger events. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by CCCWSA under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under CCCWSA's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by CCCWSA.

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

B1-4 Grants and contributions (continued)

Developer contributions

CCCWSA has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While CCCWSA generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by CCCWSA, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to CCCWSA.

Developer contributions may only be expended for the purposes for which the contributions were required, but CCCWSA may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. CCCWSA considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B1-5 Interest and investment income

\$ '000	2021	2020
Interest on financial assets measured at amortised cost		
- Overdue annual charges	445	884
 Cash and investments 	1,677	3,480
Other	3	6
Total interest and investment income	2,125	4,370

Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

B2 Costs of providing services

B2-1 Employee benefits and on-costs

\$ '000	2021	2020
Salaries and wages	27,322	32,037
Employee termination costs	1,676	121
Employee leave entitlements	5,487	4,295
Superannuation	2,411	2,489
Payroll tax	2,577	2,595
Workers Compensation	343	615
Total employee costs	39,816	42,152
Less: capitalised costs	(3,598)	(4,885)
Total employee costs expensed	36,218	37,267

Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

All employees of the CCCWSA are entitled to benefits on retirement, disability or death. CCCWSA contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

CCCWSA participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore CCCWSA accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note D3-1 for more information.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

B2-2 Materials and services

\$ '000	Notes	2021	2020
Raw materials and consumables		9,575	10,491
Contractor and consultancy costs		9,478	10,045
Audit Fees	E2-1	_	12
Agency Hire		661	1,696
Previously other expenses:			
Administration support		28,361	28,946
Advertising		13	20
Computer software charges		631	220
Electricity and heating		9,214	8,947
Gas charges		125	91
Insurance		77	192
Licences		503	404
Plant hire		4,975	7,782
Printing and stationery		13	31
Subscriptions and publications		18	13
Telephone and communications		6	22
Tipping fees		4,407	5,773
Training costs (other than salaries and wages)		18	22
Water purchases		1,398	586
Other expenses		393	148
Total materials and services		69,866	75,441
Total materials and services		69,866	75,441

Accounting policy

Expenses are recorded on an accruals basis as CCCWSA receives the goods or services.

B2-3 Borrowing costs

\$ '000	2021	2020
(i) Interest bearing liability costs		
Interest on loans	14,430	15,277
Other debts	9	25
Total interest bearing liability costs expensed	14,439	15,302
Total borrowing costs expensed	14,439	15,302

Accounting policy

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

B2-4 Depreciation, amortisation and impairment of non-financial assets

		2021	2020
\$ '000	Notes		Restated
Depreciation and amortisation			
Plant and equipment		27	41
Office equipment		32	35
Furniture and fittings		13	13
Land improvements (depreciable)		14	14
Infrastructure:	C1-5		
- Buildings - specialised		704	683
- Other structures		53	54
- Roads		1	1
- Stormwater drainage		14,561	15,858
 Water supply network 		24,401	27,017
- Sewerage network		32,745	35,204
Other assets:			
– Other	_	5	
Total gross depreciation and amortisation costs	_	72,556	78,920
Impairment / revaluation decrement of IPPE			
Infrastructure:	C1-5		
 Sewerage network 		7,843	_
Total impairment costs charged to Income Statement (IPPE)		7,843	_
Total depreciation, amortisation and impairment for			
non-financial assets		80,399	78,920

Accounting policy

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives.

Impairment of non-financial assets

CCCWSA assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B2-5 Other expenses

\$ '000	Notes	2021	2020
Impairment of receivables			
Other		3	64
Total impairment of receivables	C1-4	3	64
Total other expenses		3	64

Accounting policy

Other expenses are recorded on an accruals basis when CCCWSA has an obligation for the expense.

Impairment expenses are recognised when identified.

B3 Gains or losses

B3-1 Gain or loss from the disposal, replacement and de-recognition of assets

\$ '000	Notes	2021	2020
Gain (or loss) on disposal of property (excl. investment	property)		
Proceeds from disposal – property		-	_
Less: carrying amount of property assets sold/written off	_		(4)
Gain (or loss) on disposal			(4)
Gain (or loss) on disposal of infrastructure	C1-5		
Proceeds from disposal – infrastructure Less: carrying amount of infrastructure assets sold/written off		(2.442)	(2, 555)
, 0		(2,413)	(2,555)
Gain (or loss) on disposal		(2,413)	(2,555)
Gain (or loss) on disposal of investments	C1-2		
Proceeds from disposal/redemptions/maturities – investments		10,790	131,307
Less: carrying amount of investments sold/redeemed/matured		(10,790)	(131,307)
Gain (or loss) on disposal			
Net gain (or loss) on disposal of assets	_	(2,413)	(2,559)

Accounting policy
Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2021	2020
Cash and cash equivalents		
Cash-equivalent assets		
– Deposits at call	9,377	52,160
Total cash and cash equivalents	9,377	52,160

Accounting policy

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

C1-2 Financial investments

	2021	2021	2020	2020
<u>\$ '000</u>	Current	Non-current	Current	Non-current
Financial assets at fair value through the profit and	loss			
Government and semi-government bonds	_	17,715	_	2,998
NCD's, FRN's	12,019	47,670	5,890	1,591
Total	12,019	65,385	5,890	4,589
Debt securities at amortised cost				
Long term deposits	40,333	13,991	102,724	11,788
Total	40,333	13,991	102,724	11,788
Total financial investments	52,352	79,376	108,614	16,377
Total cash assets, cash equivalents and				
investments	61,729	79,376	160,774	16,377

Accounting policy

Financial instruments are recognised initially on the date that the CCCWSA becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, CCCWSA classifies its financial assets into the following categories - those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C1-2 Financial investments (continued)

CCCWSA's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than three months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

CCCWSA's financial assets measured at fair value through profit or loss comprise investments in FRN's and NCD's in the Statement of Financial Position.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C1-3 Restricted cash, cash equivalents and investments

\$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Total cash, cash equivalents and investments	61,729	79,376	160,774	16,377
attributable to:				
External restrictions	25,214	39,193	75,618	16,377
Internal restrictions	1,732	-	1,958	-
Unrestricted	34,783	40,183	83,198	_
	61,729	79,376	160,774	16,377
A 1000			0004	0000
\$ '000			2021	2020
Details of restrictions				
External restrictions				
External restrictions included in cash, cash equivalents and ir comprise:	nvestments abo	ve		
Developer contributions – water fund			1,665	27,529
Developer contributions – sewer fund			19,510	20,032
Developer contributions – drainage			34,655	34,583
Developer contributions – VPA – water			1,053	1,045
Developer contributions – VPA – sewer			495	491
Developer contributions - VPA - drainage			1,369	1,359
Specific purpose unexpended grants (recognised as revenue) – water fund		2,255	2,550
Specific purpose unexpended grants (recognised as revenue) – sewer fund		_	153
Specific purpose unexpended grants (recognised as revenue) – drainage fun	nd	9	873
Water fund			45	45
Drainage			100	100
Self insurance – sewer			2,164	2,027
Self insurance – water			1,087	1,208
External restrictions			64,407	91,995
Total external restrictions			64,407	91,995
Internal restrictions		- 11		
Council has internally restricted cash, cash equivalents and in	ivestments as t	Ollows:		4 000
Employee leave entitlement – water			924	1,026
Employees leave entitlement – drainage			794	55
Employee leave entitlement – sewer Total internal restrictions			14	877
			1,732	1,958
Total restrictions			66,139	93,953

Internal restrictions over cash, cash equivalents and investments are those assets restricted only by a resolution of the elected Council.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C1-4 Receivables

	2021	2021	2020	2020
'000	Current	Non-current	Current	Non-current
terest and extra charges	836	_	1,177	_
ser charges and fees	7,668	2,827	13,122	3,034
ccrued revenues	•	,	,	,
User charges and fees	12,420	_	13,255	_
Government grants and subsidies	2,824	_	2,182	_
Other income accruals	_	_	36	_
rainage annual charges	1,512	_	2,636	_
ewerage annual charges	5,004	_	9,692	_
ater annual charges	1,068	_	2,082	_
ther debtors	157	240	60	294
otal	31,489	3,067	44,242	3,328
ess: provision of impairment				
ates and annual charges	(6)	_	_	_
ser charges and fees	_	_	(45)	_
ther debtors	(48)	_	(16)	_
otal provision for impairment – receivables	(54)	_	(61)	_
otal net receivables	31,435	3,067	44,181	3,328

\$ '000	2021	2020
Movement in provision for impairment of receivables		
Balance at the beginning of the year (calculated in accordance with AASB 139)	61	_
Movement through provision	(6)	_
+ new provisions recognised during the year	_	61
Balance at the end of the year	55	61

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, CCCWSA considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on CCCWSA's historical experience and informed credit assessment, and including forward-looking information.

CCCWSA uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

When considering the ECL for annual charges debtors, CCCWSA takes into account that unpaid annual charges represent a charge against the rateable property that will be recovered when the property is next sold.

Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

CCCWSA writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are beyondthe applicable statute of limitations period, whichever occurs first.

Where CCCWSA renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

2020-2021 Central Coast Council Water Supply Authority Financial Reports

C1-5 Infrastructure, property, plant and equipment

By aggregated asset class		At 1 July 2020			Asset movements during the reporting period				At 30 June 2021				
\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions new assets	Carrying value of disposals	Depreciation expense	Impairment loss / revaluation decrements (recognised in P/L)	WIP transfers	Adjustments and transfers	Revaluation increments / (decrements) to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	92,192	_	92,192	64,792	_	_	_	(87,932)	5.004	_	74,056	_	74,056
Plant and equipment	1,320	(1,126)	194		_	(27)	_	-	_	_	1,320	(1,153)	167
Office equipment	196	(149)	47	_	_	(32)	_	71	_	_	173	(87)	86
Furniture and fittings	866	(749)	117	_	_	(13)	_	_	_	_	183	(79)	104
Land:		(-,				(- /						(' '	
- Operational land	68,946	_	68,946	_	_	_	_	_	_	13,698	82,644	_	82,644
- Crown and Community land	12,249	_	12,249	_	_	_	_	_	_	161	12,410	_	12,410
Land improvements – depreciable	146	(14)	132	_	_	(14)	_	516	_	_	662	(28)	634
Infrastructure:													
 Buildings – specialised 	51,689	(19,624)	32,065	_	-	(704)	_	219	-	_	51,909	(20,329)	31,580
- Other structures	1,716	(460)	1,256	_	-	(53)	_	_	-	_	1,716	(513)	1,203
- Roads	42	(21)	21	_	-	(1)	_	_	-	(20)	_	_	_
- Bulk earthworks (non-depreciable)	16	_	16	_	-	_	_	_	_	(16)	_	_	-
 Stormwater drainage 	1,514,849	(484,217)	1,030,632	9,929	(34)	(14,561)	_	9,862	-	56,374	1,556,754	(464,552)	1,092,202
 Water supply network 	1,871,510	(827,658)	1,043,852	_	(994)	(24,401)	_	33,696	7	98,991	2,088,896	(937,778)	1,151,118
Sewerage networkOther assets:	2,352,227	(937,012)	1,415,215	-	(1,385)	(32,745)	(7,843)	43,435	723	(82,729)	2,219,720	(885,049)	1,334,671
- Other	_	_	_	_	_	(5)	_	133	_	_	133	(5)	128
Total infrastructure, property, plant and equipment	5,967,964	(2,271,030)	3,696,934	74,721	(2,413)	(72,556)	(7,843)	_	5,734	86,459	6,090,576	(2,309,573)	3,781,003

2020-2021 Central Coast Council Water Supply Authority Financial Reports

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C1-5 Infrastructure, property, plant and equipment (continued)

By aggregated asset class		At 1 July 2019			Asset movements during the reporting period			eriod		At 30 June 2020		
\$ '000	Gross carrying amount	Accumulated depreciation and impairment Restated	Net carrying amount Restated	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment Restated	Net carrying amount Restated
Capital work in progress	101.799	_	101,799	65,485	_	_	(69,334)	(5,759)	_	92,192	_	92,192
Plant and equipment	1,133	(1,085)	48	05,405	_	(41)	187	(5,759)	_	1,320	(1,126)	194
Office equipment	609	(600)	9		_	(35)	72			196	(1,120)	47
Furniture and fittings	854	(731)	123	_		(13)	7		_	866	(749)	117
Land:	034	(731)	123	_	_	(13)	,	_	_	000	(749)	117
Operational land	70,793	_	70,793	_	_	_	_	(1,847)	_	68,946	_	68,946
Crown and Community land	7,351	_	7,351	_	_	_	290	1,847	2,761	12,249	_	12,249
Land improvements – depreciable	_	_	_	_	_	(14)	146		_,	146	(14)	132
Infrastructure:						(/					(/	
- Buildings - specialised	50,167	(18,960)	31,207	_	(4)	(683)	1,544	_	_	51,689	(19,624)	32,065
- Other structures	1,699	(406)	1,293	_	_	(54)	17	_	_	1,716	(460)	1,256
- Roads	42	(20)	22	_	_	(1)	_	_	_	42	(21)	21
- Bulk earthworks		(- /				()					` '	
(non-depreciable)	16	_	16	_	_	_	-	_	_	16	_	16
 Stormwater drainage 	1,489,091	(468,579)	1,020,512	590	(293)	(15,858)	25,681	_	_	1,514,849	(484,217)	1,030,632
 Water supply network 	1,837,899	(796,305)	1,041,594	1,053	(1,004)	(27,017)	19,503	682	9,041	1,871,510	(827,658)	1,043,852
 Sewerage network 	2,311,202	(897,357)	1,413,845	2,688	(1,258)	(35,204)	21,887	600	12,657	2,352,227	(937,012)	1,415,215
Total infrastructure, property, plant and equipment	5,872,655	(2,184,043)	3,688,612	69,816	(2,559)	(78,920)	_	(4,477)	24,459	5,967,964	(2,271,030)	3,696,934

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C1-5 Infrastructure, property, plant and equipment (continued)

Accounting policy

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes.

When infrastructure, property, plant and equipment is acquired by CCCWSA at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to CCCWSA and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Plant and equipment	Years	Buildings	Years
Office furniture	10 to 15	Buildings	6 to 170
Other plant and equipment	8 to 15		
Water and sewer assets		Stormwater assets	
Dams and reservoirs	15 to 200	Drains	120
Bores	20 to 30	Culverts	120
Reticulation pipes	60 to 100	Flood control structures	80
Transportation assets			
Bridges	15 to 100		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by CCCWSA at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Department of Planning, Industry and Environment – Water.

Increases in the carrying amounts arising on revaluation are credited to the IPPE revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against IPPE revaluation reserve to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C1-6 Intangible assets

Intangible assets are as follows:		
\$ '000	2021	2020
Drainage Easements		
Opening values at 1 July		
Gross book value	4,172	4,172
Accumulated amortisation	(2,469)	(2,469)
Net book value – opening balance	1,703	1,703
Closing values at 30 June		
Gross book value	4,172	4,172
Accumulated amortisation	(2,469)	(2,469)
Total drainage easements – net book value	1,703	1,703

Accounting policy

Drainage easements

Easements (the right of access over land) are recognised as intangible assets.

Easements are determined to have indefinite lives, as there is no finite period over which their use is fully consumed. They convey a right to CCCWSA to enable it to gain access to its infrastructure assets over an indefinite period of time. Unlike the infrastructure assets themselves, which are consumed over a finite period and undergo replacement to enable continuity of service, an easement can exist continuously throughout this period and beyond, and thus may never need to be released. Easements are only derecognised when a management decision has been made to relocate the relevant infrastructure asset and the need for the easement no longer exists. Since easements are viewed as having an indefinite life, they are not amortised, however, they are tested for impairment.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C2 Liabilities of Council

C2-1 Payables

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Payables				
Prepaid annual charges	4,891	_	4,262	_
Goods and services – operating expenditure	3,855	_	3,917	_
Accrued expenses:				
 Salaries and wages 	20	_	_	_
 Other expenditure accruals 	3,666	_	9,748	_
Security bonds, deposits and retentions	285	_	288	_
Payments received in advance	71	2,266	76	2,467
Total payables	12,788	2,266	18,291	2,467

Current payables not expected to be settled within the next twelve months

\$ '000	2021	2020
Payables – overpayments, security bonds, deposits and retentions	4,548	3,560
Total payables	4,548	3,560

Accounting policy

CCCWSA measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Payables

These amounts represent liabilities for goods and services provided to CCCWSA prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C2-2 Contract Liabilities

		2021	2021	2020	2020
\$ '000	Notes	Current	Non-current	Current	Non-current
Funds to construct CCCWSA controlled assets Funds received prior to performance	(i)	2,255	-	3,504	-
obligation being satisfied (upfront payments) - AASB 15	(ii)	9	-	72	-
Unexpended capital contributions (to construct CCCWSA controlled assets)	(i)	145		145	_
Total grants received in advance		2,409		3,721	_
Total contract liabilities	_	2,409	_	3,721	_

Notes

(i) CCCWSA has received funding to construct assets including environmental and other infrastructure. The funds received are under an enforceable contract which require CCCWSA to construct an identified asset which will be under CCCWSA's control on completion. The revenue is recognised as CCCWSA constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2021	2020
Grants and contributions received in advance:		
Funds to construct CCCWSA controlled assets	1,249	3
Funds received prior to performance obligation being satisfied (upfront payments) - AASB 15	72	3
Total revenue recognised that was included in the contract liability balance at the beginning of the period	1,321	6

Significant changes in contract liabilities

There was no significant change to contract liabilities aside from the current year recognised revenue noted above.

Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to CCCWSA transferring a good or service to the customer, CCCWSA presents the funds which exceed revenue recognised as a contract liability.

C2-3 Borrowings

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Loans – secured	27,816	154,304	37,334	175,490
Loans – unsecured	29,375	21,421	24,152	22,683
Total borrowings	57,191	175,725	61,486	198,173

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C2-3 Borrowings (continued)

(a) Changes in liabilities arising from financing activities

	2020			Non-cash r	novements		2021
\$ '000	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy		Closing balance
Loans – secured	212,824	(30,704)	_	_	_	_	182,120
Loan – unsecured	46,835	3,961	_	_	_	_	50,796
Total liabilities from financing activities	259,659	(26,743)	_	_	_	_	232,916

	2019	Non-cash movements					2020
_	Opening	_		Fair value	Acquisition due to change in accounting	Other non-cash	
\$ '000	Balance	Cash flows	Acquisition	changes	policy	movement	Closing balance
Loans – secured	214,173	(1,349)	_	_	_	_	212,824
Loan – unsecured	25,003	21,832	_	_	_		46,835
Total liabilities from financing activities	239,176	20,483	_	_	_	_	259,659

(b) Financing arrangements

Additional financing arrangements information

Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

Security over loans

Loans are secured over future cash flows of CCWSA.

Accounting policy

CCCWSA measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

C2-4 Employee benefit provisions

	2021	2021	2020	2020
\$ '000	Current	Non-current	Current	Non-current
Annual leave	3,008	-	2,761	_
Sick leave	1,019	_	1,379	_
Long service leave	4,302	379	5,046	380
Other leave	384	_	310	_
Total employee benefit provisions	8,713	379	9,496	380

Current employee benefit provisions not expected to be settled within the next twelve months

\$ '000	2021	2020
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	4,649	4,904
	4,649	4,904

Description of and movements in non-employee benefit provisions

Accounting policy

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if CCCWSA does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

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C2-5 Provisions

2021	2021	2020	2020
Current	Non-Current	Current	Non-Current
1,037	2,214	827	2,408
106	_	64	_
_	-	21	_
437	-	518	21
179	-	108	_
1,759	2,214	1,538	2,429
1,759	2,214	1,538	2,429
	1,037 106 - 437 179 1,759	Current Non-Current 1,037 2,214 106 - - - 437 - 179 - 1,759 2,214	Current Non-Current Current 1,037 2,214 827 106 - 64 - - 21 437 - 518 179 - 108 1,759 2,214 1,538

Movements in provisions

	Other provisions					
\$ '000	Self insurance	Other (Payroll Tax)	Net carrying amount			
2021						
At beginning of year	3,320	647	3,967			
Additional provisions	358	2,656	3,014			
Amounts used (payments)	(321)	(2,686)	(3,007)			
Total other provisions at end of year	3,357	617	3,974			
2020						
At beginning of year	2,952	945	3,897			
Additional provisions	-	2,649	2,649			
Amounts used (payments)	_	(2,947)	(2,947)			
Other	368	_	368			
Total other provisions at end of year	3,320	647	3,967			

Nature and purpose of provisions

Self-insurance

To recognise liabilities for outstanding claims (uninsured losses) arising from CCCWSA's decision to undertake self-insurance for certain risks faced.

Payroll tax and other

To recognise liabilities for miscellaneous employee provisions not relating to leave entitlements and outstanding payroll tax arising from CCWSA's water and sewer activities.

Accounting policy

Provisions are recognised when CCCWSA has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Self-insurance

CCCWSA has decided to self-insure for various risks, including public liability, workers compensation and professional indemnity. A provision for self-insurance has been made to recognise outstanding claims. CCCWSA also maintains cash and investments to meet expected future claims; refer to Note C1-3.

Self Insurance provisions represent both (i) claims incurred but not reported and (ii) claims reported and estimated as a result of CCCWSA being a self-insurer for Workers Compensation claims. Public Liability and Professional Indemnity claims are expensed as they meet the recognition criteria as set out in AASB 137 *Provisions, Contingent Liabilities and Contingent Assets*.

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C2-5 Provisions (continued)

Specific uncertainties relating to the final costs and the assumptions made in determining Provisions for Self Insurance include: - Claims escalation of 2.5% in 2021/2022, 2.25% in 2022/2023 and 2.0% per annum thereafter. A bond yield of between -0.030% and 3.762% per annum over a 50 year period.

- All monetary amounts for past Workers Compensation claims were indexed to bring them to 'standardised' values at 30 June 2021.
- Workers Compensation claim payments projected into the future by the adopted actuarial model are in 'standardised' values as at 30 June 2021.

The last actuarial assessment of Workers Compensation Claims was undertaken in July 2021 and was performed by David A Zaman Pty Ltd. Director David Zaman, BSc, FIA, FIAA, MBA.

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

C3 Reserves

C3-1 Nature and purpose of reserves

Infrastructure, property, plant and equipment revaluation reserve

The infrastructure, property, plant and equipment revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

D Risks and accounting uncertainties

D1-1 Risks relating to financial instruments held

CCCWSA's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of CCCWSA.

Council's objective on behalf of CCCWSA is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

CCCCWSA does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by Council.

The fair value of CCCWSA's financial assets and financial liabilities approximates their carrying amount.

The risks associated with the financial instruments held are:

- interest rate risk the risk that movements in interest rates could affect returns
- · liquidity risk the risk that CCCWSA will not be able to pay its debts as and when they fall due.
- credit risk the risk that a contracting entity will not complete its obligations under a financial instrument, resulting in a financial loss to CCCWSA.

CCCWSA manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. CCCWSA also seeks advice from independent advisers before placing any cash and investments.

(a) Market risk – interest rate and price risk

\$ '000	2021	2020
The impact on the result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
- Equity / Income Statement	1,411	1,771
Impact of a 10% movement in price of investments		
- Equity / Income Statement	14,111	17,709

(b) Credit risk

CCCWSA's major receivables comprise annual charges, user charges and fees.

CCCWSA manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk other than CCCWSA has significant credit risk exposures in its local area given the nature of CCCWSA's activities.

The level of outstanding receivables is reported to CCCWSA monthly and benchmarks are set and monitored for acceptable collection performance. The balances of receivables that remain within initial trade terms (as detailed in the table) are considered to be of high credit quality.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

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D1-1 Risks relating to financial instruments held (continued)

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables - annual charges

Credit risk on annual charges is minimised by the ability of CCCWSA to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. CCCWSA is also able to charge interest on overdue annual charges at higher than market rates which further encourages the payment.

\$ '000	Not yet overdue	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
2021						
Gross carrying amount	1	6,622	391	398	173	7,585
2020						
Gross carrying amount	166	13,275	653	409	101	14,604

Receivables - non annual charges

CCCWSA applies the simplified approach for non-annual charges debtors to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-annual charges debtors have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
2021						
Gross carrying amount	15.793	6.908	363	242	3.666	26,972
Expected loss rate (%)	-,	-,			-,	*
. ,	0.00%	0.00%	0.00%	0.00%	1.50%	0.20%
ECL provision	-	_	_	_	55	55
2020						
Gross carrying amount	3,381	16,340	577	5,005	7,663	32,966
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	0.79%	0.18%
ECL provision	_	_	_	-	61	61

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

D1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables and borrowings are both subject to liquidity risk; that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. CCCWSA manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. CCCWSA manages this risk through diversification of borrowing types, maturities and interest rate structures. The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows. The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

	Weighted average	Subject		payable in:			Actual
\$ '000	interest rate	to no maturity	≤1 Year	1 - 5 Years	> 5 Years	Total cash outflows	carrying values
2021							
Trade/other payables	0.00%	285	7,541	_	_	7,826	7,826
Loans and advances	4.94%		37,112	95,022	105,523	237,657	187,733
Total financial liabilities		285	44,653	95,022	105,523	245,483	195,559
2020							
Trade/other payables	0.00%	288	36,625	_	_	36,913	13,953
Loans and advances	5.77%	_	50,548	109,067	147,839	307,454	259,659
Total financial liabilities		288	87,173	109,067	147,839	344,367	273,612

D2-1 Fair value measurement

CCCWSA measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment

Fair value hierarchy

All assets and liabilities measured at fair value are assigned to a level in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: Unobservable inputs for the asset or liability

The table below shows the assigned level for each asset and liability held at fair value by CCCWSA:

		Fair value measurement hierarchy								
		Level 1 Quoted prices in active mkts		Level 2 Si observab			Level 3 Significant unobservable inputs		Total	
		2021	2020	2021	2020	2021		2021	2020	
\$ '000	Notes						Restated		Restated	
Recurring fair value meas	urement	•								
Financial assets	, , , , , , , , , , , , , , , , , , , ,									
Financial investments	C1-2									
At fair value through profit or	012									
loss		77,404	10,479	_	_	_	_	77,404	10,479	
Total financial assets		77,404	10,479	_	_	_	_	77,404	10,479	
Infrastructure, property, p	plant and	equipmen	ıt							
Plant and equipment		-	_	_	_	167	194	167	194	
Office equipment		-	_	_	-	86	47	86	47	
Furniture and fittings		-	-	_	_	104	117	104	117	
Crown and Community land		-	-	_	-	12,410	12,249	12,410	12,249	
Operational land		-	_	82,644	68,946	_	_	82,644	68,946	
Land improvements -										
depreciable		-	-	_	-	634	132	634	132	
Buildings – specialised		-	_	_	-	31,580	32,065	31,580	32,065	
Other structures		-	-	_	_	1,203	1,256	1,203	1,256	
Roads		-	-	_	-	-	21	-	21	
Bulk earthworks (non										
depreciable)		-	-	-	_	-	16	-	16	
Stormwater drainage		-	-	_	-	1,092,202	1,030,632	1,092,202	1,030,632	
Water supply network		-	_	_	-	1,151,118	1,043,852	1,151,118	1,043,852	
Sewerage network		-	_	_	-	1,334,671	1,415,215	1,334,671	1,415,215	
Other assets						128		128		
Total infrastructure,										
property, plant and equipment	C1-5			00.044	60.046	2 024 202	2 525 700	2 700 047	2 604 742	
equipment	UI-5			82,644	68,946	3,024,303	3,535,796	3,706,947	3,604,742	

Transfers between level 1 and level 2 fair value hierarchies

The following transfers occurred between level 1 and level 2 fair value hierarchies during the year:

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

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2.1

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

D2-1 Fair value measurement (continued)

Valuation techniques

Where CCCWSA is unable to derive fair valuations using quoted market prices of identical assets (ie. Level 1 inputs), or observable inputs (Level 2 inputs), it utilises unobservable inputs (Level 3 inputs).

The fair valuation techniques CCCWSA has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

Plant and equipment, office equipment and furniture and fittings

Plant and equipment, office equipment and furniture and fittings assets are recognised and valued at cost. CCCWSA assumes that the carrying amount reflects the fair value of the assets due to the nature of the items. Therefore these assets are disclosed at fair value in the notes.

These asset categories include:

- plant and equipment
 - o Major plant items tractors, excavators, street sweepers, tippers, rollers, forklifts, backhoes, beach cleaners
 - o Minor plant items generators, mowers, weed harvester, trailers, chainsaws, wood chippers, power hand tools
 - o Fleet vehicles trucks, commercial vehicles and passenger vehicles
- office equipment computer hardware, communications equipment, digital cameras, photocopiers
- · furniture and fittings work stations, storage cabinets, CCTV, air conditioning units.

The unobservable level 3 inputs used include:

- · pattern of consumption
- useful life
- residual value.

CCCWSA reviews the value of these assets based on the gross replacement cost of similar assets.

There has been no change to the valuation process during the reporting period.

Operational land

This asset class is comprised of all CCCWSA's land classified as operational land under the *Local Government Act 1993*. CCCWSA's accounting policy is to value the freehold land on a market value basis.

CCCWSA engaged Scott Fullarton Valuation Pty Ltd to value operational land in 2018. The land was valued using level 2 inputs that would be taken into account by buyers and sellers in setting the price, including but not limited to dimensions, land use and zoning, exposure to traffic and topography.

The fair value of operational land was reviewed for the year ended 30 June 2021 and an adjustment was recognised in the financial statements to ensure the carrying values of these assets materially reflect fair value.

Crown and Community land

Community Land assets are comprised of CCCWSA owned land classified as Community Land under the Local Government Act 1993. Crown land is under the care and management of CCCWSA on behalf of the Crown.

CCCWSA accounting policy is to value Crown and Community land based on the unimproved land values provided by the Valuer General or an average unit rate based on the land values for similar properties (land use, land size, shape and location).

These are considered level 2 observable inputs.

Crown and Community land have been valued at 30 June 2021 using the VG valuations published on 1 July 2020.

Buildings - specialised

It is CCCWSA's accounting policy to value buildings for which a market exists using the best estimate of the price reasonably obtainable in the market at the date of valuation. Where there is no depth in market the buildings will be determined on the depreciated current replacement cost basis.

The valuation of buildings, structural improvements and site services includes those items that form part of the building services installation (e.g. heating, cooling and climate control equipment, lifts, escalators, fire alarms, sprinklers and firefighting

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D2-1 Fair value measurement (continued)

equipment, and general lighting). The buildings and site improvements were physically inspected and measured. The building valuations incorporate a gross current value, net current value and residual value for each asset.

This asset class is categorised as Level 3 as some of the inputs used in the valuation of these assets require significant professional judgement and are unobservable.

CCCWSA engaged Scott Fullarton Valuation Pty Ltd to value all buildings in 2018. The approach estimated the replacement cost of each building and componentising of significant parts of specific buildings with different useful lives and taking into account CCCWSA's asset management practices.

Where the unit rates could be supported by market evidence, Level 2 inputs were utilised. Other outputs (such as estimates of residual value, useful life, asset condition and componentisation including the split between short and long life components) required extensive professional judgement and impacted significantly on the final determination of fair value. As such, this asset class has been valued utilising Level 3 inputs.

Other structures

This asset class is comprised of fencing and structures which did not meet the definition of a building and are recognised and valued at cost. CCCWSA assumes that the carrying amount reflects the fair value of the assets due to the nature of the items.

The replacement cost approach will be utilised to value other structures. Unobservable Level 3 inputs used include useful life, asset condition and pattern of consumption.

There has been no change to the valuation process during the reporting period.

Stormwater drainage

The Stormwater drainage asset class consists of CCCWSA's pits, pipes, detention basins, open drains, culverts, floodgates, wetlands, headwalls and gross pollutant traps.

CCCWSA engaged Morrison Low to value all stormwater drainage assets as at 30 June 2021. The approach used the cost assets approach. Replacement cost was assessed using the Modern Engineering Equivalent Replacement Asset (MEERA) approach.

Significant inputs considered in the valuation of these assets are asset condition, remaining useful life and pattern of consumption.

This asset class is categorised a Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable.

Water supply network

This asset class is comprised of water treatment plants, water pump stations, reservoirs, water mains, tunnels, dams, weirs and water meters.

Council engaged the external consulting company GHD, to undertake the valuation of all water supply infrastructure assets at 30 June 2021. The gross replacement cost for each asset was calculated using the MEERA approach.

Significant inputs considered in the valuation of these assets are remaining useful life, asset condition, unit rates and pattern of consumption.

There has been no change to the valuation process during the reporting period.

Sewerage network

This asset class is comprised of sewer treatment plants, sewer pump stations, sewer vacuum systems and sewer mains.

Council engaged the external consulting company GHD, to undertake the valuation of all sewerage network assets at 30 June 2021. The gross replacement cost for each asset was calculated using the MEERA approach.

Significant inputs considered in the valuation of these assets are remaining useful life, asset condition, unit rates and pattern of consumption.

There have been no other changes to the valuation process during the reporting period.

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D2-1 Fair value measurement (continued)

Fair value measurements using significant unobservable inputs (level 3)

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

	Fair value (30/6/21)		
\$ '000	2021	Valuation technique/s	Unobservable inputs
Infrastructure, propert	y, plant and e	equipment	
Plant and equipment	167	Cost approach	Pattern of consumption, useful life and residual value
Office equipment	86	Cost approach	Pattern of consumption, useful life and residual value
Furniture and fittings	104	Cost approach	Pattern of consumption, useful life and residual value
Crown and Community land	12,410	Land values obtained from the NSW Valuer-General	Discount rates relating to restrictions over use
Land improvements - depreciable	634	Cost approach	Pattern of consumption, useful life and residual value
Buildings specialised	31,580	Market value	Pattern of consumption, useful life, residual value, asset condition and componentisation
Other structures	1,203	Cost approach	Useful life, pattern of consumption and asset condition
Stormwater drainage	1,092,202	Cost approach	Current replacement cost of modern equivalent asset, asset condition and remaining lives
Water supply network	1,151,118	Cost approach	Current replacement cost of modern equivalent asset, asset condition and remaining lives
Sewerage network	1,334,671	Cost approach	Current replacement cost of modern equivalent asset, asset condition and remaining lives
Other assets	128	Cost approach	Current replacement cost of modern equivalent asset, asset condition and remaining lives

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

D2-1 Fair value measurement (continued)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

	Plant and ed	quipment	Office equi	ipment	Furniture and	d fittings	Crown and C	
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	194	50	47	9	117	123	12,249	7,351
Transfers from/(to) another asset class	_	_	_	_	_	_	_	2,137
Purchases (GBV)	_	185	71	73	_	7	_	· -
Depreciation and impairment	(27)	(41)	(32)	(35)	(13)	(13)	_	_
Revaluation increments / (decrements) to equity (ARR)	_	_	_	_	_	_	161	2,761
Closing balance	167	194	86	47	104	117	12,410	12,249
	Buildings sp	ecialised	Other stru	ctures	Road	s	Bulk eart	nworks
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Onening halance	22.065	21 207	4 256	1 202	24	22	16	16

	Buildings sp	pecialised	Other structures		Roads		Bulk earthworks	
\$ '000	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	32,065	31,207	1,256	1,293	21	22	16	16
Purchases (GBV)	219	1,545	_	17	_	_	_	_
Disposals (WDV)	_	(4)	_	_	_	_	_	_
Depreciation and impairment	(704)	(683)	(53)	(54)	(1)	(1)	_	_
Revaluation increments / (decrements) to equity (ARR)	_	_	_	_	(20)	_	(16)	_
Closing balance	31,580	32,065	1,203	1,256	_	21	_	16

	Stormwate	er drainage	Water supp	oly network	Sewerage	e network	Other as	sets
	2021	2020	2021	2020	2021	2020	2021	2020
\$ '000				Restated		Restated		
Opening balance	1,030,632	1,020,512	1,043,853	1,041,594	1,415,214	1,413,845	_	_
Transfers from/(to) another								
asset class	_	_	(27)	682	724	600	_	_
Purchases (GBV)	19,791	26,271	33,696	20,557	43,435	24,574	133	_
Disposals (WDV)	(34)	(293)	(994)	(1,004)	(1,385)	(1,258)	_	_
Depreciation and impairment	(14,561)	(15,858)	(24,401)	(27,017)	(40,588)	(35,204)	(5)	_
Revaluation increments / (decrements) to equity	, ,			, ,		, , ,		
(ARR)	56,374	_	98,991	9,041	(82,729)	12,657	_	_
Closing balance	1,092,202	1,030,632	1,151,118	1,043,853	1,334,671	1,415,214	128	_

	Land improver depreciab	Total		
\$ '000	2021	2020	2021	2020
Opening balance	132	_	3,535,796	3,516,022
Transfers from/(to) another asset class	_	_	697	3,419
Purchases (GBV)	516	146	97,861	73,375
Disposals (WDV)	_	_	(2,413)	(2,559)
Depreciation and impairment	(14)	(14)	(80,399)	(78,920)
Revaluation increments / (decrements) to equity		, ,		
(ARR)	_	_	72,761	24,459
Closing balance	634	132	3,624,303	3,535,796

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2.1

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

D2-1 Fair value measurement (continued)

Highest and best use

The following non-financial assets of CCCWSA are being utilised at other than their highest and best use:

Community based assets

CCCWSA undertakes a number of services with a strong focus of providing community benefits to its constituents. These services are based meeting essential community needs and are not of a nature that would be provided in a commercially competitive environment.

Crown land under CCCWSA's care and control as well as CCCWSA - owned land that has been classified as community land under the provisions of the Local Government Act 1993.

Furthermore, CCCWSA has a number of buildings that are applied in delivering community services. The restrictions on the land and the community use of the buildings in delivering community based services is considered to be the 'highest and best use' of those assets to CCCWSA.

2.1

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

D3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of CCCWSA's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

Defined benefit superannuation contribution plans

Council, on behalf of CCCWSA is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a "multi-employer fund" for purposes of *AASB119 Employee Benefits*. Sufficient information is not available to account for the Scheme as a defined benefit plan in accordance with AASB119 because the assets to the Scheme are pooled together for all Councils.

Employer contributions paid to the defined benefit section of the Scheme during 2020-21 were recognised as an expense. The last valuation of the Scheme was performed by Fund Actuary, Richard Boyfield FIAA as at 30 June 2020.

The position is monitored annually and the actuary has estimated that, as at 30 June 2021, a deficit still exists. Effective from 1 July 2009, employers are required to make additional contributions to assist in extinguishing this deficit.

CCCWSA's share of the deficit cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all members. For this reason, no liability for the deficit has been recognised in CCCWSA's accounts. CCCWSA has a possible obligation that may arise should the Scheme require immediate payment to correct the deficit.

- E People and relationships
- E1 Related party disclosures
- E1-1 Key management personnel (KMP)

Key management personnel (KMP) of Central Coast Council Water Supply Authority (CCCWSA) are those persons having the authority and responsibility for planning, directing and controlling the activities of the CCCWSA, directly or indirectly. KMP include the following positions Councillors, Administrator, Interim Administrator, Chief Executive Officer and Executive Leadership Team members.

The aggregate amount of KMP compensation included in the Income Statement is:

2021	2020
1,091	1,198
55	56
131	133
1,277	1,387
	1,091 55 131

Other transactions with KMP and their related parties

CCCWSA has determined that there were no transactions between KMP and CCCWSA.

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

E2 Other relationships

E2-1 Audit fees

\$ '000	2021	2020
During the year, the following fees were incurred for services provided by the auditor of CCCWSA, related practices and non-related audit firms		
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Audit and review of financial statements	_	12
Remuneration for audit and other assurance services		12
Total remuneration of non NSW Auditor-General audit firms		12
Total audit fees	_	12

F Other matters

F1-1 Statement of Cash Flows information

(a) Reconciliation of net operating result to cash provided from operating activities					
\$ '000	2021	2020			
Net operating result from Income Statement	(16,845)	(31,769)			
Adjust for non-cash items:					
Depreciation and amortisation	72,556	78,675			
Net losses/(gains) on disposal of assets	2,413	2,559			
Non-cash capital grants and contributions	(11,280)	(4,330)			
Adoption of AASB 15/1058	_	(2,503)			
Revaluation decrements / impairments of IPP&E direct to P&L	7,843	_			
+/- Movement in operating assets and liabilities and other cash items:					
Decrease/(increase) in receivables	13,014	(5,159)			
Increase/(decrease) in provision for impairment of receivables	(7)	61			
Decrease/(increase) in other current assets	(61)	(161)			
Increase/(decrease) in payables	(62)	(1,549)			
Increase/(decrease) in other accrued expenses payable	(6,062)	6,222			
Increase/(decrease) in other liabilities	420	(24,478)			
Increase/(decrease) in contract liabilities	(1,312)	3,721			
Increase/(decrease) in provision for employee benefits	(784)	312			
Increase/(decrease) in other provisions	6	70			
Net cash provided from operating activities					
from the Statement of Cash Flows	59,839	21,671			
(b) Non-cash investing and financing activities					
Other dedications	9,931	4,330			
Total non-cash investing and financing activities	9,931	4,330			

Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

F2-1 Commitments

\$ '000	2021	2020
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Property, plant and equipment		
Other – Stormwater Management	159	406
Infrastructure	13,488	41,229
Total commitments	13,647	41,635
These expenditures are payable as follows:		
Within the next year	13,647	41,635
Total payable	13.647	41.635

Details of capital commitments

Major projects include:

- Annual water main renewal program
- Water treatment plant major upgrade Mardi
- Water and sewer infrastructure reinforcements Gosford CBD
- Water and sewer infrastructure Warnervale Town Centre
- Critical sewer main rehabilitation reticulation system
- Sewer pump station upgrade Clarke Road, Noraville

F3-1 Events occurring after the reporting date

On 10 September 2021, Council submitted a pricing proposal to IPART for water, sewerage and stormwater drainage prices for a 4 year determination period from 1 July 2022 to 30 June 2026. As at the date of this report IPART is yet to provide a final determination.

F4 Changes from prior year statements

F4-1 Correction of errors

Nature of prior-period error

During the water and sewer assets revaluation process at 30 June 2021, it was determined that a number of water and sewer pipeline assets had not been previously recorded in Council's fixed asset register. The valuation of these assets totalled \$19.94M with a written down book value at 30 June 2021 of \$11.36M.

The errors identified above have been corrected by restating the balances at the beginning of the earliest period presented (1 July 2019) and taking the adjustment through to accumulated surplus at that date.

Comparatives have been changed to reflect the correction of errors. The impact on each line item is shown in the tables below.

Changes to the opening Statement of Financial Position at 1 July 2019

Statement of Financial Position

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Current assets	240.720		240.720
	219,728		219,728
Infrastructure, property, plant and equipment	3,676,762	11,850	3,688,612
Other non-current assets	20,150	_	20,150
Total assets	3,916,640	11,850	3,928,490
Current liabilities	91,865	_	91,865
Non-current liabilities	201,335	_	201,335
Total liabilities	293,200		293,200
Accumulated surplus	3,496,873	11,850	3,508,723
Revaluation reserves	126,567	_	126,567
Total equity	3,623,440	11,850	3,635,290

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Central Coast Council - Water Supply Authority | Notes to the Financial Statements 30 June 2021

F4-1 Correction of errors (continued)

Adjustments to the comparative figures for the year ended 30 June 2020

Statement of Financial Position

	Original Balance	Impact Increase/	Restated Balance
\$ '000	30 June, 2020	(decrease)	30 June, 2020
Current assets	205,116	_	205,116
Infrastructure, property, plant and equipment	3,685,329	11,850	3,697,179
Other non-current assets	21,408	_	21,408
Total assets	3,911,853	11,850	3,923,703
Current liabilities	94,532	_	94,532
Non-current liabilities	203,449	_	203,449
Total liabilities	297,881	_	297,881
Accumulated surplus	3,462,846	11,850	3,474,696
Revaluation reserves	151,026	_	151,026
Total equity	3,613,972	11,850	3,625,822

Income Statement

\$ '000	Original Balance 30 June, 2020	Impact Increase/ (decrease)	Restated Balance 30 June, 2020
Total income from continuing operations	177,784	_	177,784
Depreciation and amortisation	78,675	245	78,920
Materials and services	75,441	_	75,441
Other expenses from continuing operations	55,192	_	55,192
Total expenses from continuing operations	209,308	245	209,553
Net operating result for the year	(31,524)	(245)	(31,769)

Statement of Comprehensive Income

A 1000	Original Balance	Impact Increase/	Restated Balance
\$ '000	30 June, 2020	(decrease)	30 June, 2020
Net operating result for the year	(31,524)	(245)	(31,769)
Gain on revaluation of infrastructure, property, plant and equipment	24,459	_	24,459
Other comprehensive income	24,459		24,459
Total comprehensive income for the year	(7,065)	(245)	(7,310)



INDEPENDENT AUDITOR'S REPORT

Central Coast Council Water Supply Authority

To the Treasurer, Minister for Lands and Water, and the Administrator for Central Coast Council Water Supply Authority

Qualified Opinion

I have audited the accompanying financial statements of the Central Coast Council Water Supply Authority (the Authority), which comprises the Statement by the Administrator and Chief Executive Officer, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2021, the Statement of Financial Position as at 30 June 2021, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section, the financial statements:

- · have been prepared in accordance with Australian Accounting Standards
- presents fairly the Authority's financial position, financial performance and cash flows.

My opinion should be read in conjunction with the rest of this report.

Basis for Qualified Opinion

Carrying values of stormwater drainage, water supply network and sewerage network assets

The Authority recognised \$3.6 billion of stormwater drainage, water supply network and sewerage network assets within 'Infrastructure, property, plant and equipment' in the Statement of Financial Position as at 30 June 2021.

In the 'Statement by the Administrator and Chief Executive Officer', the Authority certified they were unable to provide sufficient evidence to support the carrying values of these assets in the Statement of Financial Position as at 30 June 2021. This is because the asset data used by the Authority to value these assets could not be reconciled by the Authority to its financial records prior to the valuation. The asset data was sourced from a non-financial system that did not include financial information or reference data that could be used to identify assets in the Authority's fixed asset register.

This is a limitation on the scope of my audit as I was unable to obtain sufficient appropriate audit evidence to:

- support the carrying values of stormwater drainage, water supply network and sewerage network assets in the Statements of Financial Position and related notes as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment for non-financial assets expense' in the Income Statement or Statement of Comprehensive Income for the year ended 30 June 2021.

Consequently, I was unable to provide an opinion that the affected amounts were materially correct.

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Authority in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified audit opinion.

Other Information

The Authority's annual report for the year ended 30 June 2021 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Administrator of the Authority is responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, the special purpose financial statements and the Special Schedules (the Schedules) of Central Coast Council.

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact. As described in the Basis for Qualified Opinion section above, I was unable to obtain sufficient appropriate evidence to:

- support the carrying values of stormwater drainage, water supply network and sewerage network assets in the Statement of Financial Position and related notes as at 30 June 2021
- determine the impact on 'Depreciation, amortisation and impairment for non-financial assets expense' in the Income Statement or Statement of Comprehensive Income for the year ended 30 June 2021.

Accordingly, I am unable to conclude whether or not the other information is materially misstated with respect to these matters.

The Administrator's Responsibilities for the Financial Statements

The Administrator is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and for such internal control as the Administrator determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Administrator is responsible for assessing the Authority's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Authority carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.

David Daniels
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

28 February 2022 SYDNEY

		Central Coast Cou	ıncil					
Summary of Investments as at 28-February-2022								
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	As a % of the total Portfolio	Interest Rate %	
CASH AT CALL:								
Westpac Banking Corporation	Corporate Investment Account	A-1+	AA	Daily	1,790	0.00%	0.00%	
Macquarie Bank	At Call	A-1	А	Daily	16,090,621	2.69%	0.30%	
Commonwealth Bank of Australia	Business On-line Saver	A-1+	AA	Daily	1,000	0.00%	0.00%	
AMP limited	At Call	A-2	BBB	Daily	-	0.00%	0.55%	
Total Cash At Call					16,093,411	2.69%		
TERM DEPOSITS, FLOATING RATE NOTES & BONDS		D.4	Δ.	40 D 0000	10,000,000	1.67%	2 100/	
Rabo Bank	Term Deposit	P-1	Α	12-Dec-2022	10,000,000		3.18%	
Westpac Banking Corporation	Term Deposit	A-1+	AA	27-Nov-2023	5,000,000	0.84%	BBSW + 0.93%	
Bank of Queensland	Term Deposit	A-2	BBB	26-Sep-2024	10,000,000	1.67%	2.00%	
NSW Treasury Corporation	Bonds	A-1+	AA	20-Mar-2025	1,973,173	0.33%	1.25%	
NSW Treasury Corporation	Bonds	A-1+	AA	15-Nov-2028	15,708,298	2.63%	3.00%	
Bank of Queensland	Term Deposit	A-2	BBB	16-Jun-2025	10,000,000	1.67%	1.53%	
National Australia Bank	Term Deposit	A-1+	AA	14-Jun-2024	10,000,000	1.67%	1.15%	
AMP limited	Term Deposit	A-2	BBB	14-Jun-2022	5,000,000	0.84%	1.40%	
Bank of China Australia	Float TCD	A1	A	06-Nov-2023	8,044,098	1.35%	0.84%	
China Construction Bank	Floating Rate Note	A1	Α	24-Jun-2022	9,020,339	1.51%	0.95%	
AMP limited	Floating Rate Note	A-2	BBB	30-Mar-2022	2,000,646	0.33%	1.07%	
Bank of China Australia	Floating Rate Note	A1	Α	18-Aug-2023	3,416,384	0.57%	0.81%	
Bank of China Australia	Float TCD	A1	А	27-Oct-2023	2,812,069	0.47%	0.82%	
Bank of Communications Co. Ltd. Sydney Branch	Float TCD	A-	А	29-Sep-2023	2,911,831	0.49%	0.85%	
Canadian Imperial Bank of Commerce	Floating Rate Note	A	A	09-Jun-2023	3,020,375	0.51%	1.36%	
Canadian Imperial Bank of Commerce	Floating Rate Note	A	A	09-Jun-2023	5,075,700	0.85%	0.00%	
Bendigo and Adelaide Bank	Bonds	A-2	BBB	06-Sep-2024	5,379,597	0.90%	0.00%	
HSBC Sydney Branch	Bonds	A-1	AA	27-Sep-2024	1,459,060	0.24%	1.50%	
Macquarie Bank	Bonds	A-1	Α	12-Feb-2025	14,733,750	2.47%	0.00%	
Macquarie Bank	Bonds	A-1	Α Α	12-Feb-2025	9,803,870	1.64%	1.70%	
UBS Australia Limited	Bonds	Α	A	30-Jul-2025	3,836,666	0.64%	1.20%	
UBS Australia Limited	Floating Rate Note	A	A	30-Jul-2025	5,049,900	0.85%	0.00%	
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,946,300	1.67%	0.00%	
Industrial & Commercial Bank of China Ltd	Floating Rate Note	A	A	24-Feb-2023	10,039,174	1.68%	0.78%	
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	04-Mar-2026	992,824	0.17%	0.64%	
Members Banking Group Limited t/as RACQ Bank	Floating Rate Note	A2	BBB	24-Feb-2023	1,003,130	0.17%	0.94%	
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	6,740,908	1.13%	0.00%	
Macquarie Bank	Floating Rate Note	A-1	A	09-Dec-2025	9,947,500	1.67%	0.00%	
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,946,300	1.67%	0.00%	
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	11,895,720	1.99%	0.51%	
Auswide Bank	Floating Rate Note	A3	BBB	22-Mar-2024	11,985,805	2.01%	0.62%	
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	22-Mar-2024	4,482,080	0.75%	0.77%	
UBS Australia Limited	Floating Rate Note	Α	Α	30-Jul-2025	5,042,651	0.84%	0.94%	
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,946,300	1.67%	0.00%	
Macquarie Bank	Floating Rate Note	A-1	А	09-Dec-2025	9,923,502	1.66%	0.49%	
Credit Union Australia	Floating Rate Note	A2	BBB	22-Apr-2026	10,914,592	1.83%	0.68%	
Members Equity Bank	Term Deposit	A2	BBB	20-May-2022	10,000,000	1.67%	0.50%	
NSW Treasury Corporation	Term Deposit	A-1+	AA	03-May-2022	8,098,000	1.36%	0.30%	
National Australia Bank	Term Deposit	A-1+	AA	03-Jun-2022	807,000	0.14%	0.33%	
Members Equity Bank	Term Deposit	A2	BBB	09-May-2022	5,000,000	0.84%	0.50%	
Members Equity Bank	Term Deposit	A2	BBB	09-Jun-2022	5,000,000	0.84%	0.50%	
MyState Bank	Floating Rate Note	P-2	BBB	16-Jun-2025	9,477,679	1.59%	0.66%	
•		A2	BBB		5,000,000	0.84%	0.50%	
Members Equity Bank	Term Deposit			30-Jun-2022				
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	18-Jun-2026	9,933,300	1.66%	0.66%	
Bank of Queensland	Term Deposit	A-2	BBB	08-Jul-2026	5,000,000	0.84%	0.60%	
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	18-Jun-2026	2,284,659	0.38%	0.66%	
Bank of Queensland	Floating Rate Note	A-2	BBB	06-May-2026	4,958,786	0.83%	0.64%	
Bank of Queensland	Floating Rate Note	A-2	BBB	22-Jul-2024	4,000,000	0.67%	0.40%	
Bank of Queensland	Floating Rate Note	A-2	BBB	22-Jul-2026	3,000,000	0.50%	0.58%	
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	18-Jun-2026	2,959,010	0.50%	0.66%	
Macquarie Bank	Bonds	A-1	Α	07-Aug-2024	9,932,300	1.66%	0.00%	
Northern Territory Treasury Corporation	Bonds	A	AA	15-Dec-2026	5,000,016	0.84%	1.40%	
Macquarie Bank	Floating Rate Note	A-1	А	07-Aug-2024	3,021,538	0.51%	0.82%	
Macquarie Bank	Bonds	A-1	А	07-Aug-2024	1,974,378	0.33%	1.75%	

597,257,408

100.00%

Central Coast Council Summary of Investments as at 28-February-2022 Short Term Long Term Portfolio Balance As a % of the total Interest Rate Maturity Date Financial Institution Type of Investment Portfolio Suncorp Bank Α AA 30-Jul-2024 996,920 0.17% 0.009 2,869,985 0.48% 0.009 SunCorp Bank Floating Rate Note 15-Sep-2026 Α AA 1,491,705 0.25% 1.85% SunCorp Bank Bonds Α AA 30-Jul-2024 Bendigo and Adelaide Bank Bonds A-2 BBB 06-Sep-2024 2.493.525 0.42% 0.00% 1.419.580 1.70% Bendigo and Adelaide Bank Bonds A-2 BBB 06-Sep-2024 0.24% A-1+ 2,825,033 0.47% 2.25% Westpac Banking Corporation Bonds AA 16-Aug-2024 Bendigo and Adelaide Bank Floating Rate Note A-2 BBB 994,630 0.17% 0.00% SunCorp Bank Floating Rate Note Α AA 24-Feb-2026 4.954.662 0.83% 0.46% 4,426,322 0.74% 0.53% Bendigo and Adelaide Bank Floating Rate Note A-2 BBB 02-Dec-2025 National Australia Bank Floating Rate Note A-1+ AA 24-Aug-2026 6,923,188 1.16% 0.42% Judo Bank Term Deposit Unrated BBB 16-Mar-2022 4,000,000 0.67% 0.53% Judo Bank Term Deposit Unrated BBB 23-Mar-2022 5.000.000 0.84% 0.53% 5,057,605 0.85% 0.93% National Australia Bank Floating Rate Note A-1+ AA 19-Jun-2024 9,882,131 1.65% 0.49% Suncorp Bank Floating Rate Note Α AA 15-Sep-2026 MvState Bank Floating Rate Note P-2 RRR 22-Nov-2024 11 982 588 2 01% 0.60% BBB 5.000.000 0.84% 0.74% Judo Bank Term Deposit Unrated 12-Apr-2022 Judo Bank Term Deposit Unrated BBB 19-Apr-2022 5,000,000 0.84% 0.76% Judo Bank Term Deposit Unrated BBB 26-Apr-2022 5.000.000 0.84% 0.79% 6.981.380 0.80% Bank of Queensland Floating Rate Note A-2 RRR 27-Oct-2026 1.17% Unrated BBB 03-May-2022 5,000,000 0.84% 0.87% Judo Bank Term Deposit Judo Bank BBB 24-May-2022 5,000,000 0.90% Judo Bank Term Deposit Unrated BBB 31-May-2022 5.000.000 0.84% 0.91% 5,000,000 0.84% 0.92% Judo Bank Unrated BBB 07-Jun-2022 Term Deposit 4,052,995 0.68% 1.10% Bank of Queensland Floating Rate Note A-2 BBB 30-Oct-2024 Bendigo and Adelaide Bank Floating Rate Note A-2 BBB 06-Sep-2024 6.062.467 1.02% 0.97% Judo Bank Term Deposit Unrated BBB 09-Mar-2022 5.000.000 0.84% 0.75% BBB 06-Apr-2022 5,000,000 0.84% 0.83% Judo Bank Term Deposit Unrated A-2 BBB 27-Oct-2026 14,943,223 2.50% 0.80% Floating Rate Note Commonwealth Bank of Australia Floating Rate Note A-1+ AA 14-Jan-2027 6.494.457 1.09% 0.70% 12,988,597 Floating Rate Note 2.17% 0.78% Suncorp Bank Α AA 25-Jan-2027 Westpac Banking Corporation Floating Rate Note A-1+ AA 25-Jan-2027 15,978,678 2.68% 0.70% AMP limited Term Deposit A-2 BBB 11-Jul-2022 5,000,000 0.84% 0.95% Auswide Bank Floating Rate Note A3 BBB 14-Feb-2025 4.995.119 0.84% 0.75% A2 BBB 5,000,000 0.84% 0.65% Members Equity Bank Term Deposit 22-Sep-2022 Members Equity Bank Term Deposit A2 BBB 21-Oct-2022 5,000,000 0.65% MyState Bank Term Denosit P-2 RRR 26-Feb-2024 5 000 000 0.84% 1 70% MvState Bank P-2 BBB 04-Mar-2024 5.000.000 0.84% 1.70% Term Deposit 5,000,000 0.84% 1.70% MyState Bank Term Deposit P-2 BBB 11-Mar-2024 Term Deposit A-1+ AA 22-Feb-2023 10,000,000 1.67% 0.88% estpac Banking Corpo/ lational Australia Bank Term Deposit A-1+ AA 02-Mar-2023 5.000.000 0.84% 0.88% Westpac Banking Corporation Term Deposit A-1+ AA 31-Mar-2022 850,000 0.14% 0.10% Total Term Deposit & Bonds: 581,163,997 97.31% TOTAL PORTFOLIO 597,257,408 100.00% Current 166,911,700 27.95% Non-Current 430,345,708 72.05%

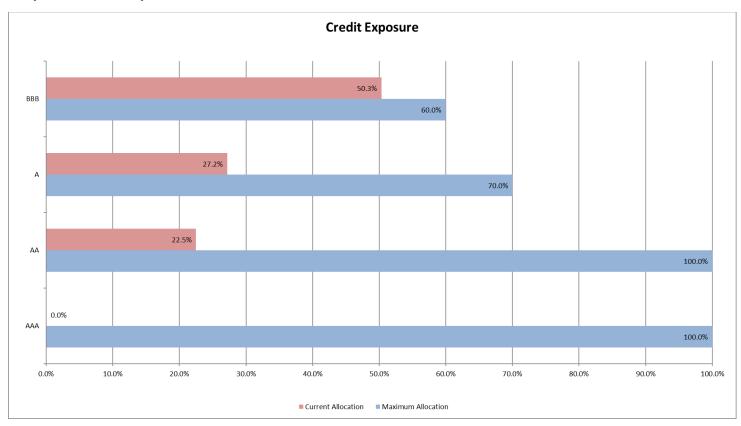
TOTAL PORTFOLIO

Green Investments

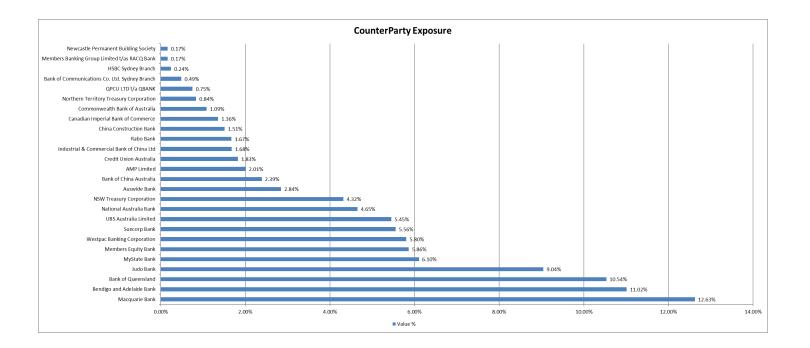
SUMMARY OF RESTRICTIONS as at 28 February 2022

Developer contributions Developer contributions – bonus provisions Developer Contributions – Sec 94A Levy Developer contributions – VPA Specific purpose unexpended grants Self insurance claims Stormwater Levy RMS Advance Holiday Parks	Principal Amount \$'000 104,909 5,608 19,317 2,730 13,587 5,667 572
Developer contributions – bonus provisions Developer Contributions – Sec 94A Levy Developer contributions – VPA Specific purpose unexpended grants Self insurance claims Stormwater Levy RMS Advance	104,909 5,608 19,317 2,730 13,587 5,667 572
Developer contributions – bonus provisions Developer Contributions – Sec 94A Levy Developer contributions – VPA Specific purpose unexpended grants Self insurance claims Stormwater Levy RMS Advance	5,608 19,317 2,730 13,587 5,667
Developer Contributions – Sec 94A Levy Developer contributions – VPA Specific purpose unexpended grants Self insurance claims Stormwater Levy RMS Advance	19,317 2,730 13,587 5,667 572
Developer Contributions – Sec 94A Levy Developer contributions – VPA Specific purpose unexpended grants Self insurance claims Stormwater Levy RMS Advance	2,730 13,587 5,667 572
Developer contributions – VPA Specific purpose unexpended grants Self insurance claims Stormwater Levy RMS Advance	2,730 13,587 5,667 572
Self insurance claims Stormwater Levy RMS Advance	5,667 572
Self insurance claims Stormwater Levy RMS Advance	5,667 572
RMS Advance	
Holiday Parks	2,367
	16,035
Cemeteries	795
Coastal Open Space	6,712
	335
	1,557
·	1,172
Other External	444
Terrigal Tourism Special Rate Levy	0
	3,623
•	98
·	1,200
	98
	98
	0
	186,923
	2,989
·	1,057
·	2,255
	1,087
	23
	7,411
	19,427
· · · · · · · · · · · · · · · · · · ·	496
·	2,164
	30
	22,117
	·
'	35,612 1,374
·	1,374
	100
	37,090
· · · · · · · · · · · · · · · · · · ·	0
	94,166
TOTAL WASTE FUND RESTRICTIONS	94,166
TOTAL EVTERNALLY DESTRICTED FUNDS	247 700
TOTAL EXTERNALLY RESTRICTED FUNDS	347,706
T	89,914
	1,026
	877
	55
	0
INTERNALLY RESTRICTED FUNDS	91,873
	Holiday Parks Cemeteries Coastal Open Space Bio Banking Crown Land Business Enterprises Crown Land Patonga Camping Ground

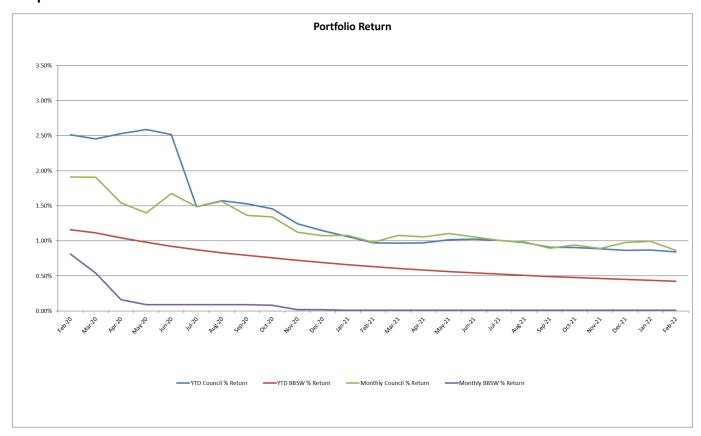
Graph 1 – Credit Exposure



Graph 2 – Counter Party Exposure



Graph 3 – Portfolio Returns





1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded Limit For (with Issuer Group) Book or Face Value Entity Notional	Trading Limit Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AMP Bank Ltd	BBB+ to BBB	-	12,000,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	20.00	80.00	47,811,841	0.00	0
ANZ Banking Group Ltd	AA+ to AA-		0.00 Book	100.00 % of 598,118,410.93	598,118,410.93	0.00	100.00	598,118,411	0.00	0
Auswide Bank Limited	BBB+ to BBB	-	17,000,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	28.00	72.00	42,811,841	0.00	0
Bank of China (Australia) Limited	A+ to A-		8,000,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	7.00	93.00	111,623,682	0.00	0
Bank of China Limited	A+ to A-		6,200,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	5.00	95.00	113,423,682	0.00	0
Bank of Communications Co. Ltd. Sydney Branch	A+ to A-		2,900,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	2.00	98.00	116,723,682	0.00	0
Bank of Melbourne	AA+ to AA-	Westpac Banking Corporation Ltd	42,749,790.40 Book	100.00 % of 598,118,410.93	598,118,410.93	7.00	93.00	555,368,621	0.00	0
Bank of Queensland Ltd	A+ to A-		98,000,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	82.00	18.00	21,623,682	0.00	0
BankSA	AA+ to AA-	Westpac Banking Corporation Ltd	42,749,790.40 Book	100.00 % of 598,118,410.93	598,118,410.93	7.00	93.00	555,368,621	0.00	0
BankWest Ltd	AA+ to AA-	Commonwealth Bank of Australia Ltd	6,501,000.00 Book	100.00 % of 598,118,410.93	598,118,410.93	1.00	99.00	591,617,411	0.00	0
Bendigo & Adelaide Bank Ltd	A+ to A-		66,190,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	55.00	45.00	53,433,682	0.00	0
Canadian Imperial Bank of Commerce	AA+ to AA-		8,000,000.00 Book	30.00 % of 598,118,410.93	179,435,523.28	4.00	96.00	171,435,523	0.00	0
China Construction Bank	A+ to A-		9,000,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	8.00	92.00	110,623,682	0.00	0
Commonwealth Bank of Australia Ltd	AA+ to AA-		6,501,000.00 Book	100.00 % of 598,118,410.93	598,118,410.93	1.00	99.00	591,617,411	0.00	0
Credit Union Australia Ltd t/as Great Southern Bank	k BBB+ to BBB	-	11,000,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	18.00	82.00	48,811,841	0.00	0
HSBC Bank Australia Ltd	A+ to A-		0.00 Book	30.00 % of 598,118,410.93	179,435,523.28	0.00	100.00	179,435,523	0.00	0
HSBC Sydney Branch	A+ to A-		1,480,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	1.00	99.00	118,143,682	0.00	0
Industrial & Commercial Bank of China Ltd	A+ to A-		10,000,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	8.00	92.00	109,623,682	0.00	0
Judo Bank	BBB+ to BBB	-	54,000,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	90.00	10.00	5,811,841	0.00	0
Macquarie Bank	A+ to A-		76,090,620.53 Book	20.00 % of 598,118,410.93	119,623,682.19	64.00	36.00	43,533,062	0.00	0
Members Banking Group Limited t/as RACQ Bank	BBB+ to BBB	-	1,000,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	2.00	98.00	58,811,841	0.00	0
Members Equity Bank Ltd	A+ to A-	Bank of Queensland Ltd	98,000,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	82.00	18.00	21,623,682	0.00	0
MyState Bank Ltd	BBB+ to BBB	-	36,500,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	61.00	39.00	23,311,841	0.00	0
National Australia Bank Ltd	AA+ to AA-		27,807,000.00 Book	100.00 % of 598,118,410.93	598,118,410.93	5.00	95.00	570,311,411	0.00	0
Newcastle Permanent Building Society Ltd	BBB+ to BBB	-	1,000,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	2.00	98.00	58,811,841	0.00	0
Northern Territory Treasury Corporation	AA+ to AA-		5,000,000.00 Book	100.00 % of 598,118,410.93	598,118,410.93	1.00	99.00	593,118,411	0.00	0
NSW Treasury Corporation	AA+ to AA-		17,000,000.00 Book	100.00 % of 598,118,410.93	598,118,410.93	3.00	97.00	581,118,411	0.00	0
QPCU LTD t/a QBANK	BBB+ to BBB	-	4,500,000.00 Book	10.00 % of 598,118,410.93	59,811,841.09	8.00	92.00	55,311,841	0.00	0
Rabobank Australia Ltd	A+ to A-		10,000,000.00 Book	30.00 % of 598,118,410.93	179,435,523.28	6.00	94.00	169,435,523	0.00	0
Rural Bank Ltd	A+ to A-	Bendigo & Adelaide Bank Ltd	66,190,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	55.00	45.00	53,433,682	0.00	0

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1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded Limit For (with Issuer Group) Book or Face Value Entity Notional	Trading Limit Trading Limit Type	Trading Limit Value		Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
St George Bank Limited	AA+ to AA-	Westpac Banking Corporation Ltd	42,749,790.40 Book	100.00 % of 598,118,410.93	598,118,410.93	7.00	93.00	555,368,621	0.00	0
Suncorp Bank	A+ to A-		33,400,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	28.00	72.00	86,223,682	0.00	0
UBS Australia Ltd	A+ to A-		32,800,000.00 Book	20.00 % of 598,118,410.93	119,623,682.19	27.00	73.00	86,823,682	0.00	0
Westpac Banking Corporation Ltd	AA+ to AA-		42,749,790.40 Book	100.00 % of 598,118,410.93	598,118,410.93	7.00	93.00	555,368,621	0.00	0
		-	897,058,782.13		8,553,093,276.30			7,656,034,493		0
		(Excluding Parent Group Duplicates)	598,118,410.93							



2 Security Rating Group Trading Limits

Security Rating Group	Already Traded Limit For Face Value Book or Notional Trading Entity	Trading Limit Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AAA	0.00 Book	100.00 % of 598,118,410.93	598,118,410.93	0.00	100.00	598,118,411	0.00	0
AA+ to AA-	100,302,790.40 Book	100.00 % of 598,118,410.93	598,118,410.93	17.00	83.00	497,815,621	0.00	0
A+ to A-	255,060,620.53 Book	70.00 % of 598,118,410.93	418,682,887.65	61.00	39.00	163,622,267	0.00	0
A1+	19,755,000.00 Book	100.00 % of 598,118,410.93	598,118,410.93	3.00	97.00	578,363,411	0.00	0
A1	29,000,000.00 Book	70.00 % of 598,118,410.93	418,682,887.65	7.00	93.00	389,682,888	0.00	0
A2	48,000,000.00 Book	60.00 % of 598,118,410.93	358,871,046.56	13.00	87.00	310,871,047	0.00	0
A3	54,000,000.00 Book	60.00 % of 598,118,410.93	358,871,046.56	15.00	85.00	304,871,047	0.00	0
BBB+ to BBB-	92,000,000.00 Book	60.00 % of 598,118,410.93	358,871,046.56	26.00	74.00	266,871,047	0.00	0
	598,118,410.93		3,708,334,147.77			3,110,215,739	,	0
Notes								

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

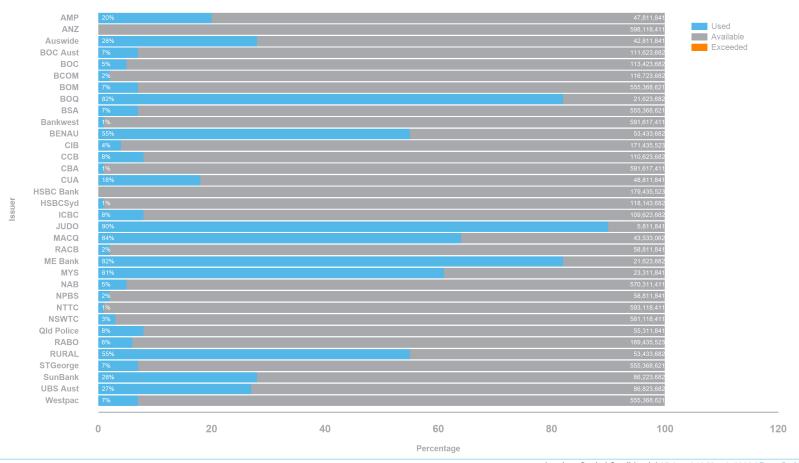


3 Term Group Trading Limits

Term Group	Already Traded Limit For Face Value Book or Notional Trading Entity	Trading Limit Trading Limit Type	Trading Limit Value		Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
0-1 Year	166,848,410.93 Book	100.00 % of 598,118,410.93	598,118,410.93	28.00	72.00	431,270,000	0.00	0
1-3 Year	178,770,000.00 Book	70.00 % of 598,118,410.93	418,682,887.65	43.00	57.00	239,912,888	0.00	0
3-5 Year	237,500,000.00 Book	40.00 % of 598,118,410.93	239,247,364.37	99.00	1.00	1,747,364	0.00	0
5+ Year	15,000,000.00 Book	5.00 % of 598,118,410.93	29,905,920.55	50.00	50.00	14,905,921	0.00	0
	598,118,410.93		1,285,954,583.50			687,836,173		0



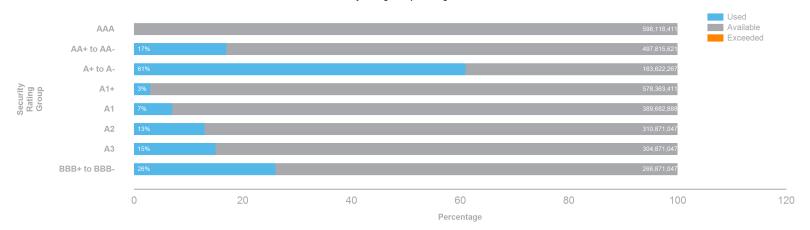
Issuer Trading Limits

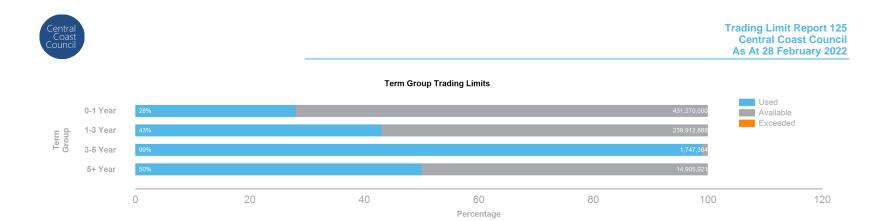


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Security Rating Group Trading Limits









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Report Code: TBSBP125EXT-00.16
Report Description: Trading Limit Performance As At Date
Parameters:
As AVScenario Date: 28 February 2022
Balance Date: 9 March 2022 (but 28 Feb 2022 used instead)
Trading Entity: Central Coast Council
Trading Book: Central Coast Council
Report Mode: BalOnly
Using Face Value
Trading Entity and Book Limits
Fiffers of Parent/Child Issuers Not Innoverd



Investment Report Pack

Central Coast Council

1 February 2022 to 28 February 2022



Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

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1. Securities Held By Trading Book Maturing Post 28 February 2022

Latest Deal Code	Latest Deal Settlement Date Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Coupon Yield Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
Central Coas	st Council									
LC135986	28 Feb 2022 Macquarie Bank		1 Mar 2022		0.30 Nil	At Call In	Moodys A2	16,090,620.53	16,090,620.53	16,090,620.53
LC112808	9 Sep 2021 Westpac Banking Corporation Ltd		1 Mar 2022		0.00 Nil	At Call	S&P AA-	1,790.40	1,790.40	1,790.40
LC105387	6 Apr 2021 Commonwealth Bank of Australia Ltd		1 Mar 2022		0.00 Nil	At Call	S&P AA-	1,000.00	1,000.00	1,000.00
LC133951	31 Jan 2022 Westpac Banking Corporation Ltd		1 Mar 2022	1 Mar 2022	0.10 Maturity	TD	S&P ST A1+	850,000.00	850,000.00	850,065.20
LX116440	16 Dec 2021 Judo Bank		9 Mar 2022	9 Mar 2022	0.75 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,007,602.75
LX112590	17 Sep 2021 Judo Bank		16 Mar 2022	16 Mar 2022	0.53 Maturity	TD	S&P ST A3	4,000,000.00	4,000,000.00	4,009,525.48
LX112847	23 Sep 2021 Judo Bank		23 Mar 2022	23 Mar 2022	0.53 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,011,471.25
LC99254	15 Dec 2020 AMP Bank Ltd	AU3FN0035283	30 Mar 2022	30 Mar 2022	1.12 Quarterly	FRN	S&P BBB	2,000,000.00	2,000,000.00	2,004,320.00
LX116441	16 Dec 2021 Judo Bank		6 Apr 2022	6 Apr 2022	0.83 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,008,413.70
LX115700	25 Nov 2021 Judo Bank		12 Apr 2022	12 Apr 2022	0.74 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,630.15
LX115701	25 Nov 2021 Judo Bank		19 Apr 2022	19 Apr 2022	0.76 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,890.40
LX115702	25 Nov 2021 Judo Bank		26 Apr 2022	26 Apr 2022	0.79 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,010,280.80
LX116219	8 Dec 2021 Judo Bank		3 May 2022	3 May 2022	0.87 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,772.60
LC107572	4 May 2021 Westpac Banking Corporation Ltd		3 May 2022	3 May 2022	0.30 Maturity	TD	S&P ST A1+	8,098,000.00	8,098,000.00	8,117,967.64
LX107763	9 Jun 2021 Members Equity Bank Ltd		9 May 2022	9 May 2022	0.50 Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,018,082.20
LX106771	21 May 2021 Members Equity Bank Ltd		20 May 2022	20 May 2022	0.50 Maturity	TD	S&P ST A2	10,000,000.00	10,000,000.00	10,038,767.10
LX116220	8 Dec 2021 Judo Bank		24 May 2022	24 May 2022	0.90 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,010,109.60
LX116221	8 Dec 2021 Judo Bank		31 May 2022	31 May 2022	0.91 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,010,221.90
LC108589	4 Jun 2021 National Australia Bank Ltd		3 Jun 2022	3 Jun 2022	0.33 Maturity	TD	S&P ST A1+	807,000.00	807,000.00	808,962.66
LX116222	8 Dec 2021 Judo Bank		7 Jun 2022	7 Jun 2022	0.92 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,010,334.25
LX107765	9 Jun 2021 Members Equity Bank Ltd		9 Jun 2022	9 Jun 2022	0.50 Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,018,082.20
LC96633	16 Jun 2020 AMP Bank Ltd		14 Jun 2022	14 Jun 2022	1.40 Annual	TD	S&P BBB	5,000,000.00	5,000,000.00	5,049,287.65
LC98637	8 Dec 2020 China Construction Bank	AU0000049520	24 Jun 2022	24 Mar 2022	0.99 Quarterly	FRN	S&P A	9,000,000.00	9,000,000.00	9,036,450.00
LX108726	1 Jul 2021 Members Equity Bank Ltd		30 Jun 2022	30 Jun 2022	0.50 Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,016,575.35
LC134403	11 Feb 2022 AMP Bank Ltd		11 Jul 2022	11 Jul 2022	0.95 Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,002,212.35
LX135380	24 Feb 2022 Members Equity Bank Ltd		22 Sep 2022	22 Sep 2022	0.65 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,000,356.15
LX135381	24 Feb 2022 Members Equity Bank Ltd		21 Oct 2022	21 Oct 2022	0.65 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,000,356.15
LC96634	13 Dec 2017 Rabobank Australia Ltd		12 Dec 2022	12 Dec 2022	3.18 Annual	TD	Moodys Aa3	10,000,000.00	10,000,000.00	10,067,084.90
LC135800	25 Feb 2022 Westpac Banking Corporation Ltd		22 Feb 2023	23 May 2022	0.88 Quarterly	TD	S&P ST A1+	10,000,000.00	10,000,000.00	10,000,723.30
LC100672	27 Jan 2021 Industrial & Commercial Bank of China Ltd	AU3FN0053161	24 Feb 2023	24 May 2022	0.84 Quarterly	FRN	Moodys A1	10,000,000.00	10,000,000.00	10,040,100.00
LC103143	4 Mar 2021 Members Banking Group Limited t/as RACC Bank	Q AU3FN0053146	24 Feb 2023	24 May 2022	1.01 Quarterly	FRN	S&P BBB+	1,000,000.00	1,000,000.00	1,003,240.00

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Latest Deal Code	Latest Deal Settlement Date Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Coupon Yield Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
LX135605	25 Feb 2022 National Australia Bank Ltd		2 Mar 2023	2 Mar 2023	0.88 Maturity	TD	S&P AA-	5,000,000.00	5,000,000.00	5,000,361.65
LC100262	12 Jan 2021 Canadian Imperial Bank of Commerce	AU3FN0054441	9 Jun 2023	9 Mar 2022	1.41 Quarterly	FRN	Fitch AA-	8,000,000.00	8,000,000.00	8,121,120.00
LC100248	12 Jan 2021 Bank of China Limited	AU3FN0055463	18 Aug 2023	18 May 2022	0.88 Quarterly	FRN	S&P A	3,400,000.00	3,400,000.00	3,417,204.00
LC100250	12 Jan 2021 Bank of Communications Co. Ltd. Sydney Branch	AU3FN0056529	29 Sep 2023	29 Mar 2022	0.89 Quarterly	FloatTCD	S&P A-	2,900,000.00	2,900,000.00	2,916,153.00
LC100260	12 Jan 2021 Bank of China Limited	AU3FN0057162	27 Oct 2023	27 Apr 2022	0.86 Quarterly	FloatTCD	S&P A	2,800,000.00	2,800,000.00	2,814,168.00
LC97432	23 Nov 2020 Bank of China (Australia) Limited	AU3FN0057337	6 Nov 2023	6 May 2022	0.90 Quarterly	FloatTCD	Moodys A1	8,000,000.00	8,000,000.00	8,048,240.00
LC97342	26 Nov 2018 Westpac Banking Corporation Ltd		27 Nov 2023	27 May 2022	0.93 Quarterly	FRD	S&P AA-	5,000,000.00	5,000,000.00	5,000,127.40
LX135382	24 Feb 2022 MyState Bank Ltd		26 Feb 2024	24 Feb 2023	1.70 Annual	TD	Moodys Baa2	5,000,000.00	5,000,000.00	5,000,931.50
LX135383	24 Feb 2022 MyState Bank Ltd		4 Mar 2024	24 Feb 2023	1.70 Annual	TD	Moodys Baa2	5,000,000.00	5,000,000.00	5,000,931.50
LX135384	24 Feb 2022 MyState Bank Ltd		11 Mar 2024	24 Feb 2023	1.70 Annual	TD	Moodys Baa2	5,000,000.00	5,000,000.00	5,000,931.50
LC103940	22 Mar 2021 QPCU LTD t/a QBANK	AU3FN0059416	22 Mar 2024	22 Mar 2022	0.82 Quarterly	FRN	S&P BBB-	4,500,000.00	4,500,000.00	4,488,975.00
LC103795	22 Mar 2021 Auswide Bank Limited	AU3FN0059317	22 Mar 2024	22 Mar 2022	0.67 Quarterly	FRN	Moodys Baa2	12,000,000.00	12,000,000.00	12,000,840.00
LC96635	16 Jun 2020 National Australia Bank Ltd		14 Jun 2024	16 Jun 2022	1.15 Annual	TD	S&P AA-	10,000,000.00	10,000,000.00	10,080,972.60
LC112880	28 Sep 2021 National Australia Bank Ltd	AU3FN0048724	19 Jun 2024	21 Mar 2022	0.99 Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	5,067,050.00
LX109584	22 Jul 2021 Bank of Queensland Ltd		22 Jul 2024	22 Apr 2022	0.46 Quarterly	FRD	Moodys A3	4,000,000.00	4,000,000.00	4,001,783.56
LC112603	20 Sep 2021 Suncorp Bank	AU3CB0265403	30 Jul 2024	30 Jul 2022	1.85 Semi Annual	Fixed	S&P A+	2,500,000.00	2,500,000.00	2,492,300.00
LC111488	27 Aug 2021 Macquarie Bank	AU3FN0049367	7 Aug 2024	9 May 2022	0.87 Quarterly	FRN	S&P A+	3,000,000.00	3,000,000.00	3,023,040.00
LC111489	27 Aug 2021 Macquarie Bank	AU3CB0265593	7 Aug 2024	7 Aug 2022	1.75 Semi Annual	Fixed	S&P A+	12,000,000.00	12,000,000.00	11,918,760.00
LC112606	20 Sep 2021 Westpac Banking Corporation Ltd	AU3CB0263275	16 Aug 2024	16 Aug 2022	2.25 Semi Annual	Fixed	S&P AA-	2,800,000.00	2,800,000.00	2,827,104.00
LC112605	20 Sep 2021 Bendigo & Adelaide Bank Ltd	AU3CB0266377	6 Sep 2024	6 Mar 2022	1.70 Semi Annual	Fixed	Moodys A3	9,390,000.00	9,390,000.00	9,371,877.30
LC116230	10 Dec 2021 Bendigo & Adelaide Bank Ltd	AU3FN0050019	6 Sep 2024	7 Mar 2022	1.02 Quarterly	FRN	Moodys A3	6,000,000.00	6,000,000.00	6,077,280.00
LC96636	26 Sep 2019 Bank of Queensland Ltd		26 Sep 2024	26 Sep 2022	2.00 Annual	TD	Moodys A3	10,000,000.00	10,000,000.00	10,084,931.50
LC100324	14 Jan 2021 HSBC Sydney Branch	AU3CB0267078	27 Sep 2024	27 Mar 2022	1.50 Semi Annual	Fixed	S&P A+	1,480,000.00	1,480,000.00	1,468,426.40
LC116228	10 Dec 2021 Bank of Queensland Ltd	AU3FN0051272	30 Oct 2024	29 Apr 2022	1.18 Quarterly	FRN	Fitch A-	4,000,000.00	4,000,000.00	4,056,600.00
LC114925	22 Nov 2021 MyState Bank Ltd	AU3FN0064705	22 Nov 2024	23 May 2022	0.68 Quarterly	FRN	Moodys Baa2	12,000,000.00	12,000,000.00	11,983,920.00
LC100354	14 Jan 2021 Macquarie Bank	AU3CB0270387	12 Feb 2025	12 Aug 2022	1.70 Semi Annual	Fixed	Moodys A2	25,000,000.00	25,000,000.00	24,556,250.00
LC133971	14 Feb 2022 Auswide Bank Limited	AU3FN0066320	14 Feb 2025	16 May 2022	0.82 Quarterly	FRN	Moodys Baa2	5,000,000.00	5,000,000.00	4,996,700.00
LC96863	21 Nov 2019 NSW Treasury Corporation	AU3SG0002025	20 Mar 2025	20 Mar 2022	1.25 Semi Annual	Fixed	S&P AA+	2,000,000.00	2,000,000.00	1,984,200.00
LC96637	16 Jun 2020 Bank of Queensland Ltd		16 Jun 2025	16 Jun 2022	1.53 Annual	TD	Moodys A3	10,000,000.00	10,000,000.00	10,107,728.80
LC107738	16 Jun 2021 MyState Bank Ltd	AU3FN0061024	16 Jun 2025	16 Mar 2022	0.72 Quarterly	FRN	Moodys Baa2	9,500,000.00	9,500,000.00	9,491,450.00
LC100329	14 Jan 2021 UBS Australia Ltd	AU3CB0273407	30 Jul 2025	30 Jul 2022	1.20 Semi Annual	Fixed	S&P A+	4,000,000.00	4,000,000.00	3,840,480.00
LC104737	7 Apr 2021 UBS Australia Ltd	AU3FN0055307	30 Jul 2025	29 Apr 2022	0.94 Quarterly	FRN	S&P A+	10,000,000.00	10,000,000.00	10,099,800.00

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Latest Deal Code	Latest Deal Settlement Date Issuer		ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
LC112609	20 Sep 2021 Bendig	go & Adelaide Bank Ltd	AU3FN0057634	2 Dec 2025	2 Mar 2022	0.58	Quarterly	FRN	Moodys A3	35,500,000.00	35,500,000.00	35,309,365.00
LX105597	19 Apr 2021 Macqua	uarie Bank	AU3FN0057709	9 Dec 2025	9 Mar 2022	0.54	Quarterly	FRN	S&P A+	20,000,000.00	20,000,000.00	19,895,000.00
LC112608	20 Sep 2021 Suncor	rp Bank	AU3FN0058343	24 Feb 2026	24 May 2022	0.52	Quarterly	FRN	S&P A+	5,000,000.00	5,000,000.00	4,954,950.00
LC103543	11 Mar 2021 UBS A	Australia Ltd	AU3FN0058608	26 Feb 2026	26 May 2022	0.58	Quarterly	FRN	S&P A+	18,800,000.00	18,800,000.00	18,636,628.00
LC103141	4 Mar 2021 Newcas	astle Permanent Building Society Ltd	AU3FN0058699	4 Mar 2026	4 Mar 2022	0.68	Quarterly	FRN	S&P BBB	1,000,000.00	1,000,000.00	994,400.00
LC105450	22 Apr 2021 Credit I Bank	Union Australia Ltd t/as Great Southern	AU3FN0059721	22 Apr 2026	22 Apr 2022	0.75	Quarterly	FRN	Moodys Baa1	11,000,000.00	11,000,000.00	10,922,450.00
LC109088	9 Jul 2021 Bank o	of Queensland Ltd	AU3FN0060406	6 May 2026	6 May 2022	0.70	Quarterly	FRN	Moodys A3	5,000,000.00	5,000,000.00	4,960,800.00
LC109586	23 Jul 2021 Bendig	go & Adelaide Bank Ltd	AU3FN0061081	18 Jun 2026	18 Mar 2022	0.72	Quarterly	FRN	Moodys A3	15,300,000.00	15,300,000.00	15,197,949.00
LX109029	8 Jul 2021 Bank o	of Queensland Ltd		8 Jul 2026	8 Apr 2022	0.65	Quarterly	FRD	Moodys A3	5,000,000.00	5,000,000.00	5,004,351.60
LX109587	22 Jul 2021 Bank o	of Queensland Ltd		22 Jul 2026	22 Apr 2022	0.64	Quarterly	FRD	Moodys A3	3,000,000.00	3,000,000.00	3,001,855.47
LC112610	20 Sep 2021 Nationa	nal Australia Bank Ltd	AU3FN0062659	24 Aug 2026	24 May 2022	0.48	Quarterly	FRN	S&P AA-	7,000,000.00	7,000,000.00	6,923,560.00
LC113804	15 Oct 2021 Suncor	rp Bank	AU3FN0062964	15 Sep 2026	15 Mar 2022	0.54	Quarterly	FRN	Moodys A1	12,900,000.00	12,900,000.00	12,766,485.00
LC116445	17 Dec 2021 Bank o	of Queensland Ltd	AU3FN0063764	27 Oct 2026	27 Apr 2022	0.88	Quarterly	FRN	S&P BBB+	22,000,000.00	22,000,000.00	21,941,480.00
LC111486	26 Aug 2021 Norther	ern Territory Treasury Corporation		15 Dec 2026	15 Jun 2022	1.40	Semi Annual	Fixed	Moodys Aa3	5,000,000.00	5,000,000.00	5,014,400.00
LC116992	14 Jan 2022 Commo	nonwealth Bank of Australia Ltd	AU3FN0065579	14 Jan 2027	14 Apr 2022	0.77	Quarterly	FRN	Moodys Aa3	6,500,000.00	6,500,000.00	6,500,650.00
LC117127	25 Jan 2022 Suncor	rp Bank	AU3FN0065694	25 Jan 2027	26 Apr 2022	0.84	Quarterly	FRN	S&P AA-	13,000,000.00	13,000,000.00	12,998,830.00
LC117174	25 Jan 2022 Westpa	ac Banking Corporation Ltd	AU3FN0065702	25 Jan 2027	26 Apr 2022	0.76	Quarterly	FRN	S&P AA-	16,000,000.00	16,000,000.00	15,990,080.00
LC96875	15 Nov 2018 NSW T	Treasury Corporation	AU3SG0001878	15 Nov 2028	15 May 2022		Semi Annual	Fixed	S&P AA+	15,000,000.00	15,000,000.00	15,837,750.00
										598,118,410.93	598,118,410.93	598,464,918.45
al										598,118,410.93	598,118,410.93	598,464,918.45

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



Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

2. Interest and Distribution Income Received For 1 February 2022 to 28 February 2022

Security ISIN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration	Income Type	Trading Book
Security ISHV	MACQ At Call In	Macquarie Bank	IEI197158	1 Feb 2022	Interest Calculation)		Bank Interest	Central Coast Council
AU3FN0057337	BOC Aust 0.83 06 Nov 2023 FloatTCD	Bank of China (Australia) Limited	IEI197484	7 Feb 2022	8,000,000.00	,	Security Coupon Interest	Central Coast Council
AU3FN0060406	BOQ 0.63 06 May 2026 FRN	Bank of Queensland Ltd	IEI197485	7 Feb 2022	5,000,000.00	8,414.38	Security Coupon Interest	Central Coast Council
AU3FN0049367	MACQ 0.8 07 Aug 2024 FRN	Macquarie Bank	IEI197482	7 Feb 2022	3,000,000.00	6,320.14	Security Coupon Interest	Central Coast Council
AU3CB0265593	MACQ 1.75 07 Aug 2024 Fixed	Macquarie Bank	IEI197483	7 Feb 2022	12,000,000.00	105,000.00	Security Coupon Interest	Central Coast Council
	AMP 0.55 11 Feb 2022 275DAY TD	AMP Bank Ltd	IEI198343	11 Feb 2022	5,000,000.00	20,719.18	Security Coupon Interest	Central Coast Council
AU3CB0270387	MACQ 1.7 12 Feb 2025 Fixed	Macquarie Bank	IEI198681	12 Feb 2022	25,000,000.00	212,500.00	Security Coupon Interest	Central Coast Council
AU3CB0263275	Westpac 2.25 16 Aug 2024 Fixed	Westpac Banking Corporation Ltd	IEE202391	16 Feb 2022		(258.90)	Security Coupon Interest Adjustment - Expense	Central Coast Council
AU3CB0263275	Westpac 2.25 16 Aug 2024 Fixed	Westpac Banking Corporation Ltd	IEI199564	16 Feb 2022	2,800,000.00	31,758.90	Security Coupon Interest	Central Coast Council
AU3FN0055463	BOC 0.8 18 Aug 2023 FRN	Bank of China Limited	IEI200030	18 Feb 2022	3,400,000.00	7,198.68	Security Coupon Interest	Central Coast Council
	BOQ 0.34 18 Feb 2022 154DAY TD	Bank of Queensland Ltd	IEI200031	18 Feb 2022	5,000,000.00	7,172.60	Security Coupon Interest	Central Coast Council
AU3FN0064705	MYS 0.6 22 Nov 2024 FRN	MyState Bank Ltd	IEI200446	22 Feb 2022	12,000,000.00	19,575.58	Security Coupon Interest	Central Coast Council
AU3FN0053161	ICBC 0.77 24 Feb 2023 FRN	Industrial & Commercial Bank of China Ltd	IEI201215	24 Feb 2022	10,000,000.00	20,542.47	Security Coupon Interest	Central Coast Council
AU3FN0062659	NAB 0.41 24 Aug 2026 FRN	National Australia Bank Ltd	IEI201217	24 Feb 2022	7,000,000.00	8,027.95	Security Coupon Interest	Central Coast Council
AU3FN0053146	RACB 0.93 24 Feb 2023 FRN	Members Banking Group Limited t/as RACQ Bank	IEI201214	24 Feb 2022	1,000,000.00	2,457.53	Security Coupon Interest	Central Coast Council
AU3FN0058343	SunBank 0.45 24 Feb 2026 FRN	Suncorp Bank	IEI201216	24 Feb 2022	5,000,000.00	6,238.36	Security Coupon Interest	Central Coast Council
	Westpac 0.93 27 Nov 2023 1827DAY FRD	Westpac Banking Corporation Ltd	IEI201998	27 Feb 2022	5,000,000.00	11,720.55	Security Coupon Interest	Central Coast Council
AU3FN0058608	UBS Aust 0.5 26 Feb 2026 FRN	UBS Australia Ltd	IEI201999	28 Feb 2022	18,800,000.00	26,585.47	Security Coupon Interest	Central Coast Council
	Westpac 0.93 27 Nov 2023 1827DAY FRD	Westpac Banking Corporation Ltd	IEI202392	28 Feb 2022	0.00	887.04	Security Coupon Interest	Central Coast Council
					-	517,082.16	•	



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3. Acquisitions, Disposals and Maturities Between 1 February 2022 and 28 February 2022

Security	Issuer	Security ISIN	Deal Code	Acquisition/ Disposal	Transaction Date	Settlement Date	Face Value Original	Face Value Current	Bond Factor	Capital Price	Accrued Interest Price	Gross Price	Consideration Notional
MACQ At Call In	Macquarie Bank		LC117748	Acquisition	1 Feb 2022	1 Feb 2022	4,770.18	4,770.18	1.00000000	100.000	0.000	100.000	4,770.18
MACQ At Call In	Macquarie Bank		LC117750	Disposal	1 Feb 2022	1 Feb 2022	826.88	826.88	1.00000000	100.000	0.000	100.000	(826.88)
MACQ At Call In	Macquarie Bank		LC117751	Disposal	1 Feb 2022	1 Feb 2022	4,770.18	4,770.18	1.00000000	100.000	0.000	100.000	(4,770.18)
AMP At Call	AMP Bank Ltd		LC117752	Acquisition	1 Feb 2022	1 Feb 2022	4,732.43	4,732.43	1.00000000	100.000	0.000	100.000	4,732.43
AMP 0.55 11 Feb 2022 275DAY TD	AMP Bank Ltd		LC106581	Maturity	11 Feb 2022		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
AMP 0.95 11 Jul 2022 150DAY TD	AMP Bank Ltd		LC134403	Acquisition	11 Feb 2022	11 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
Auswide 0.75 14 Feb 2025 FRN	Auswide Bank Limited	AU3FN0066320	LC133971	Acquisition	7 Feb 2022	14 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
BOQ 0.34 18 Feb 2022 154DAY TD	Bank of Queensland Ltd		LX112589	Maturity	18 Feb 2022		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
AMP At Call	AMP Bank Ltd		LC135987	Disposal	23 Feb 2022	23 Feb 2022	10,135,733.60	10,135,733.60	1.00000000	100.000	0.000	100.000	(10,135,733.60)
MACQ At Call In	Macquarie Bank		LC135392	Acquisition	24 Feb 2022	24 Feb 2022	10,000,000.00	10,000,000.00	1.00000000	100.000	0.000	100.000	10,000,000.00
ME Bank 0.65 22 Sep 2022 210DAY TD	Members Equity Bank Ltd		LX135380	Acquisition	24 Feb 2022	24 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
ME Bank 0.65 21 Oct 2022 239DAY TD	Members Equity Bank Ltd		LX135381	Acquisition	24 Feb 2022	24 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 1.7 26 Feb 2024 732DAY TD	MyState Bank Ltd		LX135382	Acquisition	24 Feb 2022	24 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 1.7 04 Mar 2024 739DAY TD	MyState Bank Ltd		LX135383	Acquisition	24 Feb 2022	24 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 1.7 11 Mar 2024 746DAY TD	MyState Bank Ltd		LX135384	Acquisition	24 Feb 2022	24 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
Westpac 0.88 22 Feb 2023 362DAY TD	Westpac Banking Corporation Ltd		LC135800	Acquisition	25 Feb 2022	25 Feb 2022	10,000,000.00	10,000,000.00	1.00000000	100.000	0.000	100.000	10,000,000.00
NAB 0.88 02 Mar 2023 370DAY TD	National Australia Bank Ltd		LX135605	Acquisition	25 Feb 2022	25 Feb 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MACQ At Call In	Macquarie Bank		LC135986	Acquisition	28 Feb 2022	28 Feb 2022	2,249.34	2,249.34	1.00000000	100.000	0.000	100.000	2,249.34
												_	39,870,421.29

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



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4. Interest Income Accrued As At 28 February 2022

LC133861 Westpac 0.1 of Mar 2022 28DAY TD	Latest Deal Code	e Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Coupon Rate Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LX112640 JUDO 0.75 09 Mar 2022 81DAY TD 16 Mar 2022 17 Sep 2021 1 6 Mar 2022 16 Mar 2022 16 Mar 2022 17 Sep 2021 1 6 Mar 2022 17 Sep 2021 1 7 Sep 2021 1	LC105387	7 CBA At Call	1 Mar 2022	31 Oct 2020	31 Dec 2020		424	0.0100	Nil	1,000.00	1,000.00	69,000.00	1,000.00	0.12
LX112590 JUDO 0.53 16 Mar 2022 181DAY TD 16 Mar 2022 2 34 Pag 2021 16 Mar 2022 15 Mar 2022	LC133951	1 Westpac 0.1 01 Mar 2022 29DAY TD	1 Mar 2022	31 Jan 2022		1 Mar 2022	28	0.1000	Maturity	850,000.00	850,000.00	850,000.00	850,065.20	65.21
LX112847 JUDO 0.53 23 Mar 2022 181DAY TD 23 Mar 2022 28 Sep 2021 23 Mar 2022 181DAY TD 23 Mar 2022 28 Sep 2021 23 Mar 2022 181DAY TD 30 Dec 2021 30 Mar 2022 74 0.8300 Maturity 5,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 2,000,000.00 3,000,000.0	LX116440	JUDO 0.75 09 Mar 2022 83DAY TD	9 Mar 2022	16 Dec 2021		9 Mar 2022	74	0.7500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,007,602.75	7,602.74
LC99254 AMP 1.05 30 Mar 2022 FRN 30 Mar 2022 30 Mar 2017 30 Mar 2022 60 1.1174 Quarerly 2,000,000.00 2,000,000.00 2,008,640.00 2,004,320.00 3,673,644 LX116441 JUDO 0.83 06 Apr 2022 111DAY TD 6 Apr 2022 16 Dec 2021 6 Apr 2022 74 0.8300 Maturity 5,000,000.00 5,000,00	LX112590	JUDO 0.53 16 Mar 2022 180DAY TD	16 Mar 2022	17 Sep 2021		16 Mar 2022	164	0.5300	Maturity	4,000,000.00	4,000,000.00	4,000,000.00	4,009,525.48	9,525.48
LX116441 JUDO 0.83 06 Apr 2022 111DAY TD 6 Apr 2022 16 Bec 2021 6 Apr 2022 74 0.8300 Maturity 5,000,000.00 5,	LX112847	7 JUDO 0.53 23 Mar 2022 181DAY TD	23 Mar 2022	23 Sep 2021		23 Mar 2022	158	0.5300	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,011,471.25	11,471.23
LX115700 JUDO 0.74 12 Apr 2022 13BDAY TD 12 Apr 2022 25 Nov 2021 12 Apr 2022 95 0.7400 Maturity 5,000,000.00	LC99254	AMP 1.05 30 Mar 2022 FRN	30 Mar 2022	30 Mar 2017	30 Dec 2021	30 Mar 2022	60	1.1174	Quarterly	2,000,000.00	2,000,000.00	2,008,640.00	2,004,320.00	3,673.64
LX115701 JUDO 0.76 19 Apr 2022 145DAY TD 19 Apr 2022 25 Nov 2021 19Apr 2022 25 Nov 2021 26 Apr 2022 25 Nov 2021 25 Apr 2022 25 Apr 2022 25 Apr 2022 25 Nov 2021 25 Apr 2022 25	LX116441	JUDO 0.83 06 Apr 2022 111DAY TD	6 Apr 2022	16 Dec 2021		6 Apr 2022	74	0.8300	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,413.70	8,413.70
LX115702 JUDO 0.79 26 Apr 2022 152DAY TD 26 Apr 2022 25 Nov 2021 26 Apr 2022 25 Nov 2021 26 Apr 2022 8 Dec 2021 3 May 2022 264 0.5000 Maturity 5,000,000.00 5,000,000	LX115700	JUDO 0.74 12 Apr 2022 138DAY TD	12 Apr 2022	25 Nov 2021		12 Apr 2022	95	0.7400	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,630.15	9,630.14
LX116219 JUDO 0.87 03 May 2022 146DAY TD 3 May 2022 8 Bec 2021 3 May 2022 82 0.8700 Maturity \$,000,000.00 \$,0	LX115701	JUDO 0.76 19 Apr 2022 145DAY TD	19 Apr 2022	25 Nov 2021		19 Apr 2022	95	0.7600	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,890.40	9,890.41
LC107572 Westpac 0.3 03 May 2022 364DAY TD 3 May 2022 4 May 2021 3 May 2022 264 0.5000 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,010,000.00	LX115702	2 JUDO 0.79 26 Apr 2022 152DAY TD	26 Apr 2022	25 Nov 2021		26 Apr 2022	95	0.7900	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,280.80	10,280.82
LX107763 ME Bank 0.5 09 May 2022 34DAY TD 9 May 2022 21 May 2022 21 May 2022 21 May 2022 22 May 2022 28 Dec 2021 24 May 2022 82 0.5000 Maturity 5,000,000.00 5,000,000.00 10,000,000.00 5,00	LX116219	JUDO 0.87 03 May 2022 146DAY TD	3 May 2022	8 Dec 2021		3 May 2022	82	0.8700	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,772.60	9,772.60
LX116221 JUDO 0.9 24 May 2022 167DAY TD 24 May 2022 8 Dec 2021 24 May 2022 82 0.9000 Maturity 5,000,000.00 10,000,	LC107572	2 Westpac 0.3 03 May 2022 364DAY TD	3 May 2022	4 May 2021		3 May 2022	300	0.3000	Maturity	8,098,000.00	8,098,000.00	8,098,000.00	8,117,967.64	19,967.67
LX116221 JUDO 0.9 24 May 2022 167DAY TD 24 May 2022 8 Dec 2021 24 May 2022 8 0.9000 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,010,109.60 10,109.65 10,109.6	LX107763	3 ME Bank 0.5 09 May 2022 334DAY TD	9 May 2022	9 Jun 2021		9 May 2022	264	0.5000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,018,082.20	18,082.19
LX116221 JUDO 0.91 31 May 2022 174DAY TD 31 May 2022 8 Dec 2021 31 May 2022 82 0.9100 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,010,221.90 10,221.92 LC108589 NAB 0.33 03 Jun 2022 364DAY TD 3 Jun 2022 4 Jun 2022 1 3 Jun 2022 269 0.3300 Maturity 807,000.00 807,000.00 807,000.00 807,000.00 808,962.66 1,962.67 LX116222 JUDO 0.92 07 Jun 2022 181DAY TD 7 Jun 2022 8 Dec 2021 7 Jun 2022 82 0.9200 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,010,334.25 10,334.25 LX107765 ME Bank 0.5 09 Jun 2022 365DAY TD 9 Jun 2022 9 Jun 2021 9 Jun 2022 264 0.5000 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 10,000.0	LX106771	ME Bank 0.5 20 May 2022 364DAY TD	20 May 2022	21 May 2021		20 May 2022	283	0.5000	Maturity	10,000,000.00	10,000,000.00	10,000,000.00	10,038,767.10	38,767.12
LC108589 NAB 0.33 03 Jun 2022 364DAY TD 3 Jun 2022 4 Jun 2022 8 Dec 2021 3 Jun 2022 269 0.3300 Maturity 807,000.00 807,000.00 807,000.00 809,962.66 1,962.67 LX116222 JUDO 0.92 07 Jun 2022 181DAY TD 7 Jun 2022 8 Dec 2021 7 Jun 2022 82 0.9200 Maturity 5,000,000.00 5,	LX116220	JUDO 0.9 24 May 2022 167DAY TD	24 May 2022	8 Dec 2021		24 May 2022	82	0.9000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,109.60	10,109.59
LX116222 JUDO 0.92 07 Jun 2022 181DAY TD 7 Jun 2022 8 Dec 2021 7 Jun 2022 82 0.9200 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,010,334.25 10,334.25 LX107765 ME Bank 0.5 09 Jun 2022 365DAY TD 9 Jun 2022 9 Jun 2022 16 Jun 2020 16 Jun 2020 16 Jun 2022 14 Jun 2022 27 1.4000 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,018,082.20 18,082.19 LC9663 AMP 1.4 14 Jun 2022 278DAY TD 14 Jun 2022 24 Jun 2020 16 Jun 2021 14 Jun 2022 27 1.4000 Annual 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 16,111.23	LX116221	JUDO 0.91 31 May 2022 174DAY TD	31 May 2022	8 Dec 2021		31 May 2022	82	0.9100	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,221.90	10,221.92
LX107765 ME Bank 0.5 09 Jun 2022 365DAY TD 9 Jun 2022 9 Jun 2022 16 Jun 2022 18 Jun 2022 24 Jun 2019 18 Jun 2022 25 1.4000 Annual 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 18,082.20 18,082.19 LX107663 AMP 1.4 14 Jun 2022 728DAY TD 14 Jun 2022 24 Jun 2022 16 Jun 2022 18 Jun 2022 24	LC108589	9 NAB 0.33 03 Jun 2022 364DAY TD	3 Jun 2022	4 Jun 2021		3 Jun 2022	269	0.3300	Maturity	807,000.00	807,000.00	807,000.00	808,962.66	1,962.67
LC96633 AMP 1.4 14 Jun 2022 728DAY TD 14 Jun 2022 16 Jun 2020 16 Jun 2021 14 Jun 2022 25 1.4000 Annual 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,049,287.65 49,287.67 LC98637 CCB 0.93 24 Jun 2022 FRN 24 Jun 2022 24 Jun 2022 24 Jun 2022 24 Jun 2022 66 0.9900 Quarterly 9,000,000.00 9,000,000.00 9,090,810.00 9,036,450.00 16,111.23	LX116222	2 JUDO 0.92 07 Jun 2022 181DAY TD	7 Jun 2022	8 Dec 2021		7 Jun 2022	82	0.9200	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,334.25	10,334.25
LC98637 CCB 0.93 24 Jun 2022 FRN 24 Jun 2022 24 Jun 2019 24 Dec 2021 24 Mar 2022 66 0.9900 Quarterly 9,000,000.00 9,000,000.00 9,090,810.00 9,036,450.00 16,111.23	LX107765	ME Bank 0.5 09 Jun 2022 365DAY TD	9 Jun 2022	9 Jun 2021		9 Jun 2022	264	0.5000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,018,082.20	18,082.19
,	LC96633	AMP 1.4 14 Jun 2022 728DAY TD	14 Jun 2022	16 Jun 2020	16 Jun 2021	14 Jun 2022	257	1.4000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,049,287.65	49,287.67
LX108726 ME Bank 0.5 30 Jun 2022 364DAY TD 30 Jun 2022 1 Jul 2021 30 Jun 2022 242 0.5000 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,016,575.35 16,575.34	LC98637	CCB 0.93 24 Jun 2022 FRN	24 Jun 2022	24 Jun 2019	24 Dec 2021	24 Mar 2022	66	0.9900	Quarterly	9,000,000.00	9,000,000.00	9,090,810.00	9,036,450.00	16,111.23
	LX108726	ME Bank 0.5 30 Jun 2022 364DAY TD	30 Jun 2022	1 Jul 2021		30 Jun 2022	242	0.5000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,016,575.35	16,575.34
LC134403 AMP 0.95 11 Jul 2022 150DAY TD 11 Jul 2022 11 Feb 2022 11 Jul 2022 17 0.9500 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,002,212.35 2,212.33	LC134403	3 AMP 0.95 11 Jul 2022 150DAY TD	11 Jul 2022	11 Feb 2022		11 Jul 2022	17	0.9500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,002,212.35	2,212.33
LX135380 ME Bank 0.65 22 Sep 2022 210DAY 22 Sep 2022 24 Feb 2022 22 Sep 2022 4 0.6500 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000.00 5,	LX135380		22 Sep 2022	24 Feb 2022		22 Sep 2022	4	0.6500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,000,356.15	356.16
	LX135381		21 Oct 2022	24 Feb 2022		21 Oct 2022	4	0.6500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,000,356.15	356.16
LC96634 RABO 3.18 12 Dec 2022 1825DAY TD 12 Dec 2022 13 Dec 2017 13 Dec 2021 12 Dec 2022 77 3.1800 Annual 10,000,000.00 10,000,000.00 10,000,000.00 10,000,000.00 67,084.93	LC96634	RABO 3.18 12 Dec 2022 1825DAY TD	12 Dec 2022	13 Dec 2017	13 Dec 2021	12 Dec 2022	77	3.1800	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,067,084.90	67,084.93
LC135800 Westpac 0.88 22 Feb 2023 362DAY TD 22 Feb 2023 25 Feb 2022 23 May 2022 3 0.8800 Quarterly 10,000,000.00 10,000,000.00 10,000,000.00 10,000,000.00 723.30 723.29	LC135800	Westpac 0.88 22 Feb 2023 362DAY TD	22 Feb 2023	25 Feb 2022		23 May 2022	3	0.8800	Quarterly	10,000,000.00	10,000,000.00	10,000,000.00	10,000,723.30	723.29
LC100672 ICBC 0.77 24 Feb 2023 FRN 24 Feb 2023 24 Feb 2023 24 Feb 2023 24 Feb 2022 24 May 2022 4 0.8450 Quarterly 10,000,000.00 10,000,000.00 10,007,800.00 10,040,100.00 926.03	LC100672	2 ICBC 0.77 24 Feb 2023 FRN	24 Feb 2023	24 Feb 2020	24 Feb 2022	24 May 2022	4	0.8450	Quarterly	10,000,000.00	10,000,000.00	10,077,800.00	10,040,100.00	926.03
LC103143 RACB 0.93 24 Feb 2023 FRN 24 Feb 2023 24 Feb 2023 24 Feb 2022 24 Feb 2022 24 May 2022 4 1.0050 Quarterly 1,000,000.00 1,000,000.00 1,008,600.00 1,003,240.00 110.14	LC103143	3 RACB 0.93 24 Feb 2023 FRN	24 Feb 2023	24 Feb 2020	24 Feb 2022	24 May 2022	4	1.0050	Quarterly	1,000,000.00	1,000,000.00	1,008,600.00	1,003,240.00	110.14
LX135605 NAB 0.88 02 Mar 2023 370DAY TD 2 Mar 2023 25 Feb 2022 2 Mar 2023 3 0.8800 Maturity 5,000,000.00 5,000,000.00 5,000,000.00 5,000,000.00 5,000,001.65 361.64	LX135605	5 NAB 0.88 02 Mar 2023 370DAY TD	2 Mar 2023	25 Feb 2022		2 Mar 2023	3	0.8800	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,000,361.65	361.64
LC100262 CIB 1.35 09 Jun 2023 FRN 9 Jun 2023 9 Jun 2020 9 Dec 2021 9 Mar 2022 81 1.4107 Quarterly 8,000,000.00 8,000,000.00 3,068,280.00 8,121,120.00 25,044.76	LC100262	2 CIB 1.35 09 Jun 2023 FRN	9 Jun 2023	9 Jun 2020	9 Dec 2021	9 Mar 2022	81	1.4107	Quarterly	8,000,000.00	8,000,000.00	3,068,280.00	8,121,120.00	25,044.76
LC100248 BOC 0.8 18 Aug 2023 FRN 18 Aug 2023 18 Aug 2020 18 Feb 2022 18 May 2022 10 0.8800 Quarterly 3,400,000.00 3,400,000.00 3,426,112.00 3,417,204.00 819.73	LC100248	BOC 0.8 18 Aug 2023 FRN	18 Aug 2023	18 Aug 2020	18 Feb 2022	18 May 2022	10	0.8800	Quarterly	3,400,000.00	3,400,000.00	3,426,112.00	3,417,204.00	819.73
LC100250 BCOM 0.83 29 Sep 2023 FloatTCD 29 Sep 2023 29 Sep 2020 29 Dec 2021 29 Mar 2022 61 0.8918 Quarterly 2,900,000.00 2,900,000.00 2,920,387.00 2,916,153.00 4,322.18	LC100250	D BCOM 0.83 29 Sep 2023 FloatTCD	29 Sep 2023	29 Sep 2020	29 Dec 2021	29 Mar 2022	61	0.8918	Quarterly	2,900,000.00	2,900,000.00	2,920,387.00	2,916,153.00	4,322.18

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Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Coupon Rate Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC100260	BOC 0.78 27 Oct 2023 FloatTCD	27 Oct 2023	27 Oct 2020	27 Jan 2022	27 Apr 2022	32	0.8550	Quarterly	2,800,000.00	2,800,000.00	2,824,304.00	2,814,168.00	2,098.85
LC97432	BOC Aust 0.83 06 Nov 2023 FloatTCD	6 Nov 2023	6 Nov 2020	7 Feb 2022	6 May 2022	21	0.9000	Quarterly	8,000,000.00	8,000,000.00	8,045,280.00	8,048,240.00	4,142.47
LC97342	Westpac 0.93 27 Nov 2023 1827DAY FRD	27 Nov 2023	26 Nov 2018	27 Feb 2022	27 May 2022	1	0.9300	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,000,127.40	127.40
LX135382	MYS 1.7 26 Feb 2024 732DAY TD	26 Feb 2024	24 Feb 2022		24 Feb 2023	4	1.7000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,000,931.50	931.51
LX135383	MYS 1.7 04 Mar 2024 739DAY TD	4 Mar 2024	24 Feb 2022		24 Feb 2023	4	1.7000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,000,931.50	931.51
LX135384	MYS 1.7 11 Mar 2024 746DAY TD	11 Mar 2024	24 Feb 2022		24 Feb 2023	4	1.7000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,000,931.50	931.51
LC103940	Qld Police 0.75 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Dec 2021	22 Mar 2022	68	0.8225	Quarterly	4,500,000.00	4,500,000.00	4,500,000.00	4,488,975.00	6,895.48
LC103795	Auswide 0.6 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Dec 2021	22 Mar 2022	68	0.6725	Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	12,000,840.00	15,034.52
LC96635	NAB 1.15 14 Jun 2024 1459DAY TD	14 Jun 2024	16 Jun 2020	16 Jun 2021	16 Jun 2022	257	1.1500	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,080,972.60	80,972.60
LC112880	NAB 0.92 19 Jun 2024 FRN	19 Jun 2024	19 Jun 2019	20 Dec 2021	21 Mar 2022	70	0.9850	Quarterly	5,000,000.00	5,000,000.00	5,091,550.00	5,067,050.00	9,445.21
LX109584	BOQ 0.4 22 Jul 2024 1096DAY FRD	22 Jul 2024	22 Jul 2021	24 Jan 2022	22 Apr 2022	35	0.4650	Quarterly	4,000,000.00	4,000,000.00	4,000,000.00	4,001,783.56	1,783.56
LC112603	SunBank 1.85 30 Jul 2024 Fixed	30 Jul 2024	30 Jul 2019	30 Jan 2022	30 Jul 2022	29	1.8500	Semi Annual	2,500,000.00	2,500,000.00	1,554,390.00	2,492,300.00	3,674.66
LC111488	MACQ 0.8 07 Aug 2024 FRN	7 Aug 2024	7 Aug 2019	7 Feb 2022	9 May 2022	21	0.8700	Quarterly	3,000,000.00	3,000,000.00	3,044,970.00	3,023,040.00	1,501.64
LC111489	MACQ 1.75 07 Aug 2024 Fixed	7 Aug 2024	7 Aug 2019	7 Feb 2022	7 Aug 2022	21	1.7500	Semi Annual	12,000,000.00	12,000,000.00	2,062,420.00	11,918,760.00	12,082.19
LC112606	Westpac 2.25 16 Aug 2024 Fixed	16 Aug 2024	16 May 2019	16 Feb 2022	16 Aug 2022	12	2.2500	Semi Annual	2,800,000.00	2,800,000.00	2,940,476.00	2,827,104.00	2,071.23
LC112605	BENAU 1.7 06 Sep 2024 Fixed	6 Sep 2024	6 Sep 2019	6 Sep 2021	6 Mar 2022	175	1.7000	Semi Annual	9,390,000.00	9,390,000.00	1,542,195.00	9,371,877.30	76,534.93
LC116230	BENAU 0.97 06 Sep 2024 FRN	6 Sep 2024	6 Sep 2019	6 Dec 2021	7 Mar 2022	84	1.0250	Quarterly	6,000,000.00	6,000,000.00	6,084,180.00	6,077,280.00	14,153.42
LC96636	BOQ 2 26 Sep 2024 1827DAY TD	26 Sep 2024	26 Sep 2019	26 Sep 2021	26 Sep 2022	155	2.0000	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,084,931.50	84,931.51
LC100324	HSBCSyd 1.5 27 Sep 2024 Fixed	27 Sep 2024	27 Sep 2019	27 Sep 2021	27 Mar 2022	154	1.5000	Semi Annual	1,480,000.00	1,480,000.00	1,533,132.00	1,468,426.40	9,366.58
LC116228	BOQ 1.1 30 Oct 2024 FRN	30 Oct 2024	30 Oct 2019	31 Jan 2022	29 Apr 2022	28	1.1750	Quarterly	4,000,000.00	4,000,000.00	4,073,240.00	4,056,600.00	3,605.48
LC114925	MYS 0.6 22 Nov 2024 FRN	22 Nov 2024	22 Nov 2021	22 Feb 2022	23 May 2022	6	0.6755	Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	11,983,920.00	1,332.49
LC100354	MACQ 1.7 12 Feb 2025 Fixed	12 Feb 2025	12 Feb 2020	12 Feb 2022	12 Aug 2022	16	1.7000	Semi Annual	25,000,000.00	25,000,000.00	10,510,000.00	24,556,250.00	18,630.14
LC133971	Auswide 0.75 14 Feb 2025 FRN	14 Feb 2025	14 Feb 2022		16 May 2022	14	0.8244	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	4,996,700.00	1,581.04
LC96863	NSWTC 1.25 20 Mar 2025 Fixed	20 Mar 2025	21 Nov 2019	20 Sep 2021	20 Mar 2022	161	1.2500	Semi Annual	2,000,000.00	2,000,000.00	2,000,000.00	1,984,200.00	11,027.40
LC96637	BOQ 1.53 16 Jun 2025 1826DAY TD	16 Jun 2025	16 Jun 2020	16 Jun 2021	16 Jun 2022	257	1.5300	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,107,728.80	107,728.77
LC107738	MYS 0.65 16 Jun 2025 FRN	16 Jun 2025	16 Jun 2021	16 Dec 2021	16 Mar 2022	74	0.7150	Quarterly	9,500,000.00	9,500,000.00	9,500,000.00	9,491,450.00	13,771.10
LC100329	UBS Aust 1.2 30 Jul 2025 Fixed	30 Jul 2025	30 Jul 2020	30 Jan 2022	30 Jul 2022	29	1.2000	Semi Annual	4,000,000.00	4,000,000.00	4,120,240.00	3,840,480.00	3,813.70
LC104737	UBS Aust 0.87 30 Jul 2025 FRN	30 Jul 2025	30 Jul 2020	31 Jan 2022	29 Apr 2022	28	0.9450	Quarterly	10,000,000.00	10,000,000.00	5,083,750.00	10,099,800.00	7,249.32
LC112609	BENAU 0.52 02 Dec 2025 FRN	2 Dec 2025	2 Dec 2020	2 Dec 2021	2 Mar 2022	88	0.5785	Quarterly	35,500,000.00	35,500,000.00	4,512,240.00	35,309,365.00	49,513.26
LX105597	MACQ 0.48 09 Dec 2025 FRN	9 Dec 2025	9 Dec 2020	9 Dec 2021	9 Mar 2022	81	0.5407	Quarterly	20,000,000.00	20,000,000.00	9,979,100.00	19,895,000.00	23,998.19
LC112608	SunBank 0.45 24 Feb 2026 FRN	24 Feb 2026	24 Feb 2021	24 Feb 2022	24 May 2022	4	0.5250	Quarterly	5,000,000.00	5,000,000.00	5,010,350.00	4,954,950.00	287.67
LC103141	NPBS 0.63 04 Mar 2026 FRN	4 Mar 2026	4 Mar 2021	6 Dec 2021	4 Mar 2022	84	0.6850	Quarterly	1,000,000.00	1,000,000.00	1,002,420.00	994,400.00	1,576.44
LC105450	CUA 0.68 22 Apr 2026 FRN	22 Apr 2026	22 Apr 2021	24 Jan 2022	22 Apr 2022	35	0.7450	Quarterly	11,000,000.00	11,000,000.00	11,000,000.00	10,922,450.00	7,858.22
LC109088	BOQ 0.63 06 May 2026 FRN	6 May 2026	6 May 2021	7 Feb 2022	6 May 2022	21	0.7000	Quarterly	5,000,000.00	5,000,000.00	5,026,950.00	4,960,800.00	2,013.70
LC109586	BENAU 0.65 18 Jun 2026 FRN	18 Jun 2026	18 Jun 2021	20 Dec 2021	18 Mar 2022	70	0.7150	Quarterly	15,300,000.00	15,300,000.00	3,019,110.00	15,197,949.00	20,979.86

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LX109029 BOQ 0.58 08 Jul 2026 1826DAY FRD	8 Jul 2026	8 Jul 2021	10 Jan 2022	8 Apr 2022	49	0.6483	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,004,351.60	4,351.60
LX109587 BOQ 0.58 22 Jul 2026 1826DAY FRD	22 Jul 2026	22 Jul 2021	24 Jan 2022	22 Apr 2022	35	0.6450	Quarterly	3,000,000.00	3,000,000.00	3,000,000.00	3,001,855.47	1,855.48
LC112610 NAB 0.41 24 Aug 2026 FRN	24 Aug 2026	24 Aug 2021	24 Feb 2022	24 May 2022	4	0.4850	Quarterly	7,000,000.00	7,000,000.00	7,012,180.00	6,923,560.00	372.05
LC113804 SunBank 0.48 15 Sep 2026 FRN	15 Sep 2026	15 Sep 2021	15 Dec 2021	15 Mar 2022	75	0.5421	Quarterly	12,900,000.00	12,900,000.00	9,989,800.00	12,766,485.00	14,369.36
LC116445 BOQ 0.8 27 Oct 2026 FRN	27 Oct 2026	27 Oct 2021	27 Jan 2022	27 Apr 2022	32	0.8750	Quarterly	22,000,000.00	22,000,000.00	15,059,400.00	21,941,480.00	16,876.71
LC111486 NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	15 Dec 2026	26 Aug 2021	15 Dec 2021	15 Jun 2022	75	1.4000	Semi Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,014,400.00	14,383.56
LC116992 CBA 0.7 14 Jan 2027 FRN	14 Jan 2027	14 Jan 2022		14 Apr 2022	45	0.7728	Quarterly	6,500,000.00	6,500,000.00	6,500,000.00	6,500,650.00	6,192.99
LC117127 SunBank 0.78 25 Jan 2027 FRN	25 Jan 2027	25 Jan 2022		26 Apr 2022	34	0.8450	Quarterly	13,000,000.00	13,000,000.00	13,000,000.00	12,998,830.00	10,232.60
LC117174 Westpac 0.7 25 Jan 2027 FRN	25 Jan 2027	25 Jan 2022		26 Apr 2022	34	0.7650	Quarterly	16,000,000.00	16,000,000.00	16,000,000.00	15,990,080.00	11,401.64
LC96875 NSWTC 3 15 Nov 2028 Fixed	15 Nov 2028	15 Nov 2018	15 Nov 2021	15 May 2022	105	3.0000	Semi Annual	15,000,000.00	15,000,000.00	15,000,000.00	15,837,750.00	129,452.05
								563,226,000.00	563,226,000.00		563,735,879.52	1,204,210.88

- Notes:

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

 2. Accrued Interest is calculated as Current Face Value x Coupon Rate (Adjusted by Franking Credit Rate) x (Days Since Prior Coupon or Issue Date / 365).

 3. The accrued interest component of the Market Value does not consider the franking credit rate and is instead based upon market prices.

 4. Immaterial differences in Accrued Interest and the accrued interest portion of Market Value may arise because Market Value is calculated using a rounded "price per 100" value.



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5. Portfolio Valuation As At 28 February 2022

	Security	Security Rating	curity Rating ISIN		Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit	004.440.11	000.44		4 000 00		400.000						
	CBA At Call	S&P AA-		1,000.00	1,000.00	100.000		0.000	1,000.00	0.00%	0.01%	
	Westpac At Call	S&P AA-	-	1,790.40	1,790.40	100.000		0.000	1,790.40	0.00%	0.00%	
4.0.0				2,790.40	2,790.40				2,790.40	0.00%		0.00%
At Call Investment	MACQ At Call In	Moodys A2		16.090.620.53	16.090.620.53	100.000		0.000	16.090.620.53	2.69%	0.30%	
	WAGQ At Gail III	Woody's AZ	-	16,090,620.53	16,090,620.53	100.000		0.000	16,090,620.53	2.69%	0.5070	0.30%
Fixed Rate Bond				10,030,020.33	10,030,020.33		-		10,030,020.33	2.0370		0.5070
rixed Rate Bolid	BENAU 1.7 06 Sep 2024 Fixed	Moodys A3	AU3CB0266377	9,390,000.00	9,390,000.00	98.985		0.822	9,371,877.30	1.57%	1.64%	
	HSBCSyd 1.5 27 Sep 2024 Fixed	S&P A+	AU3CB0267078	1,480,000.00	1,480,000.00	98.580		0.638	1,468,426.40	0.25%	1.45%	
	MACQ 1.75 07 Aug 2024 Fixed	S&P A+	AU3CB0265593	12,000,000.00	12,000,000.00	99.221		0.102	11,918,760.00	1.99%	1.70%	
	MACQ 1.7 12 Feb 2025 Fixed	Moodys A2	AU3CB0270387	25,000,000.00	25,000,000.00	98.150		0.075	24,556,250.00	4.10%	1.63%	
	NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	Moodys Aa3		5,000,000.00	5,000,000.00	100.000		0.288	5,014,400.00	0.84%	1.40%	
	NSWTC 1.25 20 Mar 2025 Fixed	S&P AA+	AU3SG0002025	2,000,000.00	2,000,000.00	98.654		0.556	1,984,200.00	0.33%	1.25%	
	NSWTC 3 15 Nov 2028 Fixed	S&P AA+	AU3SG0001878	15,000,000.00	15,000,000.00	104.715		0.870	15,837,750.00	2.65%	3.00%	
	SunBank 1.85 30 Jul 2024 Fixed	S&P A+	AU3CB0265403	2,500,000.00	2,500,000.00	99.544		0.148	2,492,300.00	0.42%	1.79%	
	UBS Aust 1.2 30 Jul 2025 Fixed	S&P A+	AU3CB0273407	4,000,000.00	4,000,000.00	95.916		0.096	3,840,480.00	0.64%	1.17%	
	Westpac 2.25 16 Aug 2024 Fixed	S&P AA-	AU3CB0263275	2,800,000.00	2,800,000.00	100.893		0.075	2,827,104.00	0.47%	2.15%	
				79,170,000.00	79,170,000.00				79,311,547.70	13.25%		1.87%
Floating Rate Deposit												
	BOQ 0.4 22 Jul 2024 1096DAY FRD	Moodys A3		4,000,000.00	4,000,000.00	100.000		0.045	4,001,783.56	0.67%	0.47%	
	BOQ 0.58 08 Jul 2026 1826DAY FRD	Moodys A3		5,000,000.00	5,000,000.00	100.000		0.087	5,004,351.60	0.84%	0.65%	
	BOQ 0.58 22 Jul 2026 1826DAY FRD	Moodys A3		3,000,000.00	3,000,000.00	100.000		0.062	3,001,855.47	0.50%	0.65%	
	Westpac 0.93 27 Nov 2023 1827DAY FRD	S&P AA-		5,000,000.00	5,000,000.00	100.000		0.003	5,000,127.40	0.84%	0.93%	
			•	17,000,000.00	17,000,000.00				17,008,118.03	2.84%		0.69%
Floating Rate Note	•											
	AMP 1.05 30 Mar 2022 FRN	S&P BBB	AU3FN0035283	2,000,000.00	2,000,000.00	100.032		0.184	2,004,320.00	0.33%	1.12%	
	Auswide 0.6 22 Mar 2024 FRN	Moodys Baa2	AU3FN0059317	12,000,000.00	12,000,000.00	99.882		0.125	12,000,840.00	2.01%	0.67%	
	Auswide 0.75 14 Feb 2025 FRN	Moodys Baa2	AU3FN0066320	5,000,000.00	5,000,000.00	99.902		0.032	4,996,700.00	0.83%	0.82%	
	BOC 0.8 18 Aug 2023 FRN	S&P A	AU3FN0055463	3,400,000.00	3,400,000.00	100.482		0.024	3,417,204.00	0.57%	0.87%	
	BOQ 1.1 30 Oct 2024 FRN	Fitch A-	AU3FN0051272	4,000,000.00	4,000,000.00	101.325		0.090	4,056,600.00	0.68%	1.16%	
	BOQ 0.63 06 May 2026 FRN	Moodys A3	AU3FN0060406	5,000,000.00	5,000,000.00	99.176		0.040	4,960,800.00	0.83%	0.70%	
	BOQ 0.8 27 Oct 2026 FRN	S&P BBB+	AU3FN0063764	22,000,000.00	22,000,000.00	99.657		0.077	21,941,480.00	3.67%	0.87%	
	BENAU 0.97 06 Sep 2024 FRN	Moodys A3	AU3FN0050019	6,000,000.00	6,000,000.00	101.052		0.236	6,077,280.00	1.02%	1.01%	

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	Security	Security Rating	; ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
	BENAU 0.52 02 Dec 2025 FRN	Moodys A3	AU3FN0057634	35,500,000.00	35,500,000.00	99.324		0.139	35,309,365.00	5.90%	0.58%	
	BENAU 0.65 18 Jun 2026 FRN	Moodys A3	AU3FN0061081	15,300,000.00	15,300,000.00	99.196		0.137	15,197,949.00	2.54%	0.71%	
	CIB 1.35 09 Jun 2023 FRN	Fitch AA-	AU3FN0054441	8,000,000.00	8,000,000.00	101.201		0.313	8,121,120.00	1.36%	1.38%	
	CCB 0.93 24 Jun 2022 FRN	S&P A	AU0000049520	9,000,000.00	9,000,000.00	100.226		0.179	9,036,450.00	1.51%	0.98%	
	CBA 0.7 14 Jan 2027 FRN	Moodys Aa3	AU3FN0065579	6,500,000.00	6,500,000.00	99.915		0.095	6,500,650.00	1.09%	0.77%	
	CUA 0.68 22 Apr 2026 FRN	Moodys Baa1	AU3FN0059721	11,000,000.00	11,000,000.00	99.224		0.071	10,922,450.00	1.83%	0.75%	
	ICBC 0.77 24 Feb 2023 FRN	Moodys A1	AU3FN0053161	10,000,000.00	10,000,000.00	100.392		0.009	10,040,100.00	1.68%	0.84%	
	MACQ 0.8 07 Aug 2024 FRN	S&P A+	AU3FN0049367	3,000,000.00	3,000,000.00	100.718		0.050	3,023,040.00	0.51%	0.86%	
	MACQ 0.48 09 Dec 2025 FRN	S&P A+	AU3FN0057709	20,000,000.00	20,000,000.00	99.355		0.120	19,895,000.00	3.32%	0.54%	
	RACB 0.93 24 Feb 2023 FRN	S&P BBB+	AU3FN0053146	1,000,000.00	1,000,000.00	100.313		0.011	1,003,240.00	0.17%	1.00%	
	MYS 0.6 22 Nov 2024 FRN	Moodys Baa2	AU3FN0064705	12,000,000.00	12,000,000.00	99.855		0.011	11,983,920.00	2.00%	0.68%	
	MYS 0.65 16 Jun 2025 FRN	Moodys Baa2	AU3FN0061024	9,500,000.00	9,500,000.00	99.765		0.145	9,491,450.00	1.59%	0.72%	
	NAB 0.92 19 Jun 2024 FRN	S&P AA-	AU3FN0048724	5,000,000.00	5,000,000.00	101.152		0.189	5,067,050.00	0.85%	0.97%	
	NAB 0.41 24 Aug 2026 FRN	S&P AA-	AU3FN0062659	7,000,000.00	7,000,000.00	98.903		0.005	6,923,560.00	1.16%	0.48%	
	NPBS 0.63 04 Mar 2026 FRN	S&P BBB	AU3FN0058699	1,000,000.00	1,000,000.00	99.282		0.158	994,400.00	0.17%	0.68%	
	Qld Police 0.75 22 Mar 2024 FRN	S&P BBB-	AU3FN0059416	4,500,000.00	4,500,000.00	99.602		0.153	4,488,975.00	0.75%	0.82%	
	SunBank 0.45 24 Feb 2026 FRN	S&P A+	AU3FN0058343	5,000,000.00	5,000,000.00	99.093		0.006	4,954,950.00	0.83%	0.52%	
	SunBank 0.48 15 Sep 2026 FRN	Moodys A1	AU3FN0062964	12,900,000.00	12,900,000.00	98.854		0.111	12,766,485.00	2.13%	0.54%	
	SunBank 0.78 25 Jan 2027 FRN	S&P AA-	AU3FN0065694	13,000,000.00	13,000,000.00	99.912		0.079	12,998,830.00	2.17%	0.85%	
	UBS Aust 0.87 30 Jul 2025 FRN	S&P A+	AU3FN0055307	10,000,000.00	10,000,000.00	100.926		0.072	10,099,800.00	1.69%	0.93%	
	UBS Aust 0.5 26 Feb 2026 FRN	S&P A+	AU3FN0058608	18,800,000.00	18,800,000.00	99.131		0.000	18,636,628.00	3.11%	0.58%	
	Westpac 0.7 25 Jan 2027 FRN	S&P AA-	AU3FN0065702	16,000,000.00	16,000,000.00	99.867		0.071	15,990,080.00	2.67%	0.77%	
				293,400,000.00	293,400,000.00				292,900,716.00	48.94%		0.75%
Floating Rate TCD)											
	BOC Aust 0.83 06 Nov 2023 FloatTCD	Moodys A1	AU3FN0057337	8,000,000.00	8,000,000.00	100.551		0.052	8,048,240.00	1.34%	0.90%	
	BOC 0.78 27 Oct 2023 FloatTCD	S&P A	AU3FN0057162	2,800,000.00	2,800,000.00	100.431		0.075	2,814,168.00	0.47%	0.85%	
	BCOM 0.83 29 Sep 2023 FloatTCD	S&P A-	AU3FN0056529	2,900,000.00	2,900,000.00	100.408		0.149	2,916,153.00	0.49%	0.89%	
				13,700,000.00	13,700,000.00				13,778,561.00	2.30%		0.88%
Term Deposit												
	AMP 1.4 14 Jun 2022 728DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.986	5,049,287.65	0.84%	1.40%	
	AMP 0.95 11 Jul 2022 150DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		0.044	5,002,212.35	0.84%	0.95%	
	BOQ 2 26 Sep 2024 1827DAY TD	Moodys A3		10,000,000.00	10,000,000.00	100.000		0.849	10,084,931.50	1.69%	2.00%	
	BOQ 1.53 16 Jun 2025 1826DAY TD	Moodys A3		10,000,000.00	10,000,000.00	100.000		1.077	10,107,728.80	1.69%	1.53%	
	JUDO 0.75 09 Mar 2022 83DAY TD	S&P ST A3		5,000,000.00	5,000,000.00	100.000		0.152	5,007,602.75	0.84%	0.75%	
	JUDO 0.53 16 Mar 2022 180DAY TD	S&P ST A3		4,000,000.00	4,000,000.00	100.000		0.238	4,009,525.48	0.67%	0.53%	
	JUDO 0.53 23 Mar 2022 181DAY TD	S&P ST A3		5,000,000.00	5,000,000.00	100.000		0.229	5,011,471.25	0.84%	0.53%	

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	Security	Security Rating ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
	JUDO 0.83 06 Apr 2022 111DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.168	5,008,413.70	0.84%	0.83%	
	JUDO 0.74 12 Apr 2022 138DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.193	5,009,630.15	0.84%	0.74%	
	JUDO 0.76 19 Apr 2022 145DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.198	5,009,890.40	0.84%	0.76%	
	JUDO 0.79 26 Apr 2022 152DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.206	5,010,280.80	0.84%	0.79%	
	JUDO 0.87 03 May 2022 146DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.195	5,009,772.60	0.84%	0.87%	
	JUDO 0.9 24 May 2022 167DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.202	5,010,109.60	0.84%	0.90%	
	JUDO 0.91 31 May 2022 174DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.204	5,010,221.90	0.84%	0.91%	
	JUDO 0.92 07 Jun 2022 181DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.207	5,010,334.25	0.84%	0.92%	
	ME Bank 0.5 09 May 2022 334DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.362	5,018,082.20	0.84%	0.50%	
	ME Bank 0.5 20 May 2022 364DAY TD	Moodys ST P-2	10,000,000.00	10,000,000.00	100.000		0.388	10,038,767.10	1.68%	0.50%	
	ME Bank 0.5 09 Jun 2022 365DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.362	5,018,082.20	0.84%	0.50%	
	ME Bank 0.5 30 Jun 2022 364DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.332	5,016,575.35	0.84%	0.50%	
	ME Bank 0.65 22 Sep 2022 210DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.007	5,000,356.15	0.84%	0.65%	
	ME Bank 0.65 21 Oct 2022 239DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.007	5,000,356.15	0.84%	0.65%	
	MYS 1.7 26 Feb 2024 732DAY TD	Moodys Baa2	5,000,000.00	5,000,000.00	100.000		0.019	5,000,931.50	0.84%	1.70%	
	MYS 1.7 04 Mar 2024 739DAY TD	Moodys Baa2	5,000,000.00	5,000,000.00	100.000		0.019	5,000,931.50	0.84%	1.70%	
	MYS 1.7 11 Mar 2024 746DAY TD	Moodys Baa2	5,000,000.00	5,000,000.00	100.000		0.019	5,000,931.50	0.84%	1.70%	
	NAB 0.33 03 Jun 2022 364DAY TD	S&P ST A1+	807,000.00	807,000.00	100.000		0.243	808,962.66	0.14%	0.33%	
	NAB 0.88 02 Mar 2023 370DAY TD	S&P AA-	5,000,000.00	5,000,000.00	100.000		0.007	5,000,361.65	0.84%	0.88%	
	NAB 1.15 14 Jun 2024 1459DAY TD	S&P AA-	10,000,000.00	10,000,000.00	100.000		0.810	10,080,972.60	1.68%	1.15%	
	RABO 3.18 12 Dec 2022 1825DAY TD	S&P ST A1	10,000,000.00	10,000,000.00	100.000		0.671	10,067,084.90	1.68%	3.18%	
	Westpac 0.1 01 Mar 2022 29DAY TD	S&P ST A1+	850,000.00	850,000.00	100.000		0.008	850,065.20	0.14%	0.10%	
	Westpac 0.3 03 May 2022 364DAY TD	S&P ST A1+	8,098,000.00	8,098,000.00	100.000		0.247	8,117,967.64	1.36%	0.30%	
	Westpac 0.88 22 Feb 2023 362DAY TD	S&P ST A1+	10,000,000.00	10,000,000.00	100.000		0.007	10,000,723.30	1.67%	0.88%	
			178,755,000.00	178,755,000.00				179,372,564.79	29.97%		1.08%
Total Portfolio			598,118,410.93	598,118,410.93				598,464,918.45	100.00%		0.99%



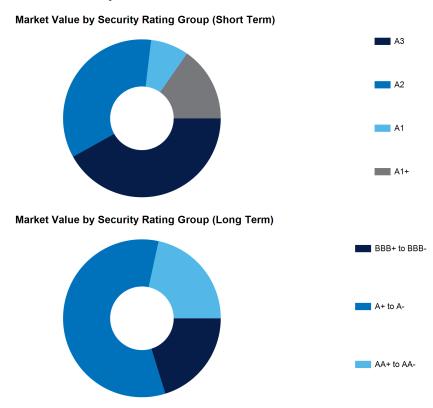
Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

6. Portfolio Valuation By Categories As At 28 February 2022

Short Term Issuer/Security Rating Group	Market Value	% Total Value
A3	54,107,252.88	9.04%
A2	45,143,719.15	7.54%
A1	10,067,084.90	1.68%
A1+	19,777,718.81	3.30%
Portfolio Total	129,095,775.74	21.57%

warket value	% Total Value
54,107,252.88	9.04%
45,143,719.15	7.54%
10,067,084.90	1.68%
19,777,718.81	3.30%
129,095,775.74	21.57%
	45,143,719.15 10,067,084.90 19,777,718.81

Long Term Issuer/Security Rating Group Market Value % Total Value 94,830,569.50 15.85% BBB+ to BBB-273,189,577.16 45.65% A+ to A-101,348,996.05 16.93% AA+ to AA-Portfolio Total 469,369,142.71 78.43%



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Attachment 5

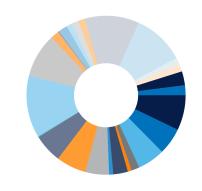
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1 February 2022 to 28 February 2022



Issuer	Market Value	% Total Value
AMP Bank Ltd	12,055,820.00	2.01%
Auswide Bank Limited	16,997,540.00	2.84%
Bank of China (Australia) Limited	8,048,240.00	1.34%
Bank of China Limited	6,231,372.00	1.04%
Bank of Communications Co. Ltd. Sydney Branch	2,916,153.00	0.49%
Bank of Queensland Ltd	63,159,530.93	10.55%
Bendigo & Adelaide Bank Ltd	65,956,471.30	11.02%
Canadian Imperial Bank of Commerce	8,121,120.00	1.36%
China Construction Bank	9,036,450.00	1.51%
Commonwealth Bank of Australia Ltd	6,501,650.00	1.09%
Credit Union Australia Ltd t/as Great Southern Bank	10,922,450.00	1.83%
HSBC Sydney Branch	1,468,426.40	0.25%
Industrial & Commercial Bank of China Ltd	10,040,100.00	1.68%
Judo Bank	54,107,252.88	9.04%
Macquarie Bank	75,483,670.53	12.61%
Members Banking Group Limited t/as RACQ Bank	1,003,240.00	0.17%
Members Equity Bank Ltd	35,092,219.15	5.86%
MyState Bank Ltd	36,478,164.50	6.10%
National Australia Bank Ltd	27,880,906.91	4.66%
Newcastle Permanent Building Society Ltd	994,400.00	0.17%
Northern Territory Treasury Corporation	5,014,400.00	0.84%
NSW Treasury Corporation	17,821,950.00	2.98%
QPCU LTD t/a QBANK	4,488,975.00	0.75%
Rabobank Australia Ltd	10,067,084.90	1.68%
Suncorp Bank	33,212,565.00	5.55%
UBS Australia Ltd	32,576,908.00	5.44%
Westpac Banking Corporation Ltd	42,787,857.95	7.15%
Portfolio Total	598,464,918.45	100.00%

Market Value by Issuer



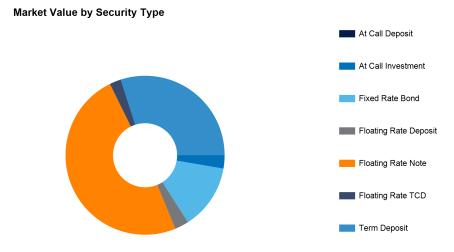


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Security Type	Market Value	% Total Value
At Call Deposit	2,790.40	0.00%
At Call Investment	16,090,620.53	2.69%
Fixed Rate Bond	79,311,547.70	13.25%
Floating Rate Deposit	17,008,118.03	2.84%
Floating Rate Note	292,900,716.00	48.94%
Floating Rate TCD	13,778,561.00	2.30%
Term Deposit	179,372,564.79	29.97%
Portfolio Total	598,464,918.45	100.00%

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Term Remaining	Market Value	% Total Value
0 to < 1 Year	167,273,296.67	27.95%
1 to < 3 Years	178,816,978.91	29.88%
3 to < 5 Years	236,536,892.87	39.52%
5+ Years	15,837,750.00	2.65%
Portfolio Total	598,464,918.45	100.00%

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





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7. Performance Statistics For Period Ending 28 February 2022

Trading Book		1 Month	3 Month	12 Month	Since Inception
Central Coast Council					
	Portfolio Return (1)	-0.10%	-0.10%	0.03%	0.05%
	Performance Index (2)	0.01%	0.01%	0.03%	0.04%
	Excess Performance (3)	-0.11%	-0.11%	0.00%	0.01%
	Notes				
	1	Portfolio performance is the	ne rate of return of the	portfolio over the	specified period
		The Performance Index is Page BAUBIL)	the Bloomberg AusB	ond Bank Bill Inde	x (Bloomberg
		Excess performance is the Performance Index	e rate of return of the	portfolio in excess	of the
Trading Book	Weighted Average Running Yield				



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9. Realised Gains (Losses) - Fixed Interest Dealing For 1 February 2022 to 28 February 2022

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



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9b. Realised Gains (Losses) - Share Dealing For 1 February 2022 to 28 February 2022

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



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10. Realised Gains (Losses) - Principal Repayments For 1 February 2022 to 28 February 2022

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

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



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11. Unrealised FI Capital Gains (Losses) As At 28 February 2022

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
AMP 1.05 30 Mar 2022 FRN														
	LC99254	11 Dec 2020	0.900000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.195	2,003,900.00	100.032000	100.032000	2,000,640.00	2,000,640.00	(3,260.00)
					2,000,000.00		2,000,000.00	100.195	2,003,900.00			2,000,640.00	2,000,640.00	(3,260.00)
Auswide 0.6 22 Mar 2024 FRN														
	LC103795	16 Mar 2021	0.600000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.000	12,000,000.00	99.882000	99.882000	11,985,840.00	11,985,840.00	(14,160.00)
					12,000,000.00		12,000,000.00	100.000	12,000,000.00			11,985,840.00	11,985,840.00	(14,160.00)
Auswide 0.75 14 Feb 2025 FRN														
	LC133971	7 Feb 2022	0.750000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	99.902000	99.902000	4,995,100.00	4,995,100.00	(4,900.00)
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			4,995,100.00	4,995,100.00	(4,900.00)
BCOM 0.83 29 Sep 2023 FloatTCD														
	LC100250	8 Jan 2021	0.580000	2,900,000.00	2,900,000.00	1.00000000	2,900,000.00	100.670	2,919,430.00	100.408000	100.408000	2,911,832.00	2,911,832.00	(7,598.00)
					2,900,000.00		2,900,000.00	100.670	2,919,430.00			2,911,832.00	2,911,832.00	(7,598.00)
BENAU 0.52 02 Dec 2025 FRN														
	LC100679	22 Jan 2021	0.430000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.427	10,042,700.00	99.324000	99.324000	9,932,400.00	9,932,400.00	(110,300.00)
	LC103542	9 Mar 2021	0.470000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.229	10,022,900.00	99.324000	99.324000	9,932,400.00	9,932,400.00	(90,500.00)
	LC104738	1 Apr 2021	0.480000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.183	10,018,300.00	99.324000	99.324000	9,932,400.00	9,932,400.00	(85,900.00)
	LC112607	16 Sep 2021	0.460000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.246	1,002,460.00	99.324000	99.324000	993,240.00	993,240.00	(9,220.00)
	LC112609	16 Sep 2021	0.460000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.246	4,511,070.00	99.324000	99.324000	4,469,580.00	4,469,580.00	(41,490.00)
					35,500,000.00		35,500,000.00	100.274	35,597,430.00			35,260,020.00	35,260,020.00	(337,410.00)
BENAU 0.65 18 Jun 2026 FRN														
	LC108717	30 Jun 2021	0.580000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.334	10,033,400.00	99.196000	99.196000	9,919,600.00	9,919,600.00	(113,800.00)
	LC109084	7 Jul 2021	0.570000	2,300,000.00	2,300,000.00	1.00000000	2,300,000.00	100.382	2,308,786.00	99.196000	99.196000	2,281,508.00	2,281,508.00	(27,278.00)
	LC109586	21 Jul 2021	0.530000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.573	3,017,190.00	99.196000	99.196000	2,975,880.00	2,975,880.00	(41,310.00)
					15,300,000.00		15,300,000.00	100.388	15,359,376.00			15,176,988.00	15,176,988.00	(182,388.00)
BENAU 0.97 06 Sep 2024 FRN														
	LC116230	8 Dec 2021	0.450000	6,000,000.00	6,000,000.00	1.00000000	6,000,000.00	101.392	6,083,520.00	101.052000	101.052000	6,063,120.00	6,063,120.00	(20,400.00)
					6,000,000.00		6,000,000.00	101.392	6,083,520.00			6,063,120.00	6,063,120.00	(20,400.00)
BENAU 1.7 06 Sep 2024 Fixed														
	LC100360	12 Jan 2021	0.600000	5,390,000.00	5,390,000.00	1.00000000	5,390,000.00	103.956	5,603,228.40	98.985000	98.985000	5,335,291.50	5,335,291.50	(267,936.90)
	LC112604	16 Sep 2021	0.710000	2,500,000.00	2,500,000.00	1.00000000	2,500,000.00	102.896	2,572,400.00	98.985000	98.985000	2,474,625.00	2,474,625.00	(97,775.00)
	LC112605	16 Sep 2021	0.760000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	102.747	1,541,205.00	98.985000	98.985000	1,484,775.00	1,484,775.00	(56,430.00)
					9,390,000.00		9,390,000.00	103.481	9,716,833.40			9,294,691.50	9,294,691.50	(422,141.90)

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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
BOC 0.78 27 Oct 2023 FloatTCD														
	LC100260	8 Jan 2021	0.530000	2,800,000.00	2,800,000.00	1.00000000	2,800,000.00	100.692	2,819,376.00	100.431000	100.431000	2,812,068.00	2,812,068.00	(7,308.00)
				_	2,800,000.00	-	2,800,000.00	100.692	2,819,376.00			2,812,068.00	2,812,068.00	(7,308.00)
BOC 0.8 18 Aug 2023 FRN														
	LC100248	8 Jan 2021	0.550000	3,400,000.00	3,400,000.00	1.00000000	3,400,000.00	100.644	3,421,896.00	100.482000	100.482000	3,416,388.00	3,416,388.00	(5,508.00)
					3,400,000.00		3,400,000.00	100.644	3,421,896.00			3,416,388.00	3,416,388.00	(5,508.00)
BOC Aust 0.83 06 Nov 2023 FloatTCD														
	LC97432	19 Nov 2020	0.650000	8,000,000.00	8,000,000.00	1.00000000	8,000,000.00	100.526	8,042,080.00	100.551000	100.551000	8,044,080.00	8,044,080.00	2,000.00
					8,000,000.00		8,000,000.00	100.526	8,042,080.00			8,044,080.00	8,044,080.00	2,000.00
BOQ 0.63 06 May 2026 FRN														
	LC109088	7 Jul 2021	0.540000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.422	5,021,100.00	99.176000	99.176000	4,958,800.00		(62,300.00)
					5,000,000.00		5,000,000.00	100.422	5,021,100.00			4,958,800.00	4,958,800.00	(62,300.00)
BOQ 0.8 27 Oct 2026 FRN														
	LC115705	25 Nov 2021	0.770000	7,000,000.00	7,000,000.00	1.00000000	7,000,000.00	100.142	7,009,940.00	99.657000	99.657000	6,975,990.00		(33,950.00)
	LC116445	15 Dec 2021	0.740000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	100.278		99.657000	99.657000	14,948,550.00		(93,150.00)
					22,000,000.00		22,000,000.00	100.235	22,051,640.00			21,924,540.00	21,924,540.00	(127,100.00)
BOQ 1.1 30 Oct 2024 FRN					4 000 000 00						404 005000			// A A A A A A A A A A A A A A A A A A
	LC116228	8 Dec 2021	0.500000	4,000,000.00	4,000,000.00	1.00000000	4,000,000.00	101.696	4,067,840.00	101.325000	101.325000	4,053,000.00	,,,,,,,,,,	(14,840.00)
CBA 0.7 14 Jan 2027 FRN					4,000,000.00		4,000,000.00	101.696	4,067,840.00			4,053,000.00	4,053,000.00	(14,840.00)
CBA 0.7 14 Jan 2027 FRN	LC116992	12 Jan 2022	0.700000	6,500,000.00	6,500,000.00	1.00000000	6,500,000.00	100.000	6,500,000.00	99.915000	99.915000	6.494.475.00	6,494,475.00	(5,525.00)
	LC116992	12 Jan 2022	0.700000	6,500,000.00	6,500,000.00	1.00000000	6,500,000.00	100.000	6,500,000.00	99.915000	99.915000	6,494,475.00		
CCB 0.93 24 Jun 2022 FRN					0,300,000.00		0,300,000.00	100.000	0,300,000.00			0,454,473.00	0,454,475.00	(5,525.00)
000 0.00 2 1 0411 2022 1 1411	LC98637	4 Dec 2020	0.409200	9,000,000.00	9,000,000.00	1.00000000	9,000,000.00	100.801	9,072,090.00	100.226000	100.226000	9,020,340.00	9,020,340.00	(51,750.00)
			******	_	9,000,000.00	-	9,000,000.00	100.801	9,072,090.00			9,020,340.00		(51,750.00)
CIB 1.35 09 Jun 2023 FRN					-,,		.,,						.,,	(01,100.00)
	LC100257	8 Jan 2021	0.450000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	102.148	5,107,400.00	101.201000	101.201000	5,060,050.00	5,060,050.00	(47,350.00)
	LC100262	8 Jan 2021	0.450000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	102.148	3,064,440.00	101.201000	101.201000	3,036,030.00	3,036,030.00	(28,410.00)
				-	8,000,000.00	-	8,000,000.00	102.148	8,171,840.00	-		8,096,080.00	8,096,080.00	(75,760.00)
CUA 0.68 22 Apr 2026 FRN														, .,,
	LC105450	13 Apr 2021	0.680000	11,000,000.00	11,000,000.00	1.00000000	11,000,000.00	100.000	11,000,000.00	99.224000	99.224000	10,914,640.00	10,914,640.00	(85,360.00)
				-	11,000,000.00	-	11,000,000.00	100.000	11,000,000.00			10,914,640.00	10,914,640.00	(85,360.00)

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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
HSBCSyd 1.5 27 Sep 2024 Fixed														
	LC100324	12 Jan 2021	0.640000	1,480,000.00	1,480,000.00	1.00000000	1,480,000.00	103.138	1,526,442.40	98.580000	98.580000	1,458,984.00	1,458,984.00	(67,458.40)
				_	1,480,000.00		1,480,000.00	103.138	1,526,442.40			1,458,984.00	1,458,984.00	(67,458.40)
ICBC 0.77 24 Feb 2023 FRN														
	LC100672	22 Jan 2021	0.460000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.639	10,063,900.00	100.392000	100.392000	10,039,200.00	10,039,200.00	(24,700.00)
					10,000,000.00		10,000,000.00	100.639	10,063,900.00	•		10,039,200.00	10,039,200.00	(24,700.00)
MACQ 0.48 09 Dec 2025 FRN														
	LC103204	2 Mar 2021	0.470000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.046	10,004,600.00	99.355000	99.355000	9,935,500.00	9,935,500.00	(69,100.00)
	LX105597	15 Apr 2021	0.540000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	99.733	9,973,300.00	99.355000	99.355000	9,935,500.00	9,935,500.00	(37,800.00)
					20,000,000.00		20,000,000.00	99.890	19,977,900.00			19,871,000.00	19,871,000.00	(106,900.00)
MACQ 0.8 07 Aug 2024 FRN														
	LC111488	25 Aug 2021	0.300000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	101.459	3,043,770.00	100.718000	100.718000	3,021,540.00	3,021,540.00	(22,230.00)
					3,000,000.00		3,000,000.00	101.459	3,043,770.00			3,021,540.00	3,021,540.00	(22,230.00)
MACQ 1.7 12 Feb 2025 Fixed														
	LC100341	12 Jan 2021	0.610000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	104.384	15,657,600.00	98.150000	98.150000	14,722,500.00	14,722,500.00	(935,100.00)
	LC100354	12 Jan 2021	0.610000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	104.384	10,438,400.00	98.150000	98.150000	9,815,000.00	9,815,000.00	(623,400.00)
					25,000,000.00		25,000,000.00	104.384	26,096,000.00			24,537,500.00	24,537,500.00	(1,558,500.00)
MACQ 1.75 07 Aug 2024 Fixed														
	LC110793	11 Aug 2021	0.780000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	102.855	10,285,500.00	99.221000	99.221000	9,922,100.00	9,922,100.00	(363,400.00)
	LC111489	25 Aug 2021	0.710000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	103.026	2,060,520.00	99.221000	99.221000	1,984,420.00	1,984,420.00	(76,100.00)
					12,000,000.00		12,000,000.00	102.884	12,346,020.00			11,906,520.00	11,906,520.00	(439,500.00)
MYS 0.6 22 Nov 2024 FRN														
	LC114925	10 Nov 2021	0.600000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.000	12,000,000.00	99.855000	99.855000	11,982,600.00	11,982,600.00	(17,400.00)
				_	12,000,000.00		12,000,000.00	100.000	12,000,000.00			11,982,600.00	11,982,600.00	(17,400.00)
MYS 0.65 16 Jun 2025 FRN														
	LC107738	7 Jun 2021	0.650000	9,500,000.00	9,500,000.00	1.00000000	9,500,000.00	100.000	9,500,000.00	99.765000	99.765000	9,477,675.00	9,477,675.00	(22,325.00)
					9,500,000.00		9,500,000.00	100.000	9,500,000.00			9,477,675.00	9,477,675.00	(22,325.00)
NAB 0.41 24 Aug 2026 FRN														
	LC112610	16 Sep 2021	0.380000	7,000,000.00	7,000,000.00	1.00000000	7,000,000.00	100.143	7,010,010.00	98.903000	98.903000	6,923,210.00	6,923,210.00	(86,800.00)
					7,000,000.00		7,000,000.00	100.143	7,010,010.00			6,923,210.00	6,923,210.00	(86,800.00)
NAB 0.92 19 Jun 2024 FRN														
	LC112880	24 Sep 2021	0.250000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.811	5,090,550.00	101.152000	101.152000	5,057,600.00	5,057,600.00	(32,950.00)
				_	5,000,000.00	-	5,000,000.00	101.811	5,090,550.00			5,057,600.00	5,057,600.00	(32,950.00)

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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
NPBS 0.63 04 Mar 2026 FRN														
	LC103141	2 Mar 2021	0.580000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.242	1,002,420.00	99.282000	99.282000	992,820.00	992,820.00	(9,600.00)
					1,000,000.00		1,000,000.00	100.242	1,002,420.00			992,820.00	992,820.00	(9,600.00)
NSWTC 1.25 20 Mar 2025 Fixed														
	LC96863	21 Nov 2019	1.250000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.000	2,000,000.00	98.654000	98.654000	1,973,080.00	1,973,080.00	(26,920.00)
					2,000,000.00		2,000,000.00	100.000	2,000,000.00			1,973,080.00	1,973,080.00	(26,920.00)
NSWTC 3 15 Nov 2028 Fixed														
	LC96875	15 Nov 2018	3.000000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	100.000	15,000,000.00	104.715000	104.715000	15,707,250.00	15,707,250.00	707,250.00
					15,000,000.00		15,000,000.00	100.000	15,000,000.00			15,707,250.00	15,707,250.00	707,250.00
NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	LC111486	26 Aug 2021	1.400000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.000000	100.000000	5,000,000.00	5,000,000.00	0.00
				_	5,000,000.00	-	5,000,000.00	100.000	5,000,000.00			5,000,000.00	5,000,000.00	0.00
Qld Police 0.75 22 Mar 2024 FRN														
	LC103940	17 Mar 2021	0.750000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.000	4,500,000.00	99.602000	99.602000	4,482,090.00	4,482,090.00	(17,910.00)
				_	4,500,000.00	-	4,500,000.00	100.000	4,500,000.00			4,482,090.00	4,482,090.00	(17,910.00)
RACB 0.93 24 Feb 2023 FRN														
	LC103143	2 Mar 2021	0.500000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.839	1,008,390.00	100.313000	100.313000	1,003,130.00	1,003,130.00	(5,260.00)
				_	1,000,000.00	-	1,000,000.00	100.839	1,008,390.00			1,003,130.00	1,003,130.00	(5,260.00)
SunBank 0.45 24 Feb 2026 FRN														
	LC112608	16 Sep 2021	0.410000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.173	5,008,650.00	99.093000	99.093000	4,954,650.00	4,954,650.00	(54,000.00)
				_	5,000,000.00	-	5,000,000.00	100.173	5,008,650.00			4,954,650.00	4,954,650.00	(54,000.00)
SunBank 0.48 15 Sep 2026 FRN														
	LC112472	9 Sep 2021	0.406300	2,900,000.00	2,900,000.00	1.00000000	2,900,000.00	100.340	2,909,860.00	98.854000	98.854000	2,866,766.00	2,866,766.00	(43,094.00)
	LC113804	13 Oct 2021	0.510000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	99.858	9,985,800.00	98.854000	98.854000	9,885,400.00	9,885,400.00	(100,400.00)
				_	12,900,000.00	_	12,900,000.00	99.966	12,895,660.00		•	12,752,166.00	12,752,166.00	(143,494.00)
SunBank 0.78 25 Jan 2027 FRN														
	LC117127	18 Jan 2022	0.780000	13,000,000.00	13,000,000.00	1.00000000	13,000,000.00	100.000	13,000,000.00	99.912000	99.912000	12,988,560.00	12,988,560.00	(11,440.00)
				_	13,000,000.00	_	13,000,000.00	100.000	13,000,000.00			12,988,560.00	12,988,560.00	(11,440.00)
SunBank 1.85 30 Jul 2024 Fixed														
	LC111490	25 Aug 2021	0.700000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	103.322	1,033,220.00	99.544000	99.544000	995,440.00	995,440.00	(37,780.00)
	LC112603	16 Sep 2021	0.660000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	103.365	1,550,475.00	99.544000	99.544000	1,493,160.00	1,493,160.00	(57,315.00)
				_	2,500,000.00	-	2,500,000.00	103.348	2,583,695.00			2,488,600.00	2,488,600.00	(95,095.00)



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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
UBS Aust 0.5 26 Feb 2026 FRN														
	LC103200	2 Mar 2021	0.480000	6,800,000.00	6,800,000.00	1.00000000	6,800,000.00	100.098	6,806,664.00	99.131000	99.131000	6,740,908.00	6,740,908.00	(65,756.00)
	LC103543	9 Mar 2021	0.480000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.096	12,011,520.00	99.131000	99.131000	11,895,720.00	11,895,720.00	(115,800.00)
				_	18,800,000.00	-	18,800,000.00	100.097	18,818,184.00			18,636,628.00	18,636,628.00	(181,556.00)
UBS Aust 0.87 30 Jul 2025 FRN														
	LC100676	22 Jan 2021	0.403100	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	102.081	5,104,050.00	100.926000	100.926000	5,046,300.00	5,046,300.00	(57,750.00)
	LC104737	1 Apr 2021	0.510000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.511	5,075,550.00	100.926000	100.926000	5,046,300.00	5,046,300.00	(29,250.00)
				_	10,000,000.00	=	10,000,000.00	101.796	10,179,600.00		-	10,092,600.00	10,092,600.00	(87,000.00)
UBS Aust 1.2 30 Jul 2025 Fixed													-	
	LC100329	12 Jan 2021	0.650000	4,000,000.00	4,000,000.00	1.00000000	4,000,000.00	102.458	4,098,320.00	95.916000	95.916000	3,836,640.00	3,836,640.00	(261,680.00)
				_	4,000,000.00	-	4,000,000.00	102.458	4,098,320.00			3,836,640.00	3,836,640.00	(261,680.00)
Westpac 0.7 25 Jan 2027 FRN														
	LC117174	19 Jan 2022	0.700000	16,000,000.00	16,000,000.00	1.00000000	16,000,000.00	100.000	16,000,000.00	99.867000	99.867000	15,978,720.00	15,978,720.00	(21,280.00)
				_	16,000,000.00	-	16,000,000.00	100.000	16,000,000.00		-	15,978,720.00	15,978,720.00	(21,280.00)
Westpac 2.25 16 Aug 2024 Fixed														
	LC112606	16 Sep 2021	0.580000	2,800,000.00	2,800,000.00	1.00000000	2,800,000.00	104.803	2,934,484.00	100.893000	100.893000	2,825,004.00	2,825,004.00	(109,480.00)
				_	2,800,000.00	-	2,800,000.00	104.803	2,934,484.00			2,825,004.00	2,825,004.00	(109,480.00)
-													-	(4,121,937.30)
	Note: The su	ımmary values fo	or Acquisition Capi	tal Price are the weig	hted average acquisi	tion capital price	es based upon the Ba	lance Face V	alue Current for e	each security.				



Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

11b. Unrealised Unit/Share Capital Gains (Losses) As At 28 February 2022

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



Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

12. Associated Cash Statement for Settlement Period 1 February 2022 to 28 February 2022 inclusive

No associated cash transactions to report for entered period.



Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

13. Tax Summary For 1 February 2022 to 28 February 2022

Interest Income	517,082.16
Realised Gains (Losses) - Fixed Interest Dealing	0.00
Realised Gains (Losses) - Principal Repayments	0.00
Total	517,082.16



Investment Report Pack Central Coast Council 1 February 2022 to 28 February 2022

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Central Coast Council Monthly Finance Report February 2022

> Peter Correy 14 March 2022



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Monthly Finance Report February 2022

Date: 14 March 2022 © Central Coast Council

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Financial Performance

Monthly Finance Report February 2022

The purpose of the monthly Finance Report is to provide the Executive Leadership Team with consolidated financial information for Central Coast Council to enable effective financial stewardship through the provision of information relevant to operations, capital expenditure funding and cash position.

The Report covers the following key areas of Council's finances:

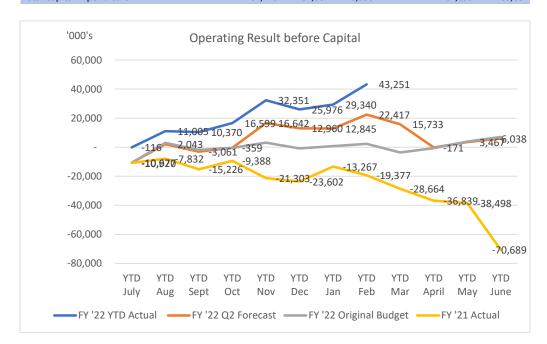
- Year to date trading position for the consolidated entity, water and sewer funds and general/drainage/waste funds.
- Consolidated entity summary commentary with revenue and expenditure graphs
- Detailed consolidated results with commentary
- Summary capital expenditure by Directorate and funding source
- Cash and investments and borrowing position
- Year to date cashflow forecast and actual
- Restricted and unrestricted funds position

CONSOLIDATED TRADING SUMMARY						
		YTD				
						Original
		Current			Year End	Full Year
	Actuals	Budget	Variance	Variance	Forecast	Budget
	'000s	'000s	'000s	%		'000s
Operating Revenue	410,466	412,376	(1,910)	(0.5%)	642,245	666,792
Operating Expense	367,215	389,959	22,745	5.8%	636,207	659,749
Operating Surplus/(Deficit)	43,251	22,417	20,835		6,038	7,043
Capital Revenue	30,702	27,388	3,314	12.1%	62,563	42,890
Other Capital Income (Asset disposals)	21,439	0	21,439	0.0%	0	0
Capital Loss (asset write-off)	0	0	0	0.0%	0	0
Net Result	95,391	49,804	45,587		68,601	49,933
Work in Progress	54,300	72,653	18,353	25.3%	159,898	175,040
Total Capital Expenditure	54,300	72,653	18,353		159,898	175,040

WATER & SEWER TRADING SUMMARY						
		YTD				
						Original
		Current			Year End	Full Year
	Actuals	Budget	Variance	Variance	Forecast	Budget
	'000s	'000s	'000s	%		'000s
Operating Revenue	100,017	99,832	185	0.2%	153,827	151,540
Operating Expense	99,957	102,612	2,654	2.6%	164,323	163,175
Operating Surplus/(Deficit)	59	(2,780)	2,840		(10,496)	(11,635)
Capital Revenue	5,260	4,893	367	7.5%	11,957	14,533
Other Capital Income (Asset disposals)	0	0	0	0.0%	0	0
Capital Loss (asset write-off)	0	0	0	0.0%	0	0
Net Result	5,319	2,113	3,207		1,461	2,898
Work in Progress	17,172	21,569	4,397	20.4%	51,999	65,358
Total Capital Expenditure	17,172	21,569	4,397		51,999	65,358

GENERAL, DRAINAGE & WASTE TRADING SUI	MMARY					
		YTD				
						Original
		Current			Year End	Full Year
	Actuals	Budget	Variance	Variance	Forecast	Budget
	'000s	'000s	'000s	%		'000s
Operating Revenue	310,449	312,544	(2,095)	(.7%)	488,418	515,252
Operating Expense	267,258	287,348	20,090	7.0%	471,884	496,574
Operating Surplus/(Deficit)	43,192	25,197	17,995		16,534	18,678
Capital Revenue	25,442	22,495	2,947	13.1%	50,606	28,357
Other Capital Income (Asset disposals)	21,439	0	21,439	0.0%	0	0
Capital Loss (asset write-off)	0	0	0	0.0%	0	0
Net Result	90,072	47,692	42,381		67,140	47,035
Work in Progress	37,128	51,084	13,956	27.3%	107,899	109,682
Total Capital Expenditure	37,128	51,084	13,956		107,899	109,682

Financial Performance – Monthly Finance Report February 2022



Consolidated Entity Summary Commentary

Net Result

- YTD net result (including capital revenues) at 28 February 2022 was a surplus of \$95.4M compared to the budget surplus of \$49.8M. YTD actual includes \$21.4M gain on sale of land at Warnervale Town Centre and Kiar Ridge.
- Council's YTD operating surplus (excluding capital revenue) was a surplus of \$43.3M compared to the budget surplus of \$22.4M.

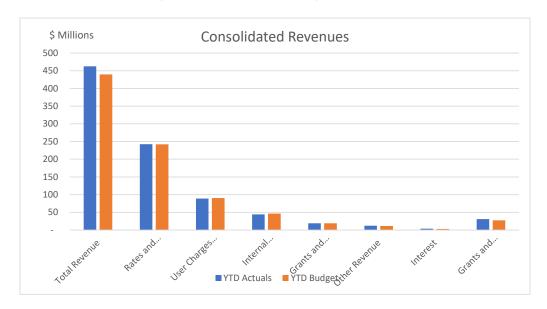
Operating Revenue - \$1.9M unfavourable to budget

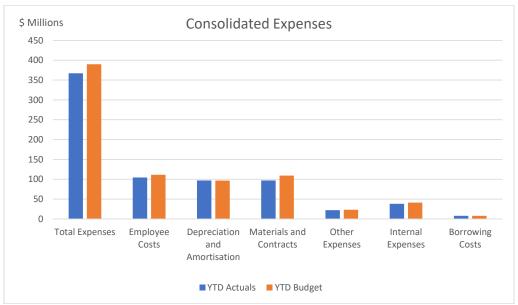
- Rates and annual charges +\$0.5M
- Other operating income including interest, grants and contributions +\$1.5M
- User charges and fees (\$1.5M)
- Internal revenue (\$2.4M)

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Operating Expenses - \$22.7M favourable to budget

- Employee costs \$6.9M
- Materials and Services \$12.4M
- Internal expenses \$2.8M
- Other including depreciation and borrowing costs \$0.6M





Summary Consolidated Operational Results

	CUF	RENT M	HTMC		YEAR	TO DATE		F	ULL YEA	R
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income										
Rates and Annual Charges	32,879	34,775	(1,896)	242,557	242,055	502	221,684	331,384	361,871	365,661
User Charges and Fees	10,547	11,147	(600)	89,027	90,558	(1,531)	92,590	139,105	140,269	139,365
Other Revenue	820	561	259	7,245	6,571	674	5,451	12,666	9,196	9,831
Interest	720	362	358	3,726	2,895	832	3,820	5,598	4,442	4,442
Grants and Contributions	3,834	4,076	(242)	18,974	18,894	81	21,780	42,409	49,491	42,974
Gain on Disposal	21,439	· -	21,439	21,439		21,439	1,344	2,609		
Other Income	738	674	64	4,872	4,926	(54)	5,201	8,214	8,056	7,598
Internal Revenue	5,420	5,439	(20)	44,064	46,478	(2,414)	49,691	74,557	93,467	72,375
Total Income attributable to Operations	76,396	57,034	19,362	431,905	412,376	19,529	401,560	616,542	666,792	
Operating Expenses										
Employee Costs	8,743	13,577	4,834	104,584	111,515	6,931	135,027	222,617	175,833	172,703
Borrowing Costs	999	1,044	45	7,867	7,927	61	9,348	16,414	17,471	12,689
Materials and Contracts	12,714	13,826	1,113	97,046	109,430	12,384	106,630	181,128	175,793	180,965
Depreciation and Amortisation	12,064	11,813	(250)	97,015	96,783	(232)	106,721	162,303	177,106	170,021
Other Expenses	2,158	2,476	318	22,369	23,145	776	23,434	36,059	39,192	37,422
Loss on Disposal		· -	_	· -		_	756			
Internal Expenses	4,368	4,726	358	38,334	41,159	2,825	39,021	59,051	74,354	62,406
Overheads	0	0	_	(0)	(0)	_	(0)	(0)	0	, (
Total Expenses attributable to Operations	41,045	47,462	6,417	367,215		22,745	420,937	687,231	659,749	636,207
Operating Result	35,350	9,571	25,779	64,690	22,417	42,273	(19,377)	(70,689)	7,043	6,038
after Overheads and before Capital Amounts	55,555	3,311	20,	0.,555	,	12,210	(15,511)	(,555)	.,	5,55
Capital Grants	1.629	590	1.039	17.211	16.779	432	16.959	36.893	8.445	43.652
Capital Contributions	3,903		5.787	,	10,609		10,200	46,810	-,	,
Grants and Contributions Capital Received	5,532	(1,294)	6,826	,	27,388	3,314	27,158			62,563
Net Operating Result	40,883	8,277	32,605	95,391	49,804	45,587	7,781	13,014	49,933	68,601

Revenue

- Rates and Annual Charges
 Favourable YTD variance of \$0.5M attributable to sewer service availability charges.
- User Charges and Fees
 A mixture of favourable and unfavourable variances has given rise to a net YTD unfavourable variance of \$1.5M. The major contributor being a fall in water usage charges \$0.6M due to lower demand, reduced holiday park fees \$0.8M due to poor weather in February and reduced childcare income of \$0.6M. These were offset in part by increased sewer charges \$0.3M and increased leisure centre income \$0.3M.
- Other Revenue
 Favourable YTD variance of \$0.7M due mainly to increase in fine income \$0.3M
- Interest Favourable YTD variance of \$0.8M
- Operating Grants and Contributions / Other income In line with budget
- Gain on disposal of assets

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Favourable YTD variance of \$24.1M from sale of land at Warnervale Town Centre \$6.3M and Kiar Ridge \$15.1M.

- Internal Revenue / Expenditure
 Net favourable YTD variance of \$0.4M.
- Capital Grants
 Favourable YTD variance of \$0.4M due to timing of works on capital projects.
- Capital Contributions
 Favourable YTD variance of \$2.9M due to non-cash capital contributions in February of \$1.9M and an increase in Sec. 64 contributions of \$0.7M for water and sewer.

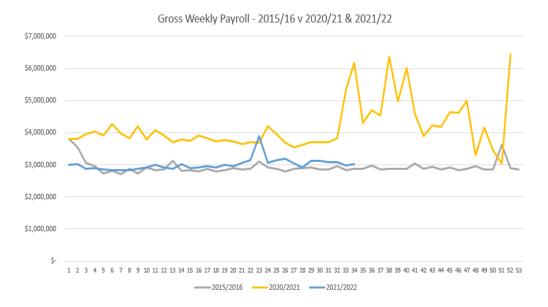
Expenditure

Employee Costs

Favourable YTD variance of \$6.9M attributable to vacant FTE roles \$6.0M and Christmas leave adjustments \$2.9M not previously recorded due to the Kronos outage. This has been offset by reduced capital labour costs of \$2.0M mainly due to delayed data capture through the outage of Kronos. The graphical representation of Gross weekly payroll (following the expenditure summary analysis), during financial year prior to amalgamation (2015-2016) and FY20 and FY21 YTD shows current remuneration costs tracking in line with FY16 and the significant year on year reduction during Council's restructure action.

- Materials and Contracts
 - Favourable YTD variance of \$12.4M. Savings in materials \$4.0M, contracts, labour hire and consultants \$4.3M and miscellaneous other expenses \$4.1M.

 At 28 February Council was holding \$3.0M in invoices (Opex & Capex) either awaiting purchase order receipting or the raising of a purchase order to apply against a received invoice.
- Depreciation and Amortisation Unfavourable YTD variance of \$0.2M.
- Other Expenses
 Favourable YTD variance of \$0.8M through reduced EPA and Crown land levy charges.



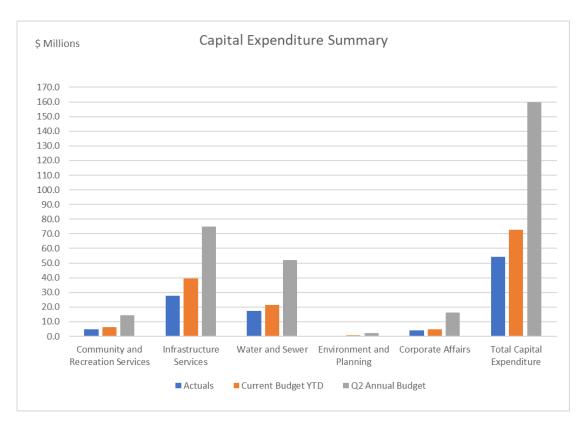
Summary Capital Expenditure by Directorate and Funding Source

At 28 February Council was working on 361 projects, 286 of which were in line with or under budget with 75 projects over budget by \$4.4M.

Summary Capital Expenditure by Directorate		Annual			
		Current			Current
Department	Actuals	Budget	Variance	Variance	Budget
	'000s	'000s	'000s	%	'000s
Community and Recreation Services	4,701	6,273	(1,572)	(25.1%)	14,526
Infrastructure Services	27,740	39,334	(11,594)	(29.5%)	74,955
Water and Sewer	17,172	21,569	(4,397)	(20.4%)	51,999
Environment and Planning	460	746	(286)	(38.3%)	2,326
Corporate Affairs	4,227	4,731	(504)	(10.7%)	16,092
Total Capital Expenditure	54,300	72,653	(18,353)	(25.3%)	159,898

YTD Actuals b	y funding sourc	e		
Department	Grants	Contributions	Restricted Funds	General Revenue
	'000s	'000s	'000s	'000s
Community and Recreation Services	3,144	456	0	1,104
Infrastructure Services	14,100	515	5,050	8,075
Water and Sewer	3,160	0	1,120	12,896
Environment and Planning	37	0	0	424
Corporate Affairs	35	87	1,042	3,055
Total Capital Expenditure	20,476	1,058	7,212	25,554

Capital Expenditure Summary



Donated (non-cash) Assets

During February, \$1.9M non-cash capital income was recorded for wetland, roadwork, cycleway and watermain contributions in Warnervale.

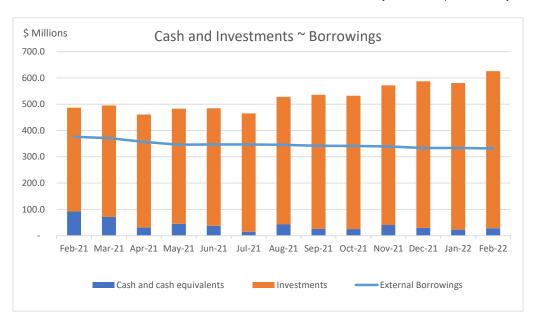
Cash/Investments and Borrowings

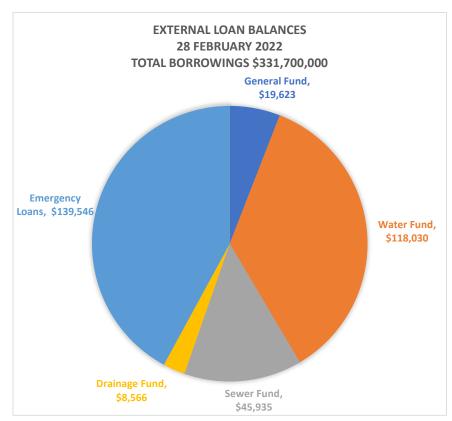
Cash balance 28 February is \$625.5M, an increase of \$44.9M from 31 January.

The increase during February was due to quarterly rates instalment payments received at the end of February, receipt of quarterly Financial Assistance Grant of \$3.5M and property settlement proceeds of \$15.4M received as part of Council's business recovery plan.

External borrowings 28 February were \$331.7M.

Financial Performance – Monthly Finance Report February 2022





YTD Cashflow Summaries

The following table records Council's actual YTD cash position to the rolling forecast (prior month + current month forecast) and the revised cash forecast to the original cash forecast at 30 June 2022.

	Actual YTD	Rolling		Revised	Original
	@ 28	Forecast @ 28	Variance	Forecast @	Forecast @
	February	February	\$'000	30 June	30 June 2022
CASH FLOW MOVEMENTS	\$'000	\$'000		2022	\$'000
Opening cash & investments @ 1 July 2021	484,418	484,418	0	484,418	484,418
Income receipts (incl Capital grants & contributions)	461,203	473,666	(12,464)	732,638	730,192
Operational payments	(312,188)	(324,528)	12,340	(503,940)	(517,489)
Net operating cash inflow / (outflow)	149,015	149,138	(123)	228,698	212,703
Capital projects payments	(52,299)	(67,142)	14,843	(158,256)	(175,040)
Asset sales	49,872	0	49,872	49,872	0
Financing receipts	10,000	34,457	(24,457)	22,779	1,658
Financing repayments	(15,514)	(15,514)	0	(49,540)	(41,197)
Total cash inflow / (outflow)	141,073	100,940	40,133	93,553	(1,876)
Closing cash & investments @ 28 February 2022	625,492	585,358	40,133	577,971	482,542
Represented by:					
Externally restricted cash	347,706	339,862	7,844	337,250	336,284
Internally restricted cash	91,873	91,693	180	91,873	92,899
Unrestricted cash	185,912	153,802	32,110	148,848	53,359
Total cash	625,492	585,358	40,133	577,971	482,542

Reduction in income receipts is attributable to the timing of rates and charges \$7.6M, and reduction in user charges and fees of \$7.5M, offset in part by increased receipts in other revenue \$2.9M.

Reduction in operational payments is attributable to employee remuneration \$1.2M, materials and services \$6.0M and other expenses \$4.3M.

During February, Council received \$15.4M proceeds from the sale of land at Warnervale Town Centre.

The following table records Council's General Fund YTD cash position at 28 February and the revised quarterly forecasts through to 30 June 2022.

ACTUAL v FORECAST MONTHLY CASH FLOW GENERAL FUND	February YTD Actual \$'000	31 March Forecast \$'000	30 June Forecast \$'000
Opening cash & investments @ 1 July 2021	248,959	248,959	248,959
Income receipts (incl Capital grants & contributions)	301,910	330,856	464,162
Operational payments	(194,770)	(232,266)	(321,824)
Net operating cash inflow / (outflow)	107,139	98,589	142,338
Capital projects payments	(32,954)	(50,139)	(95,412)
Asset sales	49,872	49,872	49,872
Financing receipts	10,720	10,720	10,720
Financing repayments	(6,865)	(19,033)	(22,123)
Total cash inflow / (outflow)	127,912	90,009	85,395
Closing cash & investments	376,871	338,968	334,354
Represented by:			
Externally restricted cash	186,923	183,377	179,603
Internally restricted cash	89,914	89,914	89,914
Unrestricted cash	100,034	65,677	64,837
Total cash	376,871	338,968	334,354

Restricted/Unrestricted Funds

Council's cash and investment portfolio is held in separate funds as detailed below. These funds are categorised as externally restricted, internally restricted and unrestricted.

Externally restricted funds include developer contributions of \$187.9M categorised as:

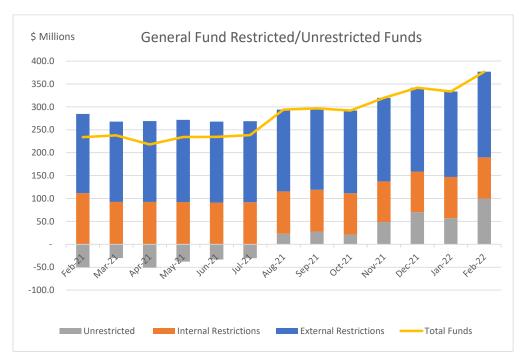
S7.11 Contributions \$140.5M
 S7.12 Levies \$19.3M
 S7.4 Planning agreements \$5.7M
 S64 Contributions - Water \$3.0M
 S64 Contributions - Sewer \$19.4M

Fund	General Fund (\$'000)	Water Fund (\$'000)	Sewer Fund (\$'000)	Drainage Fund (\$'000)	Waste Fund (\$'000)
External Restricted Funds	186,923	7,411	22,117	37,090	94,166
Internal Restricted Funds	89,914	1,026	877	55	-
Total Restricted Funds	276,837	8,437	22,994	37,145	94,166
Unrestricted Funds	100,034	(9,932)	118,400	(35,555)	12,965
Total funds by Fund	376,871	(1,495)	141,394	1,590	107,131

The General Fund unrestricted balance is currently \$100.0M and is available to meet the February 2022 unrestricted funds deficit in Water and Sewer Funds of \$45.5M.

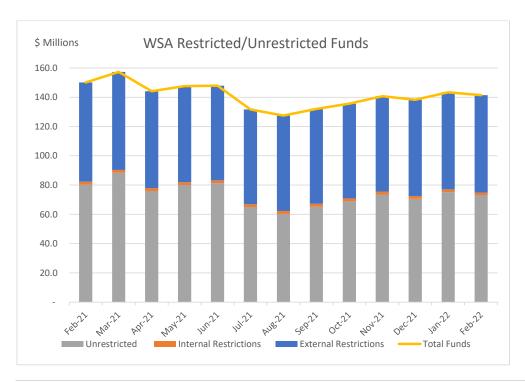
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Financial Performance – Monthly Finance Report February 2022



The table below shows the net position of restricted and unrestricted funds for the Water Supply Authority. The unrestricted amount for each fund within the WSA is as follows:

- Water Fund (\$9.9M)
- Sewer \$118.4M
- O Drainage (\$35.6M)



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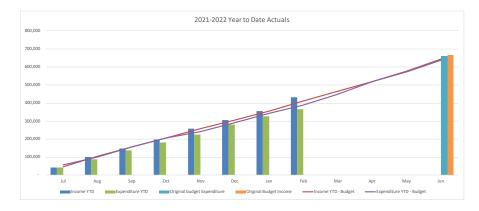


Consolidated Operating Statement



February 2022

	CII	RRENT MON	T.U		YEAR TO	DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	32,879	34,775	(1,896)	242,557	242,055	502	221,684	331,384	361,871	3,790	-	365,661
User Charges and Fees	10,547	11,147	(600)	89,027	90,558	(1,531)	92,590	139,105	140,269	(904)	-	139,365
Other Revenue	820	561	259	7,245	6,571	674	5,451	12,666	9,196	636	-	9,831
Interest	720	362	358	3,726	2,895	832	3,820	5,598	4,442	0	-	4,442
Grants and Contributions	3,834	4,076	(242)	18,974	18,894	81	21,780	42,409	49,491	(6,517)	-	42,974
Gain on Disposal	21.439		21,439	21.439	-	21,439	1,344	2.609			-	
Other Income	738	674	64	4,872	4,926	(54)	5,201	8,214	8,056	(459)	-	7,598
Internal Revenue	5,420	5,439	(20)	44,064	46,478	(2,414)	49,691	74,557	93,467	(21,092)	-	72,375
Total Income attributable to Operations	76,396	57,034	19,362	431,905	412,376	19,529	401,560	616,542	666,792	(24,547)	-	642,245
Operating Expenses												
Employee Costs	8.743	13.577	4.834	104.584	111.515	6.931	135.027	222.617	175.833	(3.130)	-	172,703
Borrowing Costs	999	1.044	45	7.867	7.927	61	9.348	16.414	17,471	(4.782)	_	12,689
Materials and Services	12.714	13.826	1.113	97.046	109,430	12.384	106.630	181.128	175,793	5.172	-	180.965
Depreciation and Amortisation	12.064	11.813	(250)	97.015	96.783	(232)	106.721	162,303	177,106	(7.085)	-	170.021
Other Expenses	2.158	2.476	318	22,369	23.145	776	23,434	36.059	39,192	(1.770)	_	37.422
Loss on Disposal	-,	-,		,			756	9.660		(1,112)	-	,
Internal Expenses	4.368	4.726	358	38.334	41.159	2.825	39.021	59.051	74.354	(11.948)	_	62.406
Overheads	0	0	-	0	0	_,	(0)	(0)	0	(0)	_	0_,
Total Expenses attributable to Operations	41,045	47,462	6,417	367,215	389,959	22,745	420,937	687,231	659,749	(23,542)	-	636,207
Operating Result after Overheads and before Capital Amounts	35,350	9,571	25,779	64,690	22,417	42,273	(19,377)	(70,689)	7,043	(1,005)		6,038
Capital Grants	1,629	590	1,039	17,211	16,779	432	16,959	36,893	8,445	35,089	118	43,652
Capital Contributions	3,903	(1,884)	5,787	13,491	10,609	2,882	10,200	46,810	34,445	(15,534)	-	18,911
Grants and Contributions Capital Received	5,532	(1,294)	6,826	30,702	27,388	3,314	27,158	83,703	42,890	19,555	118	62,563
Net Operating Result	40.883	8.277	32,605	95.391	49.804	45,587	7,781	13.014	49.933	18,550	118	68,601
not operating necess	40,003	0,277	32,003	33,331	43,004	43,307	7,701	13,014	43,333	10,330	110	00,001



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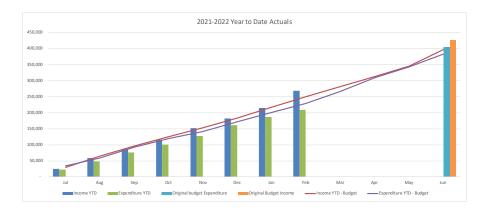
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10. General Fund Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budge t	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	16,973	17,180	(207)	135,367	135,613	(246)	117,852	175,762	205,958	(1,705)	0	204,254
User Charges and Fees	4,040	4,860	(820)	36,281	37,623	(1,342)	39,283	63,864	59,684	76	-	59,759
Other Revenue	820	561	259	7,134	6,571	563	5,370	12,561	9,196	636	-	9,831
Interest	565	195	370	2,535	1,559	976	1,592	3,362	2,339	-	-	2,339
Grants and Contributions	3,829	4,076	(247)	18,914	18,882	32	21,429	41,702	49,471	(6,584)	-	42,887
Gain on Disposal	21,439		21,439	21,439	-	21,439	1,344	2,609	-	-	-	-
Other Income	738	668	70	4,866	4,920	(53)	5,237	8,250	8,031	(465)	-	7,566
Internal Revenue	5,125	5,242	(118)	42,727	45,091	(2,363)	48,286	71,818	91,019	(21,125)	-	69,894
Total Income attributable to Operations	53,528	32,783	20,745	269,263	250,259	19,004	240,393	379,928	425,697	(29,167)	0	396,531
Operating Expenses												
Employee Costs	7.214	11.305	4.091	86.573	92.728	6.155	113,121	185.988	146.300	(2.899)	-	143,401
Borrowing Costs	171	169	(1)	1.523	1.519	(4)	1.142	3.313	7.872	(4,481)	-	3.391
Materials and Services	8,945	9,960	1,015	67,162	78,025	10,862	75,586	129,510	127,972	4,072	-	132,045
Depreciation and Amortisation	6.075	5.817	(259)	49,109	48.829	(280)	55.121	81.902	91.884	(3,490)	_	88.394
Other Expenses	987	1.038	51	11.983	12.669	687	12.763	20.405	22.824	(1,001)	_	21.824
Loss on Disposal	-	-	-	-	-	-	554	7,247		-	-	-
Internal Expenses	1,861	2,034	172	15,865	17,764	1,899	16,710	24,925	37,718	(10,488)	-	27,229
Overheads	(2.820)	(2.820)	_	(22.556)	(22.556)		(17.396)	(37,724)	(29.920)	(3.915)	_	(33.835)
Total Expenses attributable to Operations	22,434	27,503	5,069	209,659	228,978	19,319	257,601	415,566	404,651	(22,201)	-	382,450
Operating Result												
after Overheads and before Capital Amounts	31,094	5,280	25,814	59,604	21,281	38,323	(17,208)	(35,638)	21,047	(6,966)	0	14,081
Capital Grants	1.372	721	651	14.345	13.870	476	12.471	30.474	5.945	29.687	118	35.750
Capital Contributions	2.780	(576)	3.356	9.390	7.348	2.042	6.001	28.597	19.024	(6.702)	110	12.323
Grants and Contributions Capital Received	4,152	145	4,007	23,735	21,217	2,518	18,472	59,072	24,969	22,986	118	48,073
1					, i	,	- '		, , ,			- /
Net Operating Result	35,246	5,425	29,821	83,339	42,499	40,841	1,264	23,433	46,016	16,019	118	62,154



Dataset: CCC General Ledger (Plimary)
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Name: CCC Operating Statement - Internal

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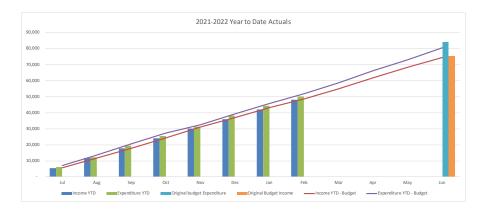
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20. Water Fund Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budge t	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	1,281	1,561	(281)	7,264	7,159	105	7,410	11,857	11,762	520	-	12,282
User Charges and Fees	4,557	3,621	937	39,816	40,195	(379)	40,770	56,212	61,305	(1,480)	-	59,825
Other Revenue	-	-	-	3	-	3	43	43	-	-	-	-
Interest	68	30	38	190	237	(47)	167	315	355	-	-	355
Grants and Contributions	3	-	3	11	-	11	3	3	-	-	-	-
Gain on Disposal	-										-	
Other Income Internal Revenue	-	6	(6) 98	6	6	(0)	(36)	(36)	26	6	-	32
	258 6,166	159 5.377	98 789	1,019 48,308	1,071 48,668	(52)	49.353	1,489 69.883	1,913 75,361	(954)	-	1,913 74.407
Total Income attributable to Operations	6,166	5,377	789	48,308	48,668	(360)	49,353	69,883	75,361	(954)	-	74,407
Operating Expenses												
Employee Costs	611	552	(59)	8,207	8,405	198	10,108	16,877	16,487	(3,393)	-	13,094
Borrowing Costs	558	594	36	4,140	4,216	75	5,273	7,750	6,480	(346)	-	6,133
Materials and Services	556	822	267	4,980	5,858	878	6,538	12,687	9,427	29	-	9,456
Depreciation and Amortisation	2,370	2,372	2	18,963	18,977	14	17,657	24,783	29,966	(0)	-	29,966
Other Expenses	-	-	-	-	-	-	(1)	(5)	-	-	-	-
Loss on Disposal	-	-	-	-	-	-	189	994	-	-	-	-
Internal Expenses	728	834	106	6,822	7,443	622	6,280	9,289	11,266	(115)	-	11,151
Overheads	888	888		7,105	7,105	-	5,607	12,007	10,368	289	-	10,657
Total Expenses attributable to Operations	5,712	6,063	351	50,216	52,004	1,788	51,651	84,382	83,994	(3,536)	-	80,457
Operating Result												
after Overheads and before Capital Amounts	454	(686)	1,140	(1,908)	(3,336)	1,428	(2,298)	(14,499)	(8,633)	2,582		(6,050)
Capital Grants	163	(149)	312	2.210	2.323	(113)	3.305	4.871	1.250	3.035	_	4,285
Capital Contributions	317	(650)	968	1.635	1.424	211	1.848	3.526	7.075	(4,130)	_	2.944
Grants and Contributions Capital Received	480	(800)	1,280	3,845	3,747	98	5,152	8,398	8,325	(1,095)	-	7,230
•												
Net Operating Result	935	(1,485)	2,420	1,936	410	1,526	2,854	(6,101)	(308)	1,487	-	1,179
	1	,	-			,			,			



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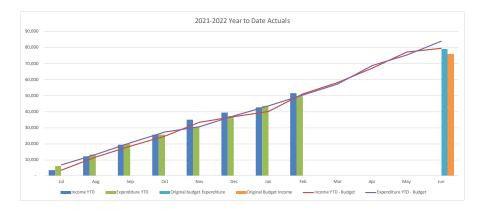
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30. Sewer Fund Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	6,776	8,048	(1,273)	37,547	37,102	445	36,640	54,662	54,731	2,740	-	57,471
User Charges and Fees	1,949	2,666	(717)	12,918	12,740	178	12,529	19,018	19,280	500	-	19,780
Other Revenue	-	-	-	106	-	106	35	59	-	-	-	-
Interest	32	128	(96)	831	1,022	(191)	1,127	1,780	1,633	0	-	1,633
Grants and Contributions	3	-	3	5	-	5	281	462	-	-	-	-
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Internal Revenue	37	37	(0)	301	300	1	391	1,166	535	-	-	535
Total Income attributable to Operations	8,796	10,879	(2,083)	51,708	51,164	545	51,003	77,148	76,180	3,240	-	79,420
Operating Expenses												
Employee Costs	834	1.545	712	8.517	8.950	433	10.714	17 877	10.840	3.171	_	14.011
Borrowing Costs	238	248	10	1.895	1.899	4	2.547	4.783	2.707	24	_	2.731
Materials and Services	681	657	(24)	4.380	4.541	162	4 992	8 7 18	7.558	49	_	7.607
Depreciation and Amortisation	2.624	2.624	(0)	20.993	20.993	(0)	23.545	41.051	38,118	(0)	_	38,118
Other Expenses	-		\ <u>'</u>	-			0	(14)			_	-
Loss on Disposal	-	-	-	-	-	-	13	1,385	-	-	-	-
Internal Expenses	699	889	190	6,574	6,842	269	6,147	9,339	10,101	223	-	10,325
Overheads	923	923	-	7,382	7,382	-	5,656	12,578	9,856	1,217	-	11,073
Total Expenses attributable to Operations	5,998	6,886	888	49,741	50,608	867	53,614	95,715	79,181	4,685		83,866
Operating Result after Overheads and before Capital Amounts	2,798	3,993	(1,195)	1,968	556	1,412	(2,611)	(18,567)	(3,002)	(1,444)		(4,446)
anter Overneaus and Defore Capital Amounts												
Capital Grants	94	18	76	190	172	19	394	1,042	1,250	1,352	-	2,602
Capital Contributions	336	(521)	857	1,225	975	250	1,971	3,225	4,958	(2,832)	-	2,126
Grants and Contributions Capital Received	430	(503)	933	1,415	1,146	269	2,366	4,267	6,208	(1,481)		4,727
Net Operating Result	3,228	3,490	(262)	3,383	1,702	1,681	(246)	(14.300)	3,206	(2.925)		281
net Operating Neount	3,220	3,490	(202)	3,303	1,702	1,001	(240)	(14,300)	3,206	(2,925)	-	201



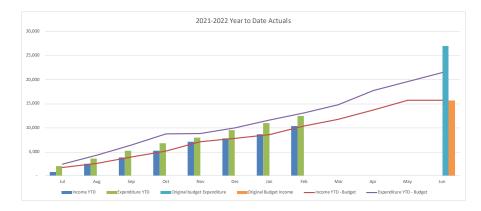
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Name: CCC Operating Statement - Internal

40. Drainage Fund Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budge t	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	1,755	1,761	(6)	10,357	10,376	(20)	10,282	14,940	15,635	0	-	15,635
User Charges and Fees	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Interest	12	2	10	33	12	21	1	29	18	-	-	18
Grants and Contributions	-	-	-	45	12	33	66	242	20	66	-	86
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-
Other Income Internal Revenue	-	-	-	-	-	-	-	-	-	-	-	-
	1.767	1.763		10,434	10.400	34	10.350	66 15,277	15,673	- 66	-	15,739
Total Income attributable to Operations	1,767	1,763	4	10,434	10,400	34	10,350	15,277	15,673	66	-	15,739
Operating Expenses												
Employee Costs	69	117	48	871	952	81	964	1.465	1.453	(4)		1,449
Borrowing Costs	33	33	(0)	307	293	(14)	385	568	413			434
Materials and Services	12	72	60	209	689	480	645	997	1,346	(99)	-	1,247
Depreciation and Amortisation	994	1,001	7	7,950	7,984	33	10,397	14,567	17,138	(3,595)	-	13,543
Other Expenses	-	-	-	1	-	(1)	0	(2)	-	-	-	-
Loss on Disposal	-	-	-	-	-	-	-	35	-	-	-	-
Internal Expenses	83	(23)	(105)	1,128	1,175	48	1,957	2,286	3,268	(1,470)	-	1,799
Overheads	251	251	-	2,009	2,009	-	2,083	3,776	3,392		-	3,014
Total Expenses attributable to Operations	1,441	1,450	9	12,476	13,103	626	16,431	23,692	27,010	(5,525)	-	21,485
Operating Result after Overheads and before Capital Amounts	326	313	13	(2,042)	(2,702)	660	(6,081)	(8,415)	(11,337)	5,591		(5,746)
after Overneads and before Capital Amounts												
Capital Grants				465	415	50	788			1,015	-	1,015
Capital Contributions	470	(136)	606	1,241	862	379	380	11,462	3,388		-	1,518
Grants and Contributions Capital Received	470	(136)	606	1,706	1,277	429	1,169	11,967	3,388	(855)	-	2,533
Net Operating Result	796	177	619	(336)	(1,425)	1.089	(4.913)	3,552	(7,949)	4,736	_	(3,213)
net Operating Nesult	/90	177	019	(330)	(1,425)	1,009	(4,513)	3,552	(7,543)	4,730		(3,213)



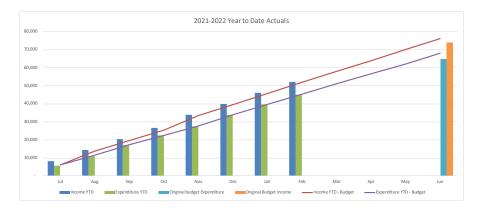
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Name: CCC Operating Statement - Internal

50. Domestic Waste Fund Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	6,095	6,224	(129)	52,022	51,804	218	49,499	74,163	73,785	2,234	-	76,01
User Charges and Fees	0		Ò	12	-	12	8	10			-	
Other Revenue	-	-	-	2	-	2	3	3	-	-	-	
Interest	44	8	36	138	64	74	933	112	96	-	-	9
Grants and Contributions	-	-	-	-	-	-	-	-	-	-	-	
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	
Other Income	-	-	-	-	-	-	-	-	-	-	-	
Internal Revenue	-	-	-	17	17	-	18	18	-	33	-	3
Total Income attributable to Operations	6,139	6,232	(93)	52,191	51,885	306	50,460	74,306	73,881	2,267	-	76,14
Operating Expenses												
Employee Costs	15	57	43	415	479	64	121	410	753	(5)		74
Borrowing Costs		-							-	(-)		
Materials and Services	2.521	2.315	(205)	20,316	20,317	2	18.869	29.216	29.490	1.120		30.61
Depreciation and Amortisation			,,	_		-	_	_	-			, .
Other Expenses	1.171	1.438	267	10,385	10.476	91	10.671	15.675	16.368	(769)		15.59
Loss on Disposal	_		_	-			-	-	-	,	-	.,
Internal Expenses	997	992	(5)	7,946	7,935	(11)	7,927	13,211	12,000	(98)	-	11,90
Overheads	758	758	` 2	6,060	6,060		4,051	9,364	6,303	2,787	-	9,09
Total Expenses attributable to Operations	5,461	5,561	100	45,122	45,268	145	41,639	67,876	64,914	3,035	-	67,94
Operating Result												
after Overheads and before Capital Amounts	678	671	7	7,068	6,618	451	8,822	6,430	8,967	(768)	-	8,19
Capital Grants												
Capital Contributions]]]]]]]			1	
Grants and Contributions Capital Received												
and bupital 10001100												
Net Operating Result	678	671	7	7,068	6,618	451	8,822	6,430	8,967	(768)	-	8,19
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Chief Executive Officer Monthly Financial Reports

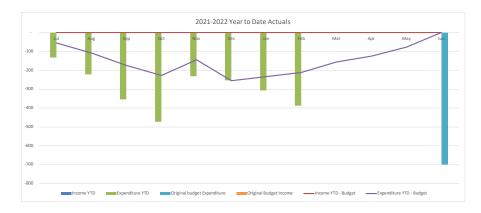
February 2022

01. Office of the Chief Executive Officer Operating Statement



February 2022

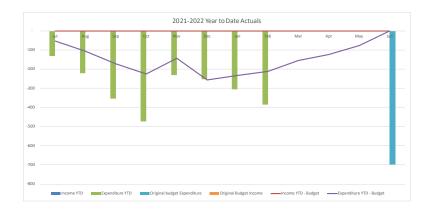
	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income Rates and Annual Charges	_			_						_		
User Charges and Fees Other Revenue	-	-	-	-	-	-	-	-	-	-	-	
Interest	-		-	-	-		-	-	-	-	-	
Grants and Contributions Gain on Disposal		-	-	-		-	-	-		:		
Other income	-	-	-	-	-	-	-	-	-	-	-	
Internal Revenue Total Income attributable to Operations	-	-		-		-			-	-	-	
Operating Expenses												
Employee Costs	59	82	23	686	698	12	1,195	1,761	1,070	0	-	1,07
Borrowing Costs Materials and Contracts	0	79	79	44	207	163	615	866	827	(223)	-	604
Depreciation and Amortisation Other Expenses	-	-	-	-	-	-	-	-	-	-	-	
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	
Internal Expenses Overheads	(141)	(141)	(0)	16 (1.132)		(0)	28 (974)	(2.665)	(2.629)	(12) 931	-	(1.698
Total Expenses attributable to Operations	(80)	21	101	(387)	(212)	175	864	Ó	(697)	697	-	(0
Operating Result after Overheads and before Capital Amounts	80	(21)	101	387	212	175	(864)	(0)	697	(697)		(
and overheads and before Capital Amounts												
Capital Grants	-	_	-	-	-	_	-	-	-	_	-	
Capital Contributions Grants and Contributions Capital Received	-	-	-	-	-	-	-	-	-	-	-	
Net Operating Result	80	(21)	101	387	212	175	(864)	(0)	697	(697)	-	



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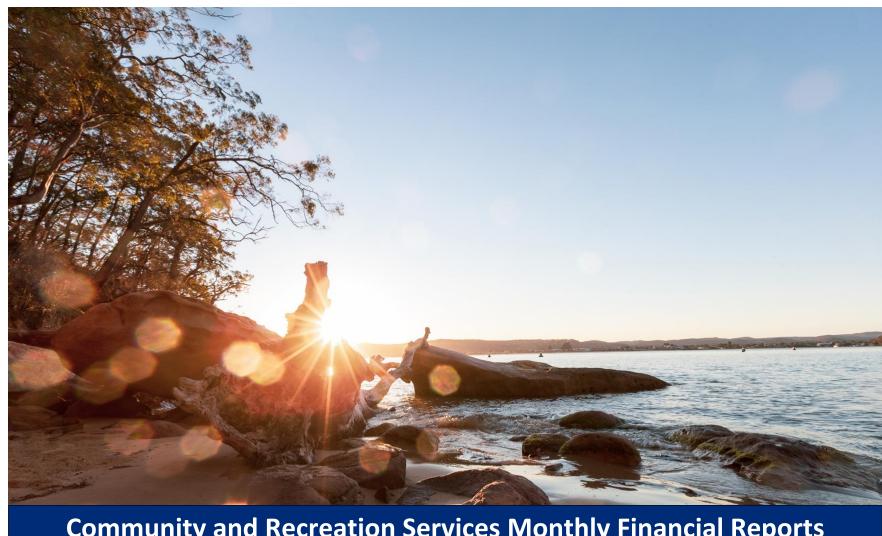
01.01. Office of the Chief Executive Officer Operating Statement

				reb	ruary 202.	2								
	CU	RRENT MON	NTH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000	\$'000	\$1000		
Operating Income														
Rates and Annual Charges	-			-	-	-	-	-	-	-	-		·	
User Charges and Fees	-			-	-	-	-	-	-	-	-			
Other Revenue	-	. -		-	-	-	-	-	-	-	-			
Interest	-			-	-	-	-	-	-	-	-		·	
Grants and Contributions	-			-	-	-	-	-	-	-	-		·	
Gain on Disposal	-			-	-	-	-	-	-	-	-			
Other Income	-	. -		-	-	-	-	-	-	-	-			
Internal Revenue	-			-	-	-	-	-	-					
Total Income attributable to Operations				-	-				-	-				
Operating Expenses														
Employee Costs	59	82	23	686	698	12	1,195	1,761	1,070	0	_	1 071		
Borrowing Costs	-			000	-		1,100	1,701	1,070	-	_	1,07	_	
Materials and Services	0	70	79	44	207	163	615	866	827	(223)	_	604		Continue to monitor for potential budget savings.
Depreciation and Amortisation					207	100	0.0			(220)				
Other Expenses					-	-								
Loss on Disposal														
Internal Expenses	2	2	(0)	16	15	(0)	28	38	35	(12)		23		
Overheads	(141)	(141)		(1,132)	(1,132)		(974)		(2,629)	931		(1,698)	ă	
Total Expenses attributable to Operations	(80)		101		(212)	175	864		(697)	697		(0)		
	()				` '									
Operating Result after Overheads and before Capital Amounts	80	(21)	101	387	212	175	(864)	(0)	697	(697)				
·														
Capital Grants					-	-			-	-				
Capital Contributions					-	-			-	-				
Grants and Contributions Capital Received	-			-	-	-	-	-	-					
														1
Net Operating Result	80	(21)	101	387	212	175	(864)	(0)	697	(697)		0	l	
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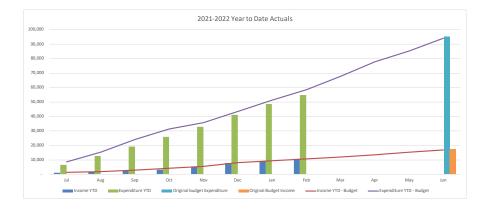
Community and Recreation Services Monthly Financial Reports February 2022

02. Community and Recreation Services Operating Statement



February 2022

Rates and Annual Charges Left Charges and Fees 973 843 130 6.528 6.887 (359) 7.819 12.612 11.037 127 11.164 Other Revenue 217 110 107 1.178 1.055 123 423 2.405 1.931 (217) 1.741 Interest 0 0 0 1 1.741 Grants and Contributions 33 125 (92) 1.454 1.351 103 1.897 2.356 2.053 (572) 1.481 Other Income 32 2.56 74 1.519 1.443 76 2.202 3.611 2.683 (274) 2.406 Interest 0 332 2.56 74 1.519 1.443 76 2.202 3.611 2.683 (274) 2.406 Interest 0 5 1 5 25 5 18 5 0 5 8 8 Total Income attributable to Operations 1.560 1.337 224 10,703 10,741 (38) 12,391 21,044 17,712 1936 15.776 Departing Expenses Employee Costs 2.307 3.003 696 21,987 24,069 2.082 26,437 43,867 38,398 (1.172) 37,226 Emproyee Costs 2.307 3.003 696 21,987 24,069 2.082 26,437 43,867 38,398 (1.172) 37,226 Emproyee Costs 9 1.045 148 7.259 8.320 1.062 5.870 12,872 14,037 (10) 14,027 Depreciation and Amortisation 1.316 1.199 (119) 10,981 10,322 (299) 10,787 18,413 18,818 (146) 15,677 Depreciation and Amortisation 1.316 1.199 (119) 10,981 10,322 (299) 10,787 18,413 18,818 (146) 15,677 Loss on Disposal 1.085 1.08		CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR		
Operating Income Capital Income Ca		Actuals		Variance	Actuals		Variance	YTD					
Rates and Annual Charges Left Charges and Fees 973 843 130 6.528 6.887 (359) 7.819 12.612 11.037 127 11.164 Other Revenue 217 110 107 1.178 1.055 123 423 2.405 1.931 (217) 1.741 Interest 0 0 0 1		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
User Charges and Fees 973 843 130 6,528 6,887 (359) 7,819 12,612 11,037 127 11,1037 128	Operating Income												
Other Revenue 217 110 107 1,178 1,055 123 423 2,405 1,931 (27) -1,714 1,014 1,015		-	-	-	-	-	-	-	-	-	-	-	-
Interest Carsts and Contributions 33 125 (92) 1,454 1,351 103 1,897 2,356 2,053 (572) 1,481 (36in on Disposal						6,887						-	
Grants and Contributions 33 125 (92) 1,454 1,351 103 1,897 2,356 2,053 (572) - 1,481 1,660 1,337 256 1,576 1,287 1,483 76 2,202 3,611 2,683 (274) - 2,409 1,660 1,337 224 10,703 10,741 (38) 12,391 21,044 17,712 (936) - 16,776 1,7	Other Revenue	217	110	107	1,178	1,055	123	423	2,405	1,931	(217)	-	1,714
Cain on Disposal Other Income Other Income Other Income S 2 258 74 1,519 1,443 76 2,202 3,611 2,683 (274) 2,409 Internal Revenue 5 1 5 23 5 18 50 59 8 74 1,519 Total Income attributable to Operations Operating Expenses Employee Costs Employee Costs S 2,307 3,003 696 21,987 24,069 2,082 26,437 43,867 38,398 (1,172) 37,226 Materials and Contracts Depreciation and Amortisation 1,316 1,995 (118) 10,581 10,322 (29) 10,767 18,413 18,818 (46) 18,672 Other Expenses S 98 57 (41) 1,379 1,373 (6) 390 12,05 2,409 10 12,419 Internal Expenses S 1,566 673 97 5,132 5,670 538 4,943 7,537 9,149 (482) 8,867 Internal Expenses Internal E		-	-	-	0	-	0	0	1	-		-	_
Other income expenses	Grants and Contributions	33	125	(92)	1,454	1,351	103	1,897	2,356	2,053	(572)	-	1,481
Internal Revenue	Gain on Disposal	-	-		-	-	-	_	-	-		-	-
Total Income attributable to Operations 1,560 1,337 224 10,703 10,741 (38) 12,391 21,044 17,712 (936) 116,776 16,776 16,776 17,712 1936) 116,776 16,776 17,712 1936) 116,776 18,776 18,776 18,776 18,776 18,777 18,7	Other income	332	258	74	1,519	1,443	76	2,202	3,611	2,683	(274)	-	2,409
Operating Expenses Employee Costs 2,307 3,003 696 21,987 24,069 2,082 26,437 43,867 38,398 (1,172) 37,226 37,206 37,2	Internal Revenue	5	1	5		5			59	8	` _	-	8
Employee Costs 2,307 3,003 696 21,987 24,069 2,082 26,437 43,867 38,398 (1,172) 37,226 5	Total Income attributable to Operations	1,560	1,337	224	10,703	10,741	(38)	12,391	21,044	17,712	(936)	-	16,776
Employee Costs 2,307 3,003 696 21,987 24,069 2,082 26,437 43,867 38,398 (1,172) 37,226 5													
Borrowing Costs 897 1,045 148 7,259 8,320 1,062 5,870 12,872 14,037 (10) 14,027 Depreciation and Amortisation 1,316 1,199 (118) 10,581 10,322 (259) 10,787 18,413 18,818 (16) 18,672 Loss on Disposal									40.000		44.470		
Materials and Contracts 897 1,045 148 7,259 8,320 1,062 5,870 12,872 14,037 (10) 14,027		2,307	3,003	696	21,987	24,069	2,082	26,437		38,398	(1,172)	-	37,226
Depreciation and Amortisation 1,316 1,199 (118) 10,581 10,322 (259) 10,787 18,413 18,818 (146) - 18,672 18,000 12,000 18,818 10,000 12,000 13,000 12,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000 12,000 13,000												-	
Other Expenses 98 57 (41) 1.379 1.373 (6) 930 1.205 2.409 10 2.419											(10)	-	
Loss on Disposal Internal Expenses 576 673 97 5.132 5.670 538 4.943 7.537 9.149 (482) 8.667 Overheads 1.085 1.085 7.085 7.831 55.010 58.481 8.681 6.803 13.188 12.200 622 13.022 Total Expenses attributable to Operations 6.280 7.083 783 55.018 58.438 3.481 56.094 97.935 95.010 (978) 94.033 Operating Result 4.720 (5.726) 1.006 (44.316) (47.695) 3.380 (43.703) (76.891) (77.299) 42 (77.257) Capital Grants 55 6 49 2.077 1.507 570 2.271 4.185 500 1.886 2.386 Grants and Contributions 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386 Grants and Contributions 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386 Grants and Contributions 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386 Grants and Contributions Capital Received 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386 Grants and Contributions Capital Received 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386 Grants and Contributions Capital Received 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386 Grants and Contributions 55 6 49 2.077 1.507 570 2.387 12.303 500 1.886 2.386												-	
Internal Expenses 576 673 97 5.132 5.670 5.38 4.943 7.537 9.149 (42) - 8.681 - 6.803 13.188 12.200 822 - 13.022 13.022		98	57	(41)	1,379	1,373	(6)			2,409	10	-	2,419
1,085 1,085 1,085 -8,681 8,681 -6,603 13,188 12,200 822 -13,022		-	-	-	-	-	-			-	-	-	-
Total Expenses attributable to Operations 6,280 7,063 783 55,018 58,436 3,418 56,994 97,335 95,010 (978) 94,033 Operating Result after Overheads and before Capital Amounts (4,720) (5,726) 1,006 (44,316) (47,695) 3,380 (43,703) (76,891) (77,299) 42 (77,257) Capital Contributions 55 6 49 2,077 1,507 570 2,271 4,185 500 18,86 - 2,386 Capital Contributions Grants and Contributions 255 6 49 2,077 1,507 570 2,387 12,303 500 1,886 - 2,386 Grants and Contributions 2,186 2,386 2,386 3,418 56,094 97,335 95,010 (978) 94,033				97			538					-	
Operating Result after Overheads and before Capital Amounts (4,720) (5,726) 1,006 (44,316) (47,895) 3,380 (43,703) (76,891) (77,299) 42 - (77,257) Capital Grants 55 6 49 2,077 1,507 570 2,271 4,185 500 1,886 - 2,386 Capital Contributions 5 6 49 2,077 1,507 570 2,271 4,185 500 1,886 - 2,386 Grants and Contributions Capital Received 55 6 49 2,077 1,507 570 2,387 12,303 500 1,886 - 2,386												-	
After Overheads and before Capital Amounts (4,729) (5,726) 1,006 (44,316) (47,699) 3,380 (43,709) (7,299) 42 - (77,251) Capital Grants Capital Grants	lotal Expenses attributable to Operations	6,280	7,063	783	55,018	58,436	3,418	56,094	97,935	95,010	(978)	-	94,033
After Overheads and before Capital Amounts (4,729) (5,726) 1,006 (44,316) (47,699) 3,380 (43,709) (7,299) 42 - (77,251) Capital Grants Capital Grants	Operating Result												
Capital Contributions	after Overheads and before Capital Amounts	(4,720)	(5,726)	1,006	(44,316)	(47,695)	3,380	(43,703)	(76,891)	(77,299)	42		(77,257)
Capital Contributions	Canital Cranta		e	40	2.077	1 507	570	2 274	4 105	E00	1 000		2 206
Grants and Contributions Capital Received 55 6 49 2,077 1,507 570 2,387 12,303 500 1,886 2,386		55	0	49	2,077	1,507	5/0			500	1,000	_	2,380
Net Operating Result (4,664) (5,720) 1,056 (42,239) (46,188) 3,950 (41,316) (64,587) (76,799) 1,927 - (74,871)	Grants and Contributions Capital Received	55	6	49	2,077	1,507	570			500	1,886		2,386
Net Operating Result (4,004) (5,720) 1,000 (42,239) (46,188) 3,950 (41,316) (64,587) (76,799) 1,927 - (74,871)	Not Consiste Bossell	(4.004)	/F 700\	4.050	(40.000)	(40.400)	2.050	(44.040)	(04.507)	(70 700)	4.007		(74.074)
	Net Operating Result	(4,664)	(5,720)	1,056	(42,239)	(46,188)	3,950	(41,316)	(64,587)	(76,799)	1,927	-	(74,871)



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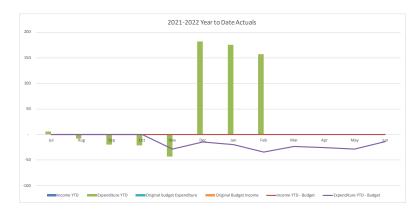
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02.01. Community and Recreation Services Executive Operating Statement



Februa	ry 2022
	YEAR TO

	CU	RRENT MON	NTH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-			
User Charges and Fees	-	-	-	-	-	-		-	-	-	-			
Other Revenue	-	-		-	-	-	(1)	(3)	-	-	-	-		
Interest	-	-		-	-	-	-	-	-	-	-			
Grants and Contributions	-	-	-	-	-	-		-	-	_	-			
Gain on Disposal	-	-		-	-	-	-	-	-	-	-		ŏ	
Other Income	-	-		-	-	-		-	-	_	-			
Internal Revenue	-	-			-	-		-	-	-	-			
Total Income attributable to Operations				-			(1)	(3)			-			
							, ,							
Operating Expenses														
Employee Costs	34	46	11	578	384	(194)	371	618	597	(5)	_	592		Termination payment to be managed via overall staff cost savings
Borrowing Costs	-	-				(,	-	-	-	(-)	-	-	ŏ	17
Materials and Services	0	(7)	(7)		4	3	371	450	41	(14)	_	27		
Depreciation and Amortisation		(-)	(-)				-		0	()	_		ĕ	
Other Expenses	-	-			_	-		-	-		_		ŏ	
Loss on Disposal	-								-				ŏ	
Internal Expenses	1	1	(0)	10	9	(1)	83	89	19	(6)	_	13	ĕ	
Overheads	(54)	(54)		(431)	(431)	(1)	(470)	(1,161)	(657)	10		(647)		
Total Expenses attributable to Operations	(54) (18)	(15)		157	(34)	(191)	354	(3)		(14)		(14)		
Total Expenses attributable to Operations	(10)	(13)	-	137	(34)	(191)	334	(3)	-	(14)		(14)		
Operating Result after Overheads and before Capital Amounts	18	15	4	(157)	34	(191)	(355)	(0)	-	14	-	14		
Capital Grants	-	-	-	-	-	-		-	-	-	-			
Capital Contributions	-	-	-	-	-	-		-	-	-	-			
Grants and Contributions Capital Received	-	-	-	-	-	-	-	-	-	-	-			
Net Operating Result	18	15	4	(157)	34	(191)	(355)	(0)	-	14	-	14		
-														

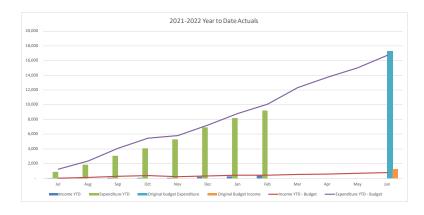


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02.02. Community and Culture Operating Statement February 2022

	CUI	RRENT MON	ITΗ		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	51	20	31	246	344	(98)	256	527	776	(242)	-	534		Reduced income due to the impacts of COVID-19 on patronage at facilities .
Other Revenue	54	(32)	86	104	55	49	130	471	307	(160)	-	146		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	12	12	0	42	43	(1)	44	284	90	(7)	-	83	ŏ	
Gain on Disposal	-	-	-	-	-		-	-	-		-	-		
Other Income	2	2	(0)	10	10	0	21	37	50	(30)	-	20		
Internal Revenue	-	-	1	1	-	1	3	8	-	1 2	-	-		
Total Income attributable to Operations	118	1	117	403	451	(49)	455	1,327	1,223	(440)		783		
Operating Expenses														
Employee Costs	241	408	167	2,873	3,208	335	3,463	5,775	5,007	(34)	-	4,973		
Borrowing Costs	-	-	-	-	-	-	-	20	-	-	-	-		
Materials and Services	382	490	108	3,357	3,862	505	3,129	6,198	7,418	(618)	-	6,800		The COVID-19 situation continues to have an impact on the delivery of, and participation at, numerous projects, programs and services. The situation will be monitored to reflect the current
Depreciation and Amortisation	65	51	(14)	522	407	(114)	368	651	611	(0)	-	611		Predominantly relates to the Regional Galleries air conditioning system
Other Expenses	84	57	(27)	405	415	9	(203)	(41)	1,077	7	-	1,084		
Loss on Disposal	-	-	-	-	-	-	-	85	-	-	-	-		
Internal Expenses	32	53	21	312	443	131	307	498	703	(51)	-	652		
Overheads	220	220	-	1,761	1,761	-	2,599	2,562	2,474	168	-	2,642		
Total Expenses attributable to Operations	1,025	1,279	254	9,229	10,096	867	9,662	15,747	17,290	(528)		16,762		
Operating Result after Overheads and before Capital Amounts	(907)	(1,278)	371	(8,827)	(9,645)	818	(9,206)	(14,420)	(16,067)	88	-	(15,979)		
Capital Grants	-	-	-	-	-	-	169	(188)	-	_		-		
Capital Contributions	-	-	-	-	-	-	-	1 1	-	-	-	-	ŏ	
Grants and Contributions Capital Received	-	-	-	-	-	-	169	(188)	-	-	-	-		1
•														1
Net Operating Result	(907)	(1,278)	371	(8,827)	(9,645)	818	(9,037)	(14,608)	(16,067)	88	-	(15,979)		1



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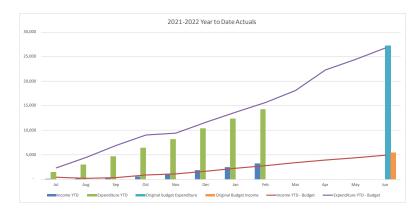
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02.03. Leisure Recreation and Community Facilities Operating Statement



February 2022

Ī	CUE	RRENT MON	TH	YEAR TO DATE FULL YEAR										
	Actuals	Adopted	Variance	Actuals	Adopted	Variance	Last Year	Last Year	Original	Adopted	Proposed	Year End		
		Budget			Budget		YTD Actuals	Actual	Budget	Changes	Changes	Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	379	281	97	1,611	1,303	308	2,784	4,260	2,509	(191)	-	2,318		
Other Revenue	60	41	19	190	172	18	289	691	379	(55)	-	325		
Interest	-	-	-	0	-	0	0	1	-	-	-	-		
Grants and Contributions	7	4	2	62	37	26	44	70	69	-	-	69		
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-	ŏ	
Other Income	323	248	74	1,324	1,267	57	1,962	3,454	2,501	(242)	-	2,260		
Internal Revenue	5	0	5	21	3	18	37	40	5	1	-	5		
Total Income attributable to Operations	773	575	198	3,210	2,782	428	5,115	8,516	5,463	(487)	-	4,977	_	
					·									
Operating Expenses														
Employee Costs	841	865	24	5,814	6,712	899	7,149	11,262	11,101	(743)	-	10,358		
Borrowing Costs	-	-	-	-	-	-	-	-		,	-	-	ŏ	
Materials and Services	158	182	23	911	1,110	199	751	1,560	1,693	307	-	2,000		
Depreciation and Amortisation	432	432	-	3,454	3.454	-	4.179	7.341	7.742	(0)	-	7.742		
Other Expenses	-	-	-	3	3	(0)	7	201	224	3	-	227	ŏ	
Loss on Disposal	-	-	-	-	-		-	90	-	-	-			
Internal Expenses	143	160	17	1,508	1.740	232	1,554	2,342	2,843	(298)	_	2,545	ŏ	
Overheads	325	325	-	2.600	2.600	-	877	4.023	3.595	305	-	3,899		
Total Expenses attributable to Operations	1,899	1.963	64	14,290	15,620	1.330	14,517	26,819	27,197	(425)		26,771	_	
Total Expenses attributable to operations	1,000	1,000		14,200	10,020	1,000	14,017	20,010	21,101	(420)		20,777		
Operating Result after Overheads and before Capital Amounts	(1,126)	(1,389)	262	(11,080)	(12,838)	1,758	(9,402)	(18,303)	(21,733)	(62)		(21,795)		
Capital Grants	-	-	-	-	-	-	592	570	-	-	-	-		
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-	592	570	-	-	-	-		
Net Operating Result	(1,126)	(1,389)	262	(11,080)	(12,838)	1,758	(8,809)	(17,733)	(21,733)	(62)	-	(21,795)		

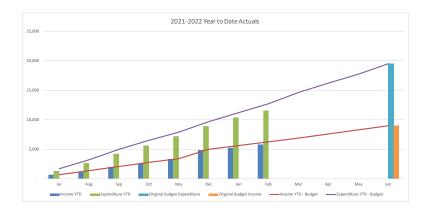


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02.04. Libraries and Education Operating Statement February 2022

	CURRENT MONTH YEAR TO DATE								ELUL VEAD					
								FULL YEAR						
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	_	-	_	-	-	-	-	-	-	-		
User Charges and Fees	532	537	(5)	4.466	5 000	(504)	4.340	7.035	7 404	560		7.692	_	Education and Care fees and Photocopying revenue impacted by COVID 19, which will be partially
	532	537	(5)	4,466	5,028	(561)	4,340	7,035	7,131		-	7,692	•	offset by BCP funding, and will continue to be monitored.
Other Revenue	0	(2)	2	1	0	0	1	12	3	(2)	-	- 1		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	7	109	(102)	1,319	1,244	74	1,705	1,843	1,894	(592)		1,302		Overall there is more than anticipated grants and contributions, which partially offsets the Education and Care user fees and charges. Current funding arrangements will continue to monitored.
Gain on Disposal	-	-	-	-	-	-	-	-	-	-		-		
Other Income	-	(3)	3	0	(0)	0	1	2	4	(3)	-	1		
Internal Revenue	0	0	(0)	1	2	(1)	1	2	3	-	-	3		
Total Income attributable to Operations	540	642	(103)	5,787	6,274	(487)	6,048	8,893	9,036	(37)		8,999		
Operating Expenses														
Employee Costs	708	949	241	7,032	7,832	800	8,724	14,751	12,322	(201)	-	12,120		
Borrowing Costs	-	-	-	-	-	-	-	13	-	-	-	-		
Materials and Services	139	117	(22)	1,112		149	679		1,757	318	-	2,076		
Depreciation and Amortisation	132	127	(5)	1,083	1,039	(44)	782		1,527	-	-	1,527		Transfer of assets across Units which requires a realignment in budget
Other Expenses	-	-	-	-	-	-	-	(0)	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	1	-	-	-	-		
Internal Expenses	32	90		480	661	181	465	707	1,261	(284)	-	977		
Overheads	238	238		1,902	1,902	-	1,730		2,699	154		2,853		
Total Expenses attributable to Operations	1,250	1,520	270	11,609	12,694	1,085	12,380	21,557	19,566	(13)		19,552		
Operating Result	(711)	(878)	168	(5,821)	(6,420)	598	(6,333)	(12,664)	(10,530)	(24)		(10,553)		
after Overheads and before Capital Amounts	(***)	(0.0)		(0,021)	(0,420)		(0,000)	(12,004)	(10,000)	(2-7)		(10,000)		
Capital Grants	30	-	30	463	781	(318)	285	712	-	853		853		Restricted asset revenue associated with Regional Library
Capital Contributions	-	-	-	-	-	-	-	-	-	-		-		
Grants and Contributions Capital Received	30	-	30	463	781	(318)	285	712	-	853		853		
1														
Net Operating Result	(681)	(878)	198	(5,358)	(5,639)	281	(6,048)	(11,952)	(10,530)	829		(9,701)		
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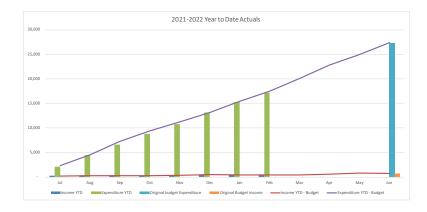
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02.05. Open Space and Recreation Operating Statement



February 2022

Operating Result after Overheads and before Capital Amounts (1,882) (2,096) 214 (16,680) (17,087) 407 (16,736) (29,718) (26,572) (67) - (26,625) Capital Grants 26 0 20 1,814 726 888 1,224 3,091 500 1,033 - 1,533 Capital Contributions -		CURRENT MONTH YEAR TO DATE FULL YEAR													
Operating Income		Actuals		Variance	Actuals		Variance	YTD					Forecast	Status	Status Comments
Careta and Annual Charges 1		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
User Charges and Foes 11 5 6 204 213 (8) 440 791 620 - - 620 - - 620 - - 620 - - 620 - - 620 - - 620 - - 620 - - - - - - - - -	Operating Income														
User Charges and Foes 11 5 6 204 213 (8) 440 791 620 - - 620 - - 620 - - 620 - - 620 - - 620 - - 620 - - 620 - - - - - - - - -	Rates and Annual Charges	-	-	-	-	-	-	-	-	-	_	-	-		
Other Expenses Employee Costs	User Charges and Fees	11	5	6	204	213	(8)	440	791	620	-	-	620		
Grants and Contributions 7 - 7 31 27 4 103 159 - 27 - 27 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Other Revenue	-	-	-	52	-	52	-	-	-	-	-	-		
Gain on Disposal Other Income Internal Revenue Other Expenses Income Internal Expenses Internal Expe	Interest	-	-		-	-	-	-	-	-	-	-	-		
Gain on Disposal Other Income Internal Revenue Other Expenses Income Services	Grants and Contributions	7	_	7	31	27	4	103	159	-	27	-	27		
heteral Revenue	Gain on Disposal	-	-		-	-	-	-	-	-	-	-	-		
hternal Revenue	Other Income	8	11	(2)	185	166	19	218	119	128	-	-	128		
Operating Expenses Employee Costs	Internal Revenue	-	_	` -	-	_	_	9	9	-	-		-		
Operating Expenses 482 756 254 5.691 5.933 242 6.728 11,459 9.372 (189) 9,182 9,182 9 Materials and Services 107 151 43 1,002 1,204 202 908 2,364 1,748 7 1,755 0 Depreciation and Amortisation 644 546 (97) 5,173 5,076 (97) 5,059 8,433 8,437 (146) 8,291 0 Depreciation expense variance is a fiming difference Other Expenses . <td< td=""><td>Total Income attributable to Operations</td><td>27</td><td>16</td><td>11</td><td>472</td><td>406</td><td>66</td><td>770</td><td>1,077</td><td>748</td><td>27</td><td></td><td>776</td><td>_</td><td></td></td<>	Total Income attributable to Operations	27	16	11	472	406	66	770	1,077	748	27		776	_	
Employee Costs 42 736 254 5.691 5.93 242 6.728 11,459 9.372 (189) - 9,182 0 Materials and Services 107 151 43 1.002 1.204 202 908 2.364 1,748 7 - 1,755 0 Depreciation and Amortisation 644 546 (97) 5.173 5.076 (97) 5.059 8.433 8.437 (146) - 8,291 0 Other Expenses 30 30 30 30 30 30									-						
Employee Costs 42 736 254 5.691 5.93 242 6.728 11,459 9.372 (189) - 9,182 0 Materials and Services 107 151 43 1.002 1.204 202 908 2.364 1,748 7 - 1,755 0 Depreciation and Amortisation 644 546 (97) 5.173 5.076 (97) 5.059 8.433 8.437 (146) - 8,291 0 Other Expenses 30 30 30 30 30 30	Operating Expenses														
Borrowing Costs 107 151 43 1,002 1,204 202 908 2,364 1,748 7 1,755 1		482	736	254	5.691	5.933	242	6.728	11.459	9.372	(189)	-	9.182		
Depreciation and Amortisation 644 546 (97) 5,173 5,076 (97) 5,059 8,433 8,437 (146) - 8,291 Other Expenses		-	-		-	-	-	-	-	-	,	-	-		
Cher Expenses Loss on Disposal 3	Materials and Services	107	151	43	1,002	1,204	202	908	2,364	1,748	7	-	1,755	•	
Loss on Disposal Internal Expenses 367 370 3 2.818 2.813 (5) 2.513 3.886 4.318 157 4.475 0.0mlm.ds 309 309 2.468 2.468 - 1.927 3.969 3.446 256 - 3.702 0.0mlm.ds Total Expenses attributable to Operations 1,999 2.111 203 17,494 3.41 17,506 39,795 27,320 85 - 27,405 Operating Result after Overheads and before Capital Amounts (1,82) (2,096) 214 (16,680 (17,087) 407 (16,738) (29,718) (25,572) (57) - (26,529) Capital Grants and Contributions 26 6 20 1,614 726 888 1,224 3.091 500 1,033 - 1,533 0.0mlm.ds Grants and Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 500 1,033 - 1,533	Depreciation and Amortisation	644	546	(97)	5,173	5,076	(97)	5,059	8,433	8,437	(146)	-	8,291	0	Depreciation expense variance is a timing difference
hterral Expenses 377 370 3 2.818 2.813 (5) 2.531 3.806 4.318 157 - 4.475 □ Chembads 309 309 - 2.668 2.469 - 1.927 3.969 3.446 2.56 - 3.702 □ Total Expenses attributable to Operations 1,999 2.111 203 17,153 17,494 341 17,598 30,795 27,320 85 - 27,495 □ Chembads and before Capital Amounts (1,882) (2,096) 216 (16,680) (17,097) 407 (16,735) (29,715) (28,572) (57) - (26,522) □ Capital Centributions 26 6 20 1.614 726 888 1.224 3.001 500 1.033 - 1,533 □ Capital Centributions Gapital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 26 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 27 5 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 27 5 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 27 5 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 28 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 28 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 28 5 20 1.614 726 888 1.341 11,210 500 1,033 - 1,533 □ Capital Centributions Capital Received 29 5 5 20 1.614 726 888 1.341 11,210 500 1,033 □ Capital Centributions Capital Received 29 5 5 20 1.614 726 888 1.341 11,210 500 1,033 □ Capital Centributions Capital Received 29 5 5 20 1.614 726 888 1.341 11,210 500 1,033 □ Capital Centributions Capital Received 29 5 5 20 1.614 726 888 1.341 11,210 500 1,033 □ Capital Centri	Other Expenses	-	-	-	-	-	-	30	30	-	-	-	-		
Capital Grants 26 6 20 1,614 726 888 1,341 11,210 500 1,033 1,333 1,333 1,333 1,333 1,333 1,333 1,333 1,341 1,	Loss on Disposal	-	-	-	-	-	-			-	-	-	-		
Total Expenses attributable to Operations 1,909 2,111 203 17,153 17,494 341 17,508 30,795 27,320 86 - 27,405 Operating Result after Overheads and before Capital Amounts (1,882) (2,096) 214 (16,680) (17,087) 407 (16,735) (29,718) (26,572) (57) - (26,627) Capital Grants 2 26 6 20 1,614 726 88 1,224 3,001 500 1,033 - 1,533 6 Capital Contributions Grants and Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 590 1,033 - 1,533				3			(5)					-			
Operating Result after Overheads and before Capital Amounts (1,882) (2,086) 214 (16,680) (17,087) 407 (16,738) (29,718) (26,572) (67) - (26,625) Capital Grants 26 6 20 1,814 726 888 1,224 3,091 500 1,033 - 1,533 </td <td>Overheads</td> <td>309</td> <td>309</td> <td>-</td> <td>2,468</td> <td>2,468</td> <td>1 2</td> <td>1,927</td> <td>3,969</td> <td>3,446</td> <td>256</td> <td>-</td> <td>3,702</td> <td></td> <td></td>	Overheads	309	309	-	2,468	2,468	1 2	1,927	3,969	3,446	256	-	3,702		
After Overheads and before Capital Amounts (1,882) (2,096) 214 (16,680) (17,097) 407 (16,785) (29,716) (26,572) (97) - (26,627) Capital Grants Capital Grants 26 6 20 1,814 726 888 1,224 3,091 500 1,033 - 1,533 Capital Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 500 1,033 - 1,533	Total Expenses attributable to Operations	1,909	2,111	203	17,153	17,494	341	17,508	30,795	27,320	85	-	27,405		
After Overheads and before Capital Amounts (1,882) (2,096) 214 (16,680) (17,097) 407 (16,785) (29,716) (26,572) (97) - (26,627) Capital Grants Capital Grants 26 6 20 1,814 726 888 1,224 3,091 500 1,033 - 1,533 Capital Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 500 1,033 - 1,533	I '														
Capital Contributions 117 8,118 157 6rants and Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 500 1,033 - 1,533	Operating Result after Overheads and before Capital Amounts	(1,882)	(2,096)	214	(16,680)	(17,087)	407	(16,738)	(29,718)	(26,572)	(57)	-	(26,629)		
Capital Contributions 117 8,118 157 6rants and Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 500 1,033 - 1,533															
Grants and Contributions Capital Received 26 6 20 1,614 726 888 1,341 11,210 590 1,033 - 1,533		26	6	20	1,614	726	888			500	1,033	-	1,533		
		-	-		-	-	-			-	-	-	-		
Net Operating Result (1,856) (2,090) 234 (15,067) (16,361) 1,295 (15,397) (18,508) (26,072) 975 - (25,097)	Grants and Contributions Capital Received	26	6	20	1,614	726	888	1,341	11,210	500	1,033		1,533		
	Net Operating Result	(1,856)	(2,090)	234	(15,067)	(16,361)	1,295	(15,397)	(18,508)	(26,072)	975	-	(25,097)		
	1 ' -	,,,,,,													

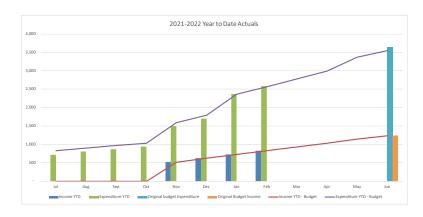


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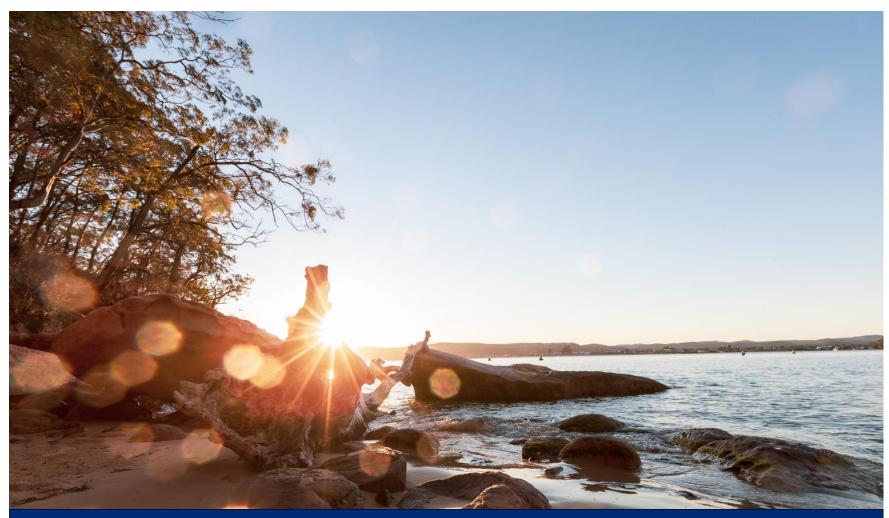
O2.06. The Art House Operating Statement February 2022

	011	CURRENT MONTH YEAR TO DATE FULL YEAR												
-								FULL YEAR						
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$1000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-		-	-	_	-	-		
User Charges and Fees	-	-	-	-	-	-		-	-	-	-	-		
Other Revenue	103	103	_	831	827	4	4	1.234	1.241	-	-	1,241	ŏ	
Interest	-	-	_			_							ŏ	
Grants and Contributions		_	_	_	_	_		_	-	_	_	_	ĕ	
Gain on Disposal	-	_	_	_	_				-	_	_		ŏ	
Other Income		_	_	_	_	_		_	-	_	_	_	ŏ	
Internal Revenue	_	_		_	_			_	_		_	_	ĕ	
Total Income attributable to Operations	103	103		831	827	4	4	1,234	1,241			1,241		
Total income attributable to operations				001	02.			1,204	1,241			1,241		
Operating Expenses														
Employee Costs	-	_	_	_	_	_	1	1	-	_	_	-		
Borrowing Costs	-	-	-	-	-	-		-	-	-	-		ŏ	
Materials and Services	110	113	4	877	881	4	32	892	1,381	(11)	_	1,370	ŏ	
Depreciation and Amortisation	44	43	(0)	349	345	(4)	399	623		(0)		501	ŏ	
Other Expenses	15	1	(15)	970	955	(15)	1.096	1.016	1.108	(-)	_	1,108	ŏ	
Loss on Disposal	-	-			-								0	
Internal Expenses		(0)	(0)	4	4	0	4	4	4	(0)	_	4	ŏ	
Overheads	48	48	(-)	382	382	1	140	483	644	(71)	_	573	ĕ	
Total Expenses attributable to Operations	216		(12)	2.581	2,566	(15)	1,673	3.020		(82)		3,556		
			1/	_,		(/	-,,	-,,,	-,,,,,	(4-7		-,		
Operating Result														
after Overheads and before Capital Amounts	(112)	(100)	(12)	(1,750)	(1,739)	(11)	(1,669)	(1,786)	(2,397)	82	-	(2,315)		
Capital Grants														
Capital Contributions	-	-			-		-	-	-			-		
	<u> </u>	-		-	-				-	-	-		9	1
Grants and Contributions Capital Received	-	-		-				-	-	-	-			
	(440)	(100)	(12)	(1.750)	(1,739)	(11)	(1.669)	(1,786)	(0.007)	82		(0.045)	_	
Net Operating Result	(112)	(100)	(12)	(1,750)	(1,739)	(11)	(1,669)	(1,786)	(2,397)	82	-	(2,315)		
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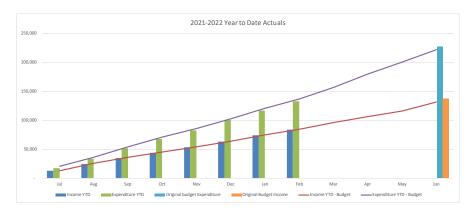
Infrastructure Services Monthly Financial Reports
February 2022

03. Infrastructure Services Operating Statement



February 2022

	CU	IRRENT MON	TH		YEAR TO	D DATE				FULL YEAR			
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating Income													
Rates and Annual Charges	6,393	6,542	(149)	55,445	55,353	92	52,661	78,732	78,427	2,335	-	80,762	
User Charges and Fees	1,739	1,893	(154)	14,853	14,908	(55)	15,584	27,115	27,916	(1,745)	-	26,171	Revenue for Infrastructure Services is tracking at 99.2% to forecasted
Other Revenue	178	185	(7)	1,340	1,196	144	1,088	1,805	1,109	680	-	1,790	budget. The reduction in volumes delivered to Councils waste
Interest Grants and Contributions	2 632	854	(221)	5.815	5.786	4 28	5.523	9.684	9.861	985	-	10 845	facilities by operational units of Council and self haul customers is
Gain on Disposal	032	834	(221)	5,815	5,780	26	5,523	9,084	9,861	965	-	10,845	offset by increased income across the Directorate to bring the overall
Other income	-	-	(0)	-	- 1	(1)	-	-	-	-	-	2	position close to forecast.
Internal Revenue	826	632	194	7.048	7.899	(851)	9.059	14.029	20.327	(8.058)	-	12.268	
Total Income attributable to Operations	9,770		(336)	84,505	85,144	(639)	83,918	131,368	137,641	(5,803)		131.838	
	-,	,	(===/		,	(/	,	,,,,,,	,	(-,/		,	
Operating Expenses													
Employee Costs	1,044	2,173	1,129	17,708	17,929	222	22,010	37,103	28,439	(188)	-	28,251	
Borrowing Costs	-	-	-	-	-	-	-	1,262	1,139	-	-	1,139	Expenditure for Infrastructure Services is tracking at 97.1% to
Materials and Contracts	4,715	3,687	(1,028)	32,706	34,442	1,736	33,150	53,699	50,132	7,874	-	58,006	forecasted budget. The positive variance is predominantly due to
Depreciation and Amortisation	4,530	4,649	119	36,345	36,490	145	41,531	60,667	67,008	(5,154)	-	61,854	reduced tipping and plant costs and savings in materials and
Other Expenses	1,996	2,352	355	18,027	18,685	658	18,959	28,107	30,117	(1,956)	-	28,161	contracts.
Loss on Disposal								6,030			-		
Internal Expenses Overheads	1,546 1,941	1,513 1,941	(33)	13,018 15,528	14,260 15.528	1,242	14,349 8,678	21,087 23,292	31,110 20.621	(9,456) 2,672	-	21,654	
Total Expenses attributable to Operations	1,941	1,941	541	15,528	15,528	4.002	138,678	23,292	20,621 228.566	(6,208)		23,293 222,359	
Total Expenses attributable to Operations	15,773	10,314	341	133,332	137,334	4,002	130,070	231,240	220,300	(6,200)		222,355	
Operating Result	(6,003)	(6,209)	206	(48,827)	(52,190)	3,363	(54,760)	(99,880)	(90,925)	405		(90.520)	Infrastructure Services is tracking at an overall positive variance of
after Overheads and before Capital Amounts													\$3,363k. The overall position is on track for year end.
Capital Grants	1.314	715	599	12.483	12.274	209	6.579	22,768	4.445	28,563	_	33.008	
Capital Contributions	1,514	, 13	333	12,405	12,274	15	0,573	19.241	4,445	20,303		33,000	
Grants and Contributions Capital Received	1,314	715	599	12,498	12,274	224	6,579	42,009	4,445	28,563		33,008	
	.,,,,,,			12,100	.=,=.		-,	,	.,				
Net Operating Result	(4,689)	(5,494)	805	(36,329)	(39,916)	3,587	(48,181)	(57,872)	(86,480)	28,968	-	(57,512)	

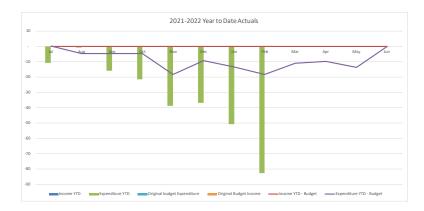


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03.01. Infrastructure Services Executive Operating Statement February 2022

	CU	RRENT MON	HTV		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-		-	-	-	-	-	-	-	-			
User Charges and Fees	-	-		-	-	-		-	-	-				
Other Revenue	-	-		-	-	-	-	-	-	-	-			
Interest	-	-		-	-	-	3	-	-	-				
Grants and Contributions					-			_						
Gain on Disposal	-				-	-		-		-				
Other Income					-			_						
Internal Revenue	_	_		_	_	_	_	_	_	_	_			
Total Income attributable to Operations				_	_	_	3			_				
Total income attributable to operations														
Operating Expenses														
Employee Costs	15	40	25	293	335	42	347	564	530	(6)	-	524		On track
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-			
Materials and Services	-	0	0	0	11	11	18	15	23	(2)	-	22		On track
Depreciation and Amortisation	-	-	-	-	-	-	-	-	-	-	-			
Other Expenses	-	-	-	-	-	-	-	-	-	-	-			
Loss on Disposal	-	-		-	-	-	-	-	-	-	-			
Internal Expenses	1	3	2	8	20	12	85	90	16	14		30		On track
Overheads	(48)	(48)		(384)	(384)	-	(392)		(569)	(7)		(576)	ŏ	On track
Total Expenses attributable to Operations	(32)	(5)	27		(18)	64	58			Ó				
	, ,	, ,		` '	` '									
Operating Result after Overheads and before Capital Amounts	32	5	27	83	18	64	(55)	-	-	(0)		(0)		Infrastructure Services Executive is tracking at a positive variance of \$64k. The overall position is on track for year end.
Capital Grants	-	-	-	-	-	-	-	-	-	-	-			
Capital Contributions	-		-	-	-	-		-	-	-	-			
Grants and Contributions Capital Received	-		-	-	-			-						4
Net Operating Result	32	5	27	83	18	64	(55)	-		(0)		(0)		j
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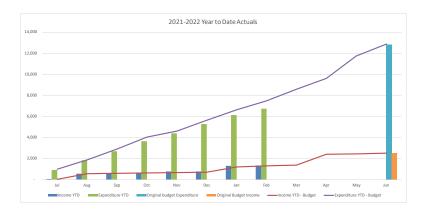
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03.02. Roads and Drainage Engineering Services Operating Statement



February 2022

	CUF	RRENT MON	TH		YEAR TO	DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	_	_	_	_	_	_		_	_	_	-			
User Charges and Fees	38	13	24	318	294	24	358	612	481	(46)		435		On track
Other Revenue	-	41	(41)	45	44	0	69	76	6	54	-	60		On track
Interest		- 1	(,		- 1	1	-					-	_	
Grants and Contributions	18	64	(46)	985	971	14	955	2.033	2.020	0	_	2.020		On track
Gain on Disposal		-	(40)	-	-		-	2,000	2,020	-		2,020	_	
Other Income	_									_	_	_		
Internal Revenue										_	_	_		
Total Income attributable to Operations	56	118	(62)	1.348	1,309	39	1.382	2,720	2,507	8		2,515		i
Total income attributable to operations		110	(02)	1,040	1,000		1,002	2,720	2,007			2,010		
Operating Expenses														
Employee Costs	142	282	140	2.173	2,331	158	1.963	3.344	3.318	297	_	3.615		On track
Borrowing Costs	142	202	140	2,170	2,001	100	1,000	0,044	0,010	207		0,010	_	
Materials and Services	255	223	(32)	2.136	2,299	163	2,334	4,747	4.945	(53)	_	4.892		On track
Depreciation and Amortisation	200	220	(02)	2,100	2,200	100	2,004	4,747	4,040	(00)	_	4,002	_	
Other Expenses										_	_			
Loss on Disposal		_	_	_		_		_						
Internal Expenses	97	238	141	1,364	1.785	421	1,680	2.460	3.136	(365)	_	2.771		On track - Reduced expenditure due to savings being realised in street lighting electricity costs.
Overheads	134	134		1.072	1,072	72.	800	1,670	1,449	158	_	1,607		On track
Total Expenses attributable to Operations	628	877	248	6.744	7.486	742	6,777	12,221	12.847	38		12.885	0	On Eduk
Total Expenses attributable to operations	020	0.,,	240	0,144	1,400		0,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	12,047			12,000		i
Operating Result after Overheads and before Capital Amounts	(572)	(759)	186	(5,396)	(6,177)	781	(5,395)	(9,501)	(10,340)	(30)	-	(10,370)		Engineering Services is tracking at 103.0% to forecasted budget for income and 90.1% to becaused budget for expenditure. Overall, Engineering Services is tracking at a positive variance of \$791t. This may be affinited to savings being engineed in street fighting electricity costs; savings in materials and services, savings in employee costs due to opinging vacancies. The overall position of the unit is on track for year end.
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-		
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-		-	-		-			
Net Operating Result	(572)	(759)	186	(5,396)	(6,177)	781	(5,395)	(9,501)	(10,340)	(30)	-	(10,370)		



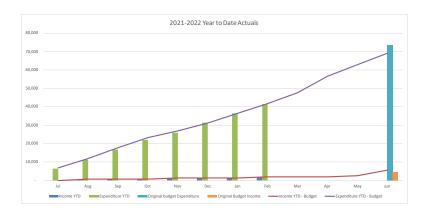
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03.03. Roads and Drainage Infrastructure Operating Statement February 2022



	CUI	RRENT MON	TH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$1000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	_	-	-	-	-	_	-	_	-	-		
User Charges and Fees	41	-	41	41	-	41	-	-	-	-	-	-		
Other Revenue	-	-	-	-	-	-	26	26	1	-	-	1	_	
Interest	-	-	-	-	-	-	-	-	-	-	-			
Grants and Contributions	608	608	-	1.851	1.823	29	1.633	4.858	4.624	1.038	_	5.662		
Gain on Disposal	-	-	-	-	-	-	-	-		-	-	-	_	
Other Income	_	_	-	_	-	_		_	-	_	_	_		
Internal Revenue	_	_	_	_		_	_	_		_	_			
Total Income attributable to Operations	648	608	41	1.892	1.823	70	1,659	4.884	4,625	1.038	-	5.663		RDI operating income remains on track to budget.
				, ,			,	,	,,,,	,		.,		
Operating Expenses														
Employee Costs	32	170	137	1,395	1,348	(48)	2,024	3,246	2,219	(46)	-	2,173	0	The unfavourable variance due to system delays in processing staff capitalisation but is forecast to be resolved and back on track by Q3.
Borrowing Costs	-	-	-	-	-	-	-	4	-	-	-	-		
Materials and Services	42	15	(27)	129	164	35	137	168	482	1,001	-	1,483		
Depreciation and Amortisation	4,103	4,207	104	32,827	32,958	131	37,159	53,905	59,876	(5,154)	-	54,722		
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	5,980	-	-	-	-		
Internal Expenses	39	25	(14)	216	203	(13)	53	70	372	(67)	-	305		
Overheads	875	875	-	6,997	6,997	-	5,229	12,222	10,609	(113)	-	10,496		
Total Expenses attributable to Operations	5,092	5,292	200	41,565	41,671	105	44,602	75,595	73,557	(4,378)	-	69,179		RDI operating expenses remains on track to budget.
Operating Result	(4,443)	(4,684)	241	(39,673)	(39,848)	175	(42,942)	(70,711)	(68,933)	5.417		(63,516)		
after Overheads and before Capital Amounts	(3,333)	(4,004)		(00,010)	(00,040)		(-12,0-12)	(10,111)	(00,000)	0,411		(00,010)		
Capital Grants	1,288	715	573	12,457	12.274	183	6.372	22,506	4,445	28.563	_	33,008		
Capital Contributions		-	-	15	-	15	-,	19,231	.,		-	-	ŏ	
Grants and Contributions Capital Received	1,288	715	573	12,472	12,274	198	6,372	41,737	4,445	28,563	-	33,008		RDI grants and contributions remain on track to budget.
1				,										· ·
Net Operating Result	(3,155)	(3,969)	814	(27,201)	(27,574)	373	(36,571)	(28,974)	(64,488)	33,980	-	(30,508)		1
1														1



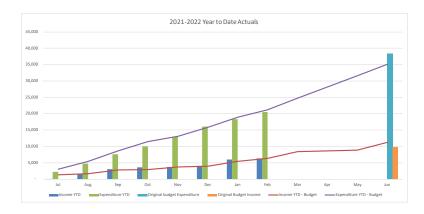
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03.04. Roads Construction and Maintenance **Operating Statement** February 2022



	CU	RRENT MON	ITH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$1000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-		-		-		
User Charges and Fees	(2)	335	(337)	1,657	1,698	(41)	1,261	5,514	4,411	1,472	-	5,882	0	Minor variance due to reduced external road restoration works which is linked and offset by savings in materials and services.
Other Revenue	-	-	-	-	-	-	(1)	1	-	-		-		
Interest	0	-	0	-	-	-	0	-		-		-		
Grants and Contributions	-	182	(182)	2,913	2,913	0	2,868	2,526	2,902	11	-	2,913		
Gain on Disposal	-	-	-	-	-	-	-	-		-	-	-		
Other Income	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Revenue	338	380		1,752	1,694	58	581	1,085	2,452			2,452		
Total Income attributable to Operations	336	898	(561)	6,322	6,305	18	4,708	9,125	9,765	1,483		11,247		Income tracking at 100.3% to the forecast budget.
Operating Expenses														
Employee Costs	320	888	568	7,471	7,152	(319)	9,385	16,314	11,918	(486)		11,433	0	Minor negative variance year to date primarily due to system delays in processing staff capitalisation. Overall position is on track for year end.
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	689	443	(246)	3,659	4,286	626	3,691	8,678	7,046	1,895	-	8,941		
Depreciation and Amortisation	4	4	-	34	34	-	60	86	99	(0)	-	99		
Other Expenses	(1)	-	1	-	-	-	0	(2)	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	2	-	-	-	-		
Internal Expenses	832	635		6,836	7,208	372	7,476	10,150	16,059	(5,171)	-	10,888		
Overheads	313	313		2,505	2,505	-	2,349	5,046	3,312			3,758		
Total Expenses attributable to Operations	2,157	2,283	126	20,506	21,186	680	22,962	40,274	38,435	(3,316)		35,119		Expenditure tracking at 97% to the forecast budget.
Operating Result after Overheads and before Capital Amounts	(1,820)	(1,386)	(435)	(14,183)	(14,881)	698	(18,254)	(31,149)	(28,670)	4,799		(23,871)		Roads Construction and Maintenance is tracking at a positive variance of \$696k. Overall position is on track for year end primarily due to positive variance in Materials and Services caused by minor delays in expenditure on project works for Transport for NSW.
Capital Grants	-				_					_		_		
Capital Contributions			_											
Grants and Contributions Capital Received														1
ouplat received														1
Net Operating Result	(1,820)	(1,386)	(435)	(14,183)	(14,881)	698	(18,254)	(31,149)	(28,670)	4,799		(23,871)		1
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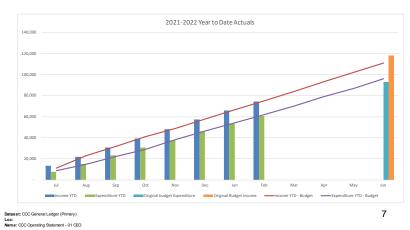
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03.05. Waste and Resource Recovery Management **Operating Statement**



February 2022

I														
	CUF	RRENT MON	TH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	6,393	6,542	(149)	55,445	55,353	92	52,661	78,732	78,427	2,335	-	80,762		
User Charges and Fees	1.662	1.545	118	12,837	12,916	(79)	13,965	20,988	23,024	(3,170)	-	19,854		Minor variance. On track for year end.
Other Revenue	169	142	27		1,133	133	982	1,680	1,073	626	-	1,699	ŏ	·
Interest	2	-	2	4	-	4	0	2	-	-	-	-		
Grants and Contributions	6	_	6	65	80	(15)	68	259	315	(65)	-	250		Minor variance. On track for year end.
Gain on Disposal	-	-	-	-	-	` '	-	-	-		-	-		
Other Income	_	_	_	_	_	_	_	_	-	-	-	-		
Internal Revenue	456	164	292	4,977	5,503	(526)	6,966	10,347	14,944	(6,180)	-	8,764	•	9.5% (SS2R) untavourable ib budget due to reduced internal waste binnages being delivered across Councils operating and capital works programs. Partially offset by savings from reduced waste levy payments (Other Expenses). Revenue is tracking at 99.5% bo budget. The variance is predominantly due to a reduction in
Total Income attributable to Operations	8,688	8,392	296	74,594	74,986	(392)	74,641	112,008	117,783	(6,454)	-	111,330		Revenue is tracking at 49.5% to budget. The variance is predominantly due to a reduction in expected income from internal flippling income due to reduced waste tonnages from Councils operational and capex programs.
Operating Expenses														
Employee Costs	292	386	94	3,231	3,284	53	3,192	5,320	4,861	195	-	5,056		
Borrowing Costs	-	-	-	-	-	-	-	1,190	1,139	-	-	1,139		
Materials and Services	3,120	3,149	29	24,591	25,077	486	23,742	34,624	32,046	6,208	-	38,253		
Depreciation and Amortisation	248	248	-	1,987	1,987	-	2,422	3,441	3,933	-	-	3,933		
Other Expenses	1,998	2,352	354	18,027	18,685	658	18,959	28,109	30,117	(1,956)	-	28,161		
Loss on Disposal	-	-	-	-	-	-	-	3	-		-	-		
Internal Expenses	487	466	(21)	3.538	3.697	159	3.179	5.398	8.125	(2.468)	-	5.657		
Overheads	1,160	1,160	` 1	9,278	9,278	-	7,262	14,389	12,167	1,750	-	13,917	ŏ	
Total Expenses attributable to Operations	7,305	7,762	457	60,651	62,007	1,356	58,755	92,474	92,387	3,729	-	96,116		Expenditure is tracking 98% to budget. The favourable variance is due to savings primarily in Materials and Services and Other Expenses.
Operating Result after Overheads and before Capital Amounts	1,383	630	753	13,943	12,979	964	15,886	19,534	25,396	(10,183)	-	15,214		Waste and Resource Recovery Unit is closely tracking to budget with a favourable variance of \$964K.
Capital Grants	25	-	25	25	-	25	10	17	-	-	-	-		
Capital Contributions	-	-	-	-	-	-	-	10	-	-	-	-		
Grants and Contributions Capital Received	25		25	25		25	10	26	-		-	-		
Net Operating Result	1,408	630	778	13,968	12,979	989	15,896	19,560	25,396	(10,183)	-	15,214		

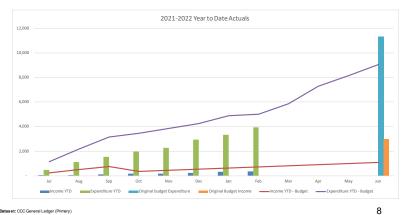


03.06. Facilities and Asset Management **Operating Statement**

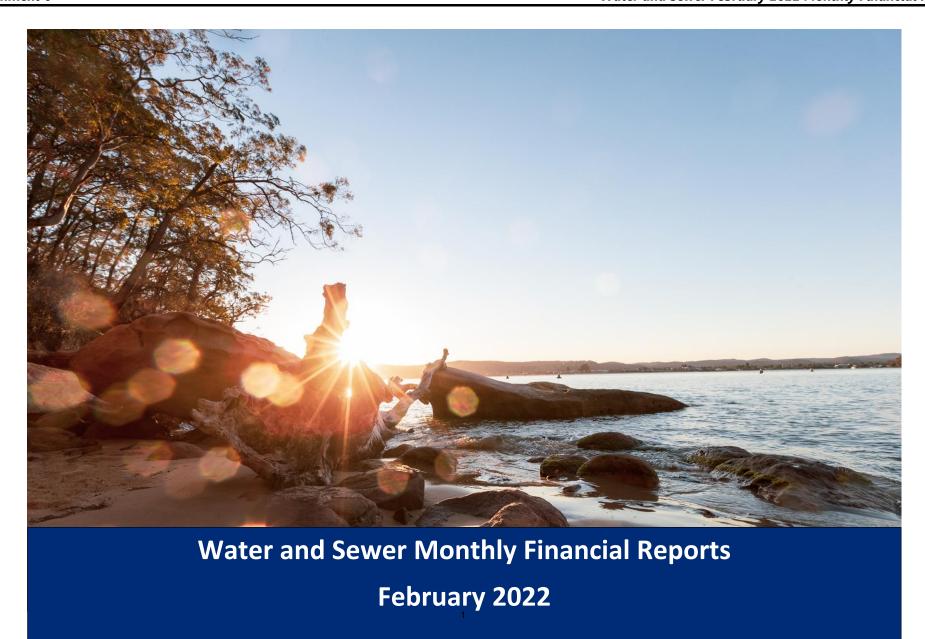


February 2022

Actuals Adopted Variance Budget Variance Budget Variance Budget Variance Budget Variance Budget Changes Changes Changes Variation Changes Variation Changes Variation	Ī	CU	RRENT MON	тн		YEAR T	O DATE				FULL YEAR				
Contract and Contract Contrac		Actuals		Variance	Actuals		Variance	YTD						Status	Status Comments
Eather and Annual Charges		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Eather and Annual Charges	Operating Income														
User Charges and Free		-	_		_		_	_	_		_				
Cher Rewards 9 2 6 30 19 11 11 24 29	User Charges and Fees	-			-		_	_	_		_				
heterest Gains and Contributions Gain on Disposal 1		9	2	6	30	19	11	11	24	29	_		29		
Gain on Disposal 0 0 0 - 1 1 1 - 2 2 0 0 0 0 0 0 0 0			_		-			- 1						_	
Clain on Disposal	Grants and Contributions	_	_	_	_	_	_		a						
Other Expenses									-						
Internal Revenue 32 88 (50 319 702 (383 1.512 2.597 2.930 (1,878 -1.552 -1.5		_	0	(0)		1	(1)			2		_	. 2		
Internal Revenue 32 88 (56) 319 702 (383) 1,512 2,597 2,930 (1,878) - 1,052 0 use to the timing and location of maintenance actividue, covid restrictions and offsets by savings materials and services. 1,052 0 use to the timing and location of maintenance actividue, covid restrictions and offsets by savings materials and services. 1,052 0 use to the timing and location of maintenance actividue, covid restrictions and offsets by savings materials and services. 0,052 0,053 0 0,055 0	Culci income		Ü	(0)			(.)			-			_	_	Internal revenue for Facilities and Asset Management is tracking at 44%. The variance is primarily
Total Income attributable to Operations 41 90 (50) 348 722 (374) 1,524 2,630 2,961 (1,878) . 1,883 Orient by reduced spending in materials and services. Employee Costs 243 407 164 3,144 3,479 335 5,088 8,314 5,593 (143) 5,451 © Borrowing Costs 68 . 1,878 (1,978) . 1,884 Services 68 . 1,878 (1,978) . 1,811 Services 68 . 1,878 (1,978) . 1,811 Services 69 . 1,8	Internal Revenue	32	88	(56)	319	702	(383)	1 512	2 597	2 930	(1.878)	_	1 052		
Total Income a tributable to Operations 41 99 (50) 348 722 (374) 1.524 2,630 2,961 (1,878) . 1,883 Operating Expenses Employee Costs 243 407 164 3,144 3,479 335 5,096 8,314 5,593 (143) . 5,451 Betrowing Costs 6 606 (144) (752) 2,191 2,805 414 3,223 5,866 5,500 (1,175) . 4,415 Other Expenses 6 606 (144) (752) 2,191 2,805 414 3,223 5,866 5,500 (1,175) . 3,101 Other Expenses 7 1 1,11 15 1,190 3,233 3,101 - 3,101 Other Expenses 8 60 146 56 1,157 1,347 200 1,876 2,200 3,402 (1,399 2,000 6) Other Expenses 6 606 (492) (492) - (3,940) (3,940) - (6,569) (3,355) (5,346) 437 (5,910) Other Expenses attributable to Operations Other Expenses attributable to Operations Operating Result after Overheads and before Capital Amounts (552) (15 (647) (3,800) (4,281) 681 (4,000) (8,054) (8,379) 402 (7,377) Other Expenses attributable to Operations Operating Result after Overheads and before Capital Amounts (552) (15 (647) (3,800) (4,281) 681 (4,000) (8,054) (8,379) 402 (7,377) Other Expensions 6 1 1 - 1 1 1 - 1 197 2,46				()			(,	.,	_,	_,	(.,,		.,	_	
Operating Expenses Employee Costs Employee Employee Employee Costs Employee Costs Employee Employe															Overall revenue for Facilities and Asset Management is tracking at 48% of target but again this is
Employee Costs 243 407 164 3,144 3,479 335 5,086 8,314 5,583 (143) 5,451 Borrowing Costs	lotal income attributable to Operations	41	90	(50)	348	722	(374)	1,524	2,630	2,961	(1,878)	-	1,083		offset by reduced spending in materials and contracts.
Employee Costs 243 407 164 3,144 3,479 335 5,086 8,314 5,583 (143) 5,451 Borrowing Costs															
Somming Costs Somming Cost															
Materials and Services 688 (144) (752 2,191 2,605 414 3,228 5,468 5,500 (1,175 4,415 0)		243	407	164	3,144	3,479	335	5,098	8,314	5,593	(143)	-	5,451		
Dependent on all Amortisation 174 189 15 1,497 1,511 15 1,890 3,235 3,101 - 3,101	Borrowing Costs	-	-	-	-	-	-	-	68	-	-	-			
Chef Expenses	Materials and Services			(752)		2,605	414	3,228	5,466		(1,175)	-			
Loss on Disposal 1	Depreciation and Amortisation	174	189	15	1,497	1,511	15	1,890	3,235	3,101	-	-	3,101		
hternal Expenses 90 146 56 1.057 1.347 290 1.876 2.920 3.402 (1.399) - 2.003	Other Expenses	-	-	-	-	-	-	-	-	-	-	-			
Overheads (492) (492) - (3,940) (3,940) - (6,569) (9,365) (6,346) 437 - (5,010) Total Expenses attributable to Operations 623 105 (518) 3,949 5,003 1,055 5,524 10,884 11,340 (2,280) 9,060 Expenditure for Facilities and Asset Management is Tracking at 77% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset and Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. The variance of Facilities and Asset Management is Tracking at 75% to forecast budget. T	Loss on Disposal	-	-	-	-	-	-	-		-	-	-			
Total Expenses attributable to Operations 623 105 (818) 3,949 5,003 1,055 5,524 10,864 11,340 (2,280) 9,066 Expenditure for Facilities and Asset Management is tracking at 79% to because budget. The varie of \$75/00 (4,000) 10,000 (8,004) 10,000 (8	Internal Expenses	90	146	56	1,057	1,347	290			3,402	(1,399)	-	2,003		
Operating Result Operating Opera	Overheads	(492)	(492)	-	(3,940)	(3,940)	-	(6,569)	(9,365)	(6,346)	437	-	(5,910)		
Operating Result after Overheads and before Capital Amounts (582) (15) (567) (3.600) (4.281) 681 (4.000) (8.054) (3.379) 402 (7.977) Facilities and Asset and Management is tracking at an overall positive variance. Expenditure is forecast to continue b increase in the last quarter in line with budget forecast for the second half the financial year. Capital Grants Capital Contributions Grants and Contributions Capital Received 1 1 1 1 1 1 1 197 246	Total Exponent attributable to Operations	622	105	(E19)	2 040	E 003	1.055	E E24	10 694	11 240	(2.290)		9.060		
Operating result (\$82) (15) (\$67) (3,600) (4,231) 681 (4,000) (8,054) (9,379) 402 - (7,977) (receast to continue to increase in the last quarter in line with budget forecast for the second half the financial year. Capital Grants and Contributions Grants and Contributions Capital Received 1	Total Expenses attributable to Operations	023	103	(310)	3,343	3,003	1,033	3,324	10,004	11,540	(2,200)		3,000		of \$749k due to savings in materials and contracts and employee costs.
Operating result (\$82) (15) (\$67) (3,600) (4,231) 681 (4,000) (8,054) (9,379) 402 - (7,977) (receast to continue to increase in the last quarter in line with budget forecast for the second half the financial year. Capital Grants and Contributions Grants and Contributions Capital Received 1															
Capital Grants	Operating Result														
Capital Grants 1 - 1 1 - 1 197 246 Capital Contributions	after Overheads and before Capital Amounts	(582)	(15)	(567)	(3,600)	(4,281)	681	(4,000)	(8,054)	(8,379)	402		(7,977)		
Capital Contributions -	,														me imanciai year.
Capital Contributions -															
Capital Contributions -	Canital Grants	1		1	- 1	_	1	197	246	_		_			
Grants and Contributions Capital Received 1 1 1 - 1 197 246]					197	240						
		- 1		- 1	- 1		1	197	246				_		
Net Operating Result (581) (15) (566) (3,599) (4,281) 683 (3,303) (7,808) (8,379) 402 - (7,977)	Grants and Contributions Capital Received	- '					- '	197	240		1				1
[1,311] [201] [1,010] [2,101] [2,101] [1,010] [1,010] [1,010] [1,010]	Net Operating Result	(581)	(15)	(566)	(3 599)	(4 281)	683	(3.803)	(7.808)	(8 379)	402		(7 977		1
	not operating result	(301)	(15)	(300)	(3,333)	(4,201)	003	(3,003)	(1,000)	(0,579)	402		(1,311)		1



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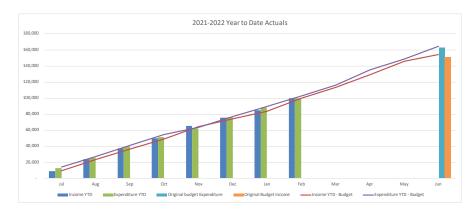


04. Water and Sewer Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR TO	DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	8,056	9,610	(1,553)	44,811	44,261	550	44,051	66,519	66,493	3,260	-	69,753
User Charges and Fees	6,506	6,287	220	52,734	52,935	(201)	53,299	75,230	80,585	(980)	-	79,605
Other Revenue	-	-	-	109	-	109	78	102	-		-	-
Interest	193	157	36	1,115	1,259	(145)	1,294	2,096	1,988	0	-	1,988
Grants and Contributions	5	-	5	16	-	16	284	465	-	-	-	-
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-
Other income	-	6	(6)	6	6	(0)	(36)	(36)	26	6	-	32
Internal Revenue	295	197	98	1,320	1,371	(50)	1,387	2,655	2,448	-	-	2,448
Total Income attributable to Operations	15,056	16,257	(1,200)	100,110	99,832	279	100,356	147,031	151,540	2,286	-	153,827
Operating Expenses												
Employee Costs	1.445	2.098	653	16.724	17.355	631	20.821	34.754	27.327	(222)	-	27.106
Borrowing Costs	795	841	46	6.036	6.115	79	7.820	12.533	9.186	(322)	-	8.864
Materials and Contracts	1.237	1.479	243	9.359	10.399	1.040	11.530	21.405	16.985	79	-	17.063
Depreciation and Amortisation	4.994	4.996	2	39.956	39.970	14	41,203	65.834	68.084	(0)	-	68.084
Other Expenses	-	_	_	-	-	-	(1)	(19)	-	-	-	_
Loss on Disposal	-		_	-			202	2.379	-		-	_
Internal Expenses	1.427	1.723	296	13.395	14.285	890	12.428	18.627	21.367	108	-	21.475
Overheads	1.811	1.811	-	14.487	14.487	-	11,263	24.584	20.224	1.506	-	21,730
Total Expenses attributable to Operations	11,710	12,949	1,239	99,957	102,612	2,654	105,266	180,097	163,175	1,148		164,323
Operating Result after Overheads and before Capital Amounts	3,346	3,308	39	153	(2,780)	2,933	(4,909)	(33,066)	(11,635)	1,138		(10,496)
Capital Grants	257	(131)	388	2,400	2,494	(94)	3,699	5,914	2,500	4,387	-	6,887
Capital Contributions	653	(1,172)	1,825	2,860	2,399	461	3,819	6,751	12,033	(6,962)	-	5,070
Grants and Contributions Capital Received	910	(1,303)	2,213	5,260	4,893	367	7,518	12,665	14,533	(2,576)	-	11,957
Net Operating Result	4,257	2,005	2,252	5,413	2,113	3,300	2,609	(20,401)	2,898	(1,438)		1,461



Dataset: CCC General Ledger (Primary)
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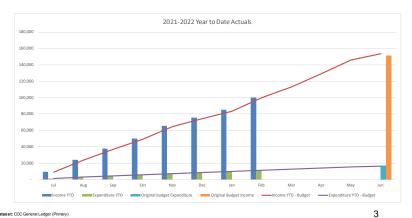
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04.01. Water and Sewer Executive Operating Statement



February 2022

	CUI	RRENT MON	тн		YEAR T	D DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000		
Operating Income														
Rates and Annual Charges	8,056	9,610	(1,553)	44,811	44,261	550	44,051	66,519	66,493	3,260	-	69,753		Water Usage charges are \$0.6m unfavourable after Q2 budget reduction with water demand
User Charges and Fees	6,506	6,287	220	52,734	52,935	(201)	53,299	75,230	80,585	(980)	-	79,605		continuing to being low due to high rainfall. YTO water demand is currently 2.6% lower than previous year. Will need to continue to monitor us age over the coming months and a further budget adjustment maybe required.
Other Revenue	-	-	-	109	-	109	78	102	-	-	-	-		- ' ' '
Interest	193	157	36	1,115	1,259	(145)	1,294	2,096	1,988	0	-	1,988		
Grants and Contributions	-	-	-	8	-	8	282	463	-	-	-	-		
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Other Income	-	-	-	-	-	-	(36)	(36)	26	-	-	26		
Internal Revenue	295	197	98	1,320	1,371	(50)	1,387	2,655	2,448	-	-	2,448		
Total Income attributable to Operations	15,051	16,251	(1,199)	100,097	99,826	272	100,354	147,029	151,540	2,280	-	153,821		
Operating Expenses Employee Costs Borrowing Costs Materials and Services Depreciation and Amortisation Other Expenses Loss on Discosal	199 795 115 0	245 841 159 0	46 46 44	1,627 6,036 596 3	1,823 6,115 653 3	195 79 56 -	2,055 7,820 119 27 (1)	3,262 12,533 772 38 (19)	2,921 9,186 648 42	(74) (322) 174 (38)	- - - -	2,846 8,864 822 4	0	
Internal Expenses	144	10	(134)	1,172	1.197	24	1.274	1,903	2,108	(259)	-	1,849		
Overheads	185	185		1.478	1.478	-	735	3.166	2.140	78		2,218	ŏ	
Total Expenses attributable to Operations	1.439	1,441	2	10.913	11.268	355	12.029	21,655	17.045	(441)	-	16,604		
Operating Result		·		·			·			•				
after Overheads and before Capital Amounts	13,612	14,810	(1,198)	89,184	88,557	627	88,324	125,374	134,495	2,721				
														Actuals includes \$1.5m re Gosford CBD, \$0.7m re Warmervale Town Centre and \$0.2m re Mardil
Capital Grants	257	(131)	388	2,400	2,494	(94)	2,877	5,628	2,500	4,387	-	6,887	0	WTP upgrade. Small unfavourable variance due to timing of grant payments.
Capital Contributions	653	(1,172)	1,825	2,814	2,353	461	3,823	6,751	12,033	(7,008)	-	5,025		Small favourable variance in Developer Contributions following reduction in budget. YTD activity down substantially on prior year.
Grants and Contributions Capital Received	910	(1,303)	2,213	5,215	4,847	367	6,700	12,379	14,533	(2,621)	-	11,912		
1														_
Net Operating Result	14,522	13,507	1,015	94,399	93,405	994	95,025	137,753	149,028	100	-	149,129		



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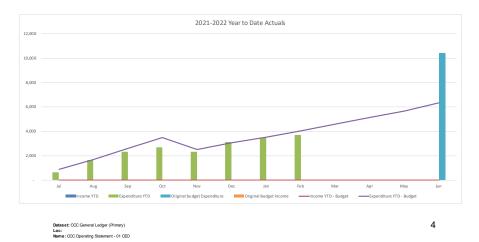
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04.02. WS Planning and Delivery Operating Statement



February 2022

Ī	-	IRRENT MONT			YEAR T	0.0475				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	_	_	-	-	_	-	-		-	-		
User Charges and Fees	-	-	_	-	-	-	-	-	-	-	-	-		
Other Revenue	-	-	_	_	-	-	_	-	-		-	-		
Interest	-	-	-	-	-	-	-	-	-		-	-		
Grants and Contributions	_	-	-	_	_	-	_	-	-	-	-	-		
Gain on Disposal	-		-	_	-		_	-			-	-		
Other Income	-	_	_	_	-	_	_	-	_	-	-	-		
Internal Revenue	_	_		_	_	_		_	_		_	_		
Total Income attributable to Operations		-				-			-	-	-			
Operating Expenses														
Employee Costs	32	215	184	1,668	1,811	143	2,231	3,936	2,891	(60)	-	2,831		Overall favourable variance due vacancies within Unit and additional time as been charged to capital projects compared to budget. Excludes impact of standard cost entries for 6 week period in December / January which have not been processed due to Kronso outage and will be corrected March.
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	21	138	117	782	970	188	1,552	4,010	1,963	(353)	-	1,609		
Depreciation and Amortisation	58	58	(0)	465	465	(0)	2,207	3,156	3,781	(3,084)	-	697		
Other Expenses	-	-	` 1	-	-	` -	-	-	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	1,289	-		-	-		
Internal Expenses	24	22	(2)	184	178	(6)	51	21	361	(94)	-	267		
Overheads	77	77	1	614	614	-	949	2,365	1,436	(514)	-	922		
Total Expenses attributable to Operations	212	510	299	3,713	4,039	325	6,991	14,777	10,432	(4,106)		6,326		
Operating Result	(212)	(510)	299	(3,713)	(4,039)	325	(6,991)	(14,777)	(10,432)	4,106		(6,326)		
after Overheads and before Capital Amounts	(2.2)	(0.0)		(0,7 10)	(4,000)	. 020	(0,001)	(, -,,)	(10,102)	4,100		(0,020)		
Capital Grants							000	189						
Capital Grants Capital Contributions	-	-	-	-	-	-	822	189	-	-	-	-		
Grants and Contributions Capital Received		- 1		1		- 1	(4) 818	189			-			
Grants and Contributions Capital Received		-	-	-		-	818	189	-	-	-	-		
Net Operating Result	(212)	(510)	299	(3,713)	(4,039)	325	(6,173)	(14,589)	(10,432)	4,106		(6,326)		
										•				



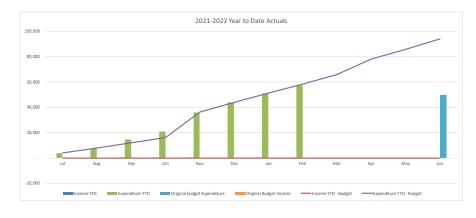
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04.03. WS Operations and Maintenance Operating Statement



February 2022

	CL	IRRENT MON	ТН		YEAR TO	DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	-	-	-	-	-	-	-	-	-	-	-	-		
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	3	-	3	5	-	5	3	3	-	-	-	-		Employment and Training grant re apprentices.
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Other Income	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Total Income attributable to Operations	3		3	5	-	5	3	3						
<u> </u>														
Operating Expenses														
Employee Costs	764	1,038	274	8,639	8,703	64	11,344	18,888	15,277	(1,688)	-	13,590		Overall favourable variance due vacancies within Unit. Excludes impact of standard cost entries for 6 week period in December / January which have not been processed due to Kronos outage and will be corrected in March.
Borrowing Costs	-			_	-	-	_	_						corrected in March.
Materials and Services	554	586	32	4,483	4,628	145	5,936	9,685	6,935	177	-	7,112		
Depreciation and Amortisation	3.603	3.605	2	28.824	28.838	14	5.874	8,698	9.783	39.385	-	49,167	=	
Other Expenses	-	-	_				-	-		-	-	,	_	
Loss on Disposal	-		-		-	-	13	121	-	-				
Internal Expenses	725	979	254	7,093	7.731	638	6,540	9,578	12,362	(776)	-	11,586		Favourable variance in Plant & Fleet and Tipping charges.
Overheads	1.044	1.044		8.356	8.356	-	3.166	7.145	5.308	7.225	_	12.534	=	
Total Expenses attributable to Operations	6,691	7,253		57.394	58.255	861	32,873	54,114	49,665	44,323		93,988		
	-,	.,		,			,	-,,	,	,		,		
Operating Result after Overheads and before Capital Amounts	(6,688)	(7,253)	564	(57,389)	(58,255)	866	(32,870)	(54,111)	(49,665)	(44,323)		(93,988)		
and overheads and before Capital Allounts														
Capital Grants			_		_	_		97			_	_		
Capital Contributions		_	_	45	45			0,		45	_	45		
Grants and Contributions Capital Received				45	45			97		45		45		
oranto and contributions capital Necelved			-	40	43			31		45		43	1	
Net Operating Result	(6,688)	(7.253)	564	(57.344)	(58,210)	866	(32,870)	(54.014)	(49.665)	(44,278)		(93,942)		
F	(0,000)	(,,200)	304	(0.,044)	(00,210)	300	(02,070)	(0-1,0 14)	(40,000)	(,270)		(00,342)	! 	1
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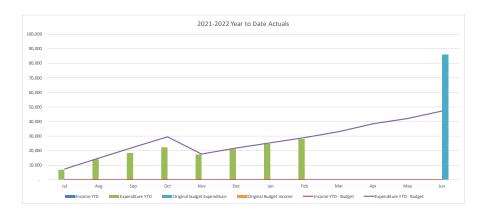
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04.04. WS Headworks and Treatment Operating Statement



February 2022

	CU	RRENT MON	ТН		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	_	_	_	-	-	-	-		
User Charges and Fees	-	-	-	-	-	-	-	-	-	-	-	-		
Other Revenue	-	-	-	-	-	_	_	_	-	-	-	-		
Interest	-	-	-	-	-	-	-	-		-	-	-		
Grants and Contributions	3	-	3	3	-	3	-	-	-	-	-	-		Employment and Training grant re apprentices.
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-	_	1 7 33 11
Other Income	-	6	(6)	6	6	(0)	_	_	-	6	-	6		Glenola Farm agistment revenue.
Internal Revenue		-		-			_	_		-	-	_	_	
Total Income attributable to Operations	3	6	(4)	8	6	2				6	-	6		
				*										
Operating Expenses														
Employee Costs	449	599	149	4,790	5,019	229	5,191	8,667	6,238	1,600	-	7,838		Favourable variance as standard cost entries for 6 week period in December / January not processed due to Kronos outage, i.e., no cross-charging processed for period - to be corrected in March.
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	547	596	50	3,498	4,149	651	3,923	6,938	7,439	81	-	7,520		
Depreciation and Amortisation	1,333	1,333	0	10,664	10,664	0	33,094	53,942	54,478	(36,263)	-	18,216		
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	189	968	-	-	-	-		
Internal Expenses	534	712	178	4,946	5,180	234	4,563	7,126	6,538	1,236	-	7,774		Favourable variance in relates primarily to Tipping charges.
Overheads	505	505	-	4,038	4,038	-	6,413	11,908	11,340	(5,283)	-	6,058		
Total Expenses attributable to Operations	3,368	3,745	377	27,937	29,050	1,113	53,373	89,551	86,033	(38,628)	-	47,405		
														1
Operating Result	(3,366)	(3,739)	374	(27,929)	(29.044)	1.115	(53,373)	(89,551)	(86,033)	38,634		(47,399)		
after Overheads and before Capital Amounts	(3,300)	(3,739)	3/4	(21,525)	(23,044)	1,110	(55,575)	(05,551)	(00,033)	30,034	-	(47,355)		
Capital Grants														
Capital Contributions	-	-	-	-	-	-	-	-		-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-				-	-	-	-		
Grants and Contributions Capital Received		-	-		-	-	-	-	-	-	-	-		
Net Operating Result	(3,366)	(3,739)	374	(27,929)	(29.044)	1.115	(53,373)	(89.551)	(86.033)	38.634		(47,399)		
Met Obergring Result	(3,366)	(3,739)	3/4	(27,929)	(29,044)	1,115	(33,373)	(89,551)	(86,033)	38,634	-	(47,399)	-	
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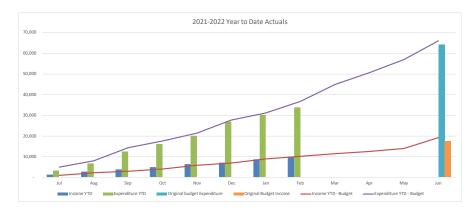
Environment and Planning Monthly Financial Reports February 2022

05. Environment and Planning Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR T	DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	
User Charges and Fees	617	953	(336)	5,930	6,246	(316)	5,639	9,337	7,965	1,656	-	9,622
Other Revenue	314	206	108	2,136	1,784	352	1,698	2,632	2,555	55	-	2,609
Interest	0	-	0	1		1	0	1		-	-	
Grants and Contributions	164	143	21	1,800	1,998	(199)	4,310	5,536	6,609	(123)	-	6,487
Gain on Disposal	-	-	-	-		` -	-	-			-	
Other income	-	40	(40)	10	81	(71)	23	260	243	-	-	243
Internal Revenue	10	(55)	65	93	89	4	154	269	358	(200)	-	158
Total Income attributable to Operations	1,105	1,289	(184)	9,969	10,199	(229)	11,823	18,035	17,730	1,388		19,118
Operating Expenses												
Employee Costs	1,411	2.267	856	17.724	18.680	956	22.451	37.295	29.249	(359)		28.890
Borrowing Costs	1,411	2,207	836	17,724	10,000	(3)	22,451	37,295	29,249	(359)	-	28,890
Materials and Contracts	1.044	2.166	1.122	5.004	6.735	1.732	7.645	12.902	16.385	1.146	-	17.531
Depreciation and Amortisation	1,044	2,100	(0)	5,004 839	6,735 839	(0)	1,045	(558)	1,679	1,146	-	17,531
Other Expenses	16	103	(16)	2.547	2.547	(0)	2.954	5.582	5.941	(U) 66	-	6.007
Loss on Disposal	10	-	(10)	2,347	2,347	(0)	2,934	3,362	3,941	00	-	0,007
Internal Expenses	287	368	81	2.617	2.781	164	2.692	5.013	4.870	(671)	-	4.199
Overheads	644	644	01	5.155	5.155	104	3.544	8.928	6.122	1.610	-	7.732
Total Expenses attributable to Operations	3,507	5,551	2,044	33,899	36,747	2,848	40,318	69,159	64,267	1,792	-	66,059
Operating Result after Overheads and before Capital Amounts	(2,402)	(4,262)	1,860	(23,930)	(26,549)	2,619	(28,495)	(51,124)	(46,537)	(403)	•	(46,941)
Capital Grants	3	_	3	168	254	(86)	2.114	1.596	500	254	_	754
Capital Contributions	3.250	(712)	3.962	10.616	8.210	2.406	6.166	12.395	22,412	(8,572)	-	13.840
Grants and Contributions Capital Received	3,253	(712)	3,965	10,784	8,464	2,320	8,280	13,991	22,912	(8,318)	-	14,594
Net Operating Result	850	(4.975)	5.825	(13,146)	(18,085)	4.939	(20,215)	(37.133)	(23,625)	(8,722)	_	(32,347)
Net Operating Result	850	(4,975)	5,825	(13,146)	(18,085)	4,939	(20,215)	(37,133)	(23,625)	(8,722)	-	(32,347)

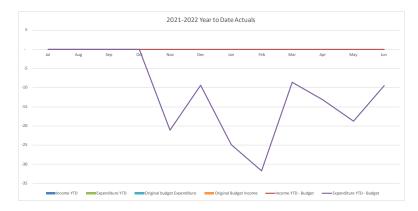


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05.01. Environment and Planning Executive Operating Statement February 2022

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	CUI	RRENT MON	NTH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000		
Operating Income		•	•											
Rates and Annual Charges	-			-	-	-	_	-	-	-	-			
User Charges and Fees														
Other Revenue	-			-	-	-	_	-	-	-	-			
Interest	-			-	-	-		-	-	-				
Grants and Contributions							_	-	-	-				
Gain on Disposal	_				-	-	_	-	-	-				
Other Income					-	-	_	-		-				
Internal Revenue							_							
Total Income attributable to Operations						-								
Operating Expenses														
Employee Costs	29	51	22	598	428	(170)	466	691	664	(4)	-	660		Costs below budget for the month and will remain so. High for YTD but will balance out across the directorate by EOFY.
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-			·
Materials and Services	4	0	(3)	10	1	(9)	33	30	35	(13)	-	22		High for the month but on target for the year.
Depreciation and Amortisation	-		-	-	-	-	-	-	-	-	-			
Other Expenses	-	-		-	-	-	-	-	-	-	-			
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-			
Internal Expenses	1	3	2	13			35		23	15	-	38		
Overheads	(61)	(61)	-	(486)	(486)		(183)	(767)	(721)	(8)	-	(729)		
Total Expenses attributable to Operations	(27)	(7)	20	135	(32)	(167)	352	-	-	(9)		(9)		
,														
Operating Result	27	_	20	(135)	32	(167)	(352)						l	
after Overheads and before Capital Amounts	21		20	(135)	32	(16/)	(352)			9		8		
Capital Grants	_				-	-		-	-	-				
Capital Contributions				-	-	-	_	-	-	-				
Grants and Contributions Capital Received				-	-	-			-	-				1
Net Operating Result	27	7	20	(135)	32	(167)	(352)	-	-	9		9		
				(100)		(.0.)	(002)							1
														1

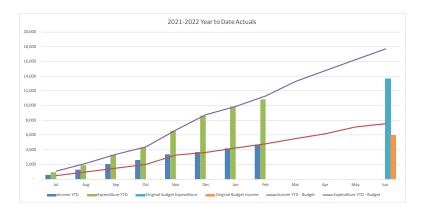


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05.02. Development Assessment Operating Statement February 2022

	CUI	RRENT MON	ITH .		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-		_	_	_	-	-	-	-	-		-		
User Charges and Fees	507	561	(54)	4.646	4,728	(82)	4,227	6.861	5.963	1.287		7.250		Slight reduction in anticipated fees as a result of fewer applications received in Jan and Feb 202
Other Revenue	15	1	14	39	10		17		16	-		16	ŏ	
Interest			_	-				-		_		-	_	
Grants and Contributions				21	75	(54)	-			292		292		Slightly less than anticipated grant funding for this period. Will be resolved in coming months.
Gain on Disposal	_				,,,	(04)				202		202		
Other Income	_		_	_		_	_	_	_	_		_		
Internal Revenue		_				_	(0)		_		_	_		
Total Income attributable to Operations	522	562	(40)	4,705	4.813	(108)	4,243	6.880	5.979	1.579		7.558		
Total income attributable to Operations			(40)	4,700	4,010	(100)	7,240	0,000	0,010	1,070		1,000		
Operating Expenses														
Employee Costs	434	693	259	5,609	5,834	226	6,282	10,952	8,807	100	-	8,907		Employee costs slightly underspent as a result of vacant positions
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	55	213	158	1,094	1,289	195	774	1,073	1,500	1,072	-	2,572		
Depreciation and Amortisation	-	-	-	-	-	-	-	-	-	-	-	-		
Other Expenses	-	-	-	-	-	-	-	(1)	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-			-	-		-		
Internal Expenses	38	41	3	325	328	3	369	546	581	(89)		492		
Overheads	479	479	_	3.830	3.830	-	2.010			2.950		5,745	ŏ	
Total Expenses attributable to Operations	1.005	1,425	420	10.857	11,281	424	9,437	16,604	13,682	4.033		17,715		
	,				1				.,	, , , ,				
Operating Result after Overheads and before Capital Amounts	(483)	(862)	379	(6,152)	(6,468)	316	(5,193)	(9,723)	(7,703)	(2,454)	-	(10,157)		
Capital Grants														
Capital Grants Capital Contributions	136	-	136	120	-	136	-	1 .	-	-	-	-		
	136		136	136 136		136	3	4	-			-	9	1
Grants and Contributions Capital Received	136		136	136		136	3	4	-			-		1
Net Operating Result	(347)	(862)	515	(6,017)	(6,468)	451	(5,190)	(9,720)	(7,703)	(2,454)	-	(10,157)		1
•														1

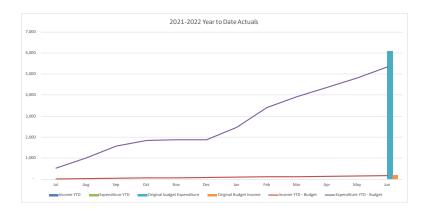


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O5.03. Strategic Planning Operating Statement February 2022

	CUI	RRENT MON	H1		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-		-	-	-		-	-	_	-	-		
User Charges and Fees	37	13	24	131	107	24	133	183	161	-	-	161		
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	_	
Interest	-	-	-	-	-	-		-	-	-	-	-		
Grants and Contributions	-	-		2	_	2	73	220	20	_	-	20		
Gain on Disposal	-	-	-	-	-	-		-	-	-	-	-	_	
Other Income	-	-		-	-	-		-	-	_		-		
Internal Revenue		-		-	_	_		_	_	_	-	-		
otal Income attributable to Operations	37	13	24	133	107	26	206	403	181		-	181		
•														
Operating Expenses													-	
Employee Costs	184	310	126		2,418	181	3,704	5,963		(227)	-	3,832		
Borrowing Costs	-	-	-	13	10	(3)		(7)	20	-	-	20		
Materials and Services	102	583	481	163	694	531	1,553	698	884	210	-	1,093		
Depreciation and Amortisation	1	1	-	5	5	-	5	7	11	(0)	-	11		
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Expenses	12	14	2	114	115	1	183	253			-	172		
Overheads	19	19	-	151	151	-	265	1,364	797	(571)	-	227		
otal Expenses attributable to Operations	318	927	610	2,682	3,393	711	5,711	8,278	6,085	(731)	-	5,355		
Operating Result Ifter Overheads and before Capital Amounts	(280)	(914)	633	(2,549)	(3,286)	737	(5,505)	(7,875)	(5,905)	731	-	(5,174)		
									, i					
Capital Grants	-	-	-	-	-	-		-	-	-		-		
Capital Contributions	3,114	(712)		10,394	8,210	2,184	6,051	11,693			-	13,840		
rants and Contributions Capital Received	3,114	(712)	3,827	10,394	8,210	2,184	6,051	11,693	22,412	(8,572)	-	13,840		
et Operating Result	2,834	(1,626)	4,460	7,845	4,925	2,920	546	3,817	16,508	(7,841)		8,666		

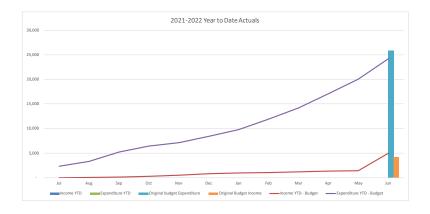


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05.04. Environmental Management **Operating Statement** February 2022

	CUE	RRENT MON	ITH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	_	_	-	_	_	-	_		-		
User Charges and Fees	39	30	9	318	250	68	142	215	71	369		440		
Other Revenue	-	-	-	55	55		6	6	-	55		55	ŏ	
Interest	0	-	0	0	-	0	0	0	-	-		-	_	
Grants and Contributions	74	93	(19)	642	719	(78)	766	2.514	3.815	679		4.494		Grant income to be received by end of the financial year
Gain on Disposal	-	-	()		-	(1-5)		_,	-			-		' '
Other Income	_	_	-	_	_	-		_	-	_		-		
Internal Revenue	_	(65)	65	8	9	(0)	69	114	238	(200)		38		
Total Income attributable to Operations	113	59	55	1.023	1.033	(10)	983		4,123		-	5.026	_	1
								, , , ,						
Operating Expenses														
Employee Costs	338	616	277	4,722	4,991	269	6,059	9,656	7,886	(133)		7,753		
Borrowing Costs	-	-		-	-	-	-	-	-	,		-	_	
Materials and Services	518	964	446	1,809	2,722	913	2,850	6.616	10,157	(226)		9,932		
Depreciation and Amortisation	73	73	-	586	586		777	1,117	1.155	` '		1,155	ŏ	
Other Expenses	16	-	(16)	66	66	-	-	63	-	66	-	66	ŏ	
Loss on Disposal	-	-	-	-	-	-	-	-	-	-		-	_	
Internal Expenses	149	166	17	1,267	1,149	(118)	1,324	1,783	2,357	(587)	-	1,770	0	10.26% unfavourable variance driven by increased spend on tipping fees and internal plant and fleet hire earlier than planned.
Overheads	303	303	-	2,421	2,421	-	1,946	4,000	4,302	(670)	-	3,632		· ·
Total Expenses attributable to Operations	1,396	2,121	725	10,870	11,934	1,064	12,957	23,234	25,857	(1,550)	-	24,307		
Operating Result after Overheads and before Capital Amounts	(1,283)	(2,062)	780	(9,848)	(10,902)	1,054	(11,974)	(20,384)	(21,734)	2,453		(19,281)		
Capital Grants	3	-	3	168	254		38	600	500	254	-	754		Income slightly behind expectation at this point, additional grants are expected between now and the end of the financial year.
Capital Contributions	-	-	-	87	-	87	-	-	-	-	-	-		
Grants and Contributions Capital Received	3	-	3	254	254	1	38	600	500	254	-	754		
1														
Net Operating Result	(1,280)	(2,062)	782	(9,593)	(10,648)	1,055	(11,935)	(19,784)	(21,234)	2,707		(18,527)		
			· ·	,	_	· ·	,			_				1



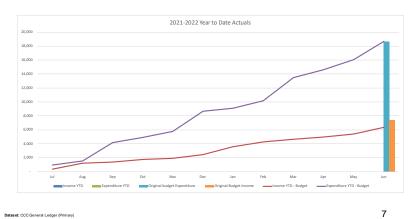
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05.05. Environmental Compliance and Systems **Operating Statement**



February 2022

	CI	JRRENT MONT	Ή		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$1000	\$'000	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-		-	-	-		-	-	-		-		
User Charges and Fees	33	349	(316)	836	1,161	(325)	1,137	2,078	1,771	-	-	1,771	•	YTD variance predominantly due to food inspection delays during CDVID lockdown which saw these retail permisses closed. Staff are currently working through a backtog of inspections in an effort to reduce current unfavourable variance before end of financial year. Increased effort in Community Safety and Development Control during the CDVID lockdown has largely offset VTD income shortfal.
Other Revenue	299	205	94	2,043	1,719	324	1,675	2,607	2,539	-		2,539		
Interest	-	-		0	-	0	0	1	-	-		-		
Grants and Contributions	90	50	40	1,134	1,204	(70)	3,471	2,802	2,774	(1,094)	-	1,681	•	This variance is primarily related to reimbursement of RFS expenditure via the RFFF grant. Although income is showing an unthourable variance, it has recovered 100% of costs to date. End of year variance for this line is expected to be off set by a corresponding variance for RFS minor plant and equipment purchases. \$39K will also remain unfavourable as budget estimates for RFFF contribution to Council were slightly higher than what was issued by the RFS.
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Other Income	-	40	(40)	10	81	(71)	23	260	243	-	-	243	•	Unfavourable variance due to delays in issuing of invoices for outdoor dining icence fees, and in part, due to fee w alvers applied as a result of the 2021 COVID lockdown. Fees are expected to be issued shortly w hich is expected to see a reduction in the current YTD variance.
Internal Revenue	10	10		84	80	4	85	155	120	-		120		
Total Income attributable to Operations	432	654	(222)	4,108	4,246	(138)	6,390	7,902	7,447	(1,094)		6,353		
Operating Expenses														
Employee Costs	426	598	172	4,559	5.008	450	5,939	10,033	7,834	(95)		7.739		
Borrowing Costs	420	350	1/2	4,338	3,000	450	3,535	10,033	7,034	(83)		7,738		
Materials and Services	366	406	40	1,928	2,030	102	2,434	4.486	3,809	103		3,911		
Depreciation and Amortis ation	31	31	(0)	249	248	(0)	250	(1,683)	513	.00		513	ĕ	
Other Expenses	-	-	-	2,481	2,481	(0)	2,954	5.520	5,941	_		5,941	ŏ	
Loss on Disposal		-				-	-	-	-	-		-	_	
Internal Expenses	86	144	57	899	1,164	266	780	2,384	1,595	133		1,728		
Overheads	(95)	(95)		(761)	(761)	-	(495)	298	(1,050)	(91)		(1,142)		
Total Expenses attributable to Operations	815	1,084	269	9,354	10,171	817	11,862	21,044	18,642	49		18,691		
Operating Result after Overheads and before Capital Amounts	(383)	(430)	47	(5,246)	(5,925)	679	(5,471)	(13,142)	(11,195)	(1,143)		(12,338)		
Capital Grants	_	-			-	-	2,076	996				-		
Capital Contributions							111	699				-		
Grants and Contributions Capital Received	-	-		-	-	-	2,187	1,695						1
							/	,						1
Net Operating Result	(383)	(430)	47	(5,246)	(5,925)	679	(3,284)	(11,446)	(11,195)	(1,143)		(12,338)		
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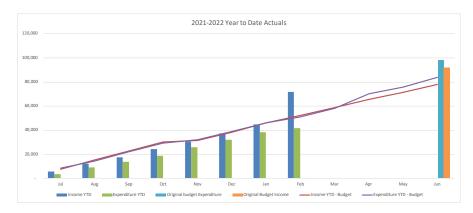


06. Corporate Affairs Operating Statement



February 2022

	CU	RRENT MON	TH		YEAR TO	D DATE				FULL YEAR		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Income												
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	_
User Charges and Fees	712	1,171	(460)	8,979	9,582	(603)	10,249	14,810	13,236	(434)	-	12,802
Other Revenue	100	40	60	2,301	2,375	(73)	1,735	5,057	3,396	82	-	3,478
Interest	-	_	_	-		` '/	-	3	-		_	
Grants and Contributions	146	100	46	1,249	1,103	147	1,942	2,912	2,492	(807)	-	1,685
Gain on Disposal	21,439	_	21,439	21.439	,	21,439	1,344	2.609	,	,	_	
Other income	406	369	36	3.337	3.395	(57)	3 012	4.354	5.103	(191)	_	4.913
Internal Revenue	4.158	4.559	(400)	34.388	35,960	(1.572)	37.880	55.850	67.857	(12.834)	_	55,023
Total Income attributable to Operations	26,960	6,239	20,721	71,694	52,414	19,280	56,163	85,594	92,085	(14,184)	-	77,901
			,									
Operating Expenses												
Employee Costs	2,419	3,801	1,382	28,690	31,601	2,911	40,862	65,979	50,145	(1,189)	-	48,956
Borrowing Costs	-	_	-	-	-	-	-	16	-		-	_
Materials and Contracts	4.743	5.339	596	42.437	49.079	6.642	47.367	78.648	76,288	(2.925)	_	73.364
Depreciation and Amortisation	1,118	865	(253)	9,295	9,163	(132)	12,167	17,946	21,517	(1,785)	-	19,732
Other Expenses	45	49	4	330	393	63	489	630	503	110	_	613
Loss on Disposal	-	_	_	_	-	_	229	432	_	-	_	
Internal Expenses	529	449	(81)	4.154	4.146	(8)	4.581	6 747	7.823	(1.762)	_	6.060
Overheads	(5.407)	(5.407)	(= - /	(43.253)	(43.253)	(-/	(37.636)	(68.420)	(57.881)	(6,999)	_	(64,880)
Total Expenses attributable to Operations	3,448	5,096	1,648	41,653	51,128	9,475	68,059	101,978	98,394	(14,550)	-	83,844
Operating Result after Overheads and before Capital Amounts	23,512	1,143	22,369	30,041	1,286	28,755	(11,896)	(16,383)	(6,309)	366		(5,943)
Capital Grants				83	250	(167)	2.296	2.430	500		118	618
Capital Contributions]		05	230	(107)	98	305	300	-	110	010
Grants and Contributions Capital Received				83	250	(167)	2.394	2.735	500		118	618
, , , , , , , , , , , , , , , , , , , ,						` '	,					
Net Operating Result	23,512	1,143	22,369	30,124	1,536	28,587	(9,502)	(13,648)	(5,809)	366	118	(5,325)

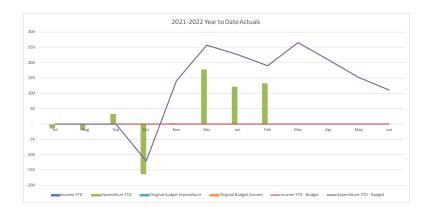


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06.01. Corporate Affairs Executive Operating Statement February 2022



		RRENT MON			YEAR T					FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-			
User Charges and Fees	-	-		_	-	-		-	_	-	_			
Other Revenue	-	-		-	-	-	(196)	(196)	-	-	-			
Interest	-	-		_	-	_			-	_	-			
Grants and Contributions			_	_	-	_	_	_	_	_	_			
Gain on Disposal														
Other Income	-	_		_	-				_	_	_			
Internal Revenue		_			_									
Total Income attributable to Operations					_		(196)	(196)						
rotal income attributable to operations							(100)	(100)						
Operating Expenses														
Employee Costs	33	53	20	445	449	3	774	1.011	689	_	_	689		
Borrowing Costs	-	-		-		1		.,	-	_			_	
Materials and Services	90	23	(67)	584	638	54	353	657	607	160	_	767		
Depreciation and Amortisation	-		(,	-	-			-	-		_		_	
Other Expenses	-			_	-	_		_	-	_	_			
Loss on Disposal		_		_	_	_		_						
Internal Expenses	1	1	(0)	8	8	(0)	20	55	35	(24)		11		
Overheads	(113)	(113)		(905)	(905)	(0)	(1,221)	(1,959)	(1.331)	(26)		(1,357)		
Total Expenses attributable to Operations	11	(37)		132	189	57	(74)	(235)		110		110		
Total Expenses attributable to operations	·	(0.)	(4.)	102	100	0.	(14)	(200)						
Operating Result													ı	
after Overheads and before Capital Amounts	(11)	37	(47)	(132)	(189)	57	(122)	39	-	(110)	-	(110)	l	
Capital Grants		_			_									
Capital Contributions	_	_			_									
Grants and Contributions Capital Received	l -	_			_									
namo and Contributions Capital Received	l -	-	1		-					1				1
let Operating Result	(11)	37	(47)	(132)	(189)	57	(122)	39		(110)		(110)		

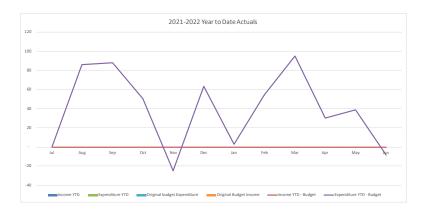


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06.02. Finance Operating Statement February 2022

		RRENT MOI	HTM		YEAR T					FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-			-	-	-	-	-	-	-	-	-		
User Charges and Fees	-			-	-	-	-	-	-	-	-	-		
Other Revenue	-			4	-	4	4	6	-	-	-	-	_	
Interest	-			-	-	-	-	3	-	-	-	-		
Grants and Contributions	-			-	-	-	-	_	-	_	-	-		
Gain on Disposal	-			-	-	-	-	148	-	-	-	-		
Other Income	-			-	-	-	-	-	-	-	-	-		
Internal Revenue	-		-	-	-	-	-	-	-	-	-	-		
Total Income attributable to Operations	-			4	-	4	4	157			•			
Operating Expenses														
Employee Costs	271	412	140	3,426	3,481	55	4,617	7,912	5,626	(266)	-	5,360		
Borrowing Costs	-		-	-	-	-	-	1	-	-	-	-		
Materials and Services	521	478	(42)	3,083	3,285	202	3,188	4,841	4,256	442	-	4,698		
Depreciation and Amortisation	-			-	-	-	-	-	-	-	-	-		
Other Expenses	-		-	0	-	(0)	1	2	-	-	-	-		
Loss on Disposal	-		-	-	-	-	-	2	-	-	-	-		
Internal Expenses	10	10		82	82		109			(18)	-	123		
Overheads	(849)	(849)		(6,793)			(7,707)			(167)	-	(10,190)		
Total Expenses attributable to Operations	(47)	51	98	(203)	54	257	207	157	-	(8)	-	(8)		
Operating Result after Overheads and before Capital Amounts	47	(51)	98	207	(54)	261	(204)	0		8	-	8		
Capital Grants	-			-	-	-	-	-		-	-	-		
Capital Contributions	-		-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-			-	-	-	-	-			-	-		
Net Operating Result	47	(51)	98	207	(54)	261	(204)	0	-	8	-	8		1
		(,	1	1	(,		(=+,			_				



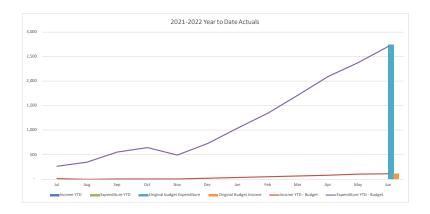
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06.03. Communications Marketing and Customer Engagement Operating Statement

				Feb	ruary 202	2								
	CU	RRENT MON	NTH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-		-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	29	0	29	101	0	101	0	1	1	-	-	1		
Other Revenue	1	1	(0)	4	4	1	5	9	42	(35)	-	7		
Interest	-		-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	8	5	3	22	18	4	-	44	-	35	-	35		
Gain on Disposal	-		-	-	-	-	-	-	-	-	-	-		
Other Income	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Revenue	-	11	(11)		27		42	55	73		-			
Total Income attributable to Operations	38	17	20	143	49	94	48	108	115	0		116	i	
Operating Expenses														
Employee Costs	336	485	149	3,580	4,084	504	4,660	7,728	6,721	(395)	-	6,325		
Borrowing Costs	-			-	-	-	-		-	-			ŏ	
Materials and Services	140	367	228	907	1,640	733	670	1,981	2,680	267		2,947		
Depreciation and Amortisation	9	9	-	73	73	-	75	117	120	-		120		
Other Expenses	-			-	-	-	-	-	-	-	-	-	0	
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Expenses	12		. 0	101	99	(2)					-	148		
Overheads	(569)	(569)		(4,555)	(4,555)	-	(5,200)	(7,827)	(6,956)	124	-	(6,832)		
Total Expenses attributable to Operations	(73)	304	377	107	1,341	1,234	312	2,131	2,743	(34)		2,709		
Operating Result	110	(287)	397	36	(1,292)	1.328	(264)	(2,023)	(2,628)	34		(2,593)		
after Overheads and before Capital Amounts	110	(207)	331	30	(1,232)	1,520	(204)	(2,023)	(2,020)	· · ·		(2,333)		
Capital Grants	-	-	-	-	-	-	50	50	-	-	-	-		
Capital Contributions	-		-	-	-	-		-	-	-		-		
Grants and Contributions Capital Received	-			-	-	-	50	50	-	-		-	·	
													1	
Net Operating Result	110	(287)	397	36	(1,292)	1,328	(214)	(1,973)	(2,628)	34		(2,593)	<u> </u>	
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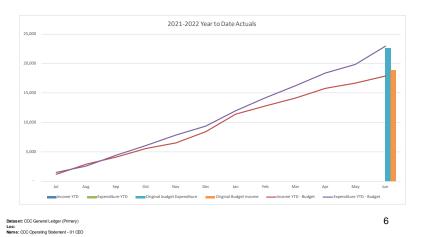
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06.04. Economic Development and Property **Operating Statement**



February 2022

	CUF	RRENT MON	TH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	_	-	-	-	-	-	-	-	-	-		
User Charges and Fees	674	1,015	(341)	7,554	8,331	(777)	9,027	12,813	11,365	(438)	-	10,927	•	Holiday Parks revenue is below February adopted budget due to poor weather and cancellations. Behind on year to date User Fees and Charges which will be monitored as a Q3 adjustment may be required if cancellations and occupancy remains low from poor weather. NRMA are confident that this trend should bounce back weather permitting with high occupancy expected in the April
Other Revenue	84	16	68	823	1,032	(210)	1,650	3,267	2,315	(275)	-	2,040	•	Holiday Parks, Stadium and Cemeteries are behind adopted budget revenue. This is due to the poor weather. Will have to monitor the easter holiday period to see if revenue returns to normal levels.
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	1	(32)	33	17	7	9	163	231	84	(61)	-	23		
Gain on Disposal	21,439	-	21,439	21,439	-	21,439	-	454	-		-	-		
Other Income	406	369	36	3,337	3,395	(57)	3,012	4,354	5,103	(191)	-	4,913		Commercial Properties income is below the adopted budget revenue due to COVID.
Internal Revenue	22,604	1,369	21,235	33,170	12.765	20.405	13,853	21,119	18.867	(964)	-	17.903		
Total Income attributable to Operations	22,604	1,369	21,235	33,170	12,765	20,405	13,853	21,119	18,867	(964)		17,903		4
Operating Expenses														
Employee Costs	240	295	56	2,251	2,416	165	2,968	4,740	3,861	(101)	-	3,761		
Borrowing Costs	-	-	-	-	-	-	-	14	-	1 2	-	-	_	
Materials and Services	617	1,232	614	4,937	5,849	912	6,400	11,167	10,307	47	-	10,354		
Depreciation and Amortisation	283	283	-	2,268	2,268		2,190	3,357	3,558	-	-	3,558		
Other Expenses	45	48	3	330	383	53	488	628	488	110	-	598		
Loss on Disposal	-	-	-	-	-	-	-	170	-	-	-	-		
Internal Expenses	166	85		1,236	1,214		1,301	2,000	1,813		-	1,660		Plant and Fleet Charges higher than budgeted for the month of Feb. This will be monitored
Overheads	255	255		2,039	2,039		1,918	3,890	2,522	537	-	3,058		
Total Expenses attributable to Operations	1,606	2,198	592	13,061	14,168	1,106	15,263	25,966	22,549	440	-	22,989		
Operating Result after Overheads and before Capital Amounts	20,998	(830)	21,827	20,108	(1,402)	21,511	(1,410)	(4,847)	(3,682)	(1,405)		(5,086)		
Capital Grants	-	-	-	10	250	(240)	2,246	2,380	500	-	-	500		This capital grant has been removed in Q3 and will be reflected in the future reports.
Capital Contributions	-			_	-			207	-	-		-		, ,
Grants and Contributions Capital Received	-		-	10	250	(240)	2,246	2,587	500	-	-	500		
						, , ,								
Net Operating Result	20,998	(830)	21,827	20,118	(1,152)	21,271	835	(2,260)	(3,182)	(1,405)	-	(4,586)		
-														1

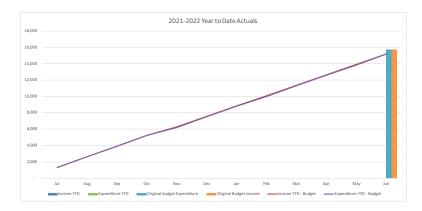


06.05. Procurement and Project Management Operating Statement



February 2022

	CUI	RRENT MON	ITH .		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	_	-	-	-	-	-	-	-	-	-		
User Charges and Fees	-		-	-	-	-	-	(0)	-	-		-		
Other Revenue	-	5	(5)	24	40	(17)	18	26	60	-		60	ŏ	
Interest	-	-	-	-	-	` -	-	-	-	-		-	ŏ	
Grants and Contributions			_	-		-	-		-	_			ŏ	
Gain on Disposal	-				-			-		_		-	ŏ	
Other Income	_		_	-	-	-		_		_			ĕ	
Internal Revenue	892	1,230	(339)	9.276	10.041	(765)	10.380	15.016	15.618	(472)	_	15,146	<u> </u>	Unfavourable variance in internal income attributed to favourable variance in energy expenditure
Total Income attributable to Operations	892	1,236	(344)	9,299	10.082	(782)	10,398					15,206		
rotal income attributable to operations	- 002	1,200	(044)	0,200	10,002	(102)	10,000	10,042	10,010	(4/2)		10,200		
Operating Expenses														
Employee Costs	154	315	161	2,534	2,658	124	3,581	6,303	4,123	(28)	-	4,096		
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	962	1,248	286	9,456	10,180	724	10,479	15,465	15,709	(355)	-	15,353		Favourable variance attributed to reduction in energy expenditure
Depreciation and Amortisation	0	0	-	3	3	-	35	46	57	-	-	57		
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		
Loss on Disposal	-		-	-	-	-		-		-		-		
Internal Expenses	41	41	0	329	331	2	287	430	731	(235)		497		
Overheads	(400)	(400)		(3.198)	(3.198)	-	(3,107)	(4.747)	(4.942)	145		(4.797)	ŏ	
Total Expenses attributable to Operations	757	1.204	447			851	11.275	17,497	15.678		-	15,206	_	1
							,	,		` '		, , , , ,		
Operating Result after Overheads and before Capital Amounts	134	31	103	176	108	69	(877)	(2,455)	0	(0)	-	(0)		
Capital Grants														
	-	-	-	-	-	-	-	-	-	-	-	-	0	
Capital Contributions	_	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	•	-	-	-	-	-	-	-	-	-	-	1
Net Operating Result	134	31	103	176	108	69	(877)	(2,455)	0	(0)	-	(0)		
•														1



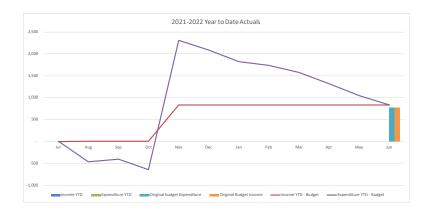
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06.06. Governance and Risk Operating Statement February 2022

	CIII	RRENT MON	ITII		YEAR T	ODATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-		_	-	_	_	_	-	_	_	-		
User Charges and Fees	0	1	(0)	9	6	3	5	7	10	_	_	10	ŏ	
Other Revenue	-	-		857	825	32	65	813	764	61	-	825	ŏ	
Interest	-	-		-	_	-		_	-	_	-	-	ŏ	
Grants and Contributions	-	-	_	_	_	_		_	-	_	_	-	ĕ	
Gain on Disposal	-	-		_	-			_	-	_	-		ŏ	
Other Income	-	-	_	_	-	_		_	_	_	_	-	ŏ	
Internal Revenue				_		_	_	_		_	_		ĕ	
Total Income attributable to Operations	0	1	(0)	866	831	34	70	820	773	61		835	_	
Total moonie atanbatable to operations		-	(-/							-				
Operating Expenses														
Employee Costs	274	395	121	2,522	3,178	657	3,335	5,233	4,937	(72)	-	4,865		
Borrowing Costs	-	-	-	-	-	-	-	-	-		-	-		
Materials and Services	126	342	216	4,315	5,146	831	4,377	4,969	8,002	(2,158)	-	5,844		
Depreciation and Amortisation	1	1	-	6	6	-	10	13	16	0	-	16		
Other Expenses	-	-	-	-	-	-	-	-	-	_	-	-	ŏ	
Loss on Disposal	-	-		-	-	-	-	-	-	-	-			
Internal Expenses	5	5	1	41	44	3	64	97	69	(3)	_	66	ŏ	
Overheads	(830)	(830)		(6,637)	(6.637)	_	(5,533)		(12.251)	(3) 2,295	_	(9,956)	ŏ	
Total Expenses attributable to Operations	(424)	(86)	338	246	1.737	1.491	2.254	4.332	773	61	-	835		
	, ,	, ,					,							
Operating Result														
after Overheads and before Capital Amounts	424	87	337	620	(905)	1,525	(2,184)	(3,512)		(0)	-	(0)		
Capital Grants	-	-	_	_	_	_			-	_	_	-		
Capital Contributions										_	_		ĕ	
Grants and Contributions Capital Received													_	1
ouplai necerio														1
Net Operating Result	424	87	337	620	(905)	1,525	(2.184)	(3,512)		(0)		(0)		1
	727			020	(555)	1,020	(2,104)	(0,012)		(0)		(0)		1

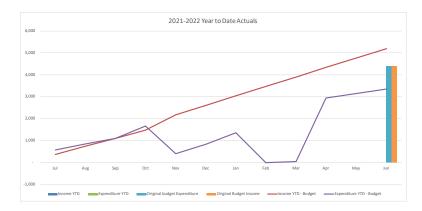


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06.07. Information and Technology Operating Statement February 2022

	CU	RRENT MON	HTV		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-			-	-	-	-	-	-	-	-	-		
User Charges and Fees	7	155	(148)	1.308	1.241	67	1,204	1,974	1.862	-	-	1,862	ŏ	
Other Revenue	1	0	1	8	1	7	10	30	2	-	-	2	ŏ	
Interest	-			-	-		-	-	-	-	-	-		
Grants and Contributions	-	-		-	_	-	_	0	-	-	-	-	ŏ	
Gain on Disposal	-			-	-	-	-	-	-	-	-	-	ŏ	
Other Income	-			-	_		_	-	-	-	-	-		
Internal Revenue	278	278	0	2.222	2.222	0	1.987	3.020	2.540	792	-	3.332	ŏ	
Total Income attributable to Operations	286	433	(147)	3,538	3,464	74	3,201	5,024	4,404	792	-	5,196		1
•														1
Operating Expenses														
Employee Costs	363	625	262	4,540	5,117	577	8,320	12,341	8,186	(216)	-	7,970		
Borrowing Costs	-			-	-	-	-	1	-	-	-	-		
Materials and Services	835	205		9,279	11,364	2,085	10,117	21,001	17,621	(475)	-	17,146		
Depreciation and Amortisation	300	214	(86)	2,458	2,660	203	4,542	6,598	8,751	(1,785)	-	6,966		
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		
Loss on Disposal	-			-	-	-	-	1	-	-	-	-		
Internal Expenses	16	15		125		(1)	105	96	310		-	185		
Overheads	(2,409)	(2,409)		(19,271)	(19,271)	-	(21,633)	(31,449)	(30,464)	1,557	-	(28,907)		1
Total Expenses attributable to Operations	(895)	(1,350)	(455)	(2,869)	(6)	2,863	1,450	8,590	4,404	(1,043)	-	3,361		1
													ı	1
Operating Result after Overheads and before Capital Amounts	1,181	1,783	(602)	6,407	3,471	2,936	1,751	(3,566)	(0)	1,835		1,835		
Capital Grants				-							-	_		
Capital Contributions	-			-	_		_	_	-	_	-		ŏ	
Grants and Contributions Capital Received	-		-	-	_	-		_	-	_	-	-		1
														1
Net Operating Result	1,181	1,783	(602)	6,407	3,471	2,936	1,751	(3,566)	(0)	1,835	-	1,835		
						_								1

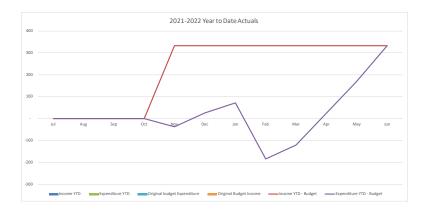


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06.08. Legal Unit Operating Statement February 2022

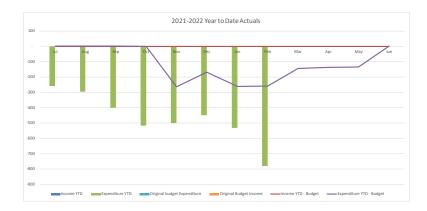
	CU	RRENT MON	NTH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$1000		
Operating Income														
Rates and Annual Charges	-		-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	1	-	. 1	7	4	4	12	16	-	4	-	4		
Other Revenue	5	-	. 5	336	330	5	20	31	-	330	-	330	ŏ	
Interest	-			-	-	-	-	-	_	-	_	-	0	
Grants and Contributions	-		_	-	-	_	-	_	_	_	_	_	ŏ	
Gain on Disposal	-			-	-		-	-	_	-	_		ŏ	
Other Income	-			_	-	_		_	-	_	_	_	ŏ	
Internal Revenue								_			_		ĕ	
Total Income attributable to Operations	6		- 6	343	334	9	32	47		334	-	334	_	
Total modific attributable to operations														
Operating Expenses														
Employee Costs	32	68	35	413	537	123	669	1,011	887	(42)	_	846		
Borrowing Costs	-			-	-	-	-	.,	-	(/	_	-	ŏ	
Materials and Services	38	(92)	(130)	422	1,126	704	1,174	1,479	2,498	(241)	_	2,257	ŏ	
Depreciation and Amortisation	-	()	()		.,		.,	.,	2,100	(=,	_		ŏ	
Other Expenses	-			-	-			_	-	_	_	-	ŏ	
Loss on Disposal	-				-			_	-	_			ŏ	
Internal Expenses	2	2	0	15	16	1	24	35	44	(20)	_	24	ŏ	
Overheads	(233)	(233)	1	(1.862)	(1,862)		(2,173)		(3,429)	637	_	(2,793)		
Total Expenses attributable to Operations	(160)	(255)	(95)		(184)	828	(307)	47		334	-	334	_	
	(1117)	(===,		(.,)	(14.7)		(***)							
Operating Result														
after Overheads and before Capital Amounts	166	255	(89)	1,355	518	838	339	0	-	0	-	0		
Capital Grants														
Capital Contributions				-	_	_	-		-	-		-		
Grants and Contributions Capital Received	<u> </u>	1			_		_		_	1			9	
Grants and Contributions Capital Received	l		1		-			-	1	1	-			
Net Operating Result	166	255	(89)	1,355	518	838	339	0		0	-	0		



Datas et: CCC General Ledger (Pinnary)
Loc:
Name: CCC Operating Statement - 01 CBO

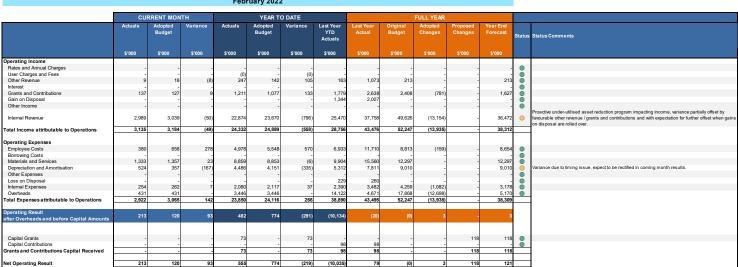
06.09. People and Culture Operating Statement February 2022

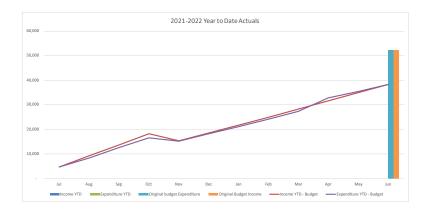
	CURRENT MONTH													
	CU	RRENT MOI	HTM		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$1000		
Operating Income														
Rates and Annual Charges	-			-	-	-	-	-	-	-	-			
User Charges and Fees	-				-	-	-	-	-	-	-			
Other Revenue	-			-	-	-	(3)	(3)	-	-	-			
Interest	-				-	-	-	1.2	-	-	-			
Grants and Contributions	-			-	-	-	-	-	-	-	-			
Gain on Disposal	-				-	-		-	-	-	-		ŏ	
Other Income	-			-	-	-	-	-	-	-	-			
Internal Revenue	-				-	-	-	-	-	-	-			
Total Income attributable to Operations					-		(3)	(3)	-	-				
Operating Expenses														
Employee Costs	336	496	160	4,000	4,134	134	5,005	7,990	6,302	88	-	6,391		
Borrowing Costs	-			-	-	-	-	-	-	-	-			
Materials and Services	82	180	98	596	999	403	706	1,526	2,311	(612)	-	1,699		
Depreciation and Amortisation	0			. 3	3	-	3	4	4	0	-	4		
Other Expenses	-	. 1	1	-	10	10	-	-	15	-	-	15		
Loss on Disposal	-			-	-	-	-	-	-	-	-			
Internal Expenses	23	14	(9)	138	112	(26)	176	255	242	(74)	-	168		
Overheads	(690)	(690		(5,518)	(5,518)	-	(7,101)	(9,778)	(8,874)	597	-	(8,277)		
Total Expenses attributable to Operations	(249)	2	251	(782)	(260)	522	(1,212)	(3)	-	0				
Operating Result after Overheads and before Capital Amounts	249	(2)	251	782	260	522	1,208	0	-	(0)		(0)		
Capital Grants					-	-	-	_		_	-			
Capital Contributions	-				-	-		-		-	-		0	
Grants and Contributions Capital Received	-			-	-	-	-	_	-		-			
													1	
Net Operating Result	249	(2)	251	782	260	522	1.208	0		(0)		(0)		
		i -	<u> </u>	i	i	1	-,			1-7		(-)	i	
		1	1											



Datas et: CCC General Ledger (Pirmary)
Loc:
Name: CCC Operating Statement - 01 CEO

06.10. Plant and Fleet Operating Statement February 2022





Datas et: CDC General Ledger (Primary)
Loc:
Name: CDC Operating Statement - 01 CBD

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Attachment 8: Amendments to the Capital Works Program

The below amendments to the 2021-22 Capital Works Program are proposed, resulting in a reduction of \$1.3M.

Project Number	Project Description	Unit	Approved Full Year Budget \$'000	Proposed change \$'000	Proposed Full Year Budget \$'000	. Reason for change	Grants	Contributions	Restrictions	General Revenue
Budget re	eallocation between projects									
25503	GPT Upgrade Olney Cres Blue Haven - ERF	Environmental Compliance	146	10	156	Reduction in scope and delayed construction for San Remo project,				10
25507	Saltmarsh Swale - San Remo power station outlet - ERF	Environmental Compliance	50	(10)	40	to fund completion of Blue Haven project.				(10)
26027	Cool Room upgrade at Central Coast Stadium	Economic Development and Property	90	(90)	-	Project discontinued due to new Management Agreement				(90)
26028	Install roof inspection hatches at Central Coast Stadium	Economic Development and Property	110	90	200	Additional budget required to complete project				90
Total budg	get reallocations		396	-	396		-	-	-	-
Increase i	in capital works budget									
25236	Local Playspace Upgrade - Hylton Moore Oval - Investigations	Open Space and Recreation	110	5	115	Increase in contingency due to impacts of extended wet weather.				5
25570	District Playspace Development - Tunkuwallin Oval, Gwandalan	Open Space and Recreation	101	20	121	Increase in scope to add shade structure				20
25572	Local Playspace Upgrade - Jirrambah Park, Saratoga	Open Space and Recreation	105	5	110	Increase in contingency due to impacts of extended wet weather.				5

Project Number	Project Description	Unit	Approved Full Year Budget \$'000	Proposed change \$'000	Proposed Full Year Budget \$'000	. Reason for change	Grants	Contributions	Restrictions	General Revenue
26064	District Playspace Upgrade - Ross Park, Avoca	Open Space and Recreation	310	5	315	Increase in contingency due to impacts of extended wet weather.				5
26065	Reserve Renewal - Sensory Park, Narara	Open Space and Recreation	130	85	215	Increased to do identified issues once assessment of site completed				85
26068	Local Playspace Renewal - Palm Gully Park, North Avoca	Open Space and Recreation	105	5	110	Increase in contingency due to impacts of extended wet weather.				5
26069	Local Playspace Renewal - Turo Close Reserve, Pretty Beach	Open Space and Recreation	105	5	110	Increase in contingency due to impacts of extended wet weather.				5
26070	Local Playspace Renewal - Woolmers Crescent, Mardi	Open Space and Recreation	105	5	110	Increase in contingency due to impacts of extended wet weather.				5
26073	Renewal Program - Sportsground Assets - Emergency Works	Open Space and Recreation	50	60	110	Works were to be funded by \$11M sports grant but were removed as contingency				60
24427	Renovate Cabins at Canton Beach Holiday Park	Economic Development and Property	45	190	235	Additional renovation works identified				190
24428	Renovate cabins at Norah Head Holiday Park	Economic Development and Property	270	9	279	Additional renovation works identified				9
24429	Renovate cabins at Toowoon Bay Holiday Park	Economic Development and Property	95	448	543	Additional renovation works identified				448
24433	Renovate guest facilities at Norah Head Holiday Park	Economic Development and Property	152	119	271	Scope extended to include additional amenities block				119
24917	Design and replace streetlights at Norah Head Holiday Park	Economic Development and Property	200	1	201	Scope extended to add solar lighting to carpark				1

Project Number	Project Description	Unit	Approved Full Year Budget \$'000	Proposed change \$'000	Proposed Full Year Budget \$'000	. Reason for change	Grants	Contributions	Restrictions	General Revenue
25104	Patonga Campground Reactive Capital Renewal	Economic Development and Property	30	90	120	Additional renovation works identified				90
25510	Budgewoi Holiday Park - Reactive capital renewal	Economic Development and Property	56	94	150	Additional renovation works identified				94
25511	Canton Beach Holiday Park - Reactive capital renewal	Economic Development and Property	50	152	202	Additional renovation works identified				152
25514	Norah Head Holiday Park - Reactive capital renewal	Economic Development and Property	80	224	304	Additional renovation works identified				224
25516	Toowoon Bay Holiday Park - Reactive capital renewal	Economic Development and Property	33	148	181	Additional renovation works identified				148
26032	Noraville Cemetery - Memorialisation Gardens & Walls	Economic Development and Property	210	100	310	Additional budget required				100
26296	Commercial Leases - Daycares - works	Economic Development and Property	250	80	330	Additional renovation works identified				80
Total incre	eases in capital works budget		2,592	1,851	4,443		-	-	-	1,851

Project Number	Project Description	Unit	Approved Full Year Budget \$'000	Proposed change \$'000	Proposed Full Year Budget \$'000	. Reason for change	Grants	Contributions	Restrictions	General Revenue
25584	Sporting Facility Redevelopment - Mitchell Park Recreation Area - Kariong Skate Park Upgrade	Open Space and Recreation	100	(15)	85	Reduced due to delay in contract as no one applied for first tender.				(15)
22368	Terrigal Boardwalk	Economic Development and Property	7	(6)	1	Was an allowance for Project management overrun that is no longer required				(6)
24423	Design and replace streetlights and posts at Canton Beach Holiday Park	Economic Development and Property	180	(1)	179	Minor saving				(1)
26029	Merchandise outlet at Central Coast Stadium	Economic Development and Property	35	(35)	-	Project discontinued due to new Management Agreement - funds reallocated to priority capital works at Holiday Parks				(35)
26075	Renovate food & Beverage concessions at Central Coast Stadium	Economic Development and Property	300	(300)	0	Project discontinued due to new Management Agreement - funds reallocated to other priority projects in Holiday Parks				(300)
26076	Air Conditioners at Central Coast Stadium	Economic Development and Property	103	(2)	101	Project completed with savings				(2)
26086	Central Coast Airport - Relocation of Aero Club	Economic Development and Property	277	(277)	-	Project discontinued for 2021/22 with funds reallocated to other priority capital projects at Day-care Centre, Holiday Parks and Cemetery				(277)
Total decre	eases to capital works budget		1,002	(635)	366					(635)

Project Number	Project Description	Unit	Approved Full Year Budget \$'000	Proposed change \$'000	Proposed Full Year Budget \$'000	. Reason for change	Grants	Contributions	Restrictions	General Revenue
25843	Car Park Upgrade - Mulloway Road, Chain Valley Bay	Open Space and Recreation	379	(230)	149	Reduced due to design not being completed to allow construction to be complete in 2021-22				(230)
23696	Refurbish The Entrance Visitor Information Centre	Communications and Marketing	2,394	(879)	1,515	Delays experienced with material supply issues and Covid-19 impacts, pushed the initial contractor program upon engagement into 2022-23				(879)
22271	Peninsula Leisure Centre - Air Handling system upgrade	Facilities and Asset Management	3,854	(1,384)	2,470	Delays experienced with overseas supply issues will mean that project completion will now extend into 2022-23				(1,384)
Total proje	ects cancelled, deferred, or continuing	j in 2022-23	6,627	(2,492)	4,135		-	-	-	(2,492)
TOTAL PRO	OPOSED BUDGET CHANGES			(1,277)			-	-	-	(1,277)

The following changes are proposed to the 2022-23, 2023-24 and 2024-25 Capital Works program.

The changes do not result in a change to the total program for each year.

Project Number	Project Description	Unit	Year	2022-23 Approved Full Year Budget \$'000	2022-23 Proposed change \$'000	2022-23 Proposed Full Year Budget \$'000	2023-24 Approved Full Year Budget \$'000	2023-24 Proposed change \$'000	2023-24 Proposed Full Year Budget \$'000	2024-25 Approved Full Year Budget \$'000	2024-25 Proposed change \$'000	2024-25 Proposed Full Year Budget \$'000	Total Change
Changes t	to future year capital works progr	am											
26067	Local Playspace Renewal - Kariong Recreation Area, Kariong	Open Space and Recreation	2022-23	-	100	100	-	-	-	-	-	-	100
25574	Building Upgrade - Umina Oval (Melbourne Ave) Sportsground Amenities Building - Investigations and Design	Open Space and Recreation	2022-23	2,515	(1,270)	1,245	-	-	-	-	-	-	(1,270)
25573	Building Upgrade - Umina Oval (Etta Rd) Sportsground Amenities Building - Investigations and Design	Open Space and Recreation	2022-23	-	1,835	1,835	-	-	-	-	-	-	1,835
25579	Car Park Upgrade - Ocean Beach Holiday Park Access Road and Associated Car Parking, Umina Beach	Open Space and Recreation	2022-23	125	(11)	114	-	-	-	-	-	-	(11)
25583	Sporting Facility Development - Mitchell Park Recreation Area - Kariong Pump Track	Open Space and Recreation	2022-23	-	88	88	-	-	-	-	-	-	88
25584	Sporting Facility Redevelopment - Mitchell Park Recreation Area - Kariong Skate Park Upgrade	Open Space and Recreation	2022-23	-	191	191	-	-	-	-	-	-	191
25594	District Park Development - Hilltop Park	Open Space and Recreation	2022-23	-	58	58	-	-	-	-	-	-	58

Project Number	Project Description	Unit	Year	2022-23 Approved Full Year Budget \$'000	2022-23 Proposed change \$'000	2022-23 Proposed Full Year Budget \$'000	2023-24 Approved Full Year Budget \$'000	2023-24 Proposed change \$'000	2023-24 Proposed Full Year Budget \$'000	2024-25 Approved Full Year Budget \$'000	2024-25 Proposed change \$'000	2024-25 Proposed Full Year Budget \$'000	Total Change
26074	Skate Park Upgrade - Umina Skate Park	Open Space and Recreation	2022-23	3,750	(903)	2,847	1,235	111	1,346	-	-	-	(792)
26292	James Brown Floodlighting	Open Space and Recreation	2022-23	390	(269)	121	-	-	-	-	-	-	(269)
25843	Car Park Upgrade - Mulloway Road, Chain Valley Bay	Open Space and Recreation	2022-23	-	162	162	-	-	-	-	-	-	162
NEW	Umina Cricket nets	Open Space and Recreation	2022-23	2	19	21	148	209	357	-	-	-	228
NEW	Reserve Upgrade - Woy Woy Waterfront Redevelopment	Open Space and Recreation	2023-24	-	-	-	916	(320)	596	-	320	320	-
NEW	Local Playspace Renewal Program - Specific locations to be in accordance with adopted Playspace Action Plan	Open Space and Recreation	2024-25	-	-	-	-	-	-	1,610	(320)	1,290	(320)
Total chan	ges to future years		I.	6,782	-	6,782	2,299	-	2,299	1,610	-	1,610	-



VALUERS AND PROPERTY CONSULTANTS

VALUATION REPORT

ADDRESS OF PROPERTY

99-107 SPARKS ROAD & 236-260 HAKONE ROAD WOONGARRAH NSW 2259

INSTRUCTED BY

WYONG SHIRE COUNCIL **PO BOX 20** WYONG NSW 2259

DATE OF VALUATION

24 MARCH 2016

VALUERS

Todd Hadley Pty Ltd (ABN 17 D92 186 395) and Sean McGill Pty Ltd (ABN 65 092 203 588) Trading as MJD Valuers (ABN 46 156 696 001) Suite 6, 215 Albany Street North, Gosford NSW 2250 PO Box 870. Gosford NSW 2250 Phone: [02] 4324 7443 Fax: (02) 4324 0433
Email: value@mjdvaluers.com.au - Website: www.mjdvaluers.com.au

Liability limited by a scheme approved under Professional Standards Legislation



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ANNEXURES

Photographs
Locality Map
Site Locality Map
Copy of Title Searches
Copy of Deposited Plans
Copy of Concept Subdivision Plan
Copy of Zoning Plan
Copy of Letter of Instruction



Valuer

1.0 EXECUTIVE SUMMARY

Property Address 99-107 Sparks Road & 236-260 Hakone Road,

Woongarrah NSW 2259

<u>Property Type</u> Mixed use zoned property within Warnervale Town Centre

consisting of residential, commercial, mixed use, environmental and public recreation zoned land with a development concept for 184 lots plus additional commercial land. The parcel contains a large component of RE1 zoned land which is to be excluded from

this assessment in accordance with our instructions

Date of Inspection 24 March 2016

Date of Valuation 24 March 2016

Purpose of Valuation Current market value

Interest Valued Unencumbered fee simple in possession

Valuation \$14,000,000 GST Exclusive

The above current market land value figure is assessed on a GST exclusive basis, however, it is likely the property would be sold utilising the margin scheme and therefore there may be a GST liability for the current vendor in the event of a sale. The extent of

the potential GST liability should be clarified.

CERTIFIED PRACTISING VALUER

REGISTERED VALUER NO: 2969 (WITHOUT LIMITATION)

NOTE: This Executive Summary forms part of the attached report document, should be read in conjunction with the report document and is subject to the same comments and

qualifications contained therein.



2.0 INSTRUCTIONS

We have been instructed by Wyong Shire Council to assess the current market value of the real estate of the subject englobo development property forming part of the proposed Warnervale Town Centre having regard to the development concept and mixed zoning of the land.

We have been requested to assess the value of the land in one line excluding the RE1 – Public Recreation zoned component of the site and also provide a value including, and also excluding, the E2 and E3 – Environmental zoned components of the site.

Market value is defined as the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

3.0 TITLE DETAILS AND DIMENSIONS

The land holding consists of the following titles:-

Lot 1 Deposited Plan 376264
Lots 54 & 55 Deposited Plan 7527
Lot 1 Deposited Plan 371647
Lot 1 Deposited Plan 375712
Lots 51 & 52 Deposited Plan 561032
Lot 41 Deposited Plan 1200210
Local Government area of Wyong
Parish of Munmorah
County of Northumberland
State of New South Wales

Known as: 99-107 Sparks Road & 236-260 Hakone Road, Woongarrah, New South Wales.

The abovementioned title particulars are in accordance with Title Searches dated 19 February 2016, copies of which are annexed herewith.

Second Schedule notations for the land primarily refer to Reservations and Condition(s) in the Crown Grant and also refer to part of the land excluding minerals and being subject to rights to mine.

Each of the lots are generally regular in shape with 3 lots having frontage (northern boundary) to Hakone Road and 4 of the lots having frontage (southern boundary) to Sparks Road. Copies of Deposited Plans are annexed herewith.

The total site area, as shown on the Deposited Plans, is 23.8377 hectares and we have been advised the area of land, which is zoned RE1 – Public Recreation and is to be excluded from this assessment, is approximately 5.357 hectares. Therefore the total area of land, the subject of this assessment, equates to approximately 18.4807 hectares. Included within this overall area is an area of E2/E3 zoned land of approximately 1.4816 hectares. Survey advice has also been provided regarding areas of each sectional zone component which are subject to final survey confirmation.

99-107 Sparks Road & 236-260 Hakone Road, WOONGARRAH NSW 2259

(Ref: 015/0316 SM:al)

Page 4



TITLE DETAILS AND DIMENSIONS Cont'd

We are not aware of any easements, rights-of-way, encroachments, road widening affectation or restrictive covenants which might affect the subject property, however these could be checked by obtaining searches from the relevant authorities.

4.0 OWNERSHIP

In accordance with the annexed Title Searches the registered proprietor of all lots is THE COUNCIL OF THE SHIRE OF WYONG OR WYONG SHIRE COUNCIL.

5.0 PURCHASE PRICE

Sales records indicate 99 Sparks Road, Woongarrah was purchased on 1 August 2003 for \$1,600,000. The GST status of the sale is unknown. Sales records indicate 107 Sparks Road, Woongarrah was purchased by Wyong Shire Council on 2 April 2002 for \$1,980,000. It appears as though the sale price may have been GST inclusive however, we are unable to confirm the GST status of the sale.

6.0 TOWN PLANNING

We have been advised by the Town Planning Department of Wyong Shire Council that the subject property has numerous zonings which are applicable to the land. The zonings became effective under State Environmental Planning Policy (Major Development) 2005 (Amendment No. 24), which was gazetted November 2008. The zonings applicable to the subject land include the following:

R1 - General Residential

B2 - Local Centre

B4 - Mixed Use

RE1 - Public Recreation

E2 - Environmental Conservation
E3 - Environmental Management

The zonings are consistent with Wyong Local Environmental Plan 2013, gazetted 23 December 2013, as amended and zonings are now effective under such instrument. A copy of the zoning map is annexed herewith.

The R1 – General Residential zoning provides for a wide variety of residential type uses including detached dwellings, child care centres, dual occupancies, dwelling houses, residential flat buildings, secondary dwellings and semi-detached dwellings, to name a few. Residential subdivision is also a permissible use with Council consent and in this regard a Concept Subdivision Plan has been prepared for the land.

Limited development is permissible within the Public Recreation zone and the objectives of such zoning is to provide land for public open space or recreation purpose usage and promote integration of public open space with other land uses within Warnervale Town Centre.

99-107 Sparks Road & 236-260 Hakone Road, WOONGARRAH NSW 2259

(Ref: 015/0316 SM:al)



TOWN PLANNING Cont'd

The subject land towards the western mid section and also land to the north adjoining Hakone Road is zoned B4 – Mixed Use with a small component to the north-western section of the site zoned B2 – Local Centre zone, although this only is a smaller component of the site.

The objectives of the B4 zoning to provide for a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations and to permit residential accommodation whilst maintaining active retail, business and other non residential uses at street level. Development with Council consent within the zoning includes child care centres, commercial premises, educational establishments, medical centres, residential flat buildings and shop top housing, to name a few. Other residential type development is generally prohibited. A wider range of commercial type uses are permissible within the B2 – Local Centre zone.

According to Wyong LEP mapping the subject land has no minimum floor space ratio. The maximum building height is varied depending upon which component of the zoning and in this regard the maximum building height for the residential component is 12 metres and the maximum building height for the B4 – Mixed Use zoned component of the land is 18 metres to the northern section and 21 metres to the southern mid section. There is no minimum lot size noted on Council mapping.

The development of the subject land is also controlled by Warnervale Town Centre Development Control Plan 2012 and provides detailed provisions to expand the development of Warnervale Town Centre site. The DCP was originally adopted on 11 November 2008 with a revised version adopted 7 September 2012. The DCP is to be read in conjunction with State policies and the LEP and Wyong Shire Council is the consent authority.

The DCP indicates Warnervale Town Centres is 119 hectares and is proposed to service the future catchment of approximately 40,000 residents and itself will accommodate between 6,000 residents in addition to offering jobs, community facilities, retail and commercial uses plus public transport and includes a new Warnervale Railway Station. The town centre will have a mix of community, retail and entertainment facilities as identified in the DCP and divided into certain precincts.

The proposed town centre will be west of the subject land with higher density development on the mixed use zone land and urban residential development on the residential zoned component. The subject land precincts include Northern Residential fringe, Northern Residential, Southern Residential, Town Centre Civic Fringe and part Town Centre Civic.

The DCP indicates the population target for Warnervale Town Centre is 4,200 people and 1,646 dwellings within a mix of housing types. There is also a street tree planning strategy, traffic movement and parking requirements in addition to bus, cycle and pedestrian routes. Public open space is also identified. Other criteria contained therein includes building form relating to building design with the mixed use land to have a 4 metre set-back off the main road and other set-back criteria is contained therein. Environmental management is also a consideration. Subdivision, lot orientation and lot frontage variation principle guidelines are also contained therein with a combination of such required generally having narrower lot frontages at the ends of subdivision layout. Zero lot line criteria is also identified in the controls in addition to corner lot set-backs and private open space.

In addition, Section 94 and Special Infrastructure Contributions are applicable to the land and a Contributions Plan is in pace.

99-107 Sparks Road & 236-260 Hakone Road, WOONGARRAH NSW 2259

(Ref: 015/0316 SM:al)



TOWN PLANNING Cont'd

The western mid section mixed use zoned component of the subject land is within Precinct 68 – Town Centre Civic Fringe whilst the northern mixed use zoned component is Northern Residential Fringe with a very small component of the subject site within the Town Centre Civic area. The Town Centre Civic and Civic Fringe precincts will radiate out from the main railway line with the Fringe Precinct allowing for a mix of uses including higher density residential dwellings and compliment the Civic Precincts and provide a transition to residential areas further to the south. The Northern Residential Precinct has a number of habitat trees requiring protection and there will be a natural landscape character with sensitively designed residential buildings. Net residential density targets for the Civic Fringe Precinct include 56 attached dwellings and 104 apartments whilst the Northern Residential fringe has an apartment target of 136.

Proposed development, according to the DCP for the town centre civic fringe area, which is the mixed use zoned component of the land and includes Town Centre lower density development and Town Centre medium to high density development. The DCP covers mixed use buildings which are to provide a pattern and layout suitable to the mixed use including retail and business to the ground level and residential uses located above street level and this is preferred to be within sustainable locations close to the public transport and central recreation areas such as Hilltop Park. Residential flat buildings and shop top housing are also covered in the DCP, to be located within the town centre and civic fringe precincts.

We have been advised that Special Infrastructure Contribution levies are \$93,710 per hectare (NDA).

We recommend that the above information be confirmed by a Certificate issued under Section 149 of the Environmental Planning and Assessment Act 1979. If the Certificate reveals that the above information is incorrect the valuation may require revision.

This valuation is based on the existing zoning of the land and enquiries made at the Town Planning Department of Wyong Shire Council.

6.01 Highest and Best Use

It is considered that redevelopment of the land in accordance with the current zoning is considered to represent the highest and best use.

6.02 Development Consent

DA 188/2015 — Development approval obtained for remediation works (asbestos remediation and land fill gas monitoring) approved 9 June 2015 and to operate for 2 years. The remediation works straddle numerous titles and basically are works within the RE1 zoned land to be excluded from this assessment.

On line enquiries with Council indicated no more recent applications or approvals relative to the subject land.

The above information has been advised from Council officers or obtained from an on line Council portal. We have assumed that the information supplied is complete in every detail.



7.0 LOCATION

The subject property is located at Woongarrah, to the north of Wyong on the New South Wales Central Coast.

The Central Coast Region of NSW spans an area of 1,854 square kilometres and has a coastline of approximately 81 kilometres. The Region stretches along the Pacific Ocean from the Hawkesbury River in the south to the shores of Lake Macquarie in the north and west to the Dooralong and Yarramalong Valleys and south-west to Wisemans Ferry on the Hawkesbury River.

The Region includes the Local Government Areas of Gosford City and Wyong Shire which are two of the largest populated Local Government Areas in the State.

The 2011 Census revealed a population for the Region of 312,188 comprising 163,111 in Gosford Local Government Area and 149,077 in Wyong Local Government Area. As at 30 June 2014, the Australian Bureau of Statistics have recorded an estimated resident population for the region of 331,007 reflecting a 0.7% increase in Gosford and a 1.1% increase in Wyong in the last 12 months.

In Gosford the rate of growth from 2001 to 2011 was approximately 5.4%, whilst in Wyong the rate of growth from 2001 to 2011 was approximately 13.9%.

7.01 Subject Property

Distance from

GPO approximately

- 95 kilometres

Railway approximately

1.5 kilometres (Warnervale)

Bus

Shops approximately

Along Sparks Road
 5 kilometres (Lake Haven)

The subject property is located upon the northern side of Sparks Road, to the east of the Main Northern Rail line and within the proposed Warnervale Town Centre at Woongarrah which is a developing residential locality previously known as Warnervale and located generally between the Main Northern Rail line and the Pacific Highway.

The Warnervale Town Centre comprises a large parcel of land of approximately 119 hectares of land bounded by Hakone Road to the north, Hiawatha Road to the east, Sparks Road to the south and the rural residential properties which front Bruce Crescent, to the west. The majority of the land within the Warnervale Town Centre is located upon the eastern side of the Main Northern Rail line, except for a parcel of 18.21 hectares which is located upon the western side of the rail line. The property is situated approximately 7 kilometres north of Wyong in the Wyong Local Government area and is situated approximately 3 kilometres from Wyong Employment Zone.

Properties within the Warnervale Town Centre locality have been predominantly utilised for rural homesite purposes. Development comprises an assortment of older style fibro and brick dwellings. Both Landcom (Urban Growth NSW) and Woolworths have significant land holdings within the Warnervale Town Centre proposal. Part of the Council land holding adjacent and towards the hilltop area was previously a quarry/nursery operation.



LOCATION Cont'd

The Catholic Church have a large land holding within the Warnervale Town Centre locality, and it has been developed with McKillop College which is a modern K-12 school and in more recent times land they owned has been sold for the Warnervale GP super clinic which includes a chemist, physio and pathology, to name a few. Wyong Council originally acquired land within the Warnervale Town Centre locality for an aquatic centre and community facilities.

The nearest major shopping facility is the Lake Haven sub-regional shopping centre located approximately 5 kilometres to the east. The centre has retailers including a Coles and Franklins supermarkets, K-Mart Discount Department store, Woolworths and Aldi supermarkets. Located approximately 10 kilometres south is Westfield Regional Shopping Centre at Tuggerah. Westfield incorporates cinemas, community facilities major anchor tenants including David Jones, Woolworths, Big W, Coles, Aldi plus numerous specialty stores.

The M1 motorway interchange with Sparks Road is approximately 3 kilometres to the west.

Regional Development Australia indicated the North Warnervale Railway Station, which is to be located slightly to the north of the subject land within 500 metres is proposed with a current application before Council. Council website information indicates Warnervale Town Centre Railway Station which will be known as North Warnervale Railway Station is to be constructed by Rail Corp adjacent to the Warnervale Town Centre approximately 1.5 kilometres north of the existing Warnervale Station and states that construction of the new railway station will be completed by 2016 however, this is unlikely as it is yet to commence.

AV Jennings has commenced work on the 470 lot Magnolia Estate in Louisiana Road at Hamlyn Terrace whilst Hudson Homes are currently developing a site within 500 metres to the east of the subject land to include 116 lots, all sold generally as house/land packages and only 9 lots remain according to the selling agent. A number of other subdivisions are within 5 kilometres of the subject land with recent demand being excellent.

7.02 Access

Sparks Road is a full width recently upgraded bitumen sealed carriageway with 4 lanes adjacent to the southern boundary frontage of the subject property with a double right turn lane and also merging lanes as a traffic light controlled intersection is located directly adjacent to the south-western corner of the subject site and this is a recently constructed intersection providing main road into the Warnervale town centre. The subject land has frontage to this new access road which is yet to be named.

Hakone Road which adjoins the northern boundary frontage of the lots is a full width bitumen sealed carriageway with gravel verges and no formed footpath areas being a no through thoroughfare providing access predominantly for hobby farm resident access.

There is a narrow bitumen sealed service road directly adjacent to the Sparks Road frontage allowing access to the site.

Sparks Road is the main access feeder road off the M1 motorway to Warnervale, Woongarrah, Toukley, Gorokan and other areas. As such it is utilised by a considerable amount of vehicular traffic and this results in some road noise being evident from within the subject property.



8.0 THE LAND

The subject land parcel consists of eight titles with the title configuration running in a north-south direction between Sparks Road to the south and Hakone Road to the north. The land to the south-western corner of the site is proposed to be accessed off an internal road which has been constructed to the site boundary from the adjoining englobo subdivision. The land adjacent to the southern section is generally situated at Sparks Road or slightly below Sparks Road height and then has a natural rise in a northerly direction. The western most title is densely vegetated and appears not to have been cleared previously but has a gentle gradient rising through to the northern section where it adjoins the B4 – Mixed Use zoned component of the land where the land becomes more moderately sloping.

Land towards the south-eastern corner of the amalgamated parcel is cleared with sections having been cleared and towards the mid section of the middle site is a dam. The land rises naturally gradually and then more moderately through to the rear boundaries of these titles with the northern section of both titles being vegetated with walking tracks and trails contained thereon. Towards the northern boundary the land rises moderately to a ridge which then adjoins part of a proposed road which will dissect the subject residential land from the Hilltop Park area and RE1 zoned component of the site which is to be excluded for this assessment. Sections of the south-eastern component have been terraced but are overgrown. The land has a slight crossfall at various stages.

The mid section of the residential zoned land has an easterly crossfall and is densely timbered and directly adjoins the E2/E3 – Environmental Corridor. The environmental corridor component of the land falls to a natural drainage gully which traverses in a north-easterly direction from the Hilltop Park area through to the adjoining land and then continues further through to Hakone Road in a north-easterly direction. This area is also densely timbered.

The northern residential component has a natural rise from the northern boundary through to the south and also has a slight and sometimes moderate easterly crossfall and is predominantly heavily vegetated with sections of cleared areas and a gravel based track traversing through the site. Towards the north-western corner of the residential zoned component the land is somewhat elevated and there is a natural ridge that runs in a north-south direction. The majority of the residential component is gently undulating and would consist of average to good building land but generally falling in an easterly direction.

A component of B4 – Mixed Use component of the site is adjacent to the northern boundary frontage to Hakone Road and is situated above road height rising naturally through to the south and also having a slight easterly crossfall and a slight westerly crossfall beyond a ridge area central to the site and beyond this area the land rises more moderately to an elevated section. There is a lower lying gully which traverses in a north-west direction and appears to be located within a proposed road. There is a small component of B2 zoned land adjacent to the north-eastern section of the site.



THE LAND cont'd

We have been provided with a concept plan of proposed subdivision for the land completed by Trehy Ingold Neate and dated 20 October 2015. The residential subdivision layout indicates the southern section of the subdivision consists of 130 lots, of which 34 lots were under 400 square metres whilst the northern section of the site has a residential yield consisting of 54 lots, 8 of which are under 400 square metres. Additionally, in the layout there is the E2/E3 - Environmental Corridor of 14,816 square metres and to the northern section is a B4 – Mixed Use component of the site which is 2.5158 hectares. There is a smaller B2 zoned component of 2,912 square metres which is to adjoin the main town centre precinct and there is an additional B4 – Mixed Use zoned component to the south-west of 1.18 hectares. Central western to the site is a large proposed Hilltop Park area which is the RE1 zoned land consisting of an area of 5.3571 hectares. This area has been excluded from our assessment in accordance with our instructions.

In determining our assessment we have had regard to the underlying land uses contained within the subject site.

In determining our assessment we have had regard to the fact that the southern residential component can be immediately accessed off the adjoining service road and we have assumed development to the northern residential could occur after construction of an access road dissecting the RE1 and E2 zoned land. Alternatively another alternate route could be constructed through the mixed use component of the northern section of the site. We have also had regard to the fact that sewer infrastructure is required to be reticulated to the site from further to the north but a temporary solution could be constructed allowing serviceability of the northern residential component.

An indication of the land is shown within the photography annexed herewith.

8.01 Environmental Considerations

Prior uses of the land appear to have been primarily for rural/residential purposes with the exception of previous quarry operations within the Hilltop area.

There are various tracks located throughout the site and it appears as though some illegal dumping has occurred with remnants of building materials and other matter dumped on site. It is assumed all such dumping material would be removed in due course.

Council officers advise the land is bushfire prone. Council flood mapping indicates the land is situated outside flood planning land. Asset protection zones will be required.

We have been advised that asbestos has been removed from the Hilltop area and methane and C0² is present on the land holding with gas protection barriers and vents located within this area.

We are aware that flora and fauna studies have been completed on the site with no major constraints to the development of the applicable zoned land, other than a flow path/potential watercourse being the riparian corridor proposed through the subject land and zoned E2/E3. Endangered ecological community is within this riparian corridor.

Biocertification has been obtained as gazetted NSW Gazette No. 22 dated 21 February 2014 and therefore an ecological assessment is not required for any future development application however, a Vegetation Management Plan is required.

99-107 Sparks Road & 236-260 Hakone Road, WOONGARRAH NSW 2259

(Ref: 015/0316 SM:al)

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THE LAND cont'd

To the best of our knowledge, we are not aware of any other environmental issues, including any outstanding orders, affecting the described land. However, we are not experts in this area and we have assumed full and frank disclosure of such issues by the client and/or instructing party.

While the land appears suitable for the proposed uses, no soil tests or environmental studies have been made available to us. Please note, therefore, that this valuation is subject to there being no surface or sub-surface soil problems including instability, toxic or hazardous wastes or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability. Should any problem be known or arise, then this valuation should be returned to us for comment.

8.02 Mine Subsidence

We understand the property is within a declared mine subsidence area and therefore appropriate certification under the Mines Subsidence Compensation Act 1961 should be obtained.

9.0 SERVICES

Services available to be reticulated include:-

- Electricity
- Town Water
- Sewer
- Telephone
- Natural Gas
- Garbage Collection

We have been advised that water and sewer reticulation capacity exists for an approved subdivision adjoining the west of the southern section of the land however, it is noted that further subdivision of the land to the northern section adjoining Hakone Road will require service reticulation. In this regard, we have been advised that sewer reticulation is required to the treatment plant which is located approximately 2 kilometres to the north. We have been advised by our instructing party however, that it would be possible to provide temporary pump stations to service any northern residential development to allow connection to the southern residential component. This has been reflected within our assessment.

10.0 IDENTIFICATION

We recommend a current Survey Report be obtained to identify the property. Should this report disclose the existence of any encroachment or other irregularity, this valuation report should be referred to us for comment as to the possible affect on value.



11.0 STATUTORY VALUES & OUTGOINGS

Wyong Shire Council advised no rates apply to the land. Land and Property Information obtained from the NSW Government indicates the following Land Values as at Base Date 1 July 2015:

Address	Lot	DP	Land Value
99 Sparks Road	52	561032	\$ 800,000
103 Sparks Road	51	561032	\$ 800,000
107 Sparks Road	41	1200210	\$1,300,000
236-260 Hakone Road	1	375712	Not assessed
236-260 Hakone Road	1	371647	Not assessed
236-260 Hakone Road	1	376264	Included Lot 54
236-260 Hakone Road	54	7527	\$2,200,000
236-260 Hakone Road	55	7527	Included Lot 54

12.0 DESCRIPTION OF IMPROVEMENTS

The land is predominantly vacant with some rural type fencing scattered throughout the site and adjoining some external boundaries.

13.0 CONCEPT SUBDIVISION PLAN

We have been provided with a concept subdivision plan for the residential zoned component of the site. Within the southern section of the site there are 130 lots of which 13 lots appear slightly north of the east-west ridge and for valuation purposes we have assumed both areas would be able to be serviced with sewer to the southern residential component. The balance of the lots are generally situated with a gradual fall to the south. Of the 130 lots there are 34 lots under 400 square metres. The northern residential component consists of 54 lots of which 8 lots are under 400 square metres and this is separated from the southern residential component by the E2/E3 – Environmental Riparian Corridor and it is likely it would be a second stage of any development of the subject land. The total area of R1 – General Residential zoned land for the southern section is 9.15 hectares and for the northern section is 3.8 hectares, according to survey advice, totalling 12.95 hectares. The concept plan for 184 lots reflects a density of 14 lots per hectare.

Additional concept plans provide for mixed use development on the mixed use zoning and a potential further subdivision of the northern mixed use component which directly adjoins Hakone Road. Once again, servicing of this immediate area would likely require sewer pump station works. It is also recognised that shop top housing demand would be quite restricted in the early stages of development of Warnervale Town Centre as it is unlikely there would be strong demand for retail/shop top uses along the Hakone Road frontage for some time.

Although we have not been provided with construction cost estimates, we have had regard to other development costs and, in particular, costings within the Warnervale Town Centre area for residential subdivision works.



14.0 MARKET EVIDENCE

The following sales information and sales of vacant land provided assistance in determining our assessment on a direct comparison basis and we have also had regard to underlying land values for completed lots within surrounding residential subdivisions. We have also included sales of mixed use zoned commercial sites to provide some assistance in our assessment of the mixed use and local centre zoned land.

14.01 Englobo Sales Evidence

993-997 The Entrance Road, Forresters Beach

Sale Date : 1 October 2015

Sale Price : \$18,900,000

Land Area : 9.55842 hectares (including a residential cottage lot)

COMMENTS : Predominantly cleared englobo residential zoned development

parcel with a development concept for 97 lots including the existing residence but with previous approvals for seniors living development. Prime coastal location within 1 kilometre of Forresters Beach and improvements on the site included an older style 3 bedroom clad residential cottage. development costs for the subdivision total \$108,601 per lot excluding GST with no Section 94 Council contributions applicable to the land making it more valuable. Indicative gross realisation exceeding \$450,000 per lot for predominantly small lots but superior location in comparison to subject. Sale price reflects \$2,329,616 per hectare based on a developable area of 8.07 hectares and also reflecting englobo depreciated value of the improvements on Lot 1 of \$100,000 or alternatively the sale price reflects \$193,814 per lot englobo for 97 lots and allowing for the depreciated value of the existing improvements on Lot 1 of \$100,000. Supports a lower rate per hectare and per lot englobo for subject land due to the inferior location and lower

potential gross realisation.



MARKET EVIDENCE Cont'd

2. 511 Pacific Highway & 100 Settlement Drive, Wadalba

Sale Date : 22 December 2015

Sale Price : \$5,000,000

Land Area : 6.907 hectares

COMMENTS : DA approved development site consisting of 2 titles with total site area

reflective of both lots and to be accessed off Van Stappen Road and adjoining Council reserve and also adjoining a wildlife corridor. The land is some of the last remaining land within the Wadalba area and is partially disturbed and cleared with the lot sizes generally ranging above 430 square metres. In addition to the sale price mentioned above, an amount of \$503,000 was paid for contributions which have already been paid by the developer, and becomes a credit. Other confidential details were also part of the negotiation. The sale price above that stated on sale records and reflects in excess of \$75,000 per lot on an englobo basis for larger average lot sizes for 89 lots or shows over \$950,000 per hectare. Supports a lower rate per lot and per hectare for the subject englobo land given the servicing constraints to the north. developers of this site have also purchased another site nearby which is yet to settle and is therefore advised on a confidential basis however, the sale price reflects \$43,590 per lot englobo based on a projection of 39 lots and was purchased on a delayed settlement but difficult development land therefore supporting a higher rate per lot englobo for

the subject land.

3. 7 Maliwa Road, Narara

Sale Date : 27 July 2015

<u>Sale Price</u> : \$2,500,000

Land Area : 1.876 hectares

COMMENTS : Englobo residential subdivision consisting of sloping topography and

improved with substantial 4 bedroom part 2 storey brick and metal dwelling. The property was sold with development approval for a 14 lot subdivision retaining existing dwelling plus an additional drainage reserve. The sale price reflected \$1,150,000 per hectare after allowing for the englobo value of the improvements inclusive of the drainage reserve lot or alternatively reflected \$1,300,000 per hectare of developable area being 1.6539 hectares and allowing for the improvements. The sale price also showed \$155,000 per lot englobo reflective of the land sizes which generally exceeded 700 square metres with some larger lots, one exceeding 2,000 square metres with generally sloping land. Higher expected gross realisation and therefore supports a lower rate per lot and per hectare of developable area for the subject given its realisation and gently sloping topography of the site. We have been advised there is a sale proceeding at a higher amount currently

which is confidential at this stage.



MARKET EVIDENCE Cont'd

4. Wyong Public School Site, Pacific Highway, Wyong

Sale Date : 27 October 2015 (at auction)

Sale Price : \$4,450,000(per agent)

Land Area : 1.81 hectares

COMMENTS : State Government sale of school site previously utilised by

Council for community purposes with a number of older style buildings located thereon, primarily relating to school usage. The site was purchased for redevelopment and although the site is zoned low density residential there is potential for a cluster style or seniors living development subject to Council consent. The site was promoted as having potential for 29 lots. The sale shows \$153,448 per lot englobo or \$2,458,564 per hectare at a proposed density of 16 lots per hectare due to the corner location. Wyong is considered to be an inferior location compared to the subject site but it appears a premium was paid for the site. Therefore it is considered a lower lot rate would be applicable for the subject site and a lower overall rate per

hectare is considered to be appropriate.

4 Pandala Road, Narara

Sale Date : 27 June 2015 (per agent)

Sale Price : \$2,700,000 (per agent)

Land Area : 1.3 hectares

COMMENTS : R2 - Low Density residential zoned site situated nearby to

Narara High School zoned for residential development and subdivision subject to Council approval, sold on a delayed settlement basis. Council officers advise that there is no current approvals however, the selling agent advised that the site has potential for 16 lots according to preliminary planning concepts. Sale price reflects \$2,076,923 per hectare or \$168,750 per lot englobo based on proposed density of 12 lots per hectare. A cluster development may also be possible on the site. Superior site and potential gross realisation in comparison to subject and therefore supports a lower rate per hectare and lower rate per lot englobo for the subject property due to the superior potential for gross realisation of the sale property but also reflecting the fact that the subject property is of significantly higher capital value.



MARKET EVIDENCE Cont'd

1-15 Hamlyn Road, Hamlyn Terrace

Sale Date

8 July 2015

Sale Price

\$3,670,000

Land Area

4.047 hectares

COMMENTS

Predominantly residential zoned property sold without development approval with a small riparian corridor of approximately 2,500 to 3,000 square metres within the E2 – Environmental zoning. A development approval has been obtained for a 59 lot subdivision (DA 1077/2015). The land is situated below the road but is gently undulating good building land. Sale price reflects \$906,845 per hectare or alternatively if we allow 3,000 square metres for riparian corridor the net developable area equates to approximately 3.747 hectares which based on the 59 lots reflects a density of 16 lots per hectare or alternatively the sale price shows \$62,203 per lot englobo and supports a similar englobo rate and hectare rate for the subject land.

7. 236-238 Wells Street, Springfield

Sale Date

9 March 2015

Sale Price

\$3,780,000

Land Area

1.8917 hectares

COMMENTS

Three adjoining acreages within the R2 residential zone with plan for 27 lots exceeding 500 square metres sold on a delayed settlement basis. The land is gently to moderately sloping and on a busy main thoroughfare, but close to Erina Fair. The sale price reflects \$140,000 per lot englobo without approval (application before Council in late 2015) or sale price reflects \$1,998,203 per hectare at a proposed density of 15 lots per hectare. Supports a lower hectare rate and lot rate for subject with higher expected gross realisation for the sale property.



MARKET EVIDENCE Cont'd

8. 700-702 Pacific Highway, Hamlyn Terrace

Sale Date

14 April 2015

Sale Price

\$3,100,000

Land Area

3.91 hectares

COMMENTS

Residential englobo property with a history of marketing over the last 10 years with difficulty selling the property due to previous uses including a service station and wreckers yard with site contamination issues (per agent). Indicative costs for remediation in the order of \$100,000 (per agent) however, the discount below market is considered to be higher due to the contamination issues. The selling agent advised there was no approvals for the land and it is likely that a cluster development may potentially be developed on the site. The sale price reflects \$792,839 per hectare and is considered to be a similar englobo site in comparison to subject site but with remediation issues. Supports a higher rate per hectare for the subject land for the residential component.

9. Lot 1 DP 302583 Chamberlain Road, Lisarow (Pacific Ridge Estate)

Sale Date

8 November 2014

Sale Price

\$3,275,000

Land Area

4.32 hectares

COMMENTS

R2 - Low Density residential zoned site with street frontage and adjoining part existing residential development. Council officers advise that a development approval was obtained for 37 lots and the site has been cleared with asking prices for the lots ranging from \$325,000. An auction was held on October 10, 2015 for 9 lots with 5 sales on the day ranging from \$335,000 - \$356,000. The land rises above the road. The land is relatively steeply sloping with most homes requiring split level home construction. The sale price reflects \$758,102 per hectare and also reflects \$88,514 per lot englobo for a smaller site at a proposed density of 9 lots per hectare. Inferior sloping site but superior gross realisation potential as shown by the recent auction of land sales with generally gross realisation significantly higher than that projected for subject site. It is considered a premium was achieved for the recent sales and the market is considered to have improved since this sale occurred, nonetheless, this sale supports a higher rate per hectare and lower rate per lot englobo for the subject site due to density.



MARKET EVIDENCE Cont'd

71 – 77 Sparks Road, Woongarrah

Sale Date : 2 October 2014

Sale Price : \$7,026,000

Land Area : 8.094 hectares

OMMENTS : Two adjoining vacant englobo residential sites sold to

international developers who may have paid a premium at the time as the site was not fully exposed to the market. The property had approval for 128 residential lots in seven release stages, but this was reduced to 116 lots. Sale price reflects \$868,050 per hectare or \$60,569 per lot englobo for some small residential lots at a density of approximately 14 lots per hectare. Supports higher rate per hectare and per lot for subject residential land given the fact the market has improved. All lots and house/land packages have been sold except for 9 remaining. Some lots were 250 square metres with a number

under 350 square metres.

11. 98 Sparks Road, Warnervale

Sale Date : 22 October 2014

<u>Sale Price</u> : \$1,400,000

Land Area : 1.69 hectares

COMMENTS: Low density residential zoned englobo site developed with a

well presented timber and Colorbond dwelling. The site was purchased by an investor looking at medium to long term redevelopment. The sale price reflects \$828,402 per hectare and the selling agent advised a premium was paid for the future potential. The potential yield is 22 lots of which 8 are part lots with the adjoining property. Property sold on a deferred settlement basis and supports a higher hectare rate for the

subject land reflecting market improvement.



MARKET EVIDENCE Cont'd

14.02 Individual Lot Sales

Avoniea, Poppy Road, Hamiyn Terrace

Small lot housing development of 96 lots on a 3.97 hectare residential zoned parcel with lot sizes ranging upwards generally from 240 square metres but the majority of lots generally under 270 square metres. The selling representative advised 56 exchanges have been achieved to date with land prices generally ranging upwards from \$170,000 for vacant land but a specific home which is already approved must be built on the land by Thomas Paul Constructions. All lots are Torrens Title and require the purchaser to enter into a building contract. The site is being developed at a density of 24 lots per hectare and the site is currently under construction.

2. 160 Mataram Road, Woongarrah

Sale Date : 2 September 2015

Sale Price : \$265,000

Land Area : 709 square metres

COMMENTS : Vacant site situated below road height and falling to rear and one of four

infill lots yet to be developed within an established residential area. Larger sloping site. Other land sold nearby between \$230,000 and \$240,000 along Mataram Road, some below the road and some elevated above the road. These sales are generally older sales in the earlier stages of 2015 or late 2014 and the market is considered to have

improved significantly since the sales occurred.

3. Various Lots, off Louisiana Road, Hamlyn Terrace (AV Jennings)

Sale Date : Various exchanges for Stage 1 and deposits taken for Stage 2

Sale Price : Stage 1 - \$200,000 to \$250,000

Stage 2 - \$270,000 to \$290,000

Land Area : Generally around 450 square metres with the higher prices for the larger

600 square metre lots

COMMENTS : New AV Jennings land release (Magnolia Estate) with Stage 1 having

the majority sold out between October 2014 and February 2015 consisting of a total of 83 lots generally around 450 square metres with some larger corner sites of 650 and 625 square metres. Stage 2 has only recently been released as of March 2016 with 10 deposits taken for similar sized land areas but generally around 480 square metres with some larger corner lots. 10 deposits were taken within a 2 week period between \$270,000 and \$290,000 of 22 lots in the first stage of the

second release.



MARKET EVIDENCE Cont'd

4. Eagles Nest Estate, Johns Road, Wadalba

Sale Date

Various recent exchanges - later 2015 and early 2016

Sale Price

\$260,000 - \$299,000

Land Area

460 square metres to 630 square metres

COMMENTS

First stage release within Eagles Nest Estate off Johns Road with the land being undulating but each of the lots has had significant site works completed with sandstone retaining to the side boundaries which provide generally level good building land suitable for slab on ground construction. We are aware of another site of 542 square metres off Johns Road which sold in January 2016 for \$260,000. A \$2,000 landscaping voucher is included. The high sale price of \$299,000 is for Lot 701 of 602 square metres. Two sales are pending at \$350,000 for

larger lots.

Melbourne Road, Wadalba

Sale Date

December 2015

Sale Price

\$246,500 each

Land Area

480 square metres to 670 square metres

COMMENTS

3 lots sold within a new land release of Wadalba and it is noted that most of the other lots sold for similar prices in recent times and they are generally level with little cross-fall suitable for slab on ground construction.

6. Virginia Road, Hamlyn Terrace

89 lot residential subdivision with 65% pre-sold in recent times with prices exceeding \$250,000. Full details are confidential at this stage. Limited marketing has been undertaken to date.



MARKET EVIDENCE Cont'd

7. 219 Johns Road, Wadalba

Sale Date

20 November 2015

Sale Price

\$275,000

Land Area

553.2 square metres

COMMENTS

Vacant site with slight crossfall within new land released provides some

assistance in determining underlying land values for the larger sites in

the subject development.

8. 22 Rein Drive, Wadalba

:

Sale Date

28 October 2015

Sale Price

\$300,000

Land Area

587.3 square metres

COMMENTS

Vacant site within new land release of Wadalba and has public reserve opposite. Provides a good indication as to the upper level of values of vacant land within the subject subdivision and considered superior to

subject lots overall.

14.03 Mixed Use/Medium Density Sales

1. 2 Figtree Boulevard, Wadalba

Sale Date

March 2016 (per agent)

Sale Price

\$1,000,000 (per agent)

Land Area

5,818 square metres

COMMENTS

R1 – General Residential zoned site with approval for a child care centre and previously a townhouse development. Sale price shows \$172 per

square metre and supports a lower rate for subject mixed use zoned land

on an englobo basis.



MARKET EVIDENCE Cont'd

12-14 Jennings, Road, Wyong

Sale Date

29 October 2015

Sale Price

\$1,716,205

Land Area

3,149 square metres

COMMENTS

Two existing residential properties purchased for redevelopment with the developer looking at approximately 15 townhouses for the site however, the site was sold without development approval. The sale price was negotiated based on a rate per square metre which reflects \$545 or based on 15 townhouses at a density of 210 square metres per unit site the sale price reflects \$114,414 per unit site. The sale provides some assistance in determining the underlying rate per square metre for the mixed use zoned land but making necessary adjustments for the englobo

state of the subject.

27 Margaret Street, Wyong

Sale Date

30 April 2015

Sale Price

\$375,000

Land Area

850.7 square metres

COMMENTS

B4 - Mixed Use zoned site improved with an older style residential cottage and situated close by to Wyong commercial precinct. Significantly smaller and fully serviced site and the sale price reflects an underlying land value of \$300,000 after allowing for improvements, which reflects \$353 per square metre. Supports a significantly lower rate for the subject mixed use zone land given the englobo state and level of

capital value.

43 Howarth Street, Wyong

Sale Date

21 September 2015

Sale Price

\$600,000

Land Area

1,233 square metres

COMMENTS

B4 - Mixed Use zoned property consisting of an older style brick building previously utilised by Lifeline with a gross building area of approximately 450 square metres and purchased for underlying redevelopment potential. Analysis of the sale assuming the site was purchased for redevelopment indicates the sale price reflects \$487 per square metre for a serviced developed site. Supports a significantly lower rate per square

metre for the subject mixed use zoned land on an englobo basis.

99-107 Sparks Road & 236-260 Hakone Road, WOONGARRAH NSW 2259

(Ref: 015/0316 SM:al)

Page 23



MARKET EVIDENCE Cont'd

1 London Drive & 490 Pacific Highway, North Wyong

Sale Date

5 March 2014

Sale Price

\$1,100,000

Land Area

6,836 square metres

COMMENTS

Two prominently located sites purchased in line, situated adjacent to the entry of an industrial estate which was rezoned from industrial to B6 - Enterprise Corridor with the change occurring in July 2014 after the sale occurred. Shop top housing is permissible in this zoning. The sale price reflects \$161 per square metre and although the rezoning was proposed it was not gazetted until after the sale. On site works were required including demolition and provision of services. It is noted then part of the site was then on-sold to McDonalds Fast Food Restaurants for \$2,000,000 after the site was then rezoned on a partially improved basis and the sale price reflected \$546 per square metre and the sale settled after the works were completed. The initial sale at \$161 per square metre provides some assistance in determining an appropriate rate for the subject land although it is recognised the subject land is englobo mixed use commercial zoned land. A lower rate per square metre is therefore supported for the subject mixed use/commercial land.

3 Fleet Close, Tuggerah 6.

Sale Date

26 June 2015

Sale Price

\$500,000

Land Area

4,626 square metres

COMMENTS

Vacant Business Park zoned site within Tuggerah Business Park situated at the head of a cul-de-sac with primarily business/industrial type underlying uses. Smaller developed site and sale price reflects \$108 per square metre. Considered to be an inferior zoning but is a developed small site and therefore supports a lower underlying rate per square metre for the subject englobo mixed use zoned sites.



MARKET EVIDENCE Cont'd

708 Pacific Highway, Hamlyn Terrace

Sale Date :

3 December 2013

Sale Price

\$3,750,000

Land Area

3.052 hectares

COMMENTS

Residential R2 Low Density residential zoned site with development approval for 67 units within a residential flat building and situated with main road frontage but accessed off the rear western subdivision. Sale price reflects \$55,970 per proposed unit based on a proposed density of 456 square metres per unit within a cluster development. Sale price reflects \$1,228,702 per hectare and provides some assistance in determining the underlying land value of the subject mixed use component of the subject land but the sale property is considered to have superior topography and within a developed area with lower expected development costs. Supports a lower rate per hectare for the subject mixed use zone component of the subject land. Older sale and market considered to have improved.

In determining our assessment for the Mixed Use and Local Centre zoned land we have had regard to developed commercial sites throughout the Central Coast however, there is no recent evidence of broad-acre commercial englobo sales to assist in determining our assessment. It is noted that commercial zoned sites have attracted between \$500 and \$1,000 per square metre on a developed basis but generally situated within a higher value commercial precinct, whereas the subject mixed use zoned land is fringe location without surrounding development.

NOTE: The detailed market evidence has been obtained from Land Titles Office/Valuer Generals Department sales data and local agents. If it is revealed that any of this information is incorrect, we reserve the right to amend our valuation.

We have endeavoured to establish the G.S.T. liability status for the above evidence, which has generally been quoted exclusive of G.S.T. However, this information is usually advised verbally by local agents and is often not capable of confirmation.



15.0 GENERAL COMMENTS

The subject property consists of a substantial land holding within the Warnervale Town Centre with a mix of underlying uses. The main residential zoned component is to the south of the site and there is a Development Concept Plan for residential subdivision over this area. The southern residential component is separated from the northern residential component from an environmental corridor which runs in a north-east/south-west direction and there is also a large area of RE1 – Public Recreation zoned land which was previously a quarry/nursery which is being rehabilitated and will become a hilltop park and recreation area for the Warnervale Town Centre precinct. Beyond the northern residential component there is a section of mixed use and local centre zoned land with the mixed use zoned component adjoining Hakone Road.

Limited development has been undertaken within the Warnervale Town Centre precinct, mainly being the McKillop College, a medical centre and a small to medium lot subdivision which is being completed to the eastern section. Woolworths have an approval to develop a major shopping precinct nearby to the property and the proposed North Warnervale Railway Station. It is also acknowledged that Urban Growth NSW has land directly adjoining the southern component of the subject site with approval for 134 englobo lots, some of which are 250 square metre lots in comparison to the subject concept plan with the smallest lot of 290 square metres. The adjoining subdivision is ripe for redevelopment and likely that construction of such would occur within the short term. This will provide immediate supply of land within 4 stages which would be in direct competition with the subject residential component.

There has been excellent demand for vacant land in recent times with a number of builders prepurchasing land in off market situations and then on selling off the plan house/land packages. A number are being purchased by self managed Super Funds.

Woolworths propose a large scale retail development to the west of the subject land with approval obtained in 2013 for the initial phase of the development to include a Woolworths supermarket, Big W, cinema, retail, commercial and other uses. The railway station has also been proposed for a number of years and it is envisaged that once the town centre development commences that marketability and possibly values will improve within the subject land release.

The residential component of the land is gently undulating generally providing good building land which should be well received by the marketplace. There is limited availability of vacant land currently for sale with a number of major developers pre-selling off the plan, particularly AV Jennings in the greater locality. Excellent demand has also been received nearby in Oakmont which is a Hudson Homes partnership at 71-77 Sparks Road, with the majority of the lots having been sold as house/land packages with limited availability of vacant land and only 9 lots of 116 remaining. As there are some smaller lots within the subject residential concept it is more than likely built product would receive superior market acceptance. There is limited, small vacant sites which have sold.

Urban Development Institute of Australia commissioned a report to investigate land supply on the Central Coast which identified a chronic shortage of land available for development and the report found the region is not meeting production targets as initially identified within the Central Coast Regional Strategy initially released in 2006. Good demand is also being shown for englobo sites in recent times and a number of higher capital value sales have occurred as identified herein.



16.0 G.S.T. CONSIDERATIONS

The value is a GST exclusive value to a potential purchaser. It is acknowledged that any vendor would look to utilise the margin scheme within any sale transaction to minimise GST payable. The instructing party should be aware of the potential GST liability in the event of a mortgagee in possession sale.

We note that we have not been provided with legal advice regarding the GST liability and have based our analysis upon our current understanding of the legislation. We are also of the view that an intending purchaser of the property would obtain their own legal advice on the GST position.

If any of our assumptions relating to GST prove to be incorrect, we reserve the right to revise our valuation as provided herein, should we deem it necessary.

17.0 VALUATION RATIONALE

In assessing the value of the subject property excluding the RE1 - Public Recreation zoned component of the land we have utilised the Direct Comparison method of valuation. Details of our calculations are as follows:-

Direct Comparison Approach

Residential Component

184 englobo lots @ \$65,000 per lot englobo

\$11,960,000

Alternatively,

Developable area of the 2 englobo components

- 12.95 hectares @ \$925,000 per hectare englobo \$11,978,750

> As \$12,000,000

Plus

Mixed use and Local Centre zoned land (it is noted that the Local Centre zoned component of the land is 2,912 square metres and a relatively small percentage of the overall commercial zoned component of the site)

3.987 hectares @ \$500,000 per hectare

\$ 1,993,500

As \$ 2,000,000

\$14,000,000

Adopt as \$14,000,000 GST Exclusive - refer GST comments

We have been requested to provide value including the E2/E3 - Environmental zoned land however, we consider that given the Contributions Plan indicates the land is to be dedicated at no cost to Council it is unlikely a purchaser would consider this land adds any value to the site and it is also recognised that it has development constraints and is unable to be developed. This could be challenged but at high cost and risk.

99-107 Sparks Road & 236-260 Hakone Road, WOONGARRAH NSW 2259

(Ref: 015/0316 SM:al)

Page 27



18.0 THIRD PARTY DISCLAIMER

This valuation has been prepared on specific instructions from Wyong Shire Council for current market value purposes.

The report is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying on this report. We reserve our right to withhold consent or to review the contents of this report in the event that our consent is sought.

In acting upon this valuation, the instructing party acknowledges that it has read the entire contents of the report document.

Neither the whole nor any part of this report, or any other advice given in respect of the property which is the subject of this report, nor any reference thereto, may be relied upon or included in any document, circular or statement without our written approval of the form and context in which it will appear.

MJD Valuers hereby declares that it makes no guarantee, promise, warranty, representation or undertaking that the lodgement of this valuation report will result in any predetermined requirements of the instructing party or client being satisfied.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. We do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Reliance on a Report by a lender-client/LMI must be reasonable in all the circumstances. This is especially so after the date of the Report. For example, in some circumstances it may be reasonable for the lender-client/LMI to rely on the report at a time up to 90 days from the valuation date. This time may vary dependent upon any number of circumstances arising after the valuation date.

The Valuer will not assume any responsibility for reliance by the lender-client/LMI on the Report after the expiration of 90 days from the date of valuation, or the expiration of what is considered to be a reasonable time, whichever is the lesser. A Valuer does not warrant, guarantee and/or represent that the content of the Report will remain unchanged for any period of time beyond the date of the Report and depending upon known and/or foreseeable facts that might impact upon such value, such further time as maybe reasonable in all the circumstances. The lender-client/LMI should therefore view and consider the Report, regularly and frequently, before reliance.

I hereby certify that I do not have any direct, indirect or financial interest in the property described herein.

We direct your attention to the other qualifying statements contained within this report document.



19.0 VALUATION

We are of the opinion the current market value of the unencumbered fee simple in possession interest of the real estate of 99-107 Sparks Road & 236-260 Hakone Road, Woongarrah, subject to the comments and qualifications contained within this report document, as at 24 March 2016, is:

\$14,000,000

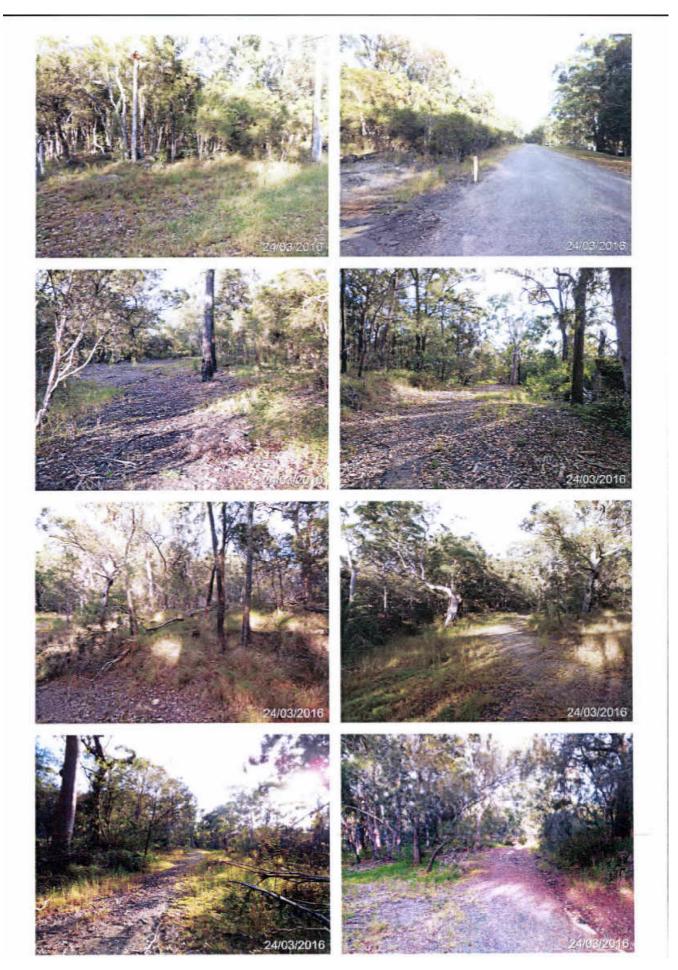
(FOURTEEN MILLION DOLLARS)

(GST EXCLUSIVE - REFER GST COMMENTS)





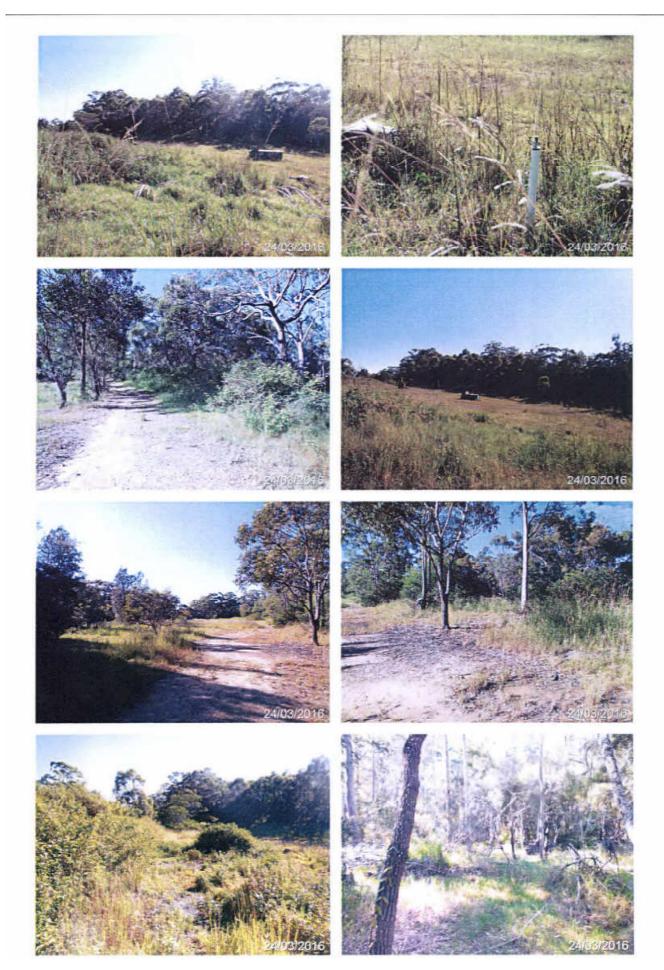
PHOTOGRAPHS









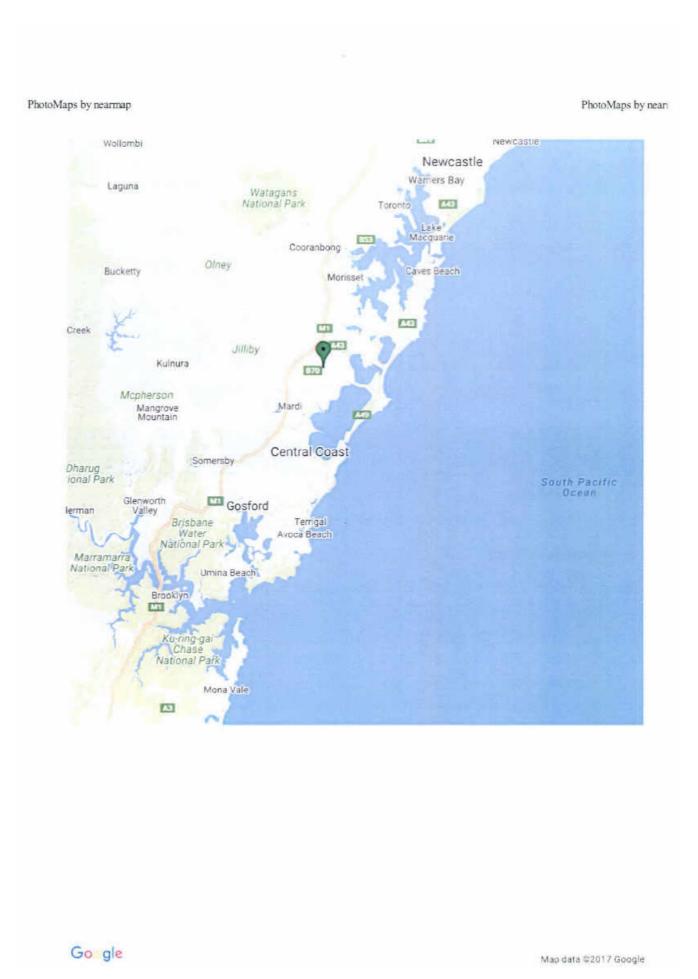








LOCALITY MAP





SITE LOCALITY MAP

PhotoMaps by nearmap







COPY OF TITLE SEARCHES



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FOLIG: AUTO CONSOL 6494-179

SEARCH DATE TIME EDITION NO DATE

VOL 6494 FOL 179 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS LOCAL GOVERNMENT AREA WYONG
PARISH OF MUMMORAH COUNTY OF HORTHUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WYONG

(T F577180)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS LOTS 54-55 IN DP7527 LOT 1 IN DP376264

TITLE DIAGRAM

DP7527 DP176264.

*** END OF SEARCH ***

warmervale PF

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POLIO: 1/371647

TIME EDITION NO SEARCH DATE DATE ****** 2+09 PM

VOL 6309 FOL 248 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 371647 LOCAL GOVERNMENT AREA WYONG PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP371647

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WYONG

(T F339535)

SECOND SCHEDULE (I NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

warnervale PF

PRINTED ON 19/2/2015

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FOLIO: 1/375712

SEARCH DATE TIME EDITION NO DATE 19/2/2016 2:10 PM - -

VOL 6442 FOL 24 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 375712 LOCAL GOVERNMENT AREA WYONG PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP375712

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF WYONG

(T F485506)

SECOND SCHEDULE (1 NOTIFICATION)

.....

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

... END OF SEARCH ...

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PRINTED ON 19/2/2016

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FOLIO: 52/561032

SEARCH DATE	TIME	EDITION NO	DATE
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19/2/2016	2:02 PM	5	19/9/2003

LAND

LOT 52 IN DEPOSITED PLAN 561032 AT WARNERVALE LOCAL GOVERNMENT AREA WYONG

PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP561032

FIRST SCHEDULE

WYONG SHIRE COUNCIL

(T 9990958)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A449766 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NCT INCLUDE SECURITY PEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE ICENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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FOLIO: 51/561032

EDITION NO DATE SEARCH DATE TIME 2:02 PM 19/2/2016 14/10/2004

LAND

LOT 51 IN DEPOSITED PLAN 561032 AT WARNERVALE LOCAL GOVERNMENT AREA W/ONG

PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND

TITLE DIAGRAM DP561032

FIRST SCHEDULE

WYONG SHIRE COUNCIL

(RA AB2397)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 A449766 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO

MINE

LAND EXCLUDES MINERALS 2 AB2397

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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information provided through fire-hearth an approved LPCVS information Broker LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 41/1200210

TIME SEARCH DATE EDITION NO DATE 2:03 PM 19/2/2016 12/9/2014

LAND

LOT 41 IN DEPOSITED PLAN 1200210

AT WOONGARRAH

LOCAL GOVERNMENT AREA WYONG

PARISH OF MUNNORAH COUNTY OF NORTHUMBERLAND

TITLE DIAGRAM DP1200210

FIRST SCHEDULE

WYONG SHIRE COUNCIL

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 A952509 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

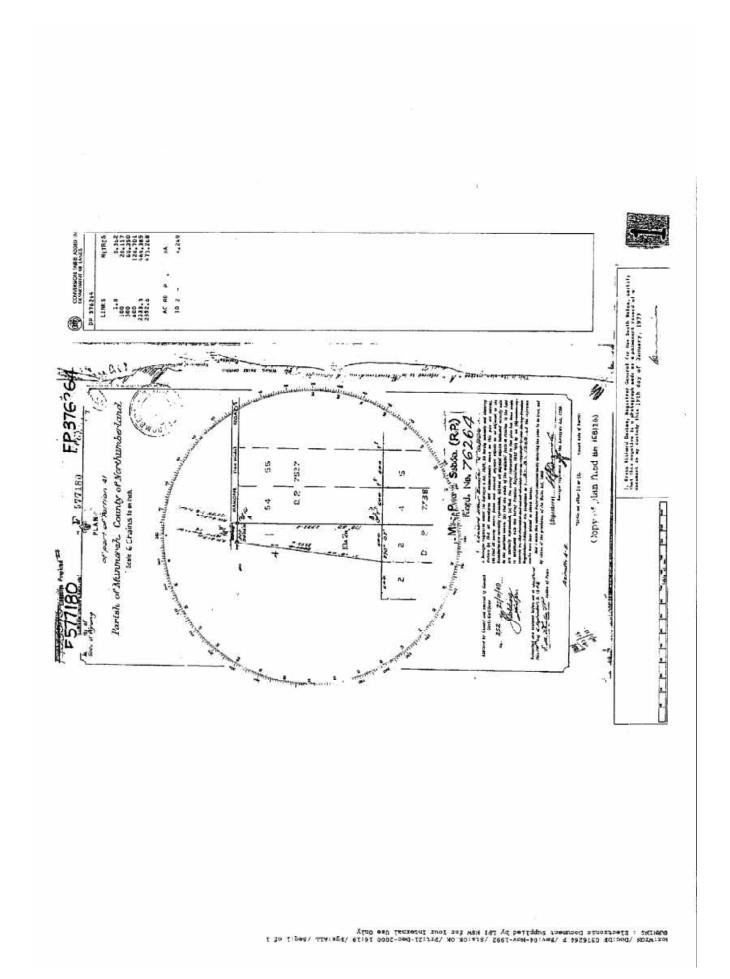
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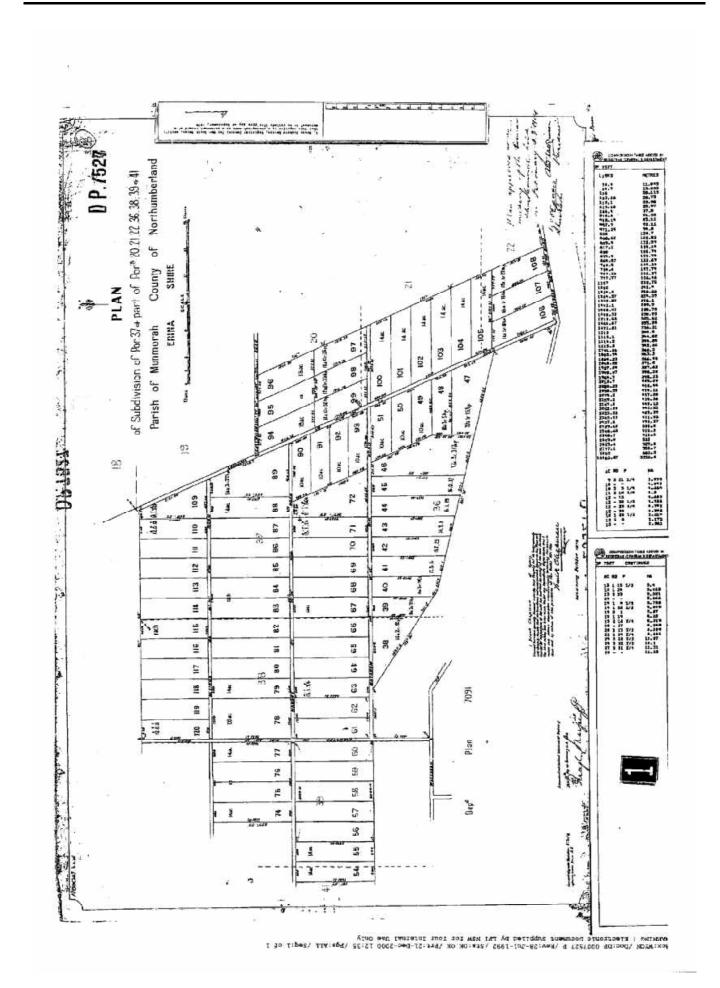
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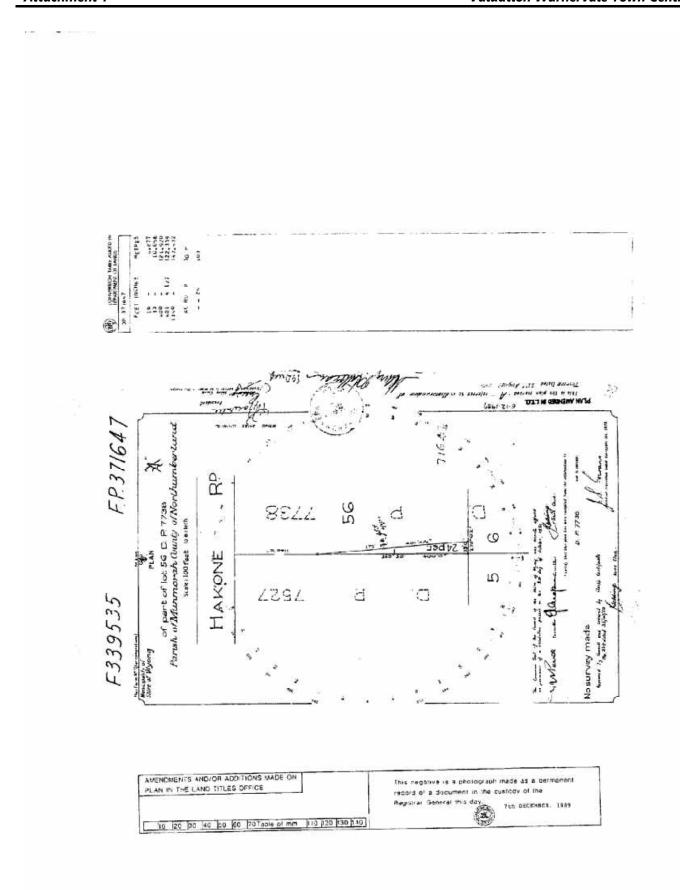
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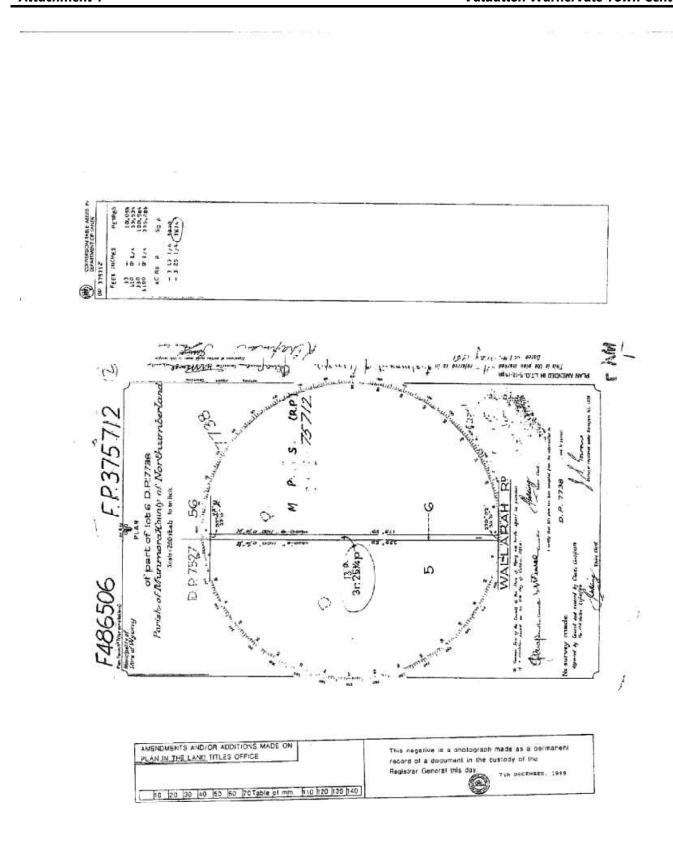
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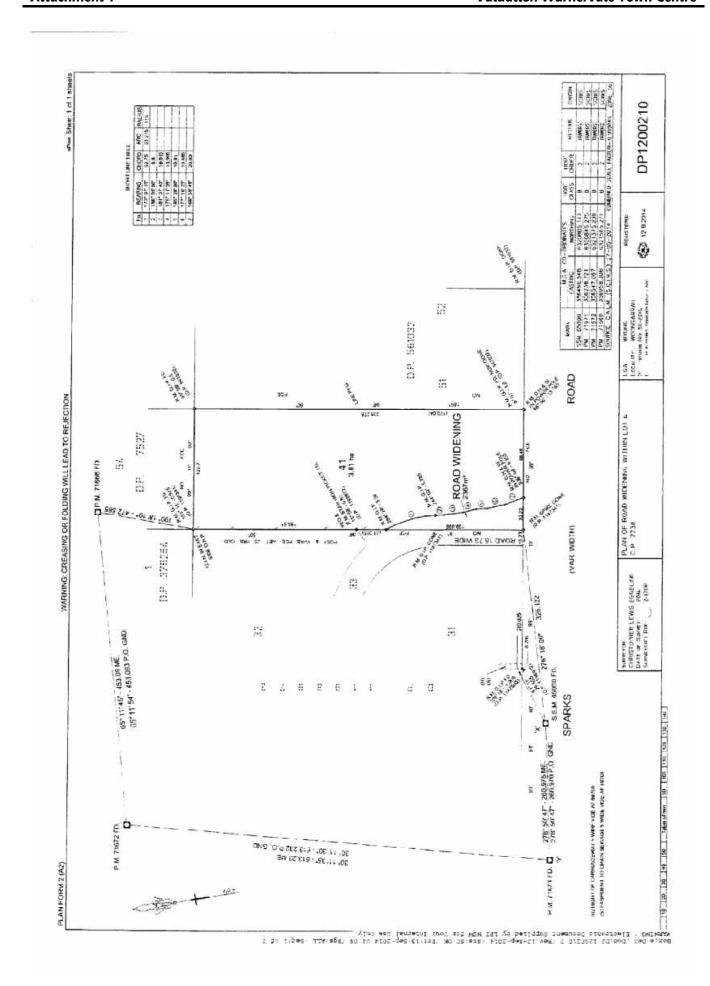




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Bun.e-DeU /Doc.DF 1200310 P /Rev:12-Sep-2014 .41s:50 DK /Pr:/13-Sep-2014 34.35 /Pgs:ALL /Seq:2 of 3 WARNING : Electronic Occument Supplied by (PI NSW for Your Internal Use Only PLAN FORM 6 (2013) WARNING: Creasing or folding will lead to rejection DEPOSITED PLAN ADMINISTRATION SHEET Sheet 1 of 2 sheet(s) Office Use Only Office Use Only Registered: (🖎 12.9.2014 DP1200210 TORRENS Title System: SUBDIVISION Purpose: PLAN OF ROAD WIDENING WITHIN LOT 4 LGA: WYONG D.P. 7738 Locality: WOONGARRAH Parish: MUNMORAH County, NORTHUMBERLAND Crown Lands NSW/Western Lands Office Approval Survey Certificate (Authorised Officer) in I, CHRISTOPHER EGGELING approving this plan certify that all necessary approvats in regard to the of BANNISTER & HUNTER PTY LTD, 75 MANN ST, GOSFORD allocation of the land shown herein have been given. a surveyor registered under the Surveying and Spatial Information A-2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate File Number: 22/07/2014 and the survey was completed on Office: *(b) The part of the land shown in the plan ("being/'excluding." was surveyed in accordance with the Surveying and Spatial Subdivision Certificate Information Regulation 2012, is assurate and the survey was ROSS PETERSON completed on,..... the part not surveyed was compiled in accordance with that Regulation. *Authorised Person/*General-Manager/*Ascredited-Certifier, certify that the provisions of s.109J of the Environmental Planning and *(c) The land shown in this plan was compiled in accordance with the Assessment Act 1979 have been satisfied in relation to the proposed Surveying and Spatial Information Regulation 2012. subdivision, new road or reserve set out herein. Signature: 6 Tageling ... Dated: 21-7-2014 Signature: Retexon Surveyor ID: 991. Accreditation-number: Datum Line: XY. Consent Authority WYONG SHIRE COUNCIL Type: "Urban/"Rural Date of endorsement: 19 - 8 - 2014-The terrain is "Level-Undulating / "Steep-Mountainous." Subdivision Certificate number 59-2914 'Strike through if inapplicable. *Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey. *Strike through if inapplicable. Plans used in the preparation of survey/compilation. Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land. D.P. 1197341 IT IS INTENDED TO DEDICATE THE LAND MARKED ROAD D.P. 7738 WIDENING TO THE PUBLIC AS PUBLIC ROAD D.P. 561032 D.P. 1198972 If space is insufficient continue on PLAN FORM 6A Signatures, Seals and Section 88B Statements should appear on Surveyor's Reference: 57072-17DP PLAN FORM 6A

Box:e-DeX /Doc:DP 0561032 P /Rev:29-Jul-2014 /Sts:OK.CK /Prt:30-Jul-2014 01:33 /Pgs:ALL /Seq:1 of 1 WARNING : Electronic Cocument Supplied by LPI NSW for Your Internal Use Only. PLAN OF D. P. 561032 E F SUBDIVISION OF LOT 5 OFFICE USE D.P. 7738. CA. Nº 2476 OF 31/1/1973 4 Man /Shire/City_ WYONG_ Title System: TORRENS A Town of Locality WARNERVALE Purposa: SUBDIVISION 002 Parish MUNMORAH Ref. Map: PARISH LENGTHS ARE IN METRES County MORTHLMBERLAND ANTI STEEL 1: 4000 Lest Plans D. P. 77738 GO AN 60.35 P. 561032 52.8 4 51 6 DIMENSIONS AND AREA OF LOTS 51 & 52 AMENDED VIDE 2014 638 (12) 11,07,2014 D. P 7738 danning. Flan Drawing only to uppear in this space. only to separar in this space ha. LARAH 120-115 WARMING, Plan Drawing by me & P.O. 7091 d 80 MINNESOTA VIRGINIA Mabel Hayden Signatures, Seals and Statements of Intention to dedicate public roads or public lan Gilbert EVERITT. of Pattesson & Everitt 1/2 Nyang.

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Rox:e-Day /Doc:DP 1200213 7 /Rev:12-Sep-2014 /Sts:SC.OK /Prt:13-Sep-2014 34:99 /Pgs:ALL /Seq:3 of 1 MARNING: Electronic Document Supplied by LPI NSW for Your Internal Use Only.

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s) Office Use Only Office Use Only 12.9.2014 Registered: DP1200210 PLAN OF ROAD WIDENING WITHIN LOT 4 D.P.7738 This sheet is for the provision of the following information as required: A schedule of lots and addresses - See 60(c) SSI Regulation 2012 Statements of intention to create and release affecting interests in accordance with section 888 Conveyancing Act 1919 Signatures and seals- see 195D Conveyancing Act 1919 Subdivision Certificate number: 50-2014 Any information which cannot fit in the appropriate panel of sheet Date of Endorsement: 19-8-2014 1 of the administration sheets.

LOT NO.	ADDRESS		
41	107 SPARKS ROAD WOONGARRAH 2259		

BEBLAIM

Deborah Mark

LKIN I WAWE

8 Birriga Rd Noraville

HOME ADDRESS

, Wettal

MICHAEL WHITTAKER

CENERAL MANAGER

WYONG SHIRE COUNCIL

PURSUANT TO DELEGITION

UNDER S.377 OF THE

LOCAL COVERNMENT ACT 1993 WHICH IS CURRENT AND VALID AS AT THE DATE OF EXECUTION

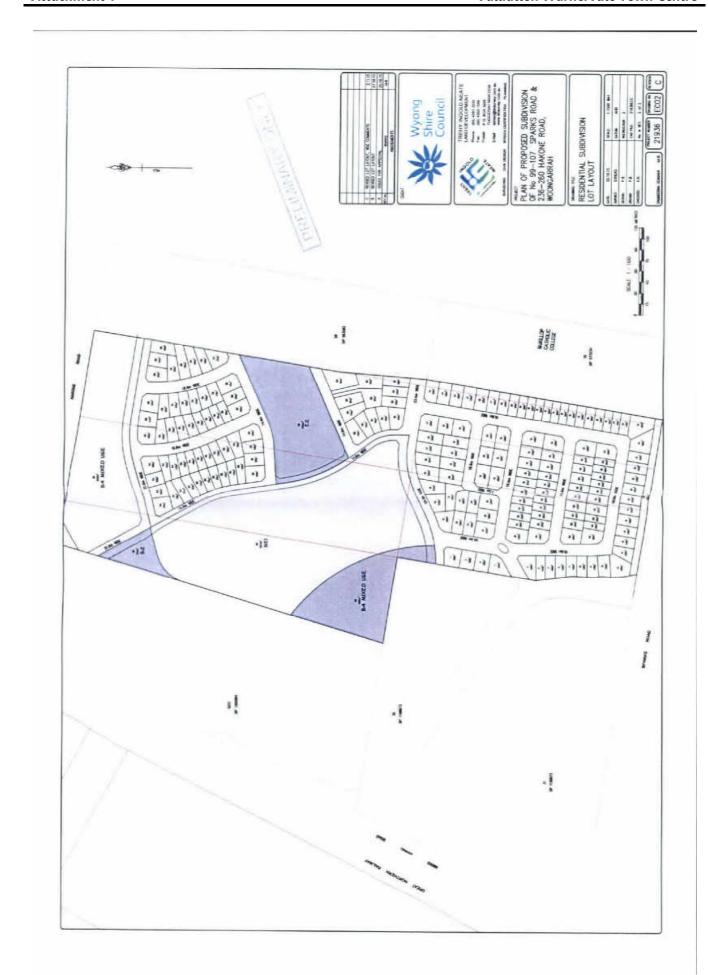
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Surveyor's Reference: 57072-17DP

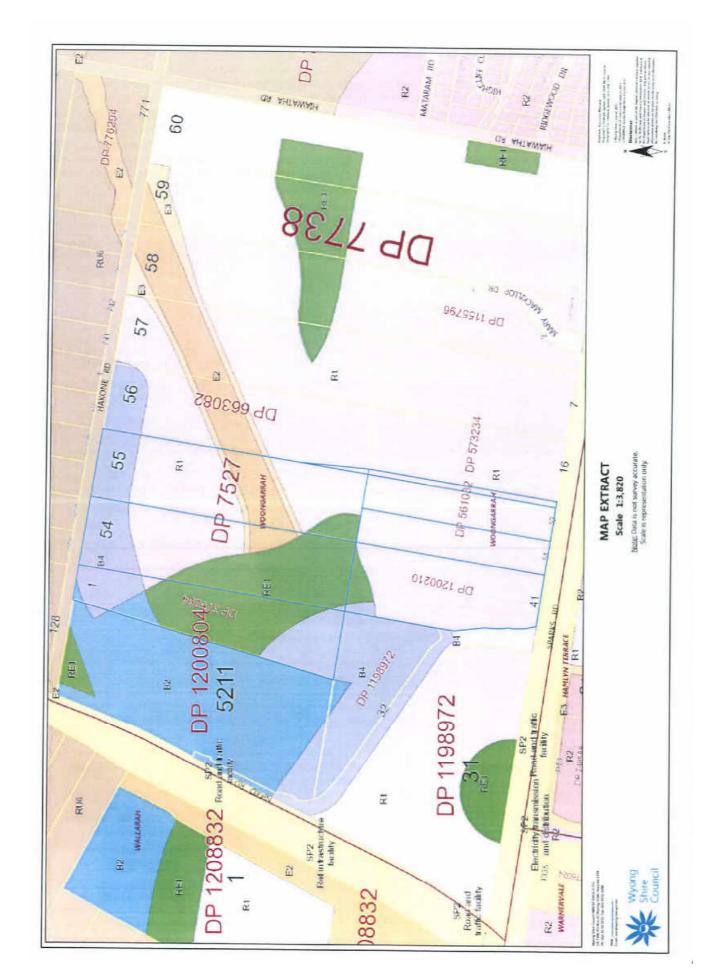


COPY OF CONCEPT SUBDIVISION PLAN





COPY OF ZONING PLAN





COPY OF LETTER OF INSTRUCTION

From: Willey, John [mailto:JLWilley@wyong.nsw.gov.au]

Sent: Monday, 7 March 2016 3:38 PM To: value@mjdvaluers.com.au

Subject: FW: Valuation Services Request - 99-107 Sparks Rd and 236-260 Hakone Road Woongarrah – Warnervale

Town Centre.-

Attn MJD Valuers, Gosford

Further to our discussions, Wyong Shire Council requires a quotation for a valuation on the above properties by

Wyong Shire Council has currently released an EOI campaign for the sale of this land and requires a valuation.

Basis of Valuation

- . The valuer is to prepare a valuation based on the sale of the land 'in one line'
- The valuer is to provide a breakdown of the value that solely excludes the RE1 land
- Separately the valuer is to determine the land value based on the exclusion of the RE1 , E2 and E3 land
- Provide a value for the RE1, E2 and E3 parcels of land

Documentation Provided

Warnervale Town Centre Land for Sale EOI and attachments

Please advise

- Your quotation (fee and gst amount)
- Timing for an initial draft
- Your earliest possible time for completion of the valuation.

This valuation and all briefing material and all related information is to remain strictly confidential.

Should you require any additional Information or clarification please do not hesitate to contact me.

Regards.

John Willey
Manager Business Development
Property and Economic Development **Wyong Shire Council** P.O. Box 20 . WYONG NSW 2259 Tel: 02 4350 5541 Fax: 02 4351 2098 E-mail: John Willey@wyong naw gov au

WWW. http://www.wyong.nsw.gov.au/



VALUATION REPORT

15 – 23 Hely Street, Wyong NSW 2259







Prepared for Central Coast Council

March 2021



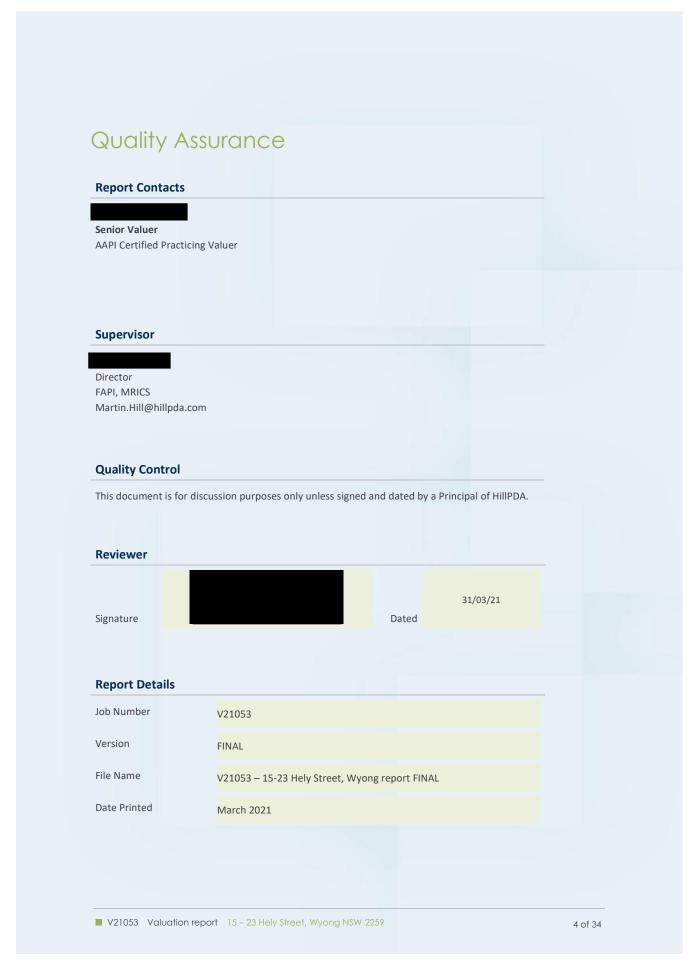
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EXECUTIVE SUMMARY

Item	Particulars	
Address	15 – 23 Hely Street, Wyong NSW 2259 ('subject property')	
Instructing Party and prepared for	Central Coast Council ('Council')	
Basis of Valuation	Market valuation 'as is', exclusive of GST for market advice purposes	
Interest being valued	Freehold interest	
Valuation approach	Direct Comparison approach	
Specific instructions	Nil	
Title details	Lots 1 to 5 in Section 1 in Deposited Plan 3136	
Registered proprietor	Wyong Shire Council	
Land area	5,060sqm (as per the Deposited Plan)	
Town planning	'B3 Commercial Core'	
	The subject property is near regular in shape with a gradual downward slope in the general northerly and westerly direction.	
Land description and existing improvements	The subject property is currently improved with a circa 2010 purpose-built youth centre comprising part warehouse (dual level), part administration office and part auditorium. Part of the property is currently utilised as a public car park with hardstand bitumen, boundary fencing and a boom gate.	
Background	The subject property is currently occupied by the Salvation Army on a nominal rent on a month to month basis. Therefore, vacant possession would be available.	
Sale History	RPData revealed it was last transferred in September 1997 for \$450,000, exclusive of GST	
DA status	The subject property was subject to Section 83B Staged development application for a concept proposal (retail/commercial/residential development) and stage 1 - 6 storey commercial/retail development and demolition of the existing buildings. This approval has since lapsed on 27 August 2020. Our observation of the building plans shows that the development scheme comprises of a non-residential building (retail and commercial) and a mixed-use building (retail and residential). This proposed development had a total FSR of 2.97:1, although the FSR Bonus Scheme outlined in Clause 4.4 Area 1 FSR Map would allow for a 20% bonus given that the site is over 4,000sqm. The amount of non-residential GFA proposed is significant and is considered to be in excess of market demand unless a major corporation or government tenancy is secured.	



 Item	Particulars
	Unregistered easements
	We have been advised that there are two proposed easements to facilitate water drainage and place restrictions on the use of the land (no buildings or overhanging structures are permitted over drainage easements) to allow for the overland flow. These easements cover almost the entirety of Lot 5. Therefore Lot 5 is considered to be undevelopable. The transfer in FSR to the balance of the lots is limited under the current and proposed building height limits.
	Current global issues
	This valuation was prepared during the COVID-19 pandemic period. We have observed global and local financial market disruptions.
	The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation, we consider that there is significant market uncertainty.
Issues	This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.
	Limitations
	We are not an architect or town planner and the adopted yield is indicative only for the purpose of assessing the subject property. This report is conditional that the potential yield is confirmed by an appropriately qualified architect or town planner and site constraints have been appropriately considered. On receipt of professional advice should there be any deviation in the yield which may adversely affect the assessment and this report should be returned back to HillPDA for further comment.
	It should be noted that in the case of advice provided in this report, which is of a projected nature, we must emphasise those specific assumptions have been made which appear reasonable based on current market sentiment and forecasts. It follows that any one of the associated assumptions may change over time and no responsibility can be accepted in this event. The value performance indicated above is an assessment of the potential value trend and the indicated figures should not be reviewed as absolute certainty.
Valuation Date	26 March 2021
Inspection Date	6 January 2021 & 26 March 2021
Market Value	\$4,000,000, exclusive of GST
	Catherine Huynh AAPI
Valuer	Senior Valuer
	Certified Practising Valuer

This executive summary is a synopsis of the valuation report which is contingent upon a number of conditions, qualifications and critical assumptions which are stated in the body of the report. It is essential that before the client relies on this valuation, they read the report in its entirety, including any Annexures.



If the client is or come to be aware of any issue or conflicts with the conditions, qualifications or assumptions contained within this report, they must notify HillPDA so that any conflicts may be considered and the report may be amended.



1.0 INTRODUCTION

Address	15 – 23 Hely Street, Wyong NSW 2259 ('subject property')
Basis and purpose of valuation	Market valuation 'as is', exclusive of GST for market advice purposes
Instructing party details	Central Coast Council ('Council')
Interest being valued	Freehold interest
Specific instructions	Nil.
Date of valuation	26 March 2021
Date of inspection	6 January 2021 & 26 March 2021
Compliance	Australian Property Institute

1.1 Critical assumptions, conditions and limitations

The conditions, qualifications, and recommendations contained within this report should be noted and acted upon where appropriate. We recommend that the reliant party use reasonable due diligence before relying on this report. This assessment has been prepared based on the following assumption, conditions and limitations:

- The property was internally and externally inspected on the 6 January 2021 and a restricted inspection of
 only the boundary was undertaken on the 26 March 2021. This assessment is on the assumption that there
 has been no changes to the improvements since the date of the original inspection that would adversely
 affect our valuation. If this is proven to be incorrect, we reserve the right to have this report returned for
 further comment and/or review
- This valuation was prepared during the COVID-19 pandemic period. We have observed global and local financial market disruptions.
 - The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation, we consider that there is significant market uncertainty. Consequently, less certainty and a higher degree of caution should be attached to our valuation than would normally be the case. Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review
- 3. In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The values assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically
 - Without limiting the generality of the above, we do not assume any responsibility or accept any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on valuation.
 - However, in the context of the above the APIV reiterates that it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.



- 4. The valuation takes into consideration all registered Easements and Restrictive Covenants. This also includes the unregistered easements to facilitate water drainage and restrictions on the use of the land to allow for the overland flow that affects Lot 5
- 5. No soil analysis, geological studies or contamination report were provided in conjunction with this report and, as such, it is assumed that there are no environmentally hazardous materials on, in, or near the property that would cause a loss in value. Should an environmental audit report prove otherwise, then the valuation should be returned to the Valuer for re-appraisal.
- 6. We are not an architect or town planner and the adopted dwelling yield is indicative only for the purpose of assessing the site value. This report is conditional that the potential dwelling yield is confirmed by an appropriately qualified architect or town planner and site constraints have been appropriately considered. On receipt of professional advice should there be any deviation in the yield which may adversely affect the assessment and this report should be returned back to HillPDA for further comment.
- 7. It should be noted that in the case of advice provided in this report, which is of a projected nature, we must emphasise those specific assumptions have been made which appear reasonable based on current market sentiment and forecasts. It follows that any one of the associated assumptions may change over time and no responsibility can be accepted in this event. The value performance indicated above is an assessment of the potential value trend and the indicated figures should not be reviewed as absolute certainty.
- 8. This valuation has been prepared on specific instructions from the instructing party detailed within this report for the specific purpose detailed within this report. The report is not to be relied upon by any other party or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. Neither the whole of the report or any part of reference thereto, may be published in any document, statement or circular nor in any communication with third parties without prior written approval of the form and context in which it will appear. We reserve the right to withhold consent or to review the contents of this report in the event that our consent is sought. HillPDA and the individual valuers involved in the preparation of this valuation do not have pecuniary interests in the subject property that would conflict with the valuation of the property.
- 9. While all reasonable endeavours have been made to clarify the accuracy of the information provided, it is assumed that the information provided consists of a full and frank disclosure of all information that is relevant
- 10. No soil analysis, geological studies or contamination report were provided in conjunction with this report and, as such, it is assumed that there are no environmentally hazardous materials on, in, or near the property that would cause a loss in value. Should an environmental audit report prove otherwise, then the valuation should be returned to the Valuer for re-appraisal.

1.2 Definitions

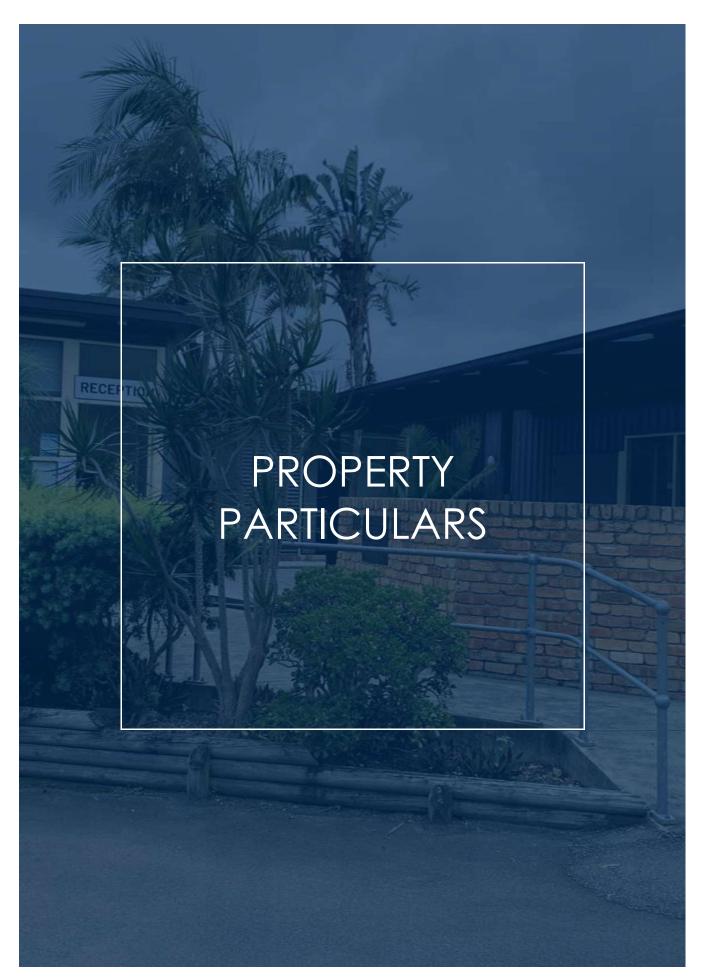
1.2.1 Definition of 'market value'

"Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

1.2.2 Definition of 'highest and best use'

The principle of "Highest and Best Use" as defined by the International Valuations Standards Committee (IVSC) and endorsed by the Australian Property Institute (API) is:

"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."





2.0 PROPERTY PARTICULARS

2.1 Title Details

Title Details Lots 1 to 5 in Section 1 in Deposited Plan 3136

Registered Proprietor Wyong Shire Council

Encumbrances and interests:

Lots 1 to 5 in Section 1 in Deposited Plan 3136

- Reservations and conditions in the Crown Grant(s)
- Land excludes the road(s) shown in DP560153
- 5306680 Lease to the Salvation Army (New South Wales) Property Trust Expires: 30/4/2008. Option of renewal: ten years.

Unregistered dealings: PV AQ673641.

Lot 5

- F891859 Easement affecting the land above described shown so burdened in vol 7324 fol 35

A Current Title search dated 16 December 2020 is annexed.

We have been unable to identify the land noted to be excluded by the road(s) shown in DP560153 and the unregistered dealing (AQ673641). We would recommend that legal advice is sought for clarification, if it comes to light that this would have an adverse affect on the redevelopment potential or continued use we reserve the right to have this report returned for HillPDA's further review.

The easement notation on Lot 5 refers to a 12 feet easement for closed and sealed pipes beneath to permit water flow. It has not identified in the Deposited Plan but we have relied upon the concept plans of the expired DA which shows the subject property is affected on the north-western corner. We have assumed that this easement would be considered during the design phase for any future redevelopment and is not considered to have an adverse effect.

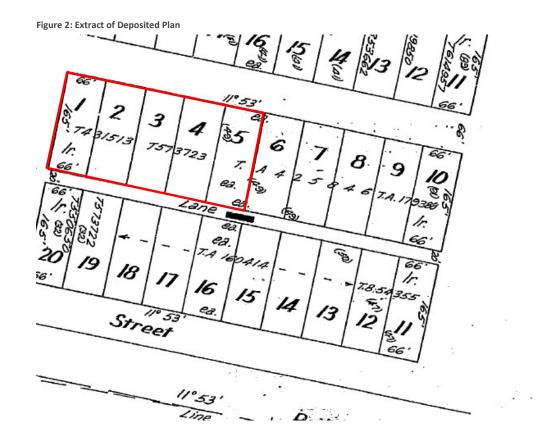
We have been advised that there are two unregistered easements to facilitate water drainage and restrictions on the use of the land to allow for the overland flow. These easements cover almost the entirety of Lot 5. Therefore Lot 5 is considered to be undevelopable and this is considered to have an adverse effect on the future redevelopment of the subject property.

Figure 1: Unregistered easements



This valuation assumes that the site is not affected by any additional easements, encumbrances or covenants on Title that may otherwise detrimentally affect the redevelopment potential of the subject property.







2.2 Property details

The specific details of the property are:

Land area
Identification

5,060sqm (as per the Deposited Plan)

The proposed subject site has been identified with reference to the street number, deposited plan and my physical inspection. More particularly, the subject property is located on the north-eastern corner of the intersection of Hely Street and Anzac Avenue.

Land description

The subject property is near regular in shape with a gradual downward slope in the general northerly and westerly direction.

Environmental issues Floodin

The property is not situated within a flood planning area as per Wyong Local

Environmental Plan 2013

Contamination

A search of the contaminated land database at http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx revealed no listing for the subject property. This search is of a database maintained by the Environmental Protection Agency under Part 5 of the Contaminated Land Management Act, 1997. The database is not a record of all contaminated land in NSW, but rather of all written notices issued by the EPA under the Act relating to the investigation or remediation of site contamination that presents a significant risk of harm. 'Significant risk of harm' refers to the status of a site where the contamination is considered to be serious and requires EPA regulatory intervention.

2.3 Planning details

Local authority Planning scheme Zoning Objectives

Central Coast Council

Wyong Local Environmental Plan 2013

'B3 Commercial Core'

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- o To encourage appropriate employment opportunities in accessible locations.
- $\circ\ \ \,$ To maximise public transport patronage and encourage walking and cycling.
- To provide for residential uses, but only as part of a mixed use development.
- To encourage development and investment in the Tuggerah-Wyong central business district.
- To reinforce the role of the Tuggerah-Wyong central business district as the major regional centre in Wyong.

FSR

The subject site is located within Area 1 and under Clause 4.4 in the Wyong Local Environmental Plan 2013 indicates that a 20% bonus FSR given that the subject site is greater than 4,000sqm.

Height of building Minimum lot size Draft Central Coast 25metres (translates to approximately 8 storeys)

Not specified

3:1

Draft Central Coast Local Environmental Plan Our review of the draft Central Coast Local Environmental Plan maps revealed that

there is no change to the zoning and building height limits.



2.4 Lease details

We have sighted a copy of the expired Lease and have been provided additional information regarding the new rent, the salient points of which are summarised as follows:

Lease particulars	
Property leased	Folio identifiers $1/1/3136$, $2/1/3136$ and $3/1/3136$ (this excludes the auditorium)
Lessor	Wyong Shire Council
Lessee	The Salvation Army (New South Wales) Property Trust
Status	Expired
Commencement date	1 November 2015
Termination date (Initial term)	30 April 2017
Lease term	1 year 6 months
Rent review	Not applicable
Commencement rent p.a.	\$1 p.a. net
Current rental p.a.	\$13,000 p.a. gross (on a month to month basis)
Outgoings	Lessee is responsible for waste management and water usage

2.5 Location and surrounding

Wyong is a town located approximately 89 km north of the Sydney CBD and 63 km south of the Newcastle CBD, situated west of the Tuggerah Lake and approximately 5 kilometres from the Tuggerah Town Centre. The subject property is located within the Central Coast Council Local Government Area.

The subject property is located in a public administration precinct where the immediate surrounding buildings comprises Centrelink, Wyong Police Station, Wyong Court House, Wyong Community Services Centre, Central Coast Council, Fire and Rescue NSW Wyong Fire Station and Wyong Ambulance Station. Ancillary personal services such as medical centres are also provided and further to the north and west are residential dwellings.

More specifically, the subject site is located on the north-eastern corner of the intersection of Hely Street and Anzac Avenue.





Figure 3: Location map with the subject property indicated



Source: Mecone Mosaic 2020

2.6 Road access

The subject property has the benefit of three street frontages to Hely Street, Anzac Avenue and Hardware Lane. Anzac Avenue intersects with Pacific Highway that carries a medium to high level of vehicular traffic and is bitumen sealed. Princes Highway which is a major arterial road which links Sydney to Adelaide through the states of New South Wales, Victoria and South Australia.

Hely Street is a two directional road which carries a low level of vehicular traffic.

2.7 Services

Electricity, sewerage, water and telephone may be available to the boundary of the subject property.



3.0 IMPROVEMENTS

3.1 Building construction details

The property was internally and externally inspected on the 6 January 2021 and a restricted inspection of only the boundary was undertaken on the 26 March 2021. This assessment is on the assumption that there has been no changes to the improvements since the date of the original inspection that would adversely affect our valuation. If this is proven to be incorrect, we reserve the right to have this report returned for further comment and/or review.

The subject property is currently improved with a circa 2010 purpose built youth centre comprising part warehouse (dual level), part demountable administration office and part auditorium. Construction of metal walls and metal roofing with insulation lining and underlying timber floors.

The office accommodation provides reception, individual partitioned offices, meeting room, storage, computer room, lunchroom with full kitchen and male and female toilet amenities.

The warehouse area is dual level and is utilised as a workshop. Construction of concrete floors and a ceiling clearance of 4.9 to 6.9metres. The warehouse area is accessible via 2 roller shutter doors from the internal driveway and Anzac Avenue.

Auditorium includes a stage, sound-proof recording studio, storage areas and a clearance of 4.7metres.

Fitting and finishes include commercial vinyl, timber and carpeted floor coverings, individual reverse cycle air-conditioning units and plasterboard walls and ceilings.

Part of the property is currently utilised as a public car park with hardstand bitumen, boundary fencing and a boom gate.

On our inspection we noted the converted shipping container currently utilised as a café and this has not been considered in our assessment as it is not considered to be a fixture on the land.

3.2 Building Areas

Based on our physical measurements taken, the improvements have an approximate gross lettable area of some 1,605sqm, detailed as follows:

Building area	Sqm
Office/café accommodation	545
Warehousing	460
Auditorium	600
Total	1,605

It must however be noted that a detailed survey of areas has not been commissioned in this regard. Accordingly, we recommend that you obtain a Building Survey from a qualified surveyor. If such further investigations reveal any inaccuracies in the above area calculations, this valuation will require revision. In such event we invite you to resubmit the valuation to us together with a Building Survey for this purpose.



3.3 Photographs

The photographs of the subject property are illustrated as follows:





Auditorium – External

Reception and administration office - External





Workshop – External

Workshop – Internal





Reception

Lunchroom







Commercial kitchen

Computer room





Auditorium -Internal

Studio



4.0 MARKET RESEARCH

As detailed further in our valuation approach, the potential future use of the property is wide ranging from its continued use, adaptive reuse or as a potential development site. For this reason we have undertaken market research of development sites and improved commercial properties.

However, our research revealed extremely limited sales in the suburb of Wyong and the surrounding suburbs. We have therefore collated R1, R4, B3 and B4 zoned sales from the broader area throughout Central Coast Local Government Areas. In this regard, we believe that this evidence provides the most indicative and accurate assessment of the market value as a development site based on the underlying planning controls, as at the date of valuation.

Wyong market commentary

Wyong is an established mixed use suburb and is one of the main administrative centres within the Central Coast LGA. Easily accessible by the Pacific Highway that dissects the suburb and Pacific Motorway which runs along the western boundary.

According to CoreLogic, the dwelling structure within the suburb of Wyong comprises 61% houses, 13% semi-detached, 13% units and 13% other. A total of 40% of residents rent their properties, 34% own their homes outright, and 20% own their house with a mortgage while the remaining 6% is made up of other tenures.

The residential property market in Wyong had performed well in recent years, recording significant growth in median values and between 2014 and 2017 house prices increased by 56% while units increased by 25% during this period.

As of December 2020, CoreLogic data revealed the median price for a house in Wyong has strengthened over the last 12 months by a 21% increase to \$660,000. Strata titled properties in Wyong also increased by 10.8% with a recoded median price of \$360,000.

However, the spread of COVID-19 across the world has halted the positive context. The long term ramifications of the COVID-19 pandemic are too early to predict, the magnitude of its impact on the property market was realised from March to October 2020. Data released by CoreLogic show sharp falls in auctions clearance rates, median sale prices and purchaser sentiment.

Following five months of consistent declines in residential property values, CoreLogic's national home value index moved back into positive month-on-month growth through October 2020, posting a 0.4% rise. The lift in home values was broad based, with every capital city apart from Melbourne (decreased by 0.2%) posting a rise in values over the month.

Tabulated below is the most relevant sale evidence which we consider set the market parameters by which the land value of the subject property may be determined.



4.1 Sales evidence – Development sites in surrounding locality

Market research was undertaken to investigate development sites sales in Wyong, Warnervale, Long Jetty and The Entrance. The analysed sales rate ranges from \$545 to \$970/sqm of GFA or \$63,250 to \$107,895/unit.

Address	Sale price Date	Land size Planning controls	Analysis
17-19 Warner Avenue & 30 Leppington Street, Wyong	\$1,775,000 January 2018	2,593sqm R3 Medium Density Residential FSR 1:1 (Area 1)	\$685/sqm of land \$685/sqm of GFA \$63,393/unit
	Regular shaped consolidated parcel of land located on the south-western corner of the intersection of Leppington Street and Warner Avenue. The land is zoned 'R3 Medium Density Residential' with a permissible FSR of 1:1. The purchaser subsequently gained approval for the construction, but deferred of 2 x 4 storey residential buildings containing 28 units to comprise 24 x 2 bedroom & 4 x 3 bedrooms. Built over two levels of basement car parking for 42 vehicles. Sold improved with three dwellings and the land is situated above ground level along Warner Avenue.		
27-31 Wyreema Road, Warnervale	\$1,200,000 November 2017	3,930sqm R1 General Residential FSR Not specified	\$305/sqm of land \$545/sqm of GFA \$66,667/unit
	Regular shaped parcel of land located on the southern elevation of Wyreema Road. The land is zoned 'R1 General Residential' with a non-specified FSR. Sold improved with a single residence. The owner subsequently but refused by the Council for the construction of multi-dwellings comprising 8 x 3 bedroom & 5 x 4 bedroom x 2 storey units & 5 x 4 bedroom x 3 storey units. DA seeking 2,201sqm of GFA or a FSR of 0.56:1.		
47 Anzac Road, Long Jetty	\$1,265,000 March 2019	1,220sqm R3 Medium Density Residential FSR 0.9:1	\$1,037/sqm of land \$970/sqm of GFA \$63,250/unit
	Regular shaped narrow parcel of land located on the southern elevation of Anzac Road. The land is zoned 'R3 Medium Density Residential' with a permissible FSR of 0.9:1. The purchaser subsequently gained approval for the construction of 2 x 2 & 3 storey residential buildings under SEPP (Affordable Housing Units) with 20 units to comprise 13 x 2 bedroom & 7 x 1 bedrooms. Approved for 1,304sqm of GFA.		
28-30 Dening Street, The Entrance	\$2,050,000 May 2017	1,416sqm R3 Medium Density Residential FSR 1.5:1	\$1,448/sqm of land \$965/sqm of GFA \$107,895/unit
	land is zoned 'R3 Medium De of 12 metres. The purchaser s	ubsequently gained approval fo se 1 x 3 bedroom, 14 x 2 bedroor	1.5:1 and building height limit or the construction of a 4 storey



4.2 Sales evidence - Higher density development sites

The sales evidence tabulated comprises low scale development sites, therefore for context we have also analysed recent sales evidence of higher density development sites in Gosford which shows a sale value range of \$276 to \$570/sqm of GFA or \$27,778 to \$48,000/unit.

570/sqm of GFA or \$27,778 to \$48,000/unit.			
Address	Sale price Date	Land size Planning controls	Analysis
65 Donnison Street West & 5 Cape Street South, Gosford	\$2,400,000 July 2018	1,618sqm R1 General Residential FSR 2:1	\$1,483/sqm of land \$570/sqm of GFA \$48,000/unit
	Regular shaped parcel of land located approximately 500metres from the waterfront. The land is zoned 'R1 General Residential' with a permissible FSR of 2:1. The purchaser subsequently gained approval for the construction of an 8 storey residential building with 50 apartments to comprise 17 x 1 bedroom, 29 x 2 bedroom & 4 x 3 bedrooms. Built over 2 levels of basement car parking for 52 vehicles. Approval for 4,210 sqm of GFA, this equates to a FSR of 2.6:1. The project has since been abandoned.		
122-124 Erina Street East & 142 Henry Parry Drive, Gosford	\$5,000,000 August 2020	3,813sqm B4 Mixed Use FSR 4.75:1	\$1,311/sqm of land \$276/sqm of GFA \$27,778/unit
	Irregular shaped parcel of land located within the Gosford CBD. The land is zoned 'B4 Mixed Use' with a permissible FSR of 4.75:1 (plus incentive bonus of 30% up to 6.175:1). The property was sold with JRPP approval for a two tower mixed use development of 12 & 15 storeys comprising 180 units plus a retail shop of 152sqm. Built over three levels of basement car parking for 184 vehicles. Approval for 18,112 sqm of GFA, this equates to a FSR of 4.75:1.		
108-120A Mann Street, Gosford	\$15,000,000 August 2020	5,462sqm B3 Commercial Core FSR 4:1	\$2,746/sqm of land \$278/sqm of GFA
	Slightly irregular shaped parcel of land located within the Gosford CBD and located within 400 metres of the railway station. The land is zoned 'B3 Commercial Core' with a permissible FSR of 4:1. The property was sold with JRPP approval for the construction of a mixed use development comprising 276 residential apartment, 68 x 1, 170 x 2 & 38 x 3 bedroom, in 2		

towers of 26 & 28 storeys above a 4 storey commercial podium; & a hotel complex with 134 rooms, amenities & meeting facilities. Built over parking over 1 basement level & 3 above ground levels for 476 vehicles. Approval for 53,925sqm of GFA, this equates to a FSR of



4.3 Sales evidence – Commercial properties

The table below shows commercial sale transactions which indicate an improved sale range of 946/sqm (minimally improved property) to 3319/sqm (smaller commercial property) of building area or 446 to 2632/sqm of improved land.

Address	Sale price Date	Land size Building size (NLA) Planning controls	Analysis
24-26 Hely Street, Wyong	\$1,150,000 March 2018	1,347sqm 455sqm B4 Mixed Use FSR 2:1	\$854/sqm improved land \$2,527/sqm of NLA 7% yield
	Heritage-listed two storey commercial building sold with long term medical tenant. Benefit of 15 on-site car parking. Sold at a reported 7% yield. Located on the western elevation of Hely Street, adjoining the Police station and surrounded by government agencies. For the purpose of analysis, the sale shows an underlying land value of \$450,000 which reflects a rate of \$334/sqm of land.		
31 Hely Street, Wyong	\$350,000 December 2019	1,012sqm 370sqm B3 Commercial Core FSR 3:1	\$346/sqm improved land \$946/sqm of NLA
	Commercial cottage occupied by a non-profit organisation. Located on the eastern elevation of Hely Street, opposite the Police station surrounded by government agencies and adjacent to an Aldi supermarket. For the purpose of analysis, the sale shows an underlying land value of \$200,000 which reflects a rate of \$198/sqm of land.		
142 Pacific Highway, Wyong	\$2,400,000 November 2018	1,619sqm 1,260sqm B3 Commercial Core FSR 2:1	\$1,482/sqm improved land \$1,905/sqm of NLA
	Multi-tenanted property built circa 1990s comprising 5 commercial premises and 4 x 2 bedroom residential units, all currently fully occupied to long term tenants. Wide street frontage to Pacific Highway. For the purpose of analysis, the sale shows an underlying land value of $$540,000$$ which reflects a rate of $$333/\text{sqm}$$ of land.		
112-116 Pacific Highway, Wyong	\$750,000 March 2019	285sqm 226sqm B3 Commercial Core FSR 2:1	\$2,632/sqm improved land \$3,319/sqm of NLA
0 T1102			otential net income of \$63,000 4%. Street frontage to Pacific

Highway.



4.4 Summary of market research:

Our research revealed limited directly comparable sales evidence of similar sized 'B3 Commercial Core' zoned land within Wyong. Therefore, we have broadened our search to include development sites and improved properties in the surrounding locality.

Our market research revealed the following sale values ranges:

- Local development sites of a smaller scale than the subject and a lower permissible density ranging from 0.56 to 1.5:1 showed a sale value range on a per sqm of GFA basis of \$545 to \$970/sqm or per unit basis of \$63,250 to \$107,895/unit. For context we have also researched higher density development sites in Gosford, considered to be a superior location with an established apartment market to set the upper limit. Development sites in Gosford showed a sale value range of \$276 to \$570/sqm of GFA or \$27,778 to \$48,000/unit. Based on the results of our market research we would consider the subject site to have lower rates than local development sites and rates on the lower end of relevant development sites in Gosford.
- Improved commercial property sales showed an improved sale range of \$946/sqm (minimally improved property) to \$3,319/sqm (smaller commercial property) of building area or \$346 to \$2,632/sqm of improved land.



5.0 VALUATION APPROACH

The subject property is uniquely improved as a youth centre that comprises a dual level warehouse/workshop, office accommodation, cafe and auditorium. The property is surrounded by a wide varying mix of commercial buildings that include car yards, public administration buildings (i.e. Centrelink, police station and courthouse) and medical centres. The property is also under-developed and is partly used as a public car park, about two thirds of the site. The property also benefits from a high density of up to 3.6:1 (with FSR bonus).

Based on our above comments, if the property were offered to the market, interest in the property could range between its continued use or as a development site.

There have been no recent transactions of similar properties in Wyong or the surrounding locality. For this reason, in assessing the market value of the subject property, we consider the most appropriate method of assessment to be the Direct Comparison approach.

The Direct Comparison method where the subject property is compared directly with sales of other properties in similar locations and adjustments are made for points of difference.

In arriving at our opinion of the value we have considered relevant general and economic factors and in particular, have investigated recent sale transactions of comparable properties that have occurred in Wyong the surrounding locality.

5.1 Valuers General assessment

The Valuer General valued the unimproved value at \$1,730,000 on 1 July 2019. The land value is the freehold value of the land excluding any structural improvements.

5.2 Sales history

RPData revealed it was last transferred in September 1997 for \$450,000, exclusive of GST

5.3 Highest and best use

We consider the highest and best use to be as a mixed use development site.

5.4 Rationale in our approach

In assessing a current market value for the subject property, we have had regard to the sales in Section 4.0 as well as the merits of the property which includes (but not limited to):

- The subject property is a purpose-built youth centre suitable for the current needs of the Salvation Army. The current improvements is not typical for the area and would require refurbishment and adaptive reuse for a new or different use. Future use of the existing improvements could include commercial or depot (e.g. Police, ambulance) uses
- The current passing rent is nominal due to the non-profit organisation possession and is currently on a month-to-month basis therefore vacant possession is available
- The subject property comprises of a large parcel of land and is zoned 'B3 Commercial Core' land with a FSR of up to 3.6:1 (inclusive of FSR bonus). The property is also under developed, therefore the site may be developed partially or as a whole
- We have been advised that there are two unregistered easements which cover almost the entirety of Lot 5. Therefore Lot 5 is considered to be undevelopable



- If the property were offered to the market, interest in the subject property would be most likely as its adaptive reuse of the current improvements or as potential development site (full or partial). However, its substantial size would likely deter local developers and Wyong is currently in its infancy for higher density living. For this reason, we have erred on the conservative and have adopted a FSR of 3:1 as there are additional costs and risks associated with larger scale developments
- The analysed commercial sales indicate that the value of the improved land value on a dollar rate per square metre generally lies on the lower end of the range of \$349/sqm to \$2,632/sqm of land area due to the large land area. In the case of the subject, we have taken into account the location, size of the site, easement constraints and physical attributes of the property compared with available sales evidence and suggest the subject lies within the aforementioned range.

5.5 'As is' value

This assessment is based on its continued use 'as is' and the car park as surplus land and a potential development site.

5.5.1 Direct comparison method

This approach identifies comparable commercial sales on a capital rate basis (i.e. \$ improved rate per sqm of land) and compares the rates to the subject after adjustment for differences to derive an indicative rate that establishes the property's market value. This approach is subjective given those specific items of income and expenditure that cannot be directly reflected when adopting an improved rate per sqm of land area.

Rationale:

The following sales are considered more noteworthy from our market investigations:

- 24-26 Hely Street, Wyong sold in March 2018 for \$1,150,000, exclusive of GST. This sale showed an improved sale rate of \$854/sqm of land. Smaller sized property located in close proximity. Comparable location, although heritage listed considered to be superior improvements and sold with the benefit of a tenant. Overall, we would consider a lower improved land value rate per sqm of land
- 31 Hely Street, Wyong sold in December 2019 for \$350,000, exclusive of GST. This sale showed an improved sale rate of \$346/sqm of land. Smaller sized property located in close proximity, improved with a converted commercial building. Comparable location with an inferior level of improvements. Overall, we would consider a higher improved land value rate per sqm of land
- Based on the two leading sales detailed above we consider an improved sale vale rate of \$500 to \$750 per sqm of land area.
- The land is currently under-developed with a low site coverage and we consider the car park as surplus land that may be utilised as a potential development site. However, there are a number of development limitations which includes Lot 5 which is severely encumbered by two unregistered easements and small portion of Lot 4 is encroached by the auditorium building.
- A higher land value rate taking into consideration the FSR of 3:1 (base FSR) may be applied to the excess or surplus land. We consider a land vale rate of \$900 to \$1,000 per sqm of land area or \$300 to \$333 per sqm of GFA to apply to Lot 4 only. Due to the building height limits a transfer of FSR to Lot 4 would not be feasible.



Table 1: Direct Comparison calculation on sqm of improved land

	Low \$		High \$
Site area (sqm)	•	5,060	
Building area NLA (sqm)		1,605	
Improved land (sqm)		3,455	
Improved rate range (\$/sqm of land)	\$500		\$750
Value range (rounded)	\$1,730,000		\$2,590,000
Lot 4 - Surplus land (sqm)		1,012	
Rate range (\$/sqm)	\$900		\$1,000
Value range (rounded)	\$910,000		\$1,010,000
Summation of lands	\$2,640,000		\$3,600,000
Adopted value		\$3,100,000	

5.6 Residual land value analysis

This assessment is based on the current underlying planning controls and its development potential.

5.6.1 Direct comparison method

This approach identifies comparable development sales on a dollar sqm of GFA or per unit rate basis and compares the rates to the subject after adjustment for differences to derive an indicative rate that establishes the property's development value or residual land value.

Rationale:

The following sales are considered more noteworthy from our market investigations:

- Local development sites of a smaller scale than the subject and a lower permissible density ranging from 0.56 to 1.5:1 showed a sale value range on a per sqm of GFA basis of \$545 to \$970/sqm or per unit basis of \$63,250 to \$107,895/unit. For context we have also researched higher density development sites in Gosford, considered to be a superior location with an established apartment market to set the upper limit. Development sites in Gosford showed a sale value range of \$276 to \$570/sqm of GFA or \$27,778 to \$48,000/unit. Based on the results of our market research we would consider the subject site to have lower rates than local development sites due to the size of the land area and rates on the lower end of relevant development sites in Gosford
- The subject property is substantial in size and this would likely deter local developers and Wyong is currently in its infancy for higher density living. For this reason, we have erred on the conservative side and have adopted a FSR of 3:1 and have adopted lower rates
- As detailed prior Lot 5 is encumbered by easements for the entirely of the lot, the FSR associated with Lot 5 may be transferred to the balance of the site however is restricted by the building height limit of 25metres. Our high level assessment and based on our review of the lapsed approval, we are of the opinion that the maximum FSR achievable within the building height limit and in accordance with apartment design guidelines is a FSR of 3:1. For this reason, we have excluded Lot 5 from our assessment and the highest and best use for Lot 5 is to provide on-grade car parking associated with the development



Having regard to the existing planning controls afforded to the site and the assumption of an 85% efficiency and an average unit size of 80sqm equates to a potential unit yield of 129 units. Please note that we are not an Architect or Town Planner and the above unit yield is indicative only for the purpose of assessing the value of the subject property. On receipt of professional advice should there be any variation in the yield, this may adversely affect the value and this report should be referred back to HillPDA for comment.

As per the above analysis, we consider a rate per square metre of permissible GFA based on the sales evidence ranges between \$300/sqm and \$350/sqm, exclusive of GST, as follows:

Table 2: Direct Comparison calculation on sqm of GFA

	Low\$		High \$
Site area (sqm)		4,048	
FSR		3	
GFA (sqm)		12,144	
Rate range (\$/sqm GFA)	\$300		\$350
Value range (rounded)	\$3,645,000		\$4,250,000
Adopted value		\$4,000,000	

In addition to the above analysis, we have also analysed these values against a potential unit yield and calculated the following based on an estimated value range of between \$30,000/unit and \$35,000/unit, exclusive of GST. The calculations are tabulated as follows:

Table 3: Direct Comparison calculation on per unit basis

	Low \$		High \$
Site area (sqm)		4,048	
FSR		3	
GFA (sqm)		12,144	
Unit yield (potential)		129	
Rate range (\$ per unit)	\$30,000		\$35,000
Value range (rounded)	\$3,870,000		\$4,515,000
Adonted value		\$4 250 000	

Accordingly, we assess the value range of the subject site based on its development value or residual land value to lie between \$4,000,000 and \$4,250,000 inclusive of GST.



5.7 Reconciliation of results

The resultant values exclusive of GST under each of the valuation approaches are as follows:

'As is' value	Residual land value	Adopted value
\$3,100,000	\$4,000,000 and \$4,250,000	\$4,000,000

The subject property is located on the northern end of the town centre and is surrounded by a mixture of public administration buildings and personal services, and is improved as a youth centre which includes an auditorium, office accommodation and warehouse. The value reflected in our residual land value analysis yielded the highest value and is reflective of its development potential.

After consideration of the characteristics of the subject property in consideration to the sales evidence, we have determined the 'as is' value on the critical assumption that the land is contamination free to be \$4,000,000, exclusive of GST.

If the property were offered to the market, we would recommend the acceptance of offers within the range of \$3,750,000 to \$4,500,000, exclusive of GST.

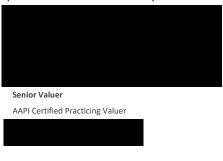


6.0 VALUATION

Subject to the qualifications and assumptions contained within the body of this report, we assess the Market Value 'as is' on the critical assumption that the property is free of contamination, as at 26 March 2021, to be:

\$4,000,000, exclusive of GST

(FOUR MILLION DOLLARS ONLY)





This valuation is for the private and confidential use only of the Central Coast Council for market advice purposes only. No third party is entitled to use or rely upon this report in any way and neither the valuer nor HillPDA shall have any liability to any third party who does.

Central Coast Council Organisational Chart 2022

Chief Executive OfficerDavid Farmer

Director Corporate Affairs and Chief Financial Officer

Group Financial Controller

People and Culture Unit Manager

Governance, Risk and Legal Unit

Economic Development and Property Unit Manager

Procurement and Project Management Unit Manager

Information Technology Unit Manager

Plant and Fleet Unit Manager

Communications Marketing and Customer Engagement Unit Manager

Director Community and Recreation Services

Libraries and Education Unit Manager

Open Space and Recreation Unit Manager

Community and Culture Unit Manager

Leisure Beach Safety and Community Facilities

Director Infrastructure Services

Roads and Drainage Infrastructure Unit Manager

Engineering Service Unit Manager

Roads Construction and Maintenance Unit Manager

Waste and Resources Recovery Unit Manager

Facilities and Asset Management Unit Manager

Director Water and Sewer

Headworks and Treatment Unit Manager

Planning and Delivery Unit Manager

Network Operations and Maintenance Unit Manager

Director Environment and Planning

Environmental Management Unit Manager

Development Assessment Unit Manager

Environmental Compliance and Systems Unit Manager

Strategic Planning Unit Manager





Proposal Summary

Applicant	Central Coast Council-Property Department
Owner	Central Coast Council
Application Number	CPA/3903
Description of Land subject of planning proposal	Property Description: 73-75 Mann St Gosford Legal Description: Lot B DP 321076 & Lot 2 DP543135
Site Area	N/A
Existing Use	Existing commercial premises on site

Proposed Amendments – amend SEPP Gosford City Centre to enable the reclassification of Lot B DP 321076 & Lot 2 DP 543135 (73-75 Mann Street, Gosford) from community land to operational land.



Central Coast Council Planning Proposal RZ Strategic Assessment

Version 0.3

Date 01/02/2022

Strategic Assessment

Lot /DP: : Lot B DP 321076 & Lot 2 DP543135

Site Address:73-75 Mann St Gosford

Suburb: Gosford File No:CPA/3903 Date: February 22

Version 1

Central Coast Council

Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | P. 1300 463 954 Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250 | P. 1300 463 954

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ABN 73 149 644 003

Opening Hours 8.30am - 5.00pm

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Strategic Planning Context

Central Coast Regional Plan Assessment

Direction		Applicable	Assessment/Comment
1.	Centre as the region's Yes		The proposal seeks to reclassify the subject lands to enable redevelopment for Tafe NSW this will reinforce the role of Gosford as the region's capital.
2.	Focus economic development in the Southern and Northern Growth Corridors	Yes	The subject sites are within Gosford City centre and are focusing economic development within the Gosford City Centre.
3.	Support priority economic sectors	Yes	The reclassification of the sites to operational will enable them to be utilised for economic development.
4.	Strengthen inter- regional and intra- regional connections for business	Yes	The sites are proposed to be redeveloped for TAFE NSW.
5.	Support new and expanded industrial activity	N/A	N/A
6.			N/A
7.	Increase job containment in the region		TAFE NSW is a significant employer in the region. The reclassification of the sites will support the sites being redeveloped for usage by TAFE NSW.
8.	Recognise the cultural landscape of the Central Coast N/A		N/A
9.	Protect and enhance productive agricultural N/A		N/A
10.			N/A
11.			N/A
12.			N/A
13.		N/A	N/A
14.			N/A
15.	Create a well-planned, compact settlement pattern	N/A	N/A

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16.	Grow investment opportunities in the region's centres	N/A	N/A
17	Align land use and infrastructure planning	N/A	N/A
18.	Create places that are inclusive, well-designed and offer attractive lifestyles	N/A	N/A
19.	Accelerate housing supply and improve housing choice	N/A	N/A
20.	Grow housing choice in and around local centres	N/A	N/A
21.	Provide housing choice to meet community needs	N/A	N/A
22.	Deliver housing in new release areas that are best suited to building new communities	N/A	N/A
23.	Manage rural lifestyles	N/A	N/A

State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy (delete those not applicable)		Comment
SEP	P (Primary Production) 2021 (formerly SRE	P 8 – Central Coast Plateau Areas)
Aims	s:	Not Applicable
(a)	to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses	
(b)	to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,	
(c) (d)	Repealed to protect regionally significant mining resources and extractive materials from sterilization.	
(e)	to enable development for the purposes of extractive industries in specified locations,	
(f)	Repealed	
(g)	to protect the natural ecosystems of the region, and	
(h)	to maintain opportunities for wildlife movement across the region, and	
(i)	to discourage the preparation of draft local environmental plans designed to permit rural residential development, and	

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Plar	te/Sydney Region Environmental nning Policy (delete those not licable)	Comment
(j)	to encourage the preparation of draft local environmental plans based on merits.	
SEP	P (Resources and Energy) 2021 (formerly S	REP No. 9 – Extractive Industry (No 2 -1995))
This p	olan aims:	Not Applicable
(a)	to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and	
(b)	to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and	
(c)	to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and	
(d)	to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and	
(e)	to prohibit development for the purpose of extractive industry on the land described in Schedule 3 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.	
	P (Biodiversity and Conservation) 2021 (for 2 – 1997))	merly SREP 20 - Hawkesbury Nepean River
The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.		Not Applicable
	PP (Planning Systems) 2021 (formerly SEPF	(Aboriginal Land) 2019)
(a)	to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and	Not applicable
(b)	to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.	

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State/Sydney Region Environmental

Plar	nning Policy (delete those not licable)	Comment
	PP (Primary Production) 2021 (formerly SE elopment) 2019)	PP (Primary Production & Rural
The	aims of this Policy are as follows:	
(a)	to facilitate the orderly economic use and development of lands for primary production,	
(b)	to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,	
(c)	to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,	
(d)	to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,	Not Applicable
(e)	to encourage sustainable agriculture, including sustainable aquaculture,	
(f)	to require consideration of the effects of all proposed development in the State on oyster aquaculture,	
(g)	to identify aquaculture that is to be treated as designated development using a well- defined and concise development assessment regime based on environment risks associated with site and operational factors.	
	P (Housing) 2021 (formerly SEPP No 21 - C	aravan Parks)
The	aim of this Policy is to encourage—	
(a)	the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and	Not Applicable
(b)	the proper management and development of land so used, for the purpose of	

Page 5 Central Coast Council

	te/Sydney Region Environmental nning Policy (delete those not	Comment
	licable)	
	promoting the social and economic welfare of the community, and	
(c)	the provision of community facilities for land so used, and	
(d)	the protection of the environment of, and in the vicinity of, land so used.	
SEP	P (Housing) 2021 (formerly SEPP No 36 – N	fanufactured Home Estates)
The	aims of this Policy are—	
(a)	to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and	
(b)	to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and	
(c)	to encourage the provision of affordable housing in well designed estates, and	
(d)	to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and	Not Applicable
(e)	to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and	
(f)	to protect the environment surrounding manufactured home estates, and	
(g)	to provide measures which will facilitate security of tenure for residents of manufactured home estates.	
SEP	P (Resilience and Hazards) 2021 (formerly	SEPP No. 55 – Remediation of Land)
(1)	The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.	Not Applicable
(2)	In particular, this Policy aims to promote the remediation of contaminated land for	

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Plai	te/Sydney Region Environmental nning Policy (delete those not licable)	Comment
	the purpose of reducing the risk of harm to human health or any other aspect of the environment—	
(a)	by specifying when consent is required, and when it is not required, for a remediation work, and	
(b)	by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and	
(c)	by requiring that a remediation work meet certain standards and notification requirements.	
SEF Area	PP (Biodiversity and Conservation) 2021 (fo	rmerly SEPP No. 19 – Bushland in Urban
pres	general aim of this Policy is to protect and erve bushland within the urban areas rred to in Schedule 1 because of:	Not Applicable
(a)	Its value to the community as part of the natural heritage,	
(b)	Its aesthetic value, and	
(c)	Its value as a recreational, educational and scientific resource	
SEP	P (Biodiversity and Conservation) 2021 (for	rmerly SEPP (Koala Habitat Protection) 2021)
man prov free-	s to encourage the proper conservation and agement of areas of natural vegetation that ide habitat for koalas to ensure a permanent living population over their present range reverse the current trend of koala population ne:	Not Applicable
in fo	: SEPP - Koala Habitat Protection 2020 remains rce over land zoned RU1 Primary Production, Rural Landscape and RU3 Forestry	
SEP	P (Resilience and Hazards) 2021 (formerly	SEPP (Coastal Management) 2018)
and the objectinclu	aim of this Policy is to promote an integrated co-ordinated approach to land use planning in coastal zone in a manner consistent with cts of the <i>Coastal Management Act 2016</i> , ding the management objectives for each stal management area, by:	Not Applicable

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Plar	re/Sydney Region Environmental nning Policy (delete those not licable)	Comment
(a)	managing development in the coastal zone and protecting the environmental assets of the coast, and	
(b)	establishing a framework for land use planning to guide and decision-making in the coastal zone, and	
(c)	mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.	
	PP (Resources and Energy) 2021 (formerly sactive Industries) 2007)	SEPP (Mining, Petroleum Production &
impo	aims of this Policy are, in recognition of the ortance to New South Wales of mining, oleum production and extractive industries—	Not Applicable
(a)	to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and	
(b)	to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and to promote the development of significant mineral resources, and	
(c)	to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and	
(d)	to establish a gateway assessment process for certain mining and petroleum (oil and gas) development—	
	 to recognise the importance of agricultural resources, and 	
	ii. to ensure protection of strategic agricultural land and water resources, and	

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Plan	State/Sydney Region Environmental Planning Policy (delete those not applicable)		Comment
	iii.	to ensure a balanced use of land by potentially competing industries, and	
	iv.	to provide for the sustainable growth of mining, petroleum and agricultural industries.	
SEPI 2017		odiversity and Conservation) 2021 (fo	rmerly SEPP (Vegetation in Non-Rural Areas)
The	aims c	of this Policy are—	Not Applicable
(a)	and	rotect the biodiversity values of trees other vegetation in non-rural areas of State, and	
(b)	of th	reserve the amenity of non-rural areas e State through the preservation of s and other vegetation.	
		ransport and Infrastructure) 2021 (forr cilities) 2017)	nerly SEPP (Educational Establishments and Child
deliv	ery of ation	this Policy is to facilitate the effective educational establishments and early and care facilities across the State	Not Applicable
(a)	effici regir	oving regulatory certainty and iency through a consistent planning me for educational establishments and a care facilities, and	
(b)	appr esta care deve	olifying and standardising planning oval pathways for educational blishments and early education and facilities (including identifying certain elopment of minimal environmental act as exempt development), and	
(c)	asse cons esta care infra	blishing consistent State-wide essment requirements and design siderations for educational blishments and early education and facilities to improve the quality of structure delivered and to minimise acts on surrounding areas, and	
(b)	rede gove	ving for the efficient development, evelopment or use of surplus ernment-owned land (including iding for consultation with communities	

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Stat	te/Sydney Region Environmental			
	nning Policy (delete those not	Comment		
appi	licable)			
	regarding educational establishments in their local area), and			
(c)	providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and			
(d)	aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and			
(e)	ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and			
(f)	encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.			
SE	PP (Activation Precincts) 2020			
The	aim of this Policy is to identify Activation incts in order to—	Not Applicable		
(a)	promote economic development, industry investment and innovation and to create employment in those Precincts, and			
(b)	facilitate strategic and efficient development of land and infrastructure in those Precincts, and			
(c)	protect and enhance land in those Precincts that has natural and cultural heritage value.			
SE	SEPP (precincts-Regional) 2021 (formerly known as SEPP (Gosford City Centre) 2018			
The	aims of this Policy are as follows—	This SEPP is relevant to the proposal as it seeks		
(a)	to promote the economic and social revitalisation of Gosford City Centre,	to reclassify the subject sites to operational land by amending the table to Schedule 4– Part 1 as follows:		
(b)	to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce,	Column 1- Locality: Gosford		

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State/Sydney Region Environmental Planning Policy (delete those not applicable)

education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments.

- (c) to protect and enhance the vitality, identity and diversity of Gosford City Centre,
- (d) to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,
- to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,
- (f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,
- (g) to help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,
- to preserve and enhance solar access to key public open spaces,
- to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,
- to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.

Comment

 Column 2- Lot B DP 321076 and Lot 2 DP 543135 73-75 Mann Street Gosford

The proposal is consistent with the SEPP as reclassification of the subject sites will aid in the economic and social revitalisation of Gosford City Centre via the redevelopment for usage by Tafe NSW.

SEPP (Housing) 2021 (formerly SEPP (Affordable Rental Housing) 2009)

The aims of this Policy are as follows—

 to provide a consistent planning regime for the provision of affordable rental housing,

 to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses Not Applicable

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Plai	re/Sydney Region Environmental nning Policy (delete those not licable)	Comment
	and non-discretionary development standards,	
(c)	to facilitate the retention and mitigate the loss of existing affordable rental housing,	
(d)	to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,	
(e)	to facilitate an expanded role for not-for- profit-providers of affordable rental housing,	
(f)	to support local business centres by providing affordable rental housing for workers close to places of work,	
(g)	to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.	

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Ministerial Section 9.1 Directions

Planning Systems	Comments
1.1 Implementation of the Minister's Planning Principles	
 In the preparation of a planning proposal the planning authority must have regard to the Minister's Planning Principles and give consideration to specific planning principles in the Ministers Planning Principles that are relevant to the preparation of the planning proposal. Where there is an inconsistency between a specific planning principle in the Minister's Planning Principles and any other Ministerial Direction under section 9.1 of the Environmental Planning and Assessment Act 1979 the Ministerial Direction should be followed to the extent of that inconsistency. 	Applicable The Proposal is consistent with this direction.
1.2 Implementation of Regional Plans	
Planning proposals must be consistent with a Regional Plan released by the Minister for Planning and Public Spaces.	Applicable The Proposal is consistent with this direction.
1.3 Development of Aboriginal Land Council Land	
 When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account: (a) any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or (b) if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction. 	Applicable The Proposal is consistent with this direction.
1.4 Approval and Referral Requirements	
 A planning proposal to which this direction applies must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:	Applicable The Proposal is consistent with this direction.

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	Planning Systems	Comments
i.	can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and	
1.5 Site S	pecific Provisions	
plann develo (a) all is s (b) rez en use rec the (c) all an to plo	nning proposal that will amend another environmental ing instrument in order to allow particular opment to be carried out must either: ow that land use to be carried out in the zone the land situated on, or zone the site to an existing zone already in the vironmental planning instrument that allows that land as without imposing any development standards or quirements in addition to those already contained in at zone, or ow that land use on the relevant land without imposing by development standards or requirements in addition those already contained in the principal environmental anning instrument being amended. Inning proposal must not contain or refer to drawings thow details of the proposed development.	Applicable The Proposal is consistent with this direction.
	matta Road Corridor Urban Transformation Strategy	,
1. A plan local grants: (a) grants: (b) be practical grants. (c) be practical grants. (d) be the practical grants.	matta Road Corridor Urban Transformation Strategy nning proposal that applies to land in the nominated government areas within the Parramatta Road Corridor live effect to the objectives of this direction, le consistent with the Strategic Actions within the arramatta Road Corridor Urban Transformation trategy (November, 2016), le consistent with the Parramatta Road Corridor lanning and Design Guidelines (November, 2016) and larticularly the requirements set out in Section 3 forridor-wide Guidelines and the relevant Precinct fuidelines, le consistent with the staging and other identified larramatta Road Corridor Implementation Plan 2016 – 1023 (November, 2016), and the Parramatta Road lorridor Urban Transformation Implementation Update 1021, as applicable,	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

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	Planning Systems	Comments
	 (e) contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), (f) be consistent with the relevant District Plan. 	
	Implementation of North West Priority Growth Area Land	Use and Infrastructure
	plementation Plan	N . A . B . L .
1.	Planning proposals to which this direction applies shall be consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
	Implementation of Greater Parramatta Priority Growth Ar	ea Interim Land Use and
	rastructure Implementation Plan	Net Applicate
1.	Planning proposals shall be consistent with the interim Plan published in July 2017.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
	Implementation of Wilton Priority Growth Area Interim La	and Use and Infrastructure
lm	plementation Plan	
1.	A planning proposal is to be consistent with the Interim Land Use and Infrastructure Implementation Plan and Background Analysis, approved by the Minister for Planning and Public Spaces and as published on 5 August 2017 on the website of the Department of Planning, Industry and Environment (Implementation Plan).	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.1	0 Implementation of Glenfield to Macarthur Urban Renewa	al Corridor
1.	A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and Public Spaces and published on the Department's website on 22 December 2017.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
	1 Implementation of Western Sydney Aerotropolis Interim plementation Plan	Land Use and Infrastructure
	A planning proposal is to be consistent with the Western Sydney Aerotropolis Plan approved by the Minister for Planning and Public Spaces and as published on 10 September 2020 on the website of the Department of Planning, Industry and Environment.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

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Planning Systems	Comments
1.12 Implementation of Bayside West Precincts 2036 Plan	
A planning proposal authority must ensure that a planning proposal is consistent with the Bayside West Precincts 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website in September 2018.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.13 Implementation of Planning Principles for the Cooks Cov	
 A planning proposal authority must ensure that a planning proposal is consistent with the following principles: (a) Enable the environmental repair of the site and provide for new recreation opportunities; (b) Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney Airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses; (c) Create a highly liveable community that provides choice for the needs of residents, workers and visitors to Cooks Cove; (d) Ensure best practice design and a high quality amenity with reference to the NSW design policy Better Placed; (e) Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open space network and protect and enhance the existing market garden; (f) Safeguard the ongoing operation of Sydney Airport; (g) Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city; (h) Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area; and (i) Enhance the environmental attributes of the site, 	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
including protected flora and fauna, riparian areas and wetlands and heritage. The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.	
1.14 Implementation of St Leonards and Crows Nest 2036 Pla	n
1. A planning proposal authority must ensure that a planning proposal is consistent with the St Leonards and Crows Nest 2036 Plan, approved by the Minister for Planning and Public	Not Applicable This Direction does not apply to the Central Coast Local

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	Planning Systems	Comments
	Spaces and published on the Department of Planning, Industry and Environment website on 29 August 2020.	Government Area (or former Wyong or Gosford LGAs).
1.1	5 Implementation of Greater Macarthur 2040	
1.	A planning proposal authority must ensure that a planning proposal is consistent with Greater Macarthur 2040, approved by the Minister for Planning and Public Spaces and as published on 19 November 2018 on the website of the Department of Planning, Industry and Environment.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.1	6 Implementation of the Pyrmont Peninsula Place Strategy	y -
1.	A planning proposal authority must ensure that a planning proposal is consistent with the Pyrmont Peninsula Place Strategy, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 11 December 2020, including that it: (a) gives effect to the objectives of this direction and the Vision (Part 5) of the Pyrmont Peninsula Place Strategy, (b) is consistent with the 10 directions (Part 6) and Structure Plan (Part 8) in the Pyrmont Peninsula Place Strategy, (c) delivers on envisaged future character for sub-precincts (Part 9), including relevant place priorities in the Pyrmont Peninsula Place Strategy, and (d) supports the delivery of the Big Moves (Part 7) in the Pyrmont Peninsula Place Strategy.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.1	7 North West Rail Link Corridor Strategy	
1.	A planning proposal that applies to land located within the NWRL Corridor must: (a) give effect to the objectives of this direction (b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts (c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Design & Place	Comments
2.1	
Not active yet	Not active yet

Biodiversity & Conservation	Comments
3.1 Conservation Zones	
A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.	Applicable The Proposal is consistent with this direction.

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Biodiversity & Conservation	Comments
2. A planning proposal that applies to land within a cozone or land otherwise identified for environment conservation/protection purposes in a LEP must not conservation standards that apply to the land (included modifying development standards that apply to the requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordination 9.3 (2) of "Rural Lands".	reduce the ding by land). This pment
3.2 Heritage Conservation	
 A planning proposal must contain provisions that far conservation of: (a) items, places, buildings, works, relics, moveable precincts of environmental heritage significance relation to the historical, scientific, cultural, social archaeological, architectural, natural or aestheticitem, area, object or place, identified in a study denvironmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are under the National Parks and Wildlife Act 1974, (c) Aboriginal areas, Aboriginal objects, Aboriginal landscapes identified by an Aboriginal heritage prepared by or on behalf of an Aboriginal Land Aboriginal body or public authority and provide relevant planning authority, which identifies the place or landscape as being of heritage significated Aboriginal culture and people. 	objects or to an area, in al, ic value of the of the protected and places or survey Council, d to the e area, object,
3.3 Sydney Drinking Water Catchments	
 A planning proposal must be prepared in accordance general principle that water quality within the Sydne water catchment must be protected, and in accordant following specific principles: (a) new development within the Sydney drinking water cat have a neutral or beneficial effect on water. (b) future land use in the Sydney drinking water cat be matched to land and water capability, and (c) the ecological values of land within a Special Arric ii. reserved as national park, nature reserve or conservation area under the National Parks Act 1974, or iii. declared as a wilderness area under the Willer 1987, or iiii. owned or under the care control and mana Sydney Catchment Authority, should be made. When preparing a planning proposal that applies to the Sydney drinking water catchment, the relevant p 	ey drinking nce with the ater catchment or quality, and tchment should rea that is: or state or and Wildlife silderness Act organization of the intained. organization of any drinkin

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	Biodiversit	y & Conservation	Comments
	(a) ensure that the proposal is consistent with chapter 9 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and		
	(b) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority, and		
	(c) zone land within the Sp	ecial Areas owned or under the care nt of Sydney Catchment Authority	
	Land	Zone under Standard Instrument (Local	
		Environmental Plans) Order 2006	
	Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves	
	Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation	
	Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)	
	stations etc. and		
	means by which the pla	Catchment Authority, describing the nning proposal gives effect to the water iples set out in paragraph (1) of this	
	Catchment Authority as its planning proposal pr	formation received from the Sydney a result of the consultation process in ior to the issuing of a gateway ction 3.34 of the EP&A Act.	
3.4	Application of E2 and E3 2	Zones and Environmental Overlays in	Far North Coast LEPs
1.	Conservation or C3 Environal overlay and associated clause Environmental Conservation zone, or the overlay and ass	troduces or alters an C2 Environmental mental Management zone or an se must apply that proposed C2 nor C3 Environmental Management ociated clause, in line with the eleview Final Recommendations.	Not Applicable
3.5	Recreational Vehicle Area	S	
1.		ot enable land to be developed for the clearea (within the meaning of the 3):	Not Applicable The Proposal is consistent with this

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	Biodiversity & Conservation	Comments
(a)	where the land is within a conservation zone,	direction.
(b)	where the land comprises a beach or a dune adjacent to or	
	adjoining a beach,	
(c)	where the land is not within an area or zone referred to in	
	paragraphs (a) or (b) unless the relevant planning authority	
	has taken into consideration:	
	i. the provisions of the guidelines entitled Guidelines for	
	Selection, Establishment and Maintenance of Recreation	
	Vehicle Areas, Soil Conservation Service of New South	
	Wales, September, 1985, and	
	ii. the provisions of the guidelines entitled Recreation	
	Vehicles Act 1983, Guidelines for Selection, Design, and	
	Operation of Recreation Vehicle Areas, State Pollution	
	Control Commission, September 1985.	

	Resilience & Hazards	Comments
4.1		
1.	A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. A planning proposal must not rezone land within the flood	Applicable The Proposal is consistent with this direction.
	planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.	
3.	 A planning proposal must not contain provisions that apply to the flood planning area which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, 	

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		Resilience & Hazards	Comments
	<i>(f)</i>	permit development to be carried out without	
		development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,	
		are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or permit hazardous industries or hazardous storage	
	(1.1)	establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.	
4.	Ар	lanning proposal must not contain provisions that apply	
		areas between the flood planning area and probable ximum flood to which Special Flood Considerations apply ich:	
		permit development in floodway areas,	
	(b)	permit development that will result in significant flood impacts to other properties,	
	(c)	permit a significant increase in the dwelling density of that land,	
	(d)	permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,	
	(e)	are likely to affect the safe occupation of and efficient evacuation of the lot, or	
	<i>(f)</i>	are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.	
5.	pla Flo det	the purposes of preparing a planning proposal, the flood nning area must be consistent with the principles of the odplain Development Manual 2005 or as otherwise ermined by a Floodplain Risk Management Study or Plan opted by the relevant council.	
4.2	Coa	astal Management	
1.		lanning proposal must include provisions that give effect	Applicable
		to and are consistent with.	The Proposal is consistent with this direction.

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	Resilience & Hazards	Comments
(a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;	
(the NSW Coastal Management Manual and associated Toolkit; 	
	c) NSW Coastal Design Guidelines 2003; and d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of	
2. A	Schedule 3 to the Coastal Management Act 2016, that applies to the land. A planning proposal must not rezone land which would	
ϵ	nable increased development or more intensive land-use on and:	
(a) within a coastal vulnerability area identified by the State Environmental Planning Policy (Coastal Management) 2018; or	
	 b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken: i. by or on behalf of the relevant planning authority and the planning proposal authority, or ii. by or on behalf of a public authority and provided to 	
	the relevant planning authority and the planning proposal authority.	
l i	A planning proposal must not rezone land which would mable increased development or more intensive land-use on and within a coastal wetlands and littoral rainforests area dentified by chapter 3 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	
E (A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under the State invironmental Planning Policy (Coastal Management) 2018: a) Coastal wetlands and littoral rainforests area map; b) Coastal vulnerability area map; c) Coastal environment area map; and d) Coastal use area map.	
C F	ruch a planning proposal must be supported by evidence in relevant Coastal Management Program that has been ertified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.	
4.3 F	lanning for Bushfire Protection	

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	Resilience & Hazards	Comments
1.	In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.	Applicable The Proposal is consistent with this direction.
2.	A planning proposal must: (a) have regard to Planning for Bushfire Protection 2019, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Assat Protection Zone (APZ)	
3.	within the Asset Protection Zone (APZ). A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.	
4.4	1 Remediation of Contaminated Lands	
1.	A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:	Applicable The Proposal is consistent with this direction.

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	Resilience & Hazards	Comments
	 (a) the planning proposal authority has considered whether the land is contaminated, and (b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan. 	
2.	Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.	
4.5	Acid Sulfate Soils	
2.	The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present. When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with: (a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary,	Applicable The Proposal is consistent with this direction.
	or (b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.	
3.	A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking	

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Resilience & Hazards		Comments
4.	community consultation in satisfaction of clause 4 of Schedule 1 to the Act. Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).	
4.6	Mine Subsidence & Unstable Land	
1.	When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must: (a) consult Subsidence Advisory NSW to ascertain: i. if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and ii. the scale, density and type of development that is appropriate for the potential level of subsidence, and (b) Incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and	Applicable The Proposal is consistent with this direction.
2.	(c) include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act. A planning proposal must not permit development on land.	

	Transport & Infrastructure	Comments
5.1 Int	egrating Land Use & Transport	
inc	planning proposal must locate zones for urban purposes and clude provisions that give effect to and are consistent with the ms, objectives and principles of: Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001).	Applicable The Proposal is consistent with this direction.
5.2 Re	serving Land for Public Purposes	
zoi	planning proposal must not create, alter or reduce existing nings or reservations of land for public purposes without the proval of the relevant public authority and the Planning	Applicable The Proposal is consistent with this direction.

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	Transport & Infrastructure	Comments
2.	Secretary (or an officer of the Department nominated by the Secretary). When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and (c) identify the relevant acquiring authority for the land. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.	
5.	3 Development Near Regulated Airports and Defence Airfields	
2.	In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must: (a) consult with the lessee/operator of that airport; (b) take into consideration the operational airspace and any advice from the lessee/operator of that airport; (c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls. (d) not allow development types that are incompatible with the current and future operation of that airport. In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must: (a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport; (b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.	Applicable The Proposal is consistent with this direction.

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	Transport & Infrastructure	Comments
	(c) not allow development types that are incompatible with the	
	current and future operation of that airport.	
	(d) obtain permission from that Department of the	
	Commonwealth, or their delegate, where a planning proposal	
	seeks to allow, as permissible with consent, development that	
	would constitute a controlled activity as defined in section 182	
	of the Airports Act 1996. This permission must be obtained	
	prior to undertaking community consultation in satisfaction of	
	Schedule 1 to the EP&A Act.	
3.	In the preparation of a planning proposal that sets controls for the	
	development of land near a defence airfield, the relevant planning	
	authority must:	
	(a) consult with the Department of Defence if:	
	i. the planning proposal seeks to exceed the height	
	provisions contained in the Defence Regulations 2016 –	
	Defence Aviation Areas for that airfield; or	
	ii. no height provisions exist in the Defence Regulations 2016	
	 Defence Aviation Areas for the airfield and the proposal 	
	is within 15km of the airfield.	
	(b) for land affected by the operational airspace, prepare	
	appropriate development standards, such as height controls.	
	(c) not allow development types that are incompatible with the	
١,	current and future operation of that airfield.	
4.	A planning proposal must include a provision to ensure that	
	development meets Australian Standard 2021 – 2015, Acoustic-	
	Aircraft Noise Intrusion – Building siting and construction with	
	respect to interior noise levels, if the proposal seeks to rezone land: (a) for residential purposes or to increase residential densities in	
	areas where the Australian Noise Exposure Forecast (ANEF) is	
	between 20 and 25; or	
	(b) for hotels, motels, offices or public buildings where the ANEF is	
	between 25 and 30; or	
	(c) for commercial or industrial purposes where the ANEF is above	
	30.	
5.	A planning proposal must not contain provisions for residential	
	development or to increase residential densities within the 20	
	Australian Noise Exposure Concept (ANEC)/ANEF contour for	
	Western Sydney Airport.	
5.4	Shooting Ranges	
1.	A planning proposal must not seek to rezone land adjacent to and/	Applicable
	or adjoining an existing shooting range that has the effect of:	
	(a) permitting more intensive land uses than those which are	The Proposal is consistent with this
	permitted under the existing zone; or	direction.
	(b) permitting land uses that are incompatible with the noise	
	emitted by the existing shooting range.	

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	Housing	Comments
6.1	Residential Zones	
2.	 A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. 	Applicable The Proposal is consistent with this direction.
6.2	Caravan Parks and Manufactured Home Estates	
1.	In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must: (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.	Applicable The Proposal is consistent with this direction.
2.	 In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must: (a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) as to where MHEs should not be located, (b) take into account the principles listed in clause 9 Schedule 5 of State Environmental Planning Policy (Housing)(which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent 	

Industry & Employment	Comments
7.1 Business & Industrial Zones	

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Industry & Employment		Comments
1.	 A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary. 	Applicable The Proposal is consistent with this direction.
7.2	Reduction in non-hosted short-term rental accommodation per	riod
1.	 The council must include provisions which give effect to the following principles in a planning proposal to which this direction applies: (a) non-hosted short term rental accommodation periods must not be reduced to be less than 90 days (b) the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated (c) there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years. (d) the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically. 	Applicable The Proposal is consistent with this direction.
7.3	Commercial and Retail Development along the Pacific Highway	, North Coast
1.	A planning proposal that applies to land located on "within town" segments of the Pacific Highway must provide that: (a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway; (b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway; and (c) for the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is	Applicable The Proposal is consistent with this direction.
2.	less than 80km/hour. A planning proposal that applies to land located on "out-of-town" segments of the Pacific Highway must provide that:	

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	Industry & Employment	Comments
nean inco. (b) deverous efficion (c) for the which an under the constant of th	Industry & Employment commercial or retail development must not be established r the Pacific Highway if this proximity would be insistent with the objectives of this direction; elopment with frontage to the Pacific Highway must sider the impact the development has on the safety and iency of the highway; and the purposes of this paragraph, "out-of-town" means areas ich, prior to the draft local environmental plan, do not have irban zone (e.g.: "village", "residential", "tourist", immercial", "industrial", etc) or are in areas where the fic Highway speed limit is 80km/hour or greater. Istanding the requirements of paragraphs (1) and (2), the imment of highway service centres may be permitted at the is satisfied that the highway service centre(s) can be safely itently integrated into the Highway interchange(s) at those is. For the purposes of this paragraph, a highway service as the same meaning as is contained in the Standard	Comments
	ent (Local Environmental Plans) Order 2006. vice centres that can proceed	
Town	Locality	
Chinderah	Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)	
Ballina	Teven Road interchange	
Maclean	Southern interchange	
Woolgoolga	Northern interchange at Arrawarra	
Nambucca Heads	Nambucca Heads interchange	
Kempsey	South Kempsey interchange	
Port Macquarie	Oxley Highway interchange (both sides of the Pacific Highway)	
Taree	Old Bar Road interchange	
Tomago	In the vicinity of Tomago Road / South Heatherbrae	

	Resources & Energy	Comments
8.1 Mi	ning, Petroleum Production and Extractive Industries	
the (a)	the preparation of a planning proposal affected by this direction, e relevant planning authority must: consult the Secretary of the Department of Primary Industries (DPI) to identify any: i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and	Applicable The Proposal is consistent with this direction.
(<i>D</i>)	seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and	
(c)	identify and take into consideration issues likely to lead to land use conflict between other land uses and: i. development of resources identified under (1)(a)(i), or ii. existing development identified under (1)(a)(ii).	

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Resources & Energy	Comments
2. Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must: (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act.	Comments

	Primary Production	Comments
9.1 Ru	ral Zones	
(a)	planning proposal must: not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).	Applicable The Proposal is consistent with this direction.
9.2 Ru	ral Lands	
(a) (b) (c) (d) (e) (f) (g)	be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement consider the significance of agriculture and primary production to the State and rural communities identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities support farmers in exercising their right to farm prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use	Applicable The Proposal is consistent with this direction.

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	Primary Production	Comments
2.	Production) 2021 for the purpose of ensuring the ongoing viability of this land (i) consider the social, economic and environmental interests of the community. A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it: (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses (b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains (c) where it is for rural residential purposes: i. is appropriately located taking account of the availability	Comments
	of human services, utility infrastructure, transport and proximity to existing centres ii. is necessary taking account of existing and future demand and supply of rural residential land.	
9.3	Oyster Aquaculture	
1.	In the preparation of a planning proposal the relevant planning authority must: (a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply, (b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area, (c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility, (d) consult with the Secretary of the Department of Primary	Applicable The Proposal is consistent with this direction.
	Industries (DPI) of the proposed changes in the preparation of the planning proposal, and	
2.	 (e) ensure the planning proposal is consistent with the Strategy. Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must: (a) provide the Secretary of DPI with a copy of the planning 	
	 proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the 	

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Primary Production	Comments
Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.	
9.4 Farmland of State and Regional Significance on the NSW Far N	orth Coast
 A planning proposal must not: (a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes. (b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes. (c) rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes. 	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Central Coast Affordable and Alternative Housing Strategy

The Central Coast Affordable and Alternative Housing Strategy (2020) seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'.

The subject proposal seeks to reclassify the subject sites and does not change the existing zone of the lands. The proposal is therefore considered consistent with the strategy as it does not impede current or future

Biodiversity Strategy

The Biodiversity Strategy (2020) provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies.

The subject proposal seeks to reclassify the subject sites and does not seek to enable development now. Therefore, it is considered the proposal has no implications for the Biodiversity Strategy.

Interim Local Strategic Planning Statement (LSPS)

Strategies	Assessment/Comment
1 Revitalise our centres	The reclassification of the subject sites allows the continued reuse for redevelopment via TAFE NSW
2 Renew urban form	The subject sites will be redeveloped once reclassified which will enable urban renewal.
3 Define the urban edge	The proposed reclassification does not change the existing urban edge.
4 Create a sustainable region	The proposed reclassification will enable redevelopment of the sites which will provide a renewed urban context and continued use of the sites.

Interim Local Strategic Plann	ing Statement (LSPS)	
Planning Priority (please delete those not relevant to the Planning Proposal)	Actions	Assessment/Comment
Centres and Corridors		
1 Align development to our infrastructure capacity	Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast. (CCRP Direction 4, 17)	N/A
2 Prioritise sustainable development in our Regional City Centre and existing centres	Undertake a region wide review of existing centres and develop a Centres Hierarchy and Strategy to inform future sustainable development in our centres (CCRP Direction 3, 7, 16, 17,18)	N/A
	Terrigal is to be changed from a "Town Centre" to a "Local Centre" in the proposed Centres Hierarchy and Strategy. Add a new "Village"	N/A
	category to the proposed Centres Hierarchy and Strategy to:	
	Protect the unique characteristics of these areas, including natural areas and character; and,	
	Support local business sustainability and retain the existing amenity. Work with the State	N/A
	Government in implementing the Urban Design Framework for Gosford City Centre, as appropriate. (CCRP Direction 1, 2)	
	Review and update the Gosford Streetscape Masterplan. (CCRP Direction 1, 2)	N/A
	Adopt and implement the Heritage Interpretation Plan for Gosford City Centre.	N/A

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3 Grow the Regional Economic Corridors, to support a strong local economy	Adopt the Somersby to Erina Growth Corridor Strategy and the Tuggerah to Wyong Growth Corridor Strategy as key locations for economic growth, investment and sustainable transport. (CCRP Direction 2, 3, 7, 15)	N/A
	Develop a Precinct Plan for Somersby Business Park and surrounds to create a Regional employment gateway with access to the Sydney and Hunter regions. (CCRP Direction 2, 3, 7)	N/A
	Prepare a Structure Plan for the Greater Warnervale area to nominate areas for growth and investment.	N/A
4 Renew our Centres as places for people	Develop centre structure plans and identify urban renewal, master planning and place making projects within our growing strategic and town centres. (CCRP Direction 1, 2, 16, 18)	N/A
	Review development capacities (planning controls) for identified Strategic and Town Centres to determine opportunities for growth. (CCRP Direction 2, 3, 16)	N/A
	Review of the Entrance Planning Strategy and	N/A
	Masterplan. Prepare a sustainable transport study for the Entrance Peninsula, as part of the review of the Entrance Planning Strategy and Masterplan.	N/A
	Review of the Toukley Planning Strategy.	N/A
	Review of the Bateau Bay Masterplan to investigate possibility of creating a "lifestyle precinct".	N/A
	Develop sustainable transport strategies as part of corridor strategies and	N/A

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	other plans to reduce reliance on private vehicle use and support sustainable transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access. (CCRP Direction 16, 17)	
5 Future planning that enables the development of active and liveable centres	Prepare precinct plans for centres at Woy Woy, East Gosford, Erina, West Gosford and Tuggerah to support revitalisation and localised development opportunities. (CCRP Direction 1, 2, 16, 18)	N/A
6 Activate the Gosford waterfront, public spaces as a catalyst project.	Develop a Wyong Town Centre Precinct Plan as a mixed-use centre for the north of the Region.(CCRP Direction 2, 7,16, 18) Work with the State Government to deliver a new regional recreational facility at the Gosford waterfront with improved connections to the Gosford City Centre (CCRP Direction 1, 2, 3)	N/A
Housing	(00:11: 2::00::0:::1, 2, 0)	
7 Provide well designed housing with high standards of sustainability features.	Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity. (CCRP Direction 2, 15, 18)	N/A
7 Provide well designed housing with high standards of sustainability	and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to	N/A

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Prepare the Lake Munmorah Structure Plan and Greater Warnervale Structure Plan to provide the strategic vision and direction for the sustainable development of our future urban release areas. (CCRP Direction 19, 22)	N/A
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	N/A
Plan for the Lake Munmorah Neighbourhood Centre.	
Undertake a review and update of the Northern Districts Contributions Plan.	N/A
Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region.	N/A
Undertake a character assessment across the Central Coast LGA to inform local plans, statements and strategies	N/A
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.	N/A
5 1 4 5 1 1 5	N/A
Develop the Central Coast's Somersby to Erina Corridor Strategy, to provide an important connection from the regional gateway of Somersby to Gosford City Centre and beyond. (CCRP Direction 1, 2, 4, 5)	IV/A
	Munmorah Structure Plan and Greater Warnervale Structure Plan to provide the strategic vision and direction for the sustainable development of our future urban release areas. (CCRP Direction 19, 22) 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. Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region. Undertake a character assessment across the Central Coast LGA to inform local plans, statements and strategies 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 and Dev

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N/A Develop the Tuggerah to Wyong Corridor Strategy to promote economic growth, jobs and development and leverage the improved connectivity from the proposed Link Road and Pacific Highway upgrade. (CCRP Direction 2, 3, 4, 5) N/A Investigate and support potential growth in warehousing and logistics on existing and planned industrially zoned land within the Regional Gateways of Somersby and Warnervale. (CCRP Direction 2, 3,4, 5) N/A **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

lifestyle. (CCRP Direction 1, 2, 3, 16, 18) Prepare a Health Precinct Plan to capitalise on the redevelopment of Wyong Hospital and promote health and wellness industries. (CCRP Direction 2, 3)

options, creating dynamic urban environments that encourage the exchange of ideas, opportunities for creativity and an appealing

Establish and partner with Universities to foster collaboration and attraction of new high value industry and to enhance existing established industries.

13 Grow Regionally Competitive Tourism Destinations across the entire Central Coast

12 Build the Knowledge

Economy and support

Health and Wellness

Industries

N/A Development of local Centres, by enhancing cultural identity along with local accommodation options and a strong public transport system will benefit locals and

N/A

N/A

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14 Facilitate economic

local employment

community

Open Space

opportunities for the

development to increase

visitors alike. Work in partnership with the Tourism Industry and State Government to develop visitor facilities and attractions, including new tourist destinations, hotels and accommodation opportunities. Develop a Tourism N/A Opportunity Plan / Strategy to position the Central Coast as an attractor for economic growth and lifestyle opportunity through a consolidated marketing strategy (forming partnership between industry and other governments, including branding, marketing and events). This includes promoting agribusiness and rural tourism opportunities. Develop a Tourism N/A 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. Prepare the Central Coast N/A **Economic Development** Strategy to support sustainable growth and investment in the region. Prepare an Employment N/A Lands Study and Strategy for the Central Coast to ensure appropriately zoned and serviced land is available to support future projected demand. Support technological N/A advancement and innovation in waste minimisation, resource recovery and byproduct conversion to promote a regional circular economy. Develop an Evening N/A Economy Strategy and review the Outdoor Dining Policy. Include a Lighting Strategy and Master Plan for key evening economy areas as part of a Public Domain Toolkit to increase safety.

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15 Plan for a hierarchy of recreational open space based on current and future needs	Prepare an Active Lifestyles Strategy for the Central Coast including a Recreational Needs Analysis that considers the strategic distribution and use of recreational open space and develops a long- term strategic direction for the provision of recreational open space to effectively address community needs. (CCRP Direction 18)	N/A
	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.	N/A
	Improve and develop shared pathway linkages to connect isolated communities in the NWSSP urban release precincts.	N/A
16 Distinguish our recreational open space assets from our natural assets	Develop a Green Infrastructure Audit and Strategy that reviews our green infrastructure assets and provides guidelines around the provision of council owned recreational open space and natural areas.	N/A
	Prepare a Nature-based Recreation Strategy for Council natural areas	N/A
17 A Strategy that supports neighbourhood "pocket parks" accessible to local communities within walking distance in addition to larger recreational multi-use open space destinations	As part of the Active Lifestyles Strategy, undertake an audit of our open space assets (using place base 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. (CCRP Direction 18)	N/A

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	Incorporate active living principles in planning strategies and structure plans to ensure open space networks are provided and designed to promote active transport. (CCRP Direction 18)	N/A
Community and Cultural		
18 Undertake priority precinct planning	Develop a Central Coast Community Facilities Strategy that identifies priority precincts for facility renewal, integrated community hubs, consistent with Council's strategic planning framework and centre master planning. (CCRP Direction 18)	N/A
	Design and deliver a Regional Library and associated community facilities in Gosford. (CCRP Direction 1, 18)	N/A
	Develop a Central Coast Cultural Plan to provide a framework to guide arts and cultural development.	N/A
19 Investigate Public Private Partnerships	Develop a policy regarding Private Public Partnerships (PPP).	N/A
	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 (CCRP Direction 18)	
Heritage		
20 Recognise and protect the natural, built and cultural heritage of the Central Coast	Undertake a review of existing and potential heritage items and make recommendations on protecting items of heritage significance from the impacts of development through the Local Environmental Plan. (CCRP Direction 8)	N/A

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21 Interpret and share our cultural heritage	Prepare a Central Coast Heritage Strategy to ensure best heritage conservation practice, innovative programs to interpret and	N/A
	share our local heritage, as well as projects that acknowledge and support the community preserving places and stories. (CCRP Direction 8) Develop Conservation Management Plans or Strategies for Council owned heritage items. Undertake an Aboriginal	N/A
	cultural heritage study for the Central Coast LGA aiming at improving understanding and protection of Aboriginal cultural heritage. (CCRP Direction 6)	
	Adopt and implement the Gosford CBD Heritage Interpretation Strategy, providing a framework and recommendations for bringing the heritage of Gosford to life using innovative, inclusive and interactive ways to engage visitors and the community. (CCRP Direction 8)	N/A
	Develop a holistic Heritage Interpretation Strategy for the Wyong Town Centre and associated Heritage Conservation Area. (CCRP Direction 8)	N/A
	Develop a Heritage Interpretation Strategy for the Woy Woy Town Centre. (CCRP Direction 8)	N/A
	Development a Cultural Heritage Tourism Strategy for the Central Coast that responds to the Central Coast Destination Management Plan.	N/A
Environment		
22 Create Sustainable and Resilient communities	Develop a Sustainability Strategy for the Central Coast Region to influence the quality, sustainability and resilience of new	N/A

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neighbourhoods and communities. (CCRP Direction 12)

Review planning controls to require high standards of design and construction, including energy and water efficiency, liveability measures, waste minimization and emissions reduction

reduction
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. (CCRP
Direction 13)

Develop the Central Coast Green Grid Plan and urban heat island mapping to improve urban ecosystems, urban amenity, connectivity and liveability of public spaces for the benefit of the Central Coast community.

Prepare a Waste Strategy to manage and harness waste as a resource and support technological advancement and innovation in waste minimisation, resource recovery and byproduct conversion to promote a regional circular economy.

23 Provide clear direction on climate change action in the region

Implement the Climate Change Policy for the Central Coast to provide clear direction for Council and the community to guide planning and development;

and build the regions' resilience to climate change and natural hazards. (CCRP Direction 14)

Develop Place-Based Climate Action Plans in partnership with the community that establishes regional targets for mitigation and prioritises local adaption planning (sea level rise, N/A

N/A

N/A

N/A

N/A

N/A

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	coastal hazards and disaster management. (CCRP Direction 14)	
	Develop the Disaster Resilience Strategy to ensure disaster risks are considered in planning and project delivery. (CCRP Direction 14)	N/A
	Support initiatives and education programs to enhance the Central Coast communities understanding of and build resilience to climate change risks.	N/A
24 Map, protect, and cherish natural areas and ecosystems	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. (CCRP Direction 12)	N/A
	Protect and expand the Coastal Open Space System (COSS) as part of the Biodiversity Strategy including consideration of funding mechanisms.	N/A
	Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).	N/A
25 Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards	Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast. (CCRP Direction 12)	N/A
	Prepare the Tuggerah Lakes Coastal Management Program to manage flooding and water quality.	N/A
26 Manage heat wave risks through strategic	Finalise and implement the Greener Places Strategy	N/A

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planting and maintenance of vegetation	to mitigate the impacts of climate change on the regions water resources, coastal ecosystems, infrastructure, health, agriculture and biodiversity. (CCRP Direction 14)	
Agriculture and Rural La	nd	
27 Protect important agricultural lands as an economic resource and for local sustainability	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. (CCRP Direction 11)	N/A
	Work with the State Government to identify and map the most productive and highly suitable land for agricultural industries and natural resource extraction in the Central Coast region. (CCRP Direction 11)	N/A
28 Minimise rural residential sprawl and support rural tourism	Investigate the suitability for urban development, having regard to agricultural production and environmental protection priorities, and the ability to provide critical infrastructure. (CCRP Direction 23)	N/A
29 Preserve environmental, scenic, heritage and cultural landscapes	Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy. (CCRP Direction 8)	N/A
Transport		
30 Improve Connectivity within and between our Centres	The Transport Strategy 2056 identifies the need for place- based plans, considering the implementation of the movement and place framework for prioritised	N/A

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key hubs across the Central Coast region.
Central Coast Council will collaborate closely with State Government Agencies in the development of the draft Central Coast Future Transport Regional Plan to support active and vibrant centres in the Central Coast region. (CCRP Direction 15)

Integrate the Movement and Place Framework developed by Transport for NSW into structure planning, precinct planning and master planning. (CCRP Direction 15) N/A

Advocate and plan N/A for a public transport interchange at Warnervale, to facilitate development of a future strategic centre.

31 Provide efficient and accessible Public transportation

Develop a consolidated a N/A high- quality and high-capacity 'Active Transport Strategy', inclusive of cycle, walking, rapid bus, light rail and local ferry networks.

(CCRP Direction 15)

Work with private and N/A public transportation providers to develop a Coast wide accessible and on-demand service that enables all communities access to key services. Provision of on-demand services should aim to provide 'end to end' journeys by connecting transport hubs in our centres to smaller towns and villages, providing efficient transport in areas that currently have few or no service. (CCRP Direction 15)

32 Develop a region wide network

Implement the Central Coast Pedestrian Access N/A

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of shared pathways and cycleways to maximise access to key locations and facilities. Water and Sewer	and Mobility Plan and Bike Plan (CCRP Direction 15)	
33 Deliver Essential Infrastructure	Continue to deliver infrastructure projects through Councils Operational Plans, Delivery Plans and Capital Works projects. which support the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making. (CCRP Direction 17)	N/A
	Deliver the Mardi to Warnervale Pipeline by 2022 and Mangrove Creek Dam spillway rectification works by 2024 to provide regional water supply capacity and contribute to drought security.	N/A
Protect the security of our water supply catchments	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. (CCRP Direction 13)	N/A
34 Optimise Asset Management	Develop and adopt an Asset Management Strategy to provide a framework for managing	N/A
	infrastructure assets which supports the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making. (CCRP Direction 17)	
	Develop a Sea Level Rise Policy to inform asset planning and development.	N/A
35 Integrate land use	Review Servicing and Infrastructure Capacity	N/A

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and infrastructure	to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to meet current and future demand. (CCRP Direction 17)	
36 Review funding mechanisms to deliver essential infrastructure for the region	Develop a new suite of Local Contributions Plans to align essential and priority infrastructure requirements (such as roads and servicing) with future needs. (CCRP Direction 17)	N/A
Waste		
37 Explore the viability of integrated resource recovery precinct(s)	Develop and implement the Central Coast Waste Avoidance and Resource Recovery Strategy	N/A
38 Review land use provisions and policy options to foster the development of a local circular economy	Investigate potential policy changes to the Local Environmental Plan to support the transition to a local circular economy.	N/A
	Review Council's Development Control Plan and Waste Control Guidelines to ensure circular economy principles and best practice approaches are integrated into Council's assessment processes.	N/A
39 Review the current public waste network and enhance public waste infrastructure	Improve the current public place network by integrating and enhancing public waste infrastructure when developing streetscape and public domain plans.	N/A

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Community Strategic Plan Assessment

Objective/Requirement	Comment
BELONGING	
OUR COMMUNITY SPIRIT IS OUR STRENGTH	
A1 Work within our communities to connect people, build capacity and create local solutions and initiatives	N/A
A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	N/A
A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	N/A
A4 Enhance community safety within neighbourhoods, public spaces and places	N/A
CREATIVITY, CONNECTION AND LOCAL IDENTITY	
B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	N/A
B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	N/A
B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	N/A
B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	N/A
SMART	
A GROWING AND COMPETITIVE REGION	
C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	The proposed reclassification and redevelopment of the sites will enable economic development in growth areas.
C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	The subject proposal will enable revitalisation of Gosford City centre.
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	The reclassification will facilitate the redevelopment of the sites via Tafe NSW increasing job containment in the region.
C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly	N/A
A PLACE OF OPPORTUNITY FOR PEOPLE	
D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	N/A
D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	N/A
D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	The reclassification of the subject sites will enable them to be utilised by Tafe NSW which is in support of this direction.
D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	N/A

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Objective/Requirement	Comment
GREEN	
ENVIRONMENTAL RESOURCES FOR THE FUTURE	
E1 Educate the community on the value and importance of	N/A
natural areas and biodiversity and encourage community	
involvement in caring for our natural environment	N/A
E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering	N/A
our waterways	
E3 Reduce littering, minimise waste to landfill and educate to	N/A
strengthen positive environmental behaviours	
E4 Incorporate renewable energy and energy efficiency in	N/A
future design and planning and ensure responsible use of water and other resources	
CHERISHED AND PROTECTED NATURAL BEAUTY	
E4 Drotoet our rich on ironmental heritage by concerning	N/A
F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland	IN/A
areas and the diversity of local native species	
F2 Promote greening and ensure the wellbeing of	N/A
communities through the protection of local bushland, urban	
trees, tree canopies and expansion of the Coastal Open Space System (COSS)	
F3 Improve enforcement for all types of environmental non-	N/A
compliance including littering and illegal dumping and	1,7,1
encourage excellence in industry practices to protect and	
enhance environmental health	N/A
F4 Address climate change and its impacts through collaborative strategic planning and responsible land	N/A
management and consider targets and actions	
RESPONSIBLE	
GOOD GOVERNANCE AND GREAT PARTNERSHIPS	
COOD GOVERNANCE AND GREAT I ARTHERONII C	
G1 Build strong relationships and ensure our partners and	N/A
community share the responsibilities and	
benefits of putting plans into practice	
G2 Communicate openly and honestly with the community to	N/A
build a relationship based on transparency, understanding, trust and respect	
G3 Engage with the community in meaningful dialogue and	N/A
demonstrate how community participation is being used to	
inform decisions	
G4 Serve the community by providing great customer	N/A
experience, value for money and quality services DELIVERING ESSENTIAL INFRASTRUCTURE	
H1 Solve road and drainage problem areas and partner with	N/A
the State Government to improve road conditions across the	
region H2 Improve pedestrian movement safety, speed and vehicle	N/A
congestion around schools, town centres, neighbourhoods,	
and community facilities	
H3 Create parking options and solutions that address the	N/A
needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous	
vehicles	

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Objective/Requirement	Comment
H4 Plan for adequate and sustainable infrastructure to meet	
future demand for transport, energy, telecommunications and	
a secure supply of drinking water BALANCED AND SUSTAINABLE DEVELOPMENT	
I1 Preserve local character and protect our drinking water	N/A
catchments, heritage and rural areas by concentrating development along transport corridors and town centres east	
of the M1	
I2 Ensure all new developments are well planned with good	N/A
access to public transport, green space and community facilities and support active transport	
13 Ensure land use planning and development is sustainable	N/A
and environmentally sound and considers the importance of	
local habitat, green corridors, energy efficiency and stormwater management	
14 Provide a range of housing options to meet the diverse and	N/A
changing needs of the community including adequate	
affordable housing LIVABLE	
LIVABLE	
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS	
J1 Create adequate, reliable and accessible train services	N/A
and facilities to accommodate current and future passengers J2 Address commuter parking, drop-off zones, access and	N/A
movement around transport hubs to support and increase use	IV/A
of public transport	
J3 Improve bus and ferry frequency and ensure networks link	N/A
with train services to minimise journey times J4 Design long-term, innovative and sustainable transport	N/A
management options for population growth and expansion	1471
OUT AND ABOUT IN THE FRESH AIR	
K1 Create a regional network of interconnected shared	N/A
pathways and cycle ways to maximise access to key	
destinations and facilities K2 Design and deliver pathways, walking trails and other	N/A
pedestrian movement infrastructure to maximise access,	
inclusion and mobility to meet the needs of all community	
members K3 Provide signage, public facilities, amenities and	N/A
playgrounds to encourage usage and enjoyment of public	14/7
areas	
K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of	N/A
natural waterways and foreshores	
HEALTHY LIFESTYLES FOR A GROWING COMMUNITY	
L1 Promote healthy living and ensure sport, leisure,	N/A
recreation and aquatic facilities and open spaces are well	
maintained and activated L2 Invest in health care solutions including infrastructure,	N/A
services and preventative programs to keep people well for	
longer	
L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	N/A
L4 Provide equitable, affordable, flexible and co-located	N/A
community facilities based on community needs	

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Local Planning Panel

Minutes of the Local Planning Panel Meeting

Held Remotely - Online on 24 February 2022

Panel Members

Chairperson Donna Rygate

Panel Experts Grant Christmas

Sue Francis

Community Representative Geoff Mitchell

Central Coast Council Staff Attendance

Rachel Callachor Meeting Support Officer

The Chairperson, Donna Rygate, declared the meeting open at 12:27pm.

Apologies

The Panel noted that no apologies had been received.

1.1 Disclosures of Interest

Donna Rygate and Grant Christmas confirmed that they had forwarded signed declarations in relation to each matter on the agenda for this meeting. Verbal declarations were provided by Sue Francis and Geoff Mitchell, to be followed up in writing. None of the panel members had conflicts to declare.

2.1 Confirmation of Minutes of Previous Meeting

The minutes of the previous Local Planning Panel Meeting held on held on 16 December 2021, Record of Electronic Determination dated 13 January 2022 and Local Planning Panel Supplementary Meetings of 19 January 2022 and 4 February 2022 which were endorsed by the Chairs of those meeting, were noted.

The meeting concluded at 12:50pm.

Minutes of the Local Planning Panel Meeting 24 February 2022 contd

3.1 DA/63212/2021 - 38 Harcourt Place, North Avoca - 2 Storey Dwelling and Garage

Site Inspected Yes

Relevant As per Council assessment report

Considerations

Material Considered • Documentation with application

Council assessment report

• 1 Submission

Council Approval

Recommendation

Panel Decision

The Panel considered the clause 4.6 written request relating to Building Height submitted by the applicant and is satisfied that there are sufficient environmental planning grounds to justify contravening the Height of Buildings development standard. Compliance with the standard is unnecessary and unreasonable in the circumstances of the case due to the topography of the land and the lack of environmental impact that would result from the noncompliance with the Height of Buildings standard.

Further, the Panel considered that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out.

The Local Planning Panel assumed the concurrence of the Secretary of the Department of Planning to permit the non-compliance with the development standard under Clause 4.6 of the Gosford Local Environmental Plan 2014, in accordance with the provisions of Clause 64 of the Environmental Planning and Assessment Regulation 2000.

The Local Planning Panel resolved to grant development consent to DA63212/2021 – 38 Harcourt Place, North Avoca to construct of single dwelling over two levels with garage subject to appropriate conditions as detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act and other relevant issues.

Minutes of the Local Planning Panel Meeting 24 February 2022 contd

3 The objector be notified of the outcome of the development application.

Reasons

- 1 The proposal is well designed having regard to the topography of the site.
- 2 The breach of the *Height of Buildings* development standard is acceptable in the circumstances of the case.
- 3 No detrimental environmental impact would occur as a consequence of the development.

Votes The decision was unanimous

4.1 Request to amend SEPP Gosford City Centre to reclassify 73-75 Mann Street, Gosford

In performing its role in relation to this matter, limited to the provision of advice only, the Panel by majority notes and has no objection to the commencement of the re-classification process and notes the opportunities for community consultation and input in accordance with the Environmental Planning and Assessment Act 1979 prior to the matter being decided.

There was a dissenting view, Community Panel member Geoff Mitchell considers that this process should not be initiated until the public is fully aware of what the implications are.









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OURIMBAH

Area Strategy and Centre Masterplan

2022

Ourimbah Area Strategy and Centre Masterplan

CERTIFICATION

This report has been authorised by City Plan Strategy & Development trading as GYDE Consulting, with input from a number of other expert consultants, on behalf of Central Coast Council. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report. Copyright © City Plan Strategy & Development P/L

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PROJECT TEAM:

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2.0 A3 layout	23.11.2015	CPSD – Regional Director	Council project officer for discussion	
2.1 Updated A3 layout	16.12.2015	-	Council project officer for review by Council staff	
3.0 Preliminary exhibition draft - restructure	24.02.2016	-	Council project officer for discussion	
3.1 Updated exhibition draft	23.03.2016	CPSD – Associate Director	Council project officer for review by senior Council staff	
3.2 Exhibition draft	31.03.2016	CPSD – Director	Project team for final component	
3.2a Exhibition document	14.04.2016	CPSD - Director	Council project officer for exhibition	
4.0 Draft Final Report	14.02.2017	CSPD-Director	Council project officer for discussion	
5.0 Final Report	23.01.2018	CSPD-Director	Council project officer	
6.0 Updated Final Report	31.05.2019	CSPD-Director	Council project officer	
7.0 For Adoption	22.02.2022	GYDE Consulting - Director	Council project officer	

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1.0 At a Glance

1.1 AT A GLANCE

This report collectively represents the Ourimbah Area Strategy (the Strategy) and Centre Masterplan (the Masterplan). It reflects the culmination of work undertaken in consultation with key stakeholders, including the local community, between 2014 and 2017. It has been prepared to assist with managing the long-term growth and change expected within the Strategy area in a manner that strengthens the broader economic future, provides people with greater housing choice, and enhances the local area's identity as a place that is safe, attractive, busy, and well-connected. The Strategy and Masterplan provided directions to guide long-term planning for Ourimbah, to support the following vision:

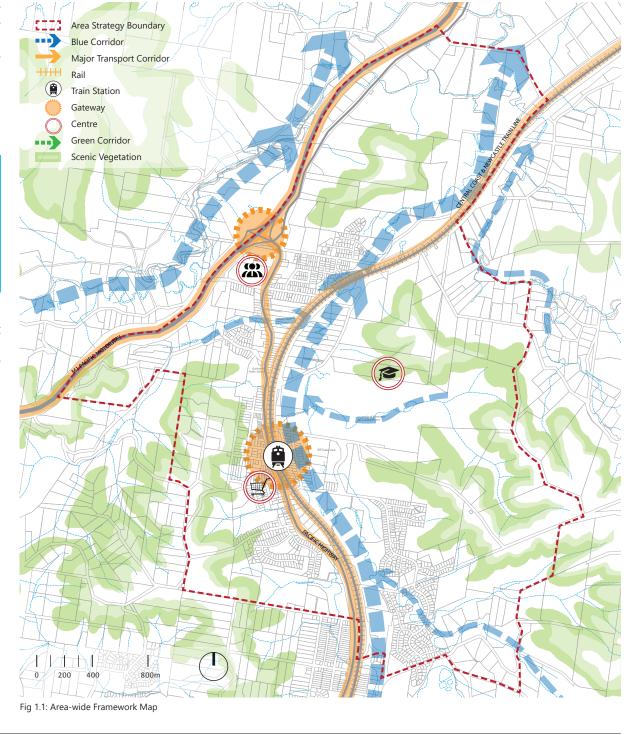
OURIMBAH VISION:

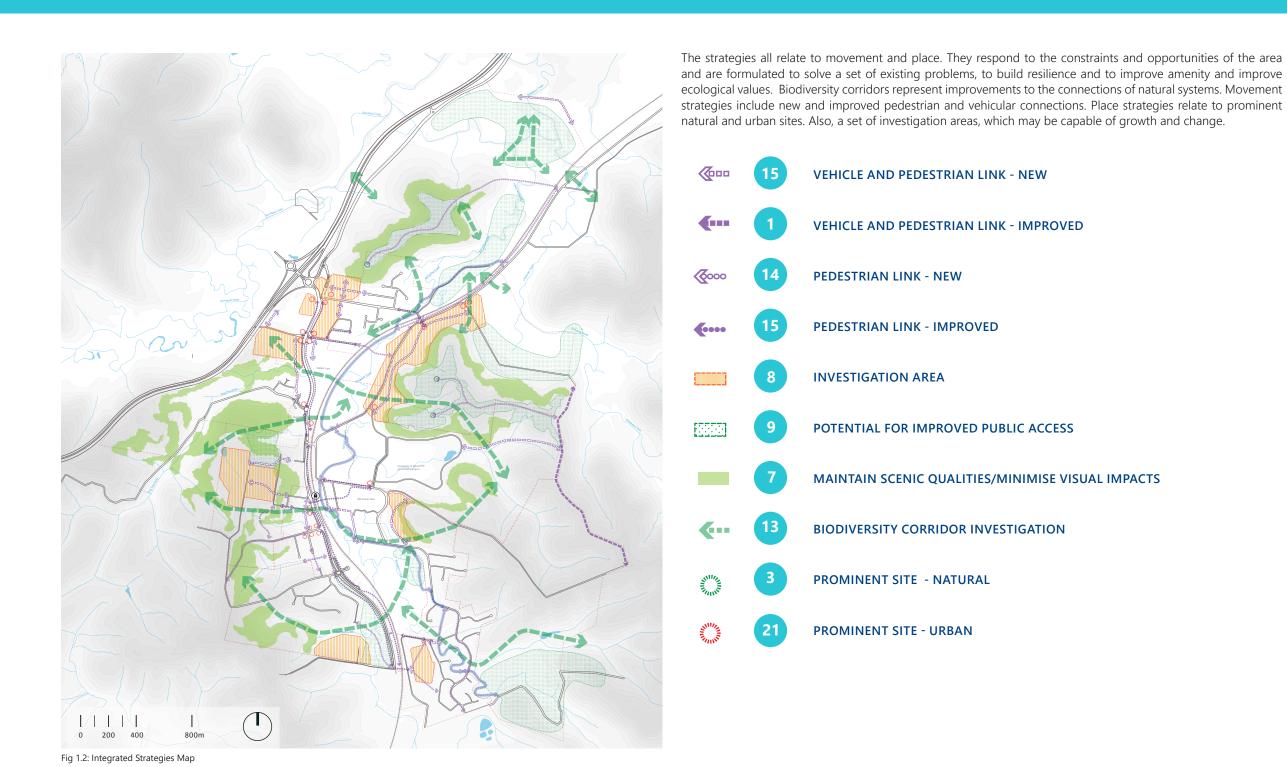
Ourimbah is a place firmly planted in its rich history and natural environment and offers a welcoming experience for residents, students, visitors and commuters to meet, rest and interact. The Centre, Train Station, University Campus and Bill Sohier Park are focal points of activity. These areas provide opportunities for the community to connect to each other and to wider local and regional networks. The University, Train Station and Motorway accessibility are regionally significant assets creating opportunities for future growth that will set Ourimbah apart from other locations across the Central Coast.

Ourimbah is defined by its beautiful natural setting and a set of major transport corridors. The north-south transport corridors of the railway, motorway and highway follow the valleys of Ourimbah and Bangalow Creeks. Urban development is mostly limited to the moderately sloping ground between the steeply forested slopes and "Blue Corridor" of the creeks and their floodways.

Three distinct nodes are:

- Ourimbah Train Station and Ourimbah Centre.
- The University of Newcastle campus and
- M1 motorway / highway interchange and associated employment lands





The existing centre is dominated by the Pacific Highway. Some active frontages exist, however they are fragmented and lack amenity. A small node exists between the Post Office and the Train Station. The shop fronts North of Glenn Road and the Tall Timbers Hotel all suffer from the traffic impact of the Pacific Highway. Furthermore, the street pattern lacks permeability, so circulation within the centre requires using the Highway whether walking or driving.

The Masterplan seeks to establish a new high-amenity environment which is separated from the highway. A new 'main street' is proposed by extending Jaques Street northward to create an active and attractive environment which is away from the highway and connected to the station. The masterplan also identifies a set of strategies relating to car parking and public domain improvements, footpaths and street trees.

SAPON STREET Commodating the Solution SAPON STREET SOLUTION STREET SOL

Fig 1.3: Ourimbah Centre existing context

CENTRE VISION:

Ourimbah Centre has an urban village feel, and serves as the heart of community life.

Its distinct "timber town" character is preserved in heritage buildings and historic facades, and reflected in the design of new buildings. It has developed a new Main Street that offers convenient opportunities for people to socialise, shop and meet their day-to-day needs. Walking through the Centre is part of people's regular routine, whether they be pushing a stroller, walking the dog, or catching the train. The convergence of local commercial, community, and residential uses, combined with a pleasant street environment, invites people to visit, and encourages them to stay longer. It is a local place of recreation, history, convenience, and community.



Fig 1.4: Indicative Masterplan Layout

Section 2 Setting the Scene provides a high-level summary of the steps taken, and information used to prepare the Strategy and Masterplan, including their alignment to State, Regional and Local Government Area planning considerations. This provides the broadest context for the thematic or area-specific directions presented throughout the remainder of the report.

Section 3 Area-wide Framework and Strategies sets the directive framework for the whole of the Strategy area. It describes the long-term vision, themes and principles that have been formulated to guide overall planning for the area. These are supported by seven area-wide strategies to specifically address planning for: movement & connectivity; housing; economic development and employment; character and heritage; biodiversity; hazards; and community infrastructure and public domain. This framework forms the basis for area-specific considerations presented later in the report.

Section 4 Precinct Plans recognises that growth and change will occur differently across the Strategy area, and provides specific considerations for twelve separate precincts (including Ourimbah Centre). Each precinct's plan describes the general objectives and desired future outcomes, based on an analysis of current information. These have been formulated to collectively support the long-term vision and strategies applying to the whole of the area.

Section 5 Ourimbah Centre Masterplan expands on the Plan for Precinct 1 to provide a long-term vision and more detailed planning considerations for Ourimbah Centre. This recognises the importance of the Centre in supporting growth and change across the whole of the Strategy area, responding to the opportunities and challenges identified through extensive research and consultation. The Masterplan presented forms a basis for coordinating public and private-sector initiatives with respect to land use and development in the coming decades.

Section 6 Implementing Change describes the actions that may be undertaken by Council, or others, to support the directions set out in the overall Strategy and Ourimbah Centre Masterplan. This includes strategic planning research or initiatives (e.g. developing guidelines), updating planning rules, including Council's LEP and DCP, coordinating the delivery of infrastructure to support the growth and change anticipated. This section also describes how the Strategy and Masterplan will be monitored and reviewed in coming years to ensure they remain relevant to the community's needs.

2.0 Setting the Scene

2.1 INTRODUCTION

PURPOSE OF THIS REPORT

This report was developed in response to a Council commitment to strategically review the land use framework and prepare a masterplan for Ourimbah, to support the expansion of tertiary education facilities in the region and guide sustainable land use planning outcomes for the area.

This commitment was reflected through a 2011 Memorandum of Understanding (MOU) between the (then) Wyong Shire Council, the University of Newcastle and TAFE NSW to prepare a masterplan for the development of Ourimbah Centre into an education, training, research and recreational precinct in order to deliver significant economic and social benefits to the region. It was expanded through several key actions identified in the local strategic planning frameworks adopted for the Wyong Shire Local Government Area in 2013.

This report responds to that commitment by recognising the importance of Ourimbah within the context of the Central Coast Region: poised to see increased growth pressures arising from its centrality between and convenient connections to Sydney and Newcastle, its proximity to Gosford, its capacity to attract new businesses offering increasing employment opportunities, and its popularity as a place to live and study. It sets the land use and development planning framework to enable Ourimbah to contribute positively to the sustainable growth of the Central Coast.

This report provides for Ourimbah:

- An AREA Strategy, made up of an area-wide framework emerging from a series of thematic strategies (Section 3), along with high-level plans for individual precincts (Section 4), and
- A CENTRE Masterplan (Section 5), providing more detailed directions for land use, development, and public domain considerations focused within Ourimbah's Centre.

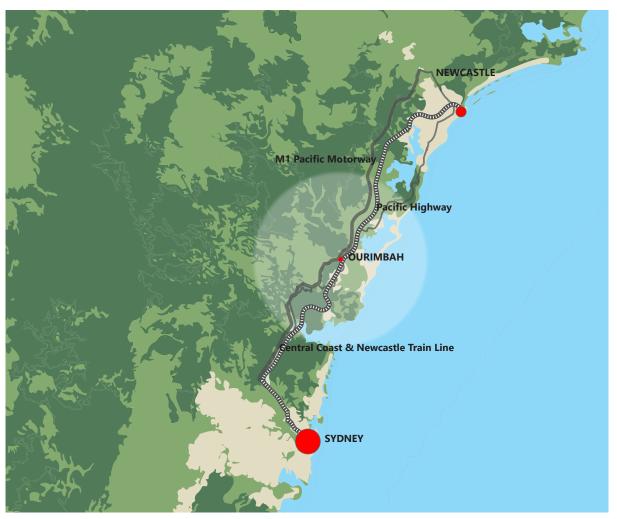


Fig 2.1: Ourimbah State Context

ROLE AND OBJECTIVES OF THE AREA STRATEGY

The Area Strategy presented in this report reflects the outcomes of the Strategic Land Use Review. The aim of the review was to assert the role of Ourimbah's centre and enable the area to contribute towards the sustainable growth of the Central Coast. Its study area (shown in Figure 2.2) was established to broadly capture the catchment of Ourimbah's historic commercial centre and key employment areas.

The objectives of the Strategic Land Use Review for Ourimbah were to:

- Determine the suitability and feasibility of alternative land uses to support the growth and development of Ourimbah's centre,
- Address the physical barriers, such as the Northern Railway and Pacific Highway corridors, to create a more unified urban environment, and
- · Set the parameters for future growth to occur within Ourimbah in a manner that does not compromise the attributes that make the area such a unique and desirable place.

The role of the Area Strategy is to identify the long-term vision and principles that will guide land use and development planning in the area, responding to the objectives above and the anticipated levels of growth and change that are expected to occur across the Central Coast in the coming decades.

The Area Strategy forms the basis for future local planning and plan-making. This may lead to the formulation of new planning rules, such as amendments to Council's Local Environmental Plan (LEP), or the preparation of Development Control Plans (DCP), Public Domain Plans, or local contributions plans (e.g., plans made under s7.11 or 7.12 of the Environmental Planning & Assessment Act or under s64 of the Local Government Act).

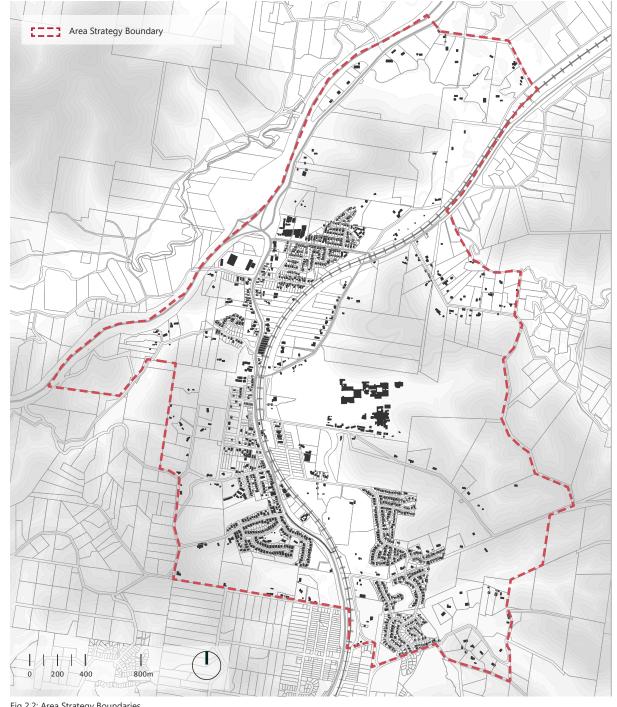


Fig 2.2: Area Strategy Boundaries

ROLE AND OBJECTIVES OF THE CENTRE MASTERPLAN

The Masterplan study area (shown in Figure 2.3) was set to focus specifically on Ourimbah's Centre. The masterplanning objectives were to:

- Develop attractive, accessible and active spaces,
- Promote community, sporting and recreation facilities,
- Identify linkages between these areas and the centres,
- Identify special precincts that complement the role and function of the centre,
- Encourage activity and connectivity and improve the viability of the centre,
- Enhance social interaction, and
- Review the road hierarchy and traffic flow within and around the centre, including the location and operation of car parking areas, transport interchange, and vehicle loading and unloading areas.

The Centre Masterplan presented in this report provides more detail for the Centre than is provided for the rest of the Area Strategy study area. It responds to the above objectives by establishing a preferred long-term urban structure and form to guide development as it occurs within the Centre. It also includes a Public Domain Strategy that provides a framework for creating safe, engaging, and comfortable streets and public spaces in line with more structural changes.

The Centre Masterplan reflects the importance of the Centre as a focus for the broader area's communities and economy and responds to the influence of relatively recent Pacific Highway upgrades. It recognises that change will occur incrementally and is intended to offer a level of flexibility to respond to new opportunities without compromising the ability to deliver desired outcomes over the long-term.

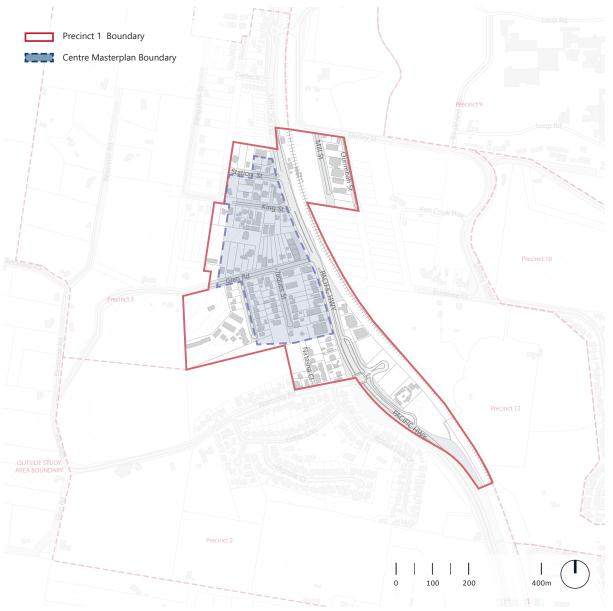


Fig 2.3: Centre Masterplan Boundaries

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2.2 STRATEGIC PLANNING CONTEXT

EXISTING PLANNING FRAMEWORK

State and Local Governments are responsible for preparing strategies to facilitate growth and change within their jurisdictions. These strategies relate to a long-term vision and assist in clarifying specific objectives that are relevant to a particular area or community. Strategic planning documents aim to deliver a range of outcomes relevant to, for example, community and economic development, environmental protection or specific assets.

Strategic plans prepared by State and Local Governments are used as a basis for preparing planning rules, implemented through the application of Local Environmental Plans (LEPs), Development Control Plans (DCPs) and Local Contributions Plans (e.g., s7.11 Plans). The intent is for these planning rules to support the delivery of long-term priorities by informing decisions made by a range of stakeholders, which incrementally influence how land is used and developed over time.

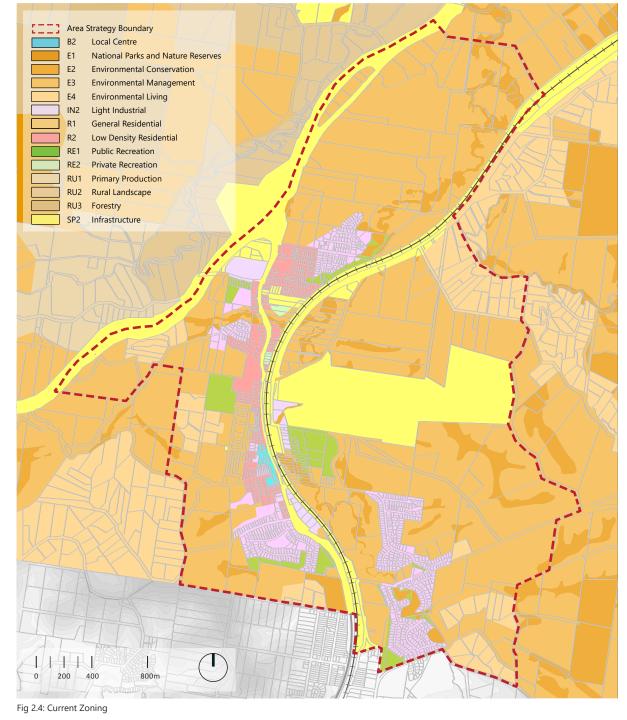
The planning rules, including the land use zones, that currently apply within Ourimbah reflect a vision for the area that was established over 15 years ago. One of the aims of this project was to consider whether the planning rules that currently apply to Ourimbah reflect the contemporary vision and strategic planning policy for the area.

At the time this project was completed, the strategic planning policy for Ourimbah is set out in a range of State and Local Government level documents including, but not limited to:

- Central Coast Regional Plan 2036 (NSW Government, 2016);
- Wyong Shire Settlement Strategy (Council, 2013);
- Wyong Shire Retail Centres Strategy (Council, 2013); and
- Wyong Employment Land Study and Industrial Land Audit (Council, 2013).

The NSW Government, at that time, was in the process of elevating the role of strategic planning across the State by aligning strategic planning objectives at State and Local levels. The Central Coast Regional Plan 2036, released in 2016, whilst the project was ongoing, updated the State Government's priorities for land use and development for the region in which Ourimbah is situated. The Central Coast Regional Plan is currently the subject of its 5-yearly review.

Central Coast Council was also formed in 2016 through the amalgamation of the former Wyong and Gosford Local Government areas. As part of its ongoing strategic planning program, Central Coast Council has already completed a range of initiatives to review and update its strategic planning policies and planning rules to reflect Regional goals and directions through local level plan-making. This has led to the development of the Central Coast Local Strategic Planning Statement and Central Coast Economic Development Strategy in 2020, amongst others.



COMPLETING THE LINE OF SIGHT

Collectively, the Area Strategy and Centre Masterplan for Ourimbah complement the strategic planning framework, providing a line of sight to guide strategic land use planning and decision making for the area.

RELATIONSHIP WITH OTHER PLANS

Preparing this Land Use Planning Strategy for Ourimbah is an important first step towards aligning State and Regional priorities for the area. The Strategy aligns with the key direction and actions of the Central Coast Regional Plan 2036 and has been informed by an array of other regional and local strategies/studies that have been developed over the last decade.

The objectives, goals, actions and recommendations of the several documents have played a key role in the development of this strategy or are otherwise relevant to its implementation. These are outlined over the following pages.

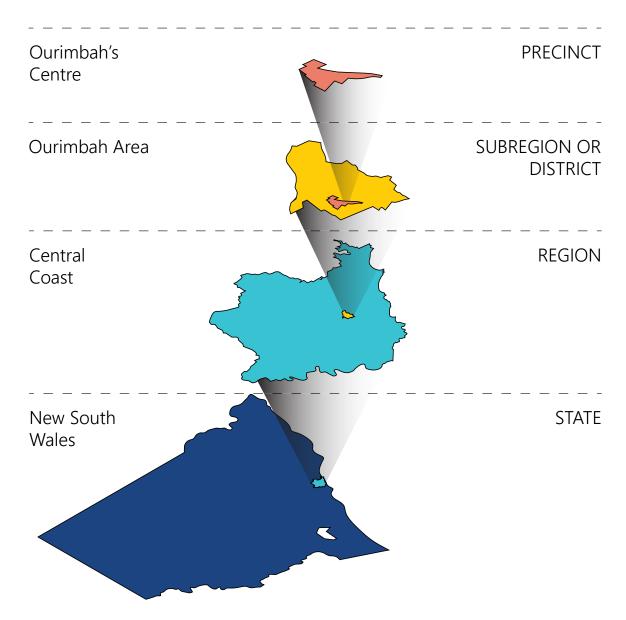


Fig 2.5: Planning Context

2.2 STRATEGIC PLANNING CONTEXT (CONTINUED)

CENTRAL COAST REGIONAL PLAN 2036

The Central Coast Regional Plan 2036 sets the strategic planning framework for the Central Coast for the next 20 years. Four goals form the basis for this framework:

- Goal 1 A prosperous Central Coast with more jobs close to home
- Goal 2 Protect the natural environment and manage the use of agricultural and resource lands
- Goal 3 Well-connected communities and attractive lifestyles
- Goal 4 A variety of housing choice to suit needs and lifestyles

Each Goal is underpinned by a series of Directions, intended to guide planning and investment in the region. This Ourimbah Area Strategy and Centre Masterplan can assist with implementing several of these Directions, most notably including:

- Direction 3: Support priority economic sectors
- Direction 7: Increase job containment in the region
- Direction 15: Create a well-planned, compact settlement pattern
- Direction 16: Grow investment opportunities in the region's centres
- Direction 17: Align land use and infrastructure planning

This Strategy also directly progresses or will assist in delivering some of the Central Coast Regional Plan's specific actions, including by:

- Providing a basis to leverage the existing University of Newcastle campus at Ourimbah within the surrounding area to drive innovation and specialisation in the region (in line with Regional Plan action 3.4),
- Establishing a context to strengthen Ourimbah's employment lands and centre in conjunction with broader economic development initiatives (in line with actions 7.1 and 7.2),
- Identifying where new development would be unsuitable based on region-wide settlement planning principles (in line with action 15.2)
- Directing opportunities for more housing and new typologies to suitable locations within and close to the Centre, allowing it to sustain an adequate level of services and jobs for the surrounding community and in keeping with the Ourimbah's unique character (in line with actions 16.1 and 16.2), and
- Providing a framework to align land use and infrastructure planning to maximise the use and capacity of existing infrastructure, and the efficiency of new infrastructure (in line with action 17.1).



ALIGNING LOCAL AND REGIONAL PLANNING IN OURIMBAH

Ourimbah's future growth and change can support several Central Coast Regional Plan 2036 directions;

Goal 1: A prosperous Central Coast with more jobs close to home.

Direction 3: Support priority economic sectors.

- 3.4 Leverage the existing University of Newcastle and the Central Coast Campus at Ourimbah to drive innovation and specialisation in the region.
- 3.7 Create a centre of innovation through plans that build on the specialisation in food manufacturing.

Goal 2: Protect the natural environment and manage the use of agricultural and resource lands.

Direction 12: Protect and manage environmental values.

- 12.2 Identify and strengthen biodiversity corridors as places for priority biodiversity offsets Ourimbah is part of proposed Biodiversity Corridor 3, linking coastal hills with valleys and
- Ourimban is part of proposea Bioalversity Corridor 3, linking coastal nills with valleys an foreshores.

Goal 3: Well-connected communities and attractive lifestyles.

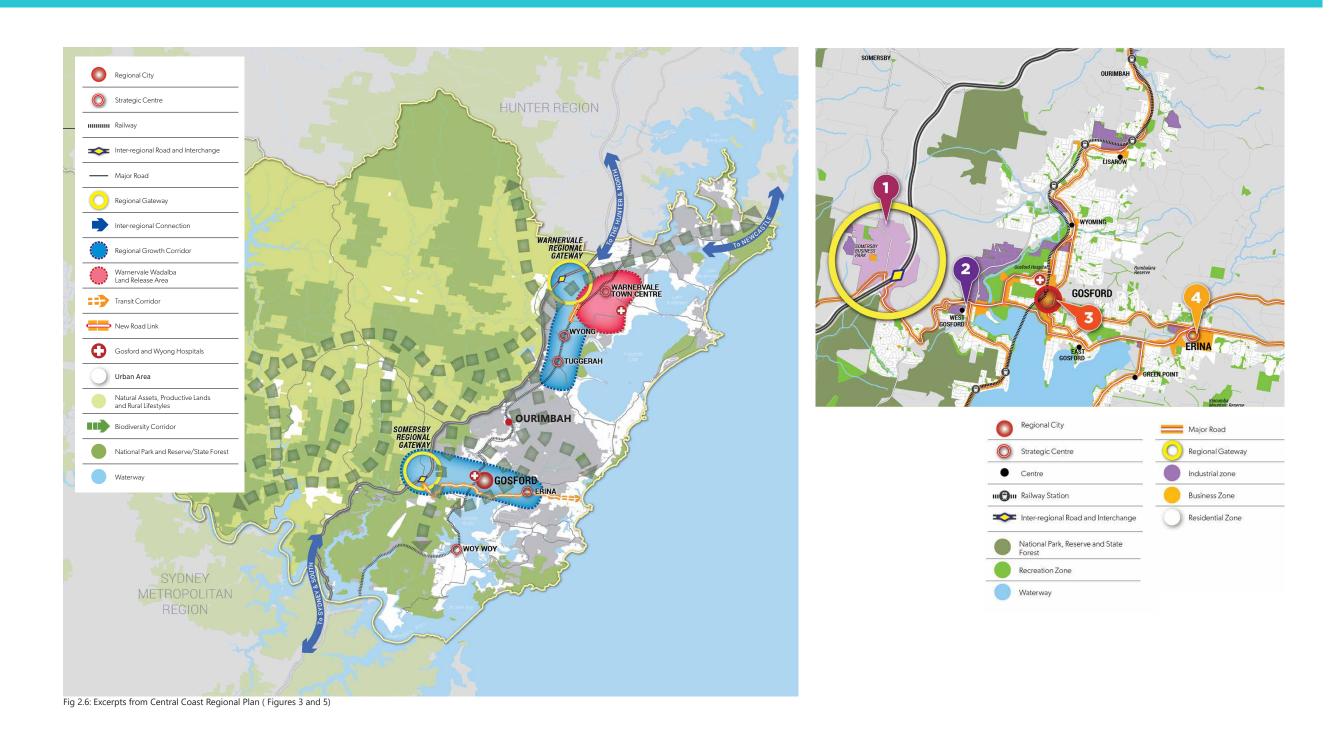
Direction 18: Create places that are inclusive, well-designed and offer attractive lifestyles.

- 18.1 Facilitate Council-led revitalisation of centres to integrate land use and transport planning, improve the quality of the public domain and encourage ecologically sustainable development.
- 18.2 Undertake planning and place-making for main streets and centres.
- 18.3 Enhance the amenity and attractiveness of existing places.

Goal 4: A variety of housing choice to suit needs and lifestyles.

Direction 20: Grow housing choice in and around local centres.

- 20.2 Promote renewal opportunities in other local centres that have good accessibility and can support small-scale renewal.
- 20.3 Implement policies, plans and investment options that will support greater housing diversity in centres.



2.2 STRATEGIC PLANNING CONTEXT (CONTINUED)

COMMUNITY STRATEGIC PLAN 2018

One - Central Coast, Community Strategic Plan 2018-2028 is a 10-year plan developed by Council through engagement with the community. It helps to set the priorities and confirm strategies and activities that best achieve the community's desired outcomes for the future.



OUR COMMUNITY SPIRIT IS STRENGTHENED

neighbourhoods, public spaces and places

CREATIVITY, CONNECTION AND LOCAL IDENTITY

B2 – Promote and provide more sporting, community | belonging. and cultural events and festivals, day and night, throughout the year.

B4 - Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

A GROWING AND COMPETITIVE REGION

local employment opportunities and provide a range of jobs for all residents

A PLACE OF OPPORTUNITY FOR PEOPLE

D3 – Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers

The Ourimbah Centre Masterplan sets a A4 – Enhance community safety within framework to provide more services and jobs locally, within walking distance to home. This involves improving pedestrian safety and amenity in Ourimbah's Centre, leading to greater activation and stronger sense of welcome and

The Ourimbah Land Use Strategy sets the context C3 – Facilitate economic development to increase | for strengthening physical and socioeconomic ties to the University and TAFE campuses as an education hotspot and attract new business investment to transition and grow existing industrial and business parks in an area with unrivalled transport connections.

CHERISHED AND PROTECTED NATURAL BEAUTY

F1 – Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species

The Ourimbah Land Use Strategy identifies areas where environmental protection or management outcomes will lead planning decision making over generations.

DELIVERING ESSENTIAL INFRASTRUCTURE

H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities

H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles

BALANCED AND SUSTAINABLE DEVELOPMENT

11 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1

12 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport

13 Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management

14 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing

The Ourimbah Land Use Strategy and Centre Masterplan collectively set the framework to align the delivery of new and improved infrastructure through new development.

The Ourimbah Centre Masterplan sets the longterm urban structure in the context of current and future desired character. This will guide public and private investment, recognising that change will occur incrementally.

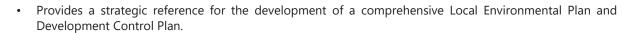
The Ourimbah Land Use Strategy identifies the preferred locations for housing growth through intensification and expansion of the existing urban footprint. This will be implemented through future detailed investigations to release further potential and guide the mix of new homes to meet the changing needs of the community.

LOCAL STRATEGIC PLANNING STATEMENT 2020

In March 2018, amendments to the Environmental Planning and Assessment Act 1979 (EP&A Act) introduced new requirements for Councils to prepare and make Local Strategic Planning Statements (LSPS).

The Central Coast LSPS was adopted in June 2020 and is a 20-year land use planning vision for the Central Coast Region and is a land use response to Council's Community Strategic Plan (CSP). It sets the framework for spatially based decision making in the future and outlines the actions needed to achieve the strategic direction for the Central Coast over the next 20 years.

The LSPS guides how land is used and managed, balancing the competing demands for land use to ensure that the region can achieve a more sustainable, prosperous and equitable future. In summary, it:



- Provides strategic guidance and coordination around Council functions related to service provision, advocacy and leadership.
- Incorporates the community goals and aspirations from the Community Strategic Plan, and inform Council's priorities in the Delivery Program.
- Takes the Central Coast Regional Plan 2036 objectives and outcomes down to a more local strategic level.
- Consolidates the region-wide planning principles within existing Council strategies into one strategic
- · Communicates to the community the expected future urban development in the Region and how this development will occur up to 2036.

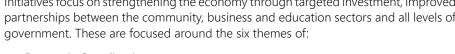
The Ourimbah Strategy study area is situated within the Wyong Ward. The LSPS intentions for local planning here are focused on Ihaving a mixture of the old and the new, retaining the historical, semi-rural character of Ourimbah



CENTRAL COAST ECONOMIC DEVELOPMENT STRATEGY 2020

In 2020, Council adopted the first ever Economic Development Strategy for the whole of the Central Coast, positioning the region as the place to do business, creating jobs and prosperity for the region. It sets a 20-year vision to guide Council's decision making around sustainable economic development initiatives that assist in creating jobs and stimulating the Central Coast economy.

Initiatives focus on strengthening the economy through targeted investment, improved partnerships between the community, business and education sectors and all levels of



- Economic Coordination
- Economic Partnerships
- Economic Infrastructure
- Economic Innovation & Enterprise
- Economic Futures
- Economic Transformation

Ourimbah's relevance to contributing to regional economic development outcomes is reflected in its transport accessibility and existing strengths in education, skills-based, and innovation-oriented uses.

The Ourimbah Land Use Strategy provides a framework to inform decisions to activate or expand the area's existing employment land supply as opportunities emerge and to provide more opportunities for people to live closer to where the work or study.

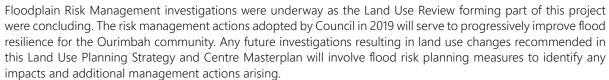


2.2 STRATEGIC PLANNING CONTEXT (CONTINUED)

OURIMBAH CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN 2019

Adopted by Council in 2019, this document is the culmination of flood planning investigations in line with the NSW Government's Flood Policy framework. It sets out the agreed approach to managing flood risk in the Ourimbah Creek catchment, covering 160km2 of land and including several tributaries, like Cut Rock Creek, Chittaway Creek, and Dog Trap Gully which all converge with Bangalow Creek within the project study area.

This Plan recognises that land use zoning is a powerful tool in reducing flood damages, particularly where zoning facilitates redevelopment that is more flood-compatible leading to improvements over time. The Study concluded that the current land use zones for Ourimbah Creek catchment comply with the current NSW standards. While it doesn't make any specific recommendations for changes to the current land use zoning from a flood mitigation perspective, it does support the use of progressive zoning to build long term change in flood resilience.

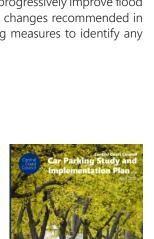


CENTRAL COAST CARPARKING STUDY AND IMPLEMENTATION PLAN 2021

This document was the result of an action set out in the Central Coast Regional Plan 2036 to deliver a Traffic and Parking Report. It provides a framework for delivering car parking strategies based on the needs identified specifically for local areas, focusing on nine key centres and several coastal areas.

Ourimbah was selected as a key centre due to its proximity to Gosford, and its convenient access to the Pacific Highway and Central Coast and Newcastle Rail Line. The study found there were currently no major concerns in relation to parking availability within the Centre. However, parking demands were noted as likely to increase around the train station in line with the increasing trend for rail travel as a preferred transport mode.

This Plan's recommendations for Ourimbah drew directly upon the previously exhibited Centre Masterplan, prioritising the delivery of large, consolidated parking areas close to the train station to support population growth, new development, and increased commuter parking demands.



WYONG SHIRE SETTLEMENT STRATEGY 2013

The Wyong Shire Settlement Strategy provided the framework to guide land use planning and plan making for the former Wyong Local Government Area. This was founded upon a series of thematic planning considerations for:

- Community
- Utilities Infrastructure
- Transport
- Environment
- Natural Hazards
- Economy and Employment
- Settlements and Housing

These were consolidated into a Land Use Strategy, describing how Council's planning controls would be reviewed and maintained.

The Wyong Shire Settlement Strategy recognised that the capacity of land already zoned for urban development was not enough to deliver the anticipated levels of housing growth. It established a basis for nominating and investigating new areas to be rezoned for housing. A priority investigation area was identified at Baileys Road, within the Ourimbah Area Strategy study area, which has not yet been rezoned. Further directions were provided for future studies to identify additional suitable land supplies for housing close to local centres such as Ourimbah.

This Ourimbah Area Strategy and Centre Masterplan results from an action set by Council in the Wyong Shire Settlement Strategy, adopted in 2013. This approach recognised a need to manage and direct development pressures in Ourimbah that were expected increase through growth in the educational and training hotspot centred around the University and TAFE campuses, planned initiatives to improve the area's regional connectivity by road and rail' networks, and efforts to attract investment in emerging employment sector uses.



WYONG SHIRE RETAIL CENTRES STRATEGY 2013

The Wyong Shire Retail Centres Strategy was prepared to inform the Wyong Shire Settlement Strategy. It set directions relating to the retail network, the role and function of centres within that network, and strategies to encourage investment while maintaining the viability of existing centres.

The Retails Centres Strategy categorised Ourimbah as a 'Local Centre'. At the time the Centre's Strategy was prepared, the Ourimbah Centre was catering to the local community, with the potential to attract passing trade from the Pacific Highway. The assessment provided in the Centres Strategy noted that Ourimbah's centre includes a reasonable variety of core and specialty retail services but recognised some retail expenditure leakage to nearby centres at Lisarow and Wyoming. It anticipated Ourimbah would have enough available expenditure by 2016 to justify this expansion, including the establishment of a medium-sized supermarket.

This Ourimbah Centre Masterplan is a direct result of the Centres Strategy recommendation to develop detailed guidance for future development in Ourimbah's Centre. It sets out directions to revitalise the Centre through strengthen connections to the rail station, consolidation of public parking, enhanced pedestrian safety and amenity, and increased commercial floorspace.



WYONG EMPLOYMENT LAND STUDY AND INDUSTRIAL LAND AUDIT 2013

The Wyong Employment Land Study and Industrial Land Audit also informed the Wyong Shire Settlement Strategy. This document was adopted in 2013, documenting investigations into employment trends and capacity within the former Wyong Shire Local Government Area and providing recommendations to promote economic activity and employment growth.

A key objective of this document was to identify how the Central Coast could increase job containment, which resulting in a series of recommendations to activate and expand the existing employment land supply.

The Employment Land Study anticipated the Ourimbah Industrial Area to have capacity for further development until 2025. It recommended as an area for transition with intensification (e.g., through tailored upzoning) where appropriate. This recognised

the potential to build a 'critical mass' from the existing employment base, leveraging the areas strong transport (including public transport) connections.

This Ourimbah Area Strategy progresses the Employment Land Study recommendation that the future role of the industrial area was considered in conjunction with the University and Centre. It sets out the preferred location and nature of new employment uses to guide investment.



2.3 PROJECT DRIVERS

MANAGING CHANGES IN OURIMBAH'S POPULATION

In recent years, the Central Coast region has experienced some of the highest levels of population growth in Australia. This is expected to continue in the coming decades, with more people moving into the region from Sydney and further afield.

The NSW Government and Council are working together to facilitate growth across the Central Coast region, recognising that some places have the capacity to grow faster than others. While Ourimbah is not currently expected to grow as quickly as Gosford or Warnervale, for example, it will be an important area for accommodating local population growth and

responding to the changing needs of its population in future.

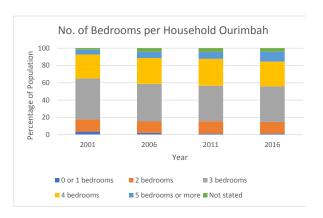
Ourimbah last catered for high levels of growth in the early 1990s. Between 1991-1996, around 450 new dwellings (on average 90 a year) were built in the area, representing growth rates of around 50%. In the 10 years between 2006 and 2016 census periods, residential growth was around 61 new dwellings (on average around 6 per year). This suggests that lands currently zoned for residential development have limited capacity to feasibly supply new homes to the market, which is influenced by a range of factors such as planning rules, market demand, and cost of construction.

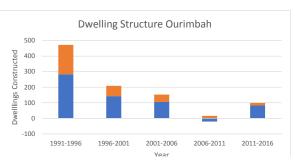
Area Strategy Boundary WYONG 4,519 TUGGERAH - MARDI BERKELEY VALE -GLENNING VALLEY 13.428 **OURIMBAH - PALMDALE** KANGY ANGY KILLARNEY VALE TUMBI UMBI 12.674 LISAROW - MOUNT ELLIOT NARARA -NIAGARA PARK 10.973 NORTH GOSFORD - WYOMING GOSFORD -WEST GOSFORD 5,511 **SPRINGFIELD** 4.354 6,518 EAST GOSFORD -POINT FREDERICK

Fig 2.7 Population Distribution

On average, Ourimbah's population has grown by 0.6% each year between 2001 and 2020, from 4,150 in 2001 to an estimated 4,575 in 2020. With the services offered within the University campus, Train Station and local centre, the area caters for a service population that is far greater. Changes in lifestyle trends across Australia may lead to more people wanting to live in Ourimbah in the coming decades.

A number of national, regional and local trends provide relevant insights to inform planning for future housing in Ourimbah. These trends highlight the rapidly changing nature of housing demands in Australia in general, as well as some of the unique characteristics of Ourimbah, compared with the rest of the Central Coast. They indicate that demands for new housing in Ourimbah may grow or change faster than current forecasts suggest, and set the scene for this Strategy to accelerate planning to identify appropriate locations for housing within the area.





- The Central Coast, generally, is a popular location for people seeking more affordable types of housing than Sydney has to offer. People choosing to move to the Central Coast from Sydney are predominantly looking for houses that suit younger family and ageing (pre-retirement and retired) households.
- Although Ourimbah's resident population is aging, the proportion of residents over the age of 60 has remained significantly lower in Ourimbah than in the rest of the Central Coast. This suggests people tend to move out of the area as they approach retirement. Providing more opportunities for seniors housing and aged care facilities in the area would enable existing residents to age closer to home.
- Household sizes in Ourimbah have declined in recent years, but are still higher than average, compared with the rest of the Central Coast. While around half of all households in the area include children, there is an increasing proportion of lone person households. Recent trends reflect this change in household structures, with the market delivering more dwellings offering either 2 bedrooms or 4+ bedrooms.
- There has been an increasing proportion of single-income households, with a growing representation of lone person households in Ourimbah. However, the proportion of single parents has shown a slight decline since 2011. This reflects a national trend, and will continue to be an important consideration in relation to housing affordability. Recent trends indicate medium-density housing represents an increasing proportion of new housing built in the area. This preference for smaller and more affordable types of housing in the area is likely to continue.
- Although Australia is still a very car-dependent nation, more people are expected to choose to live within walking distance of good public transport links. This is motivated by the increasing cost of transport, both through rising oil prices

[Disclaimer] Demographic information presented in this report has been sourced from the publicly available Central Coast Council's profile.id community profile and forecast.id population forecasts for the Ourimbah-Palmdale-Kangy Angy and Central Coast geographies. Information was correct at October 2021.

and through road congestion. Governments at all levels are investing in initiatives to make public transport, particularly rail, a more attractive choice at the regional level. These initiatives, including the potential for a national high speed rail network, have the potential to influence demand for more housing in Ourimbah in future.

- The number of Ourimbah residents of who drive to work has steadily increased, while public transport use declined significantly over the last 15 years. This implies that residents either find it difficult to use public transport due to poor pedestrian access or that the connectivity of these services is wanting. Only 1% of locals walk or bicycle on their daily commute, suggesting these options aren't currently attractive, or practical, options.
- Australia is transitioning toward a more service-based and virtually connected economy. This is expected to see more people working in health, education, research and advanced manufacturing. These types of jobs are already on offer in Ourimbah, particularly within the University. They are also relevant industries for Ourimbah's resident population. Making more housing available in the area would allow more people to live closer to where they work or study, and experience the high quality lifestyle the area affords.
- When compared to the rest of the Australia, the Central Coast region is relatively disadvantaged according. Conversely, Ourimbah is less disadvantaged than 63% of all Australian suburbs. The number of individuals employed as labourers and clerical workers has dropped since 2006 while the number of professionals, technicians and tradespeople have increased significantly.
- In the coming decades, more people are also expected to work and access tertiary education from home. Understanding the influence of this relatively new global trend on where people choose to live relative to where they work or study will be an important challenge for planning across Australia.

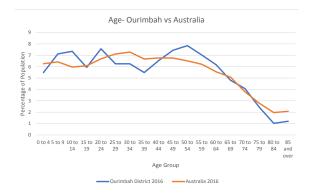
In 2016, Ourimbah's residential population was 4,454 people. This is currently forecasted to grow by around 11% to 5,100 people by 2036 based on past trends and existing planning controls. Accelerating planning to identify where new housing should occur and how urban areas should be designed, will support this change to occur in a positive way.

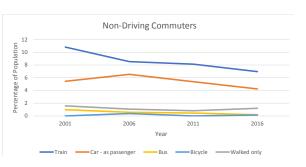
It is reasonable to anticipate faster-than-forecasted population growth rates in Ourimbah may occur, recognising the major lifestyle attractors that the area offers, such as easy access to public transport, the University campus, hilltop views, and an abundance of open space and recreational facilities.

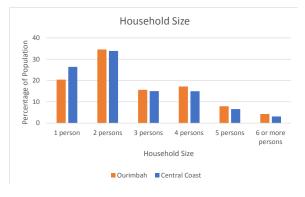
The level of housing growth in Ourimbah is limited, in part, due to the lack of land that is available for residential development, either through the redevelopment of existing sites (infill) or through the development of greenfield sites, under current planning controls. Housing growth rates are also influenced by broader market considerations.

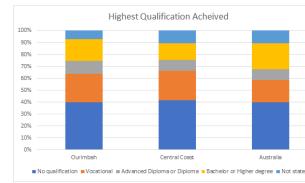
The area's natural environment will continue to influence the location and design of new housing. This includes avoiding new development in areas where risks associated with flooding, bushfire or landslip cannot be appropriately managed. It also includes minimising the unavoidable impacts to biodiversity, heritage and landscape amenity wherever possible.

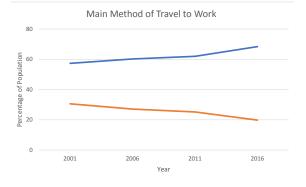
The most effective way to balance considerations for residential yields and environmental outcomes is to plan for a diverse range of house types in a more compact settlement form. This will involve encouraging more medium and higher density forms of housing in new and existing urban areas through coordinated designled initiatives that respond to the area's surrounding context.

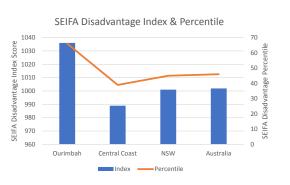












NOTE: 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

NOTE: Socio-Economic Indexes for Areas: Index of Relative Socio-Economic Disadvantage (SEIFA:IRSD). is calculated by combining and proportionally weighting attributes that are usually associated with disadvantage, such as low education, low income, unemployment, disability etc. so that a low score or percentile is indicative of comparative disadvantage within the given area.

MANAGING LAND USE AND DEVELOPMENT

The Land Use Planning Strategy for Ourimbah reflects the contemporary strategic planning policy framework, which may form the basis for future changes to Council's planning rules for the area.

- Protecting and reinforcing Ourimbah's iconic bushland setting will continue to be an important consideration for planning. This recognises the role the area's natural environment plays in supporting regional-level biodiversity corridors, as well as local considerations in relation to environmental hazards such as bushfire and flooding. These factors will continue to limit where, and how, new urban development occurs.
- The University Campus is recognised as an economic asset for the region. This will continue to generate a high level of employment and other traffic into the area each day. This asset can support local businesses and services to grow. The Strategy identifies opportunities for improved physical links, including walking and cycling routes between the University Campus and Ourimbah Centre, as well as facilitating more opportunities for staff and students to live in the local area, to improve the area's level of self-containment.
- The area is not currently identified as a regional economic gateway, but has longer-term potential for economic development in line with the Australian Government's ongoing investigations for a high-speed railway network. A site west of Ourimbah's Motorway Interchange is currently the preferred location for the only stop proposed to occur within the Central Coast.
- Ourimbah is on the fringe of the Central Coast's Southern Growth Corridor (Figure 2.5), and will likely experience
 greater pressures for residential growth over time. Compared with other nearby population centres, including
 Gosford, Tuggerah, and Warnervale, it is expected to have more limited opportunities for residential and
 commercial growth, remaining a locally significant centre. Most of this growth is encouraged to occur through
 the take-up or re-development of lands that are already zoned for development.
- Ourimbah's Centre will continue providing convenient shopping and services for the surrounding community, and to capitalise on its location along the Pacific Highway and close to the Train Station and University Campus to attract passing trade. The Centre Masterplan sets out a series of recommendations to improve the Centre's urban structure and public domain, enabling it to continue accommodating local shops and services, and to attract a small supermarket.
- The greatest level of residential growth will be encouraged in locations with easy access to Ourimbah's Centre and Train Station. This includes through re-development in the Centre to provide more housing alongside a mix of other uses, and the re-development existing residential lots in surrounding neighbourhoods to provide medium-density housing development. A high-level analysis has identified several investigation areas that may provide opportunities to develop land at the urban fringe (subject to detailed planning assessments). This includes the investigation area at Baileys Road, which was first identified in Council's 2013 Settlement Strategy, but has not yet been re-zoned.

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2.4 PREPARING THIS REPORT

PROJECT TIMELINE

The review and analysis forming the basis for this The Ourimbah Area Strategy and Centre Masterplan was completed between 2014 and 2019. It was undertaken in close consultation with several key stakeholders, including the local community. The consultation milestones illustrated in the infographic to the right allowed for key issues of interest to be identified early and investigated collaboratively as the project progressed.

The scope of this project was informed by early consultation with the community, including through online forums and an open-invitation public meeting, attended by around 80 people. A Stakeholder Liaison Group was established, with members representing State Government agencies, and locally based institutions, business and residents. This group met three times early in the strategy formulation process to identify the main issues of interest and consider how the strategy could address each.

A draft Land Use Strategy and Town Centre Masterplan for Ourimbah (Version 1) was publicly exhibited during April and May 2016. Feedback from stakeholders and the general public was provided directly to the project team during an open invitation meeting held during the exhibition period.

In response to the public submissions received during 2016 exhibition, Version 1 was substantially revised to include:

- More detailed contextual information in response to key issues raised;
- A study area wide Framework Plan;
- Further detail in relation to the Town Centre Masterplan;
- Precinct-level strategic land use plans,
- Revision of land use investigation areas to reflect a Low Growth model;
- Greater detail about how the plan will be implemented.

An *Ourimbah Land Use Strategy and Town Centre Masterplan* (Version 2) was publicly exhibited between January and March 2019. Feedback from stakeholders and the general public was again provided directly to the project team during two open sessions.

This report was substantially finalised in July 2019 in response to the issues raised following the public exhibition of Version 2, and the project was placed on hold to allow for the advancement of other Council strategic planning initiatives, including the preparation of a Local Strategic Planning Statement. The report was updated again in October 2021 to provide contemporary commentary in relation to the strategic planning, legislative, and implementation framework.

The main issues of interest identified through consultation initiatives throughout the process form the basis for the Area Strategy's vision and guiding principles. These are described in Section 3.2. The specific challenges and opportunities that were raised by stakeholders, including the local community, have helped to shape the more detailed recommendations presented in this Report to support growth and change across the area, and particularly the Centre.

PROJECT TIMELINE



2015 STAKEHOLDER LIAISON GROUP (SLG) | TOP FIVE ISSUES OF INTEREST











RAIL UPGRADE AND EXISTING USES

HOUSING TYPE AND LOCATION

FLOODING

ECONOMIC GROWTH AND EMPLOYMENT OPPORTUNITIES

TRAFFIC, ACCESS AND PARKING

2016 WRITTEN SUBMISSIONS | TOP FIVE ISSUES OF INTEREST











HERITAGE

BUILDING HEIGHTS AND FORM



NEW MAIN STREET

2019 WRITTEN SUBMISSIONS | TOP FIVE ISSUES OF INTEREST



TOWN CENTRE CHARACTER



FLOOD



BIODIVERSITY



MAIN STREET



PRECINCTS









'Targeted updates to reflect strategic policy changes' Oct-Nov 2021



2016 FEB

Targeted meetings to finalise strategies and recommendations



2019
'Targeted updates in response to community feedback'

Apr-May



OURIMBAH | Area Strategy and Centre Masterplan

29

3.0 Area-wide Strategy

3.1 ABOUT THIS SECTION

This section sets out the Strategy elements applying to the whole Area.

- The long-term **Vision Statement**, which was developed in consultation with the local community, establishes a clear and collective description of the kind of place we are planning for.
- Four **Vision Themes** support this statement, describing in more detail the planning outcomes that are appropriate and unique to the whole area. These serve to align the Ourimbah Area Strategy with Council's Local Strategic Planning Statement and Community Strategic Plan.
- Six **Keystone Principles**, which emerged from the Vision Themes, recognise the connection between land use planning and other policy initiatives, such as economic, or community development, or environmental protection. These are intended endure as the underlying basis for planning and decision-making well into the future.
- The Area-wide Directions, which respond to the seven main topics of interest raised by the local community. These collectively give context and effect to regional and local level planning directions and address priority considerations for planning and development within this part of the Central Coast
- The **Overall Planning Framework**, which works in conjunction with the Area-wide Directions, highlights elements that unify the Area.

The Area Strategy is then applied to set out more detailed place-specific guidance for the twelve distinct precincts that make up the Ourimbah area in Section 4.

3.2 LONG-TERM VISION

VISION STATEMENT describing the kind of place we are planning for Ourimbah is a place firmly planted in its rich history and natural environment and offers a welcoming experience for residents, students, visitors and commuters to meet, rest and interact. The Centre, Train Station, University Campus and Bill Sohier Park are focal points of activity. These areas provide opportunities for the community to connect to each other and to wider local and regional networks. The University, Train Station and Motorway accessibility are regionally significant assets creating opportunities for fu ture growth that will set Ourimbah apart from other locations across the Central Coast.

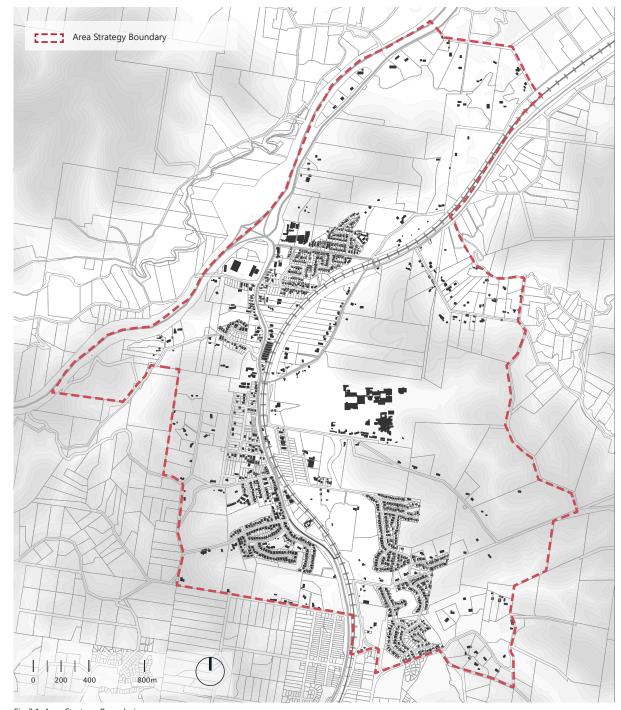


Fig 3.1: Area Strategy Boundaries

Attachment 1

3.3 OURIMBAH AREA VISION THEMES

LOCAL STRATEGIC PLANNING STATEMENT 2020 PILLARS



WELCOMING

Ourimbah offers a welcoming experience for residents, students, visitors and commuters as well as travelers needing a rest and a place to stretch their legs. Welcoming is about experience – providing comfort and convenience to all through a variety of land uses and activities in safe, attractive and legible urban and natural spaces.

Strategies to support this theme relate to public domain design and new buildings that face towards the streets. The strategies combined with a growing residential community, as well as recreational and commercial activity in Ourimbah, will encourage a thriving centre in a setting where people are comfortable to stay and to interact.

The Centre, Train Station, University Campus and Bill Sohier Park will continue to be the main focal points of activity. These areas provide opportunities for the community to connect to each other and to wider local and regional networks. The University, Train Station and Motorway accessibility are regionally significant assets that will continue to create opportunities for future growth, setting Ourimbah apart from other locations across the Central Coast.





A PLACE OF OPPORTUNITY

Growing

grow older.

most.

and visitors.

FOR PEOPLE



THE FRESH AIR

LIFESTYLE OPTIONS FOR A

GROWING COMMUNITY

Ourimbah's strategic location, connectivity and regional

assets make it an attractive place in which to invest. It

offers a quality setting for people to grow their business,

develop new knowledge and skills, raise a family and

Growing is about the intensity of uses and activities as

much as the physical expansion of development. Greater

levels of change will see the Motorway interchange,

Ourimbah Centre, Train Station and University Campus

become busier places over time. The broader area will

facilitate the long-term delivery of new housing that is

easily accessible to jobs and the services people use

Effective partnerships between Council, education

providers and industry will strengthen Ourimbah's

role as a regional destination for education, training,

research and creative ventures. The investment this

generates will benefit residents, businesses, students

ENVIRONMENTAL RESOURCE



BALANCED AND SUSTAINABLE DEVELOPMENT



CHERISHED AND PROTECTED NATURAL BEAUTY



Natural

Ourimbah's bushland setting is highly respected by its community. Its imposing natural features provide a welcome relief from the visual extent of converging road and rail infrastructure. The area's history and its future are strongly connected to its natural environment.

ENVIRONMENT

Natural is about respecting and reflecting the area's natural environment in the location, design, materiality and landscaping of built areas and offering people safe opportunities to move through and spend time in natural spaces. This will include utilising the area's creeklines and surrounding forest, fostering greater community awareness and sense of place.

Protecting and ensuring the ongoing management of the area's natural environment will continue to be a priority for planning. Council will take steps to consider issues such as the area's biodiversity, topography, and environmental hazards (e.g. flooding and bushfire) when considering opportunities for new development to support growth and change.







GOOD GOVERNANCE AND GREAT PARTNERSHIPS

RELIABLE PUBLIC TRANSPORT AND CONNECTIONS



DELIVERING ESSENTIAL INFRASTRUCTURE

Connected

Ourimbah is one of the few places where Motorway, Highway and Railway converge, connecting it to regional destinations and national markets. The area's communities also have close connections to each other, their surrounding environment, local stories and history.

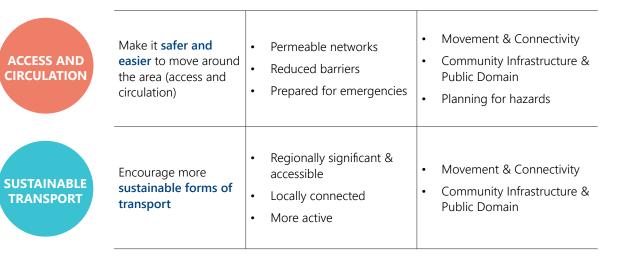
Connected is about using physical infrastructure, such as roads, footpaths and cycle routes, to enhance social connections. It means recognising and strengthening the links between places that people who live in or visit the area use most often, such as Ourimbah Centre, Train Station, Bill Sohier Park and University Campus.

Planning will continue to support the area's existing activity hubs to diversify and grow, meeting the needs of surrounding communities or broader service markets. Focusing on improving the experience offered in the Centre, for shopping, recreation and social interaction will help to make Ourimbah a more engaging and desirable place to live and visit. Increasing the availability, attractiveness and safety of links between the two sides of Ourimbah – east and west – will make it a more cohesive place.

3.4 KEYSTONE PRINCIPLES

These keystone principles were developed to link the vision themes to the Ourimbah Area-wide directions. They should serve as the starting point to guiding planning and plan making for the area as new changes or information emerge over time.

	Keystone Principle	Meaning	Most relevant Directions
ATTRACTIVE CHARACTER	Strengthen Ourimbah's attractive character	Local centreDesign-led changeRecognisable environments	 Character & Heritage Community Infrastructure & Public Domain Housing
SCENERY AND HISTORY	Protect and enjoy Ourimbah's natural scenery and history	 Protected & well-managed Diversity recognised & preserved Accessible & understood Compact built footprint 	Character & HeritageBiodiversity
HOUSING CHOICE AND SUPPLY	Increase housing choice and supply to meet the changing needs of Ourimbah's community	 Smart and sensible growth Greater variety of housing types Changes monitored & understood 	• Housing
EXPAND EMPLOYMENT LAND USE	Facilitate long-term opportunities to expand and diversify employment	Jobs available locallyLeveraging industry clusters	Economic Development and Employment



3.5 AREA-WIDE DIRECTIONS

The area-wide directions are intended to provide the Each direction section provides information on: strategic basis and guidelines for future decisionmaking. These support changes that are relevant at an LGA-wide or regional level and identify considerations that relate to the whole area or multiple precincts.

Directions are provided for seven topics

- 1. Movement and connectivity
- 2. Housing
- 3. Economic development and employment
- 4. Character and heritage
- 5. Biodiversity
- 6. Planning for hazards
- 7. Community infrastructure

- Desired future outcomes: to describe what type of change is being sought within Ourimbah. These outcomes align with the long-term vision, themes and principles for the area, and will provide an ongoing basis for future decision-making.
- Setting the scene: providing a context for planning within Ourimbah, recognising challenges arising from the current and likely future situation.
- Strategy Principles: Describes the everlasting priorities that will be adhered to, directly drawing on the keystone principles
- Area-wide policy objectives: Describes how the desired future outcomes will be pursued, building on the keystone principles.
- **Key Initiatives:** Indicate the key initiatives Council can take to influence and encourage progress towards delivering the desired future outcomes. Detailed actions are provided in Section 6 (Implementing Change).

Initiatives to support change, which indicate specific actions Council may take to influence and encourage progress towards delivering the desired future outcomes, are discussed in more detail in Section 6 (Implementing Change).

DESIRED FUTURE OUTCOMES

SETTING THE SCENE

STRATEGY PRINCIPLES

What are our priorities as we influence and deliver change?

AREA-WIDE POLICY OBJECTIVES

How will we pursue the changes we want to see?

KEY INITIATIVES



CONNECTIVITY



HOUSING



ECONOMIC DEVELOPMENT AND EMPLOYMENT



CHARACTER AND HERITAGE



BIODIVERSITY



HAZARDS



COMMUNITY INFRASTRUCTURE AND PUBLIC DOMAIN

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DIRECTION 1: Movement and Connectivity

DESIRED FUTURE OUTCOMES

- The corridors and ancillary networks associated with the Pacific Highway, Pacific Motorway and heavy railway are protected and managed to sustain efficient traffic movements through Ourimbah.
- New local street connections reduce vehicle reliance on the Pacific Highway for local trips (e.g. from home to the Centre).
- People have access to safe evacuation routes to escape during natural hazard events.
- Physical links across the heavy rail line are improved to provide safer and more convenient connections between major destinations within the area.
- Local streets and paths provide an attractive environment for people, and encourage more people to walk, cycle or catch the bus for local trips made within the area (e.g. from home to the Centre or Uni).
- Convenient public transport networks encourage more people to catch the bus or train to commute to other areas (e.g. Gosford, Sydney or Newcastle).
- The potential transport and economic development benefits associated with high-speed rail are safeguarded, in line with ongoing national-level planning.

SETTING THE SCENE

Ourimbah is one of the few places in New South Wales where Motorway, Highway and heavy rail lines converge, providing convenient and efficient access to inter-regional destinations and markets. These routes bring a steady volume of traffic through Ourimbah every day, and provide access to regional and local services including the University and Ourimbah Centre.

Several National and State-level transport assets and initiatives are relevant to, and within, Ourimbah.

The Motorway interchange presents potential business development opportunities for Ourimbah, and may be attractive to:

- Transport-related uses/businesses, with opportunities to locate within existing vacant industrial land on the western side of the Highway;
- Businesses catering to 'grey nomads' and other self-contained campervans, with opportunities to provide more parking, visitor information and facilities such as a dump points;
- Retail, recognising opportunities to complement existing shopping destinations along the Motorway; or
- Other industries that may benefit from or support existing businesses, such as the regional Palmdale Lawn Cemetery and Memorial Park situated to the eastern side of the Motorway.

The Highway Corridor is currently being upgraded between Narara and the Motorway, which may attract more traffic currently using the Motorway to access Gosford to travel through Ourimbah. This provides an opportunity for local businesses to continue benefiting from passing trade.

The proposed Highway upgrades are also intended to improve safety, but in doing so may lead to more restricted pedestrian and vehicular access to properties and businesses on each side of the Highway. Widening the Highway will reduce the amount of car parking available in front of businesses, particularly along the western frontage. Standard road design requirements will also result in a 'harder' landscape, with a wider road surface, few adjoining

street trees and no street trees in the central median. This is already changing the character of the Centre, which currently fronts onto the Highway.

The heavy rail line also provides a focus and opportunities for development. The existing Train Station is already an important gateway to the Study Area and hub of commuter-related activity that brings people into the Centre and University Campus every day. There may be opportunities to work with the State Government to increase rail patronage, including by enhancing existing services (e.g. express trains stopping at Ourimbah Train Station) or improving station infrastructure.

The Australian Government's longer term aspirations to deliver high speed rail connections along Australia's Eastern Seaboard may offer opportunities to enhance Ourimbah's ability to connect people and businesses with National and State destinations and markets. The only high speed station currently identified in the Central Coast is proposed to be located to the west of Ourimbah's Motorway Interchange. Although this is located outside the Strategy Area boundary, it will influence demand for development within the Strategy Area.

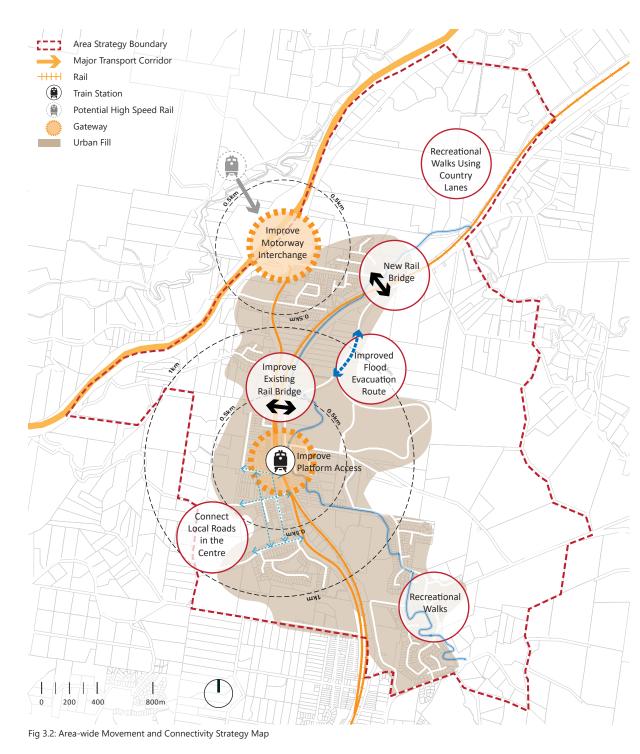
Ourimbah already offers several destinations that attract high volumes of traffic, including local residents and regional visitors. Making public transport, walking and cycling more convenient and attractive will be important to improving accessibility to, and supporting the growth of these services in future. This will include offering more opportunities for people to live closer to where they work, study, shop or play. It will also benefit from improvements to key 'desire lines' where people regularly travel between destinations, such as:

- The University Campus and the Centre, via the Train Station;
- · Bill Sohier Park and residential areas on the western side of the Highway;
- The RSL and car parking, situated on opposite sides of Highway; and
- The Highway and existing businesses and vacant employment lands situated near the Motorway Interchange.

The ongoing challenges presented by Ourimbah's steep terrain, waterways, and major road and rail infrastructure will need to be addressed to establish safe and integrated local movement networks for pedestrians/cyclists and vehicles. This recognises:

- Local vehicular traffic movements are predominantly reliant on the Pacific Highway, which operates as the local spine road as well as servicing high volumes of regional traffic.
- East-west movements are currently limited to five controlled Highway crossings and four rail crossings (2 vehicular and 2 pedestrian).
- Flooding regularly cuts off local roads and can isolate parts of the area for significant time periods.
- Many local roads and pathways do not provide an experience that is conducive to cycling or walking. This is particularly relevant where walking and cycle routes are not contiguous, provide little shelter, or present personal safety issues (e.g. are poorly lit or poorly surveilled).

The ongoing management of major transport infrastructure, and how these integrate with local road networks, will continue to influence how the area grows and functions over time. Funding and delivering transport improvements within Ourimbah will rely on coordination and alignment of National, State and Local government initiatives.



STRATEGY PRINCIPLES

The main elements of the Keystone principles guiding the Area-wide direction for movement and connectivity are to:

- Support a scale and quality that continues to draw people from outside of Ourimbah
- Increase the attractiveness of public transport.
- Provide the physical links to enhance social and industrial connections.
- Reinforce walking and cycling connections to and between the Centre, Station, Bill Sohier Park and University Campus.
- Improve circulation for pedestrians, cyclists, buses and cars.
- Reduce barriers to movement by providing more usable and flood resilient connections.

AREA-WIDE POLICY OBJECTIVES

- Land uses and activities on land adjoining major transport corridors (Motorway, Highway and heavy rail) must planned and designed to prioritise safe and efficient vehicle movements along these corridors, and minimise conflicts such as noise, traffic impacts, crossings, etc.
- Commuter parking will be accommodated in and around major transport gateways at the Train Station and near the Motorway interchange to encourage public transport use and ridesharing initiatives.
- Land supply near the Motorway interchange will be managed to enable the area to support the economic development and accommodate employment-generating uses in the long term (see Direction 3. Economic Development and Employment).
- New urban development around the Centre and Train Station will be expected to achieve higher residential densities, and mixed uses will be encouraged (see Direction 2. Housing).
- New urban development will be expected to contribute towards the creation of new local street connections and paths to reduce vehicle reliance on the Highway for local trips and to provide attractive walking and cycling routes (see Direction 7. Community Infrastructure).
- New off-road walking and cycling routes will be considered where suitable along, for example, country lanes, fire access tracks, or creeklines. Where provided, these will be designed to minimise the threat of hazardous events to people and infrastructure (see Direction 7. Community Infrastructure).
- New development proposed in hazard-prone areas must demonstrate evacuation routes are available, or can be made available, prior to occupation.

KEY INITIATIVES

To deliver the Movement and Place Strategy, Council will pursue key initiatives to:

- · Advocate to NSW Government to improve State Road and Rail infrastructure and networks within Ourimbah.
- Address the missing links within the shared path network to improve conditions for pedestrians and cyclists.
- Fund and deliver improvements to the local road network, to address any immediate safety issues and progressively cater for higher traffic volumes in line with growth.

DIRECTION 2: Housing

DESIRED FUTURE OUTCOMES

- Planning supports a design-led approach to facilitate residential growth and provide a greater choice of housing to suit a range of household types.
- New housing development supports a compact settlement pattern.
- Greater residential densities are provided around the Centre and Train station.
- Specific consideration is given to the need for new housing in the area to accommodate students and seniors.



Fig 3.3: Housing densities infographic (SOURCE: NSW Department of Planning and Environment, http://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Medium-Density-Housing).

SETTING THE SCENE

New residential development will be required in Ourimbah to cater for the anticipated housing needs of a growing and changing population. This recognises the quality of life, relatively affordable cost of living (compared with Sydney) and high level of accessibility that the area offers is expected to make it a popular choice within the Central Coast.

Current projections anticipate the area will need to accommodate around 1,950 dwellings by 2036 to meet the demands of predicted population growth and change population. This would require at least another 280 dwellings beyond what was available in 2016. (Population and household forecasts, 2016 to 2036 for Ourimbah-Palmdale-Kangy Angy, prepared by .id, March 2018)

The area may require more dwellings than have been forecasted if some of the current housing supply is converted to short term rental accommodation or to unlock opportunities for more people to live closer to where they work or study.

New housing in Ourimbah is expected to predominantly comprise a range of dwelling types, from detached dwellings to low-rise apartments, as illustrated in Figure 3.6. Encouraging diversity within this range will allow the area to cater for a broad range of household types, and lifestyles.

- The greatest demand is expected to continue to be for households with children, recognising this will include a growing proportion of single parent households. However, a growing proportion of couple-only or lone person households is also expected.
- Education and employment opportunities within the University may generate demands for housing within the area, as people look to live closer to where the work or study. Student accommodation may be provided within

the University campus, but demand for student housing in other areas within Ourimbah will be influenced by the types of programs and delivery models offered by tertiary education providers within the University Campus. Student housing should be encouraged in the Centre and around the Train Station, or in areas with convenient physical links to the University Campus, to encourage walking and cycling.

• Demands for seniors living and aged care facilities may increase as the resident population ages, and older people move to the Central Coast from other regions. Special consideration will need to be given to locate these in areas where residents can conveniently access services, and can be protected from natural hazards, such as floods and bushfires.

Promoting more medium density housing and apartments in appropriate locations will benefit the area in several ways. A more compact settlement form will minimise the need to clear vegetation, helping to protect important ecological values, as well as the area's bushland setting. This type of housing also supports a more affordable cost of living. Focusing greater residential densities within 1km of the Centre and the Train Station will enable more people to live closer to where they work, and provide them with convenient access to local services including shops and parks, as well as public transport.

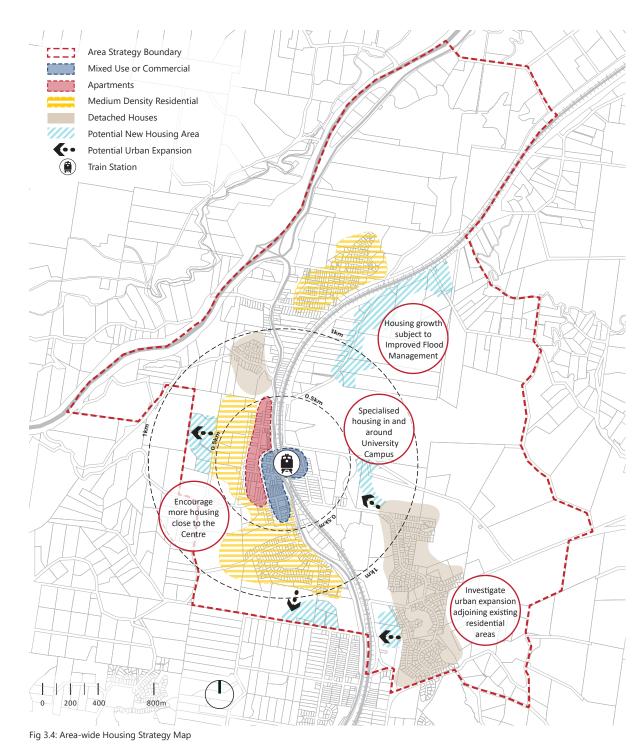
The quality of design for medium density housing will be particularly important in Ourimbah, because of the area's scenic beauty. Very little medium density presently exists, so there is an opportunity for the area to showcase a universally well-designed approach. Design quality will be achieved by adopting the principles set out in State-level policies, such as the Apartment Design Guide (ADG) and the Design Guides for Low Rise Housing Diversity. Policies like these give clear guidance to achieve higher quality urban environments.

In addition to state-wide policy principles and guidelines, local designs will also need to respond to the Ourimbah's specific circumstance. Key design considerations for new residential development, and other developments, relate to the area's sloping sites, bushland setting and food-prone environment. These are discussed in more detail in Direction 4: Character and heritage.

STRATEGY PRINCIPLES

The main elements of the Keystone principles guiding the Area-wide strategy for housing are to:

- Make more housing available where it connects people to and supports the viability of local services and facilities (shops, parks, public transport).
- Facilitate the delivery of a range of house types, including types that cater for students, the elderly and commuters.
- Monitor development activity to inform planning controls adjustments and servicing in response to the demographic changes in age, household size and income.



AREA-WIDE POLICY OBJECTIVES

- Encourage the greatest level of housing growth to occur close to local services, particularly in and around the Centre.
- Facilitate diverse housing outcomes, including by increasing the proportional level of housing available to accommodate students and seniors.
- Discourage housing growth in locations that are regularly isolated by flood events.
- Identify and implement design principles to encourage the delivery of quality medium density housing and apartments.
- Encourage the design of new residential development to respond to Ourimbah's specific circumstance, particularly the area's sloping sites, bushland setting and flood-prone environment (see Direction 4: Character and heritage).

KEY INITIATIVES

To deliver the Housing Strategy, Council will pursue key initiatives to:

• Support the investigation of areas in select precincts (see Section 4 Precinct Plans) for rezoning to enable more housing and different housing types in suitable locations.









Fig 3.4: Medium Density Housing Examples

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DIRECTION 3: Economic Development and Employment

DESIRED FUTURE OUTCOMES

- Ourimbah is recognised as an area important for regional economic development and innovation, and can suitably accommodate opportunistic regional economic development initiatives
- Businesses across Ourimbah benefit from the accessibility afforded by the Motorway, Highway and Train Station.
- Ourimbah Centre remains relevant to meeting the day to day needs of its local community, including residents and regular visitors.
- Ourimbah's semi-rural character supports local businesses, providing an attractive setting and degree of separation between uses in a highly accessible location.
- Planning for and development of land and infrastructure anticipate the rapidly changing nature of how people access employment and services, enabling more people to work from home.
- The potential transport and economic development benefits associated with high-speed rail are safeguarded, in line with ongoing national-level planning.

SETTING THE SCENE

Despite its semi-rural character, Ourimbah offers economic development assets that are important to the livelihoods and quality of life of communities across the Central Coast. Industries across the region benefit from the skills development and research initiatives offered through Ourimbah's University Campus. The quality and accessibility of the area's parklands, and its recreational and sporting facilities also are important social drivers.

Ourimbah already has several established market strengths and identifiable business clusters. Recognising and supporting these assets to grow, and leveraging the opportunities they offer, will be important to the ongoing economic development of the Central Coast. Providing the right regulatory environment for businesses involves working with industries to establish appropriate planning controls and coordinate the delivery of infrastructure to improve access to, and between, businesses.

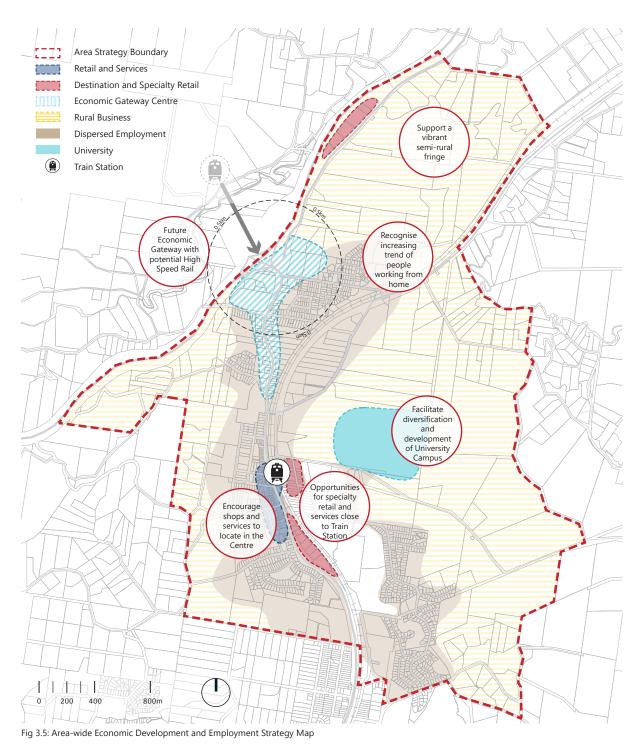
Ourimbah's University Campus hosts a range of specialised occupiers, with a strong focus on education and research. Services located within the Campus, currently including the University of Newcastle, NSW TAFE, and the Central Coast Primary Industries Centre, are expected to continue attracting a high-volume of traffic (including staff and students) into the area every day. The campus is privately owned and managed subject to a long-term strategic plan. Current planning controls allow a degree of flexibility for the Campus to continue providing a broad mix of uses that support the growth of tertiary education infrastructure.

Situated along the Pacific Highway, Ourimbah Centre already offers a range of businesses and services that benefit from local and passing trade. It is not expected to compete with larger centres such as Erina or Tuggerah. However, it will need to grow and change to remain relevant to its surrounding population, and respond to the changes associated with Pacific Highway upgrades. This will involve incremental renewal and redevelopment within a well-established urban area. A coordinated approach will be required to support existing residents and businesses through this change, and attract new investment into the area.

Despite the convergence of major transport networks at Ourimbah, Somersby and Warnervale have been identified as the preferred locations for developing Regional (economic) Gateways. Ourimbah may offer longer-term opportunities to accommodate larger-footprint and transport-oriented industries near the Motorway interchange. This could have potential synergies with the Australian Government's aspirations to deliver high speed rail connections along Australia's Eastern Seaboard, should the proposed Central Coast stop at Ourimbah proceed. Safeguarding land in and around the Motorway interchange for economic development in the long-term will support Regional economic growth and diversification.

The area's natural features and high level of accessibility also give rise to an economically vibrant semi-rural fringe. The area already support a range of predominantly home-based businesses associated with agriculture (e.g. nursery, horticulture, and hobby farms), wholesale (e.g. gardening and landscape supply centres), and funeral (e.g. funeral homes and crematoria) industries. These businesses rely on the rural character of the area to operate, and challenge will need to manage land use conflict, particularly residential encroachment, in Ourimbah's rural areas to facilitate their ongoing success.

An ongoing challenge for planning in the coming decades will be to respond to the rapidly changing needs of Ourimbah's various industries as Australia transitions toward a more service-based economy. Technological advancements are already transforming how people access employment and services, and how goods are transported. These changes are expected to change where businesses choose to locate, and where people choose to live in relation to where they work.



STRATEGY PRINCIPLES

The main elements of the Keystone principles guiding the Area-wide direction for Economic Development and Employment are to:

- Recognise that the greatest opportunities leverage off what already exists, with established markets/ business clusters (e.g., education, research, transport, and recreation) enhanced by economic development programs.
- Take advantage of the regional transport accessibility afforded by the Motorway, Highway and Train Station to attract new businesses.
- Provide opportunities for more people to work close to where they live or work from home.

AREA-WIDE POLICY OBJECTIVES

- Provide more commercial space in the Centre and around the railway station to accommodate local businesses and services.
- Attract a medium-sized supermarket to the Centre.
- Facilitate development and diversification of employment-generating uses within the University Campus, focusing on tertiary education and research sectors.
- Safeguard the long-term potential for business and industrial development close to the Motorway interchange, recognising the potential for this area to benefit from the national initiative to develop high-speed rail connections
- Support semi-rural businesses in non-urban areas across Ourimbah to continue operating successfully.

KEY INITIATIVES

To deliver the Economic Development and Employment Strategy, Council will pursue key initiatives to:

- Facilitate the delivery of the University of Newcastle's Masterplan.
- Support the investigation of areas in select precincts (see Section 4 Precinct Plans) for rezoning to activate existing or provide additional employment land in suitable locations.

DIRECTION 4: Character and Heritage

DESIRED FUTURE OUTCOMES

- Ourimbah's local heritage and character is reflected in new development.
- Interpretive signage throughout the public domain provides people with easy access to information about the area's settlement history and natural features.
- Visual connectivity to forested ridges and hilltops are retained.
- Aboriginal people retain cultural connections to the land, and are involved in the process of identifying, protected and managing cultural heritage places and landscapes.

SETTING THE SCENE

Ourimbah has a long history of human settlement, closely connected to the advantages afforded by its natural environment. The area is thought to be named from an Aboriginal word, signifying its relevance as a ceremonial ground for conferring the "belt of manhood," which relates to hunting. Several sites provide evidence of the importance of this place as an important cultural meeting place. Collaborating with local Aboriginal communities to identify and protect connections to areas important to their cultural heritage and identity will continue to be an important consideration for planning as the area grows.

In the mid-1800s, the area grew as a timber town supplying Sydney's construction market and driving early investment in road and rail infrastructure. Further growth has continued to capitalise on the strategic advantages afforded by its location, mid-way between Sydney and Newcastle and the convergence of major inter-regional transport routes, including the Pacific Motorway, Pacific Highway and Great Northern Railway.

Many features scattered around Ourimbah are already recognised for their significance to local heritage, and rarity. Rural residential properties, particularly to the north of the area, contain homesteads and gardens reflecting the settlement pattern that occurred after the timber-getting period. The group of Araucaria trees on Chittaway Road are scientifically important, and are also an important local visual landmark.

Urban areas around the Train Station and Centre form an identifiable heritage precinct, reflecting the area's historic significance as an important service centre. Several items are already identified for their heritage significance. These include institutional buildings such as the Public School, Post Office and Nissen Hut. The row of cottages and bungalows fronting the Pacific Highway are some of the earliest examples of dwellings in the locality. As a group, the historic railway buildings, including the Train Station and Station Master's Residence represent one of the rarest and most intact examples of railway architecture in NSW.

Development within the Centre can support opportunities to protect these heritage features, including by maintaining original heritage fabric during renewal and restoration, supporting upkeep and adaptive re-use of existing heritage items, and providing interpretation of heritage items within the public domain.

A set of identifiable character areas have emerged from Ourimbah's settlement pattern. These are unified by the area's defining valley landform and major transport routes. The Motorway runs along a ridgeline that forms the eastern boundary of the area. The heavy rail line and Bangalow Creek generally bisect the area in a north-south direction. Valley walls rise steeply into forested ridges, giving Ourimbah a distinctive bushland setting.

Along the valley floor, the Highway and Railway form the main spine and focus of local residential, commercial and industrial activities within Ourimbah. To the west of the Creek and Railway, floodplains and gullies provide natural breaks between clusters of development around the larger-footprint uses around the Motorway Interchange and the finer grain historic Centre.

To the east of the Creek and Railway, low-lying areas within the central valley form a green spine of regional

parklands, including Bill Sohier Park. The University Campus and local residential neighbourhoods extending southward towards Lisarow are nestled between the floodplain and valley walls.

Chittaway Road and the Pacific Highway to the north of the Motorway Interchange form secondary spines of activity in the area, and provide local connections towards Tuggerah and Chittaway Bay. These provide a focus for rural residential and semi-rural activities, and reflect Ourimbah's settlement pattern.

Responding to Ourimbah's specific context in the location and design of new development will help to reinforce the area's character, and contribute towards a more resilient built environment. This should particularly respond to the area's sloping sites, bushland setting and flood-prone environment, with key considerations summarised below.

Bushland setting: The tall forests around Ourimbah are a distinctive characteristic of the area, noting the scenic qualities, birdsong, wildlife and seasonal flowering trees are highly valued by the community. Visual connections to Ourimbah's forested hills and ridges, particularly from the valley floor, are an iconic feature. Long views are possible from several locations including upon entry to the area from the Motorway. Preserving these views will be an important consideration in identifying new development locations or considering taller building forms throughout the area.

Careful planning will also be required to manage site-specific risks associate with development in bushland setting such as bushfire, tree and limb fall, tree roots and underground utilities need to be balanced with environmental consideration. Key design considerations follow:

- Building form should be broken down, avoiding large shapes and planes.
- Material and colour selection tend to darker colour pallet and natural materials
- Predominance of vegetation by protecting existing trees and introducing new planting
- Preserve views between and beyond buildings

Flood-prone environment: Ourimbah's valleys are each flood-affected to varying degrees. Planning to avoid personal risk and damage to property has already preserved a well-connected network of open spaces along creek lines and flood ways throughout the area. Development may be considered suitable in locations with low to moderate flood risk, subject to site-specific assessment. General site planning considerations in such locations are as follows:

- Buildings should be designed, and materials selected, to minimise property damage in the event of inundation.
- Where elevated floor levels are required, buildings should be designed in a manner that still provides a strong street-level connection (e.g. building access and windows).
- Maintaining views to, and embellishing portions of sites that are unsuitable for development due to flooding can maximise overall amenity. This should be considered, where feasible.
- Utilising flood-prone land to provide pathways and recreational space can assist in creating an integrated and multi-functional green network. This should be considered, where feasible.

Sloping sites and hillsides: Ourimbah is defined by its valley and hillsides, offering a unique bushland setting. Developing sloping sites often involves enhanced engineering, and may require large earth cuttings or undercrofts to support development. If not carefully designed, development on sloping sites can adversely affect neighbouring properties, notably through impacts to land stability, drainage and views. Over time, cumulative development along hillsides can also affect broader scenic qualities of the area.

Steep terrain can also discourage people from walking or cycling short distances, particularly where path infrastructure is not provided, or is not attractive. Key considerations for sloping sites and hillsides include:

- Designing building form to follow contours, with a preference for stepping rather than large cut and fill.
- Consider view sharing, taking advantage of landfall and landscaping to protect important views.
- Consider grading in the location and design of pedestrian routes in steeply sloping and hillside areas.

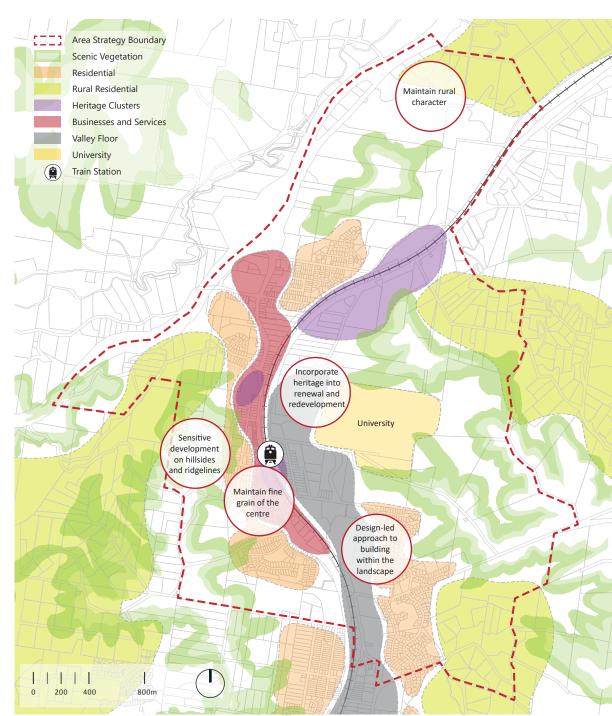


Fig 3.6: Area-wide Character and Heritage Strategy Map









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STRATEGY PRINCIPLES

The main elements of the Keystone principles quiding the Area-wide direction for Character and Heritage are to:

- Maintain Ourimbah's centre as a local centre, offering a variety of smaller shops that cater to the immediate community.
- Preserve the area's semi-rural appeal with appropriate land uses.
- Encourage new design and building approaches, technologies and materials that respond to the surrounding context.
- Encourage greater densities in a manner that minimises impacts to heritage items
- Present a common theme for the built form and public domain.
- Highlight hilltop views and vistas.
- Preserve historic references in the built and natural landscapes.
- Providing opportunities for people to connect with and understand natural areas, historic buildings and cultural places

AREA-WIDE POLICY OBJECTIVES

- Take a design-led approach to new development and renewal to reinforce Ourimbah's existing character.
- Require development proposed along ridge lines and hilltops to demonstrate vegetation can be maintained to preserve long-views and visual connectivity from other areas, particularly gateway locations.
- Support adaptive re-use of listed heritage buildings, wherever possible.
- Provide heritage and environmental interpretation and signage within the public domain.
- Collaborate with local Aboriginal communities to identify, protect and manage cultural heritage sites and landscapes.

KEY INITIATIVES

To deliver the Character and Heritage Strategy, Council will pursue key initiatives to:

- Improve the evidence base available to assist with understanding the area's history and character.
- Deliver the masterplan for Ourimbah's Centre.
- Provide more interpretation and connection to place through walking/ cycling (on-road/ of-road) paths and bridle trails, and associated information (signage, apps).
- Review and update Planning Rules, including through amendments to the LEP and DCP, to encourage more sustainable and sympathetic design and building outcomes.

DIRECTION 5: Biodiversity

DESIRED FUTURE OUTCOMES

- Ourimbah's iconic bushland setting sustains a biologically and ecologically diverse natural environment.
- Planning processes assist in identifying rare and vulnerable species, which are afforded enhanced measures of protection.
- Biodiversity corridors are identified and sustained through the conservation and enhancement of habitat connectivity, particularly in urban and riparian areas.

SETTING THE SCENE

Ourimbah has a biologically and ecologically diverse natural environment, reflected in its iconic bushland setting. Protecting native vegetation and sustaining healthy wildlife populations will continue to be a general objective for planning. The State-level approach to protecting biodiversity is to avoid adverse impacts wherever possible, and to offset unavoidable impacts.

Protecting rare or vulnerable flora and fauna will be of particular importance across Ourimbah. Recent vegetation mapping undertaken by Council indicates areas that are currently considered likely to contain endangered ecological communities (EECs), providing an important signpost for future development proposals within Ourimbah. This information is illustrated, for context, in Figure 3.8. Several threatened species have also been recorded in the area. Any development that has the potential to impact on threatened species, populations or ecological communities will continue be subject to enhanced planning considerations in line with current statutory requirements (including State legislation and policy).

More broadly, the area's remnant vegetation forms part of a regional-level biodiversity corridor network, linking coastal hills with valleys and foreshores (Figure 3.7). These biodiversity corridors perform several functions, including supporting ecological processes and wildlife movement, providing scenic qualities and offering opportunities for recreation.

Recent research undertaken by Council suggests that the current condition of existing vegetation across Ourimbah is variable and, in some places, fragmented. Specific challenges occur within floodplains and around major road and rail infrastructure, which can present limitations or barriers to wildlife movements across the area.

Future planning initiatives to identify local-level biodiversity corridors, and sensitively managing development within these to conserve or enhance habitat connectivity, will be important to sustaining a healthy natural environment.

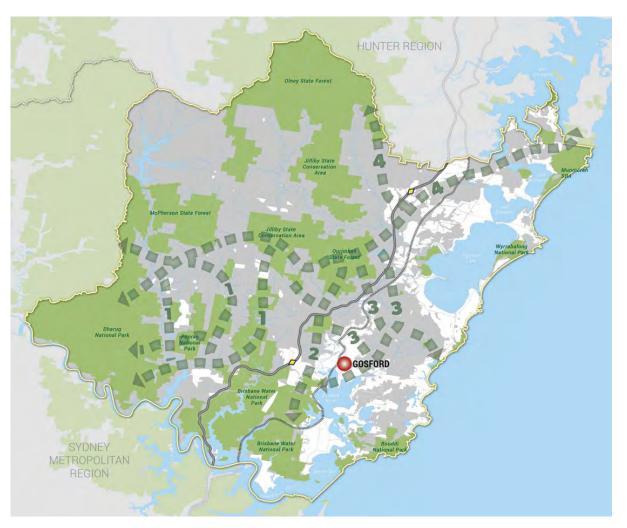




Fig 3.7: Excerpt from Central Coast Regional Plan 2036 (Figure 9)

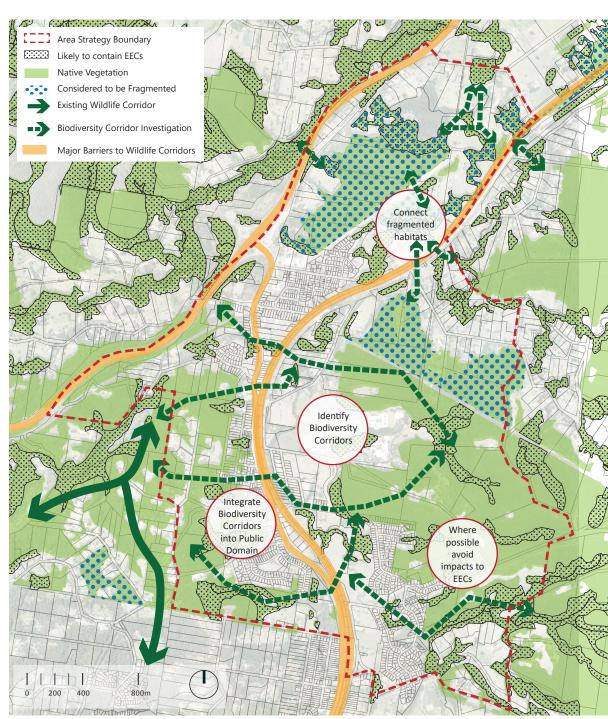


Fig 3.8: Area-wide Biodiversity Strategy Map

STRATEGY PRINCIPLES

The main elements of the Keystone principles guiding the Area-wide direction for Biodiversity are to:

- Identify, protect, and manage any listed vegetation communities and habitats.
- Carefully manage development encroaching into environmentally sensitive areas.
- Maintain natural areas within the urban environment.
- Encourage a compact development footprint to minimise displacement of local ecology.

AREA-WIDE POLICY OBJECTIVES

- Encourage a more compact urban footprint, to limit the extent of vegetation clearing generally.
- Avoid adverse impacts to threatened species, populations, or ecological communities to ensure their continued existence.
- Maintain and, where possible, enhance the ecological value of riparian areas and creeklines to support wildlife connectivity.
- Identify wildlife corridors across existing and proposed urban areas, and minimise the fragmentation or isolation of habitat that occurs within these.
- Integrate wildlife corridor considerations into public domain and open space planning and design initiatives (e.g. identifying public reserves to protect critical habitat in situ, or selecting species, etc.).

KEY INITIATIVES

To deliver the Biodiversity Strategy, Council will pursue key initiatives to:

- · Improve the evidence base, understanding and availability of biodiversity data to inform decision-making.
- Prioritise planning for biodiversity conservation whenever planning rules are reviewed and updated.

Disclaimer:

The biodiversity values mapped here are indicative and provided for context only. This information is not suitable for site-specific assessment. Any information relating to biodiversity must be verified by the proponent in relation to any site-specific land use or development proposal. Proponents should seek advice from Council to obtain relevant planning guidelines and data.

DIRECTION 6: Planning for Hazards

DESIRED FUTURE OUTCOMES

- Planning recognises potential for hazards to occur and allows for new development where it can be afforded appropriate safety and protection measures.
- New development does not increase the risk of hazards to other areas.
- People have access to safe evacuation routes to escape during natural hazard events.
- Requirements for asset protection measures (e.g. clearing vegetation, filling land, flood storage, etc.), whether for a single site or at a landscape-level, do not unduly compromise ecological systems or local conservation priorities.

SETTING THE SCENE

The natural environment of Ourimbah can give rise to hazardous situations, which may threaten people or property. Hazards include flooding, bushfire, storms and landslip. It is anticipated that the frequency and severity of extreme weather events is likely to increase the potential for hazardous situations in future. Planning for these hazards will continue to be an important priority in Ourimbah, to keep its community safe from harm and protect the area's important built and natural assets.

Ourimbah is a water-rich environment, which means many parts of the area are heavily flood prone. While this hazard does not preclude further growth, flood constraints will be a major consideration in the location and design of new development. Council has already established planning controls for floodplain management to assist with decision-making in this regard. Subsequent investigations and plan-making will further consider:

- Appropriate land uses, scale and density of development, and design of building and infrastructure within flood prone areas to protect people and property and appropriately manage flow and storage of flood water;
- Road upgrades, potentially including new bridges, to provide safe and effective evacuation routes from all established and new development areas; and
- Floor levels, according to the potential extent of flood waters affecting the site.

The area is heavily vegetated, which means it is prone to bushfire. Existing vegetation types across Ourimbah present a range from 'extreme' to 'low' fire risk. Development within bushfire prone land is possible with the right mechanisms for risk reduction, including:

- Establishing appropriate setbacks to habitable developments according to surrounding vegetation and slope;
- Using the appropriate construction methods and materials for highly affected sites;
- Ensuring the ongoing managed clearing and maintenance of vegetation, fire service access trails and evacuation points; and
- The combined use of fire trails and leisure paths for bushwalking and bike riding.

Ourimbah's steep land and ridgelines are important landscape features, contributing to the area's uniqueness and identity. These features can also pose a hazard, including through the potential for landslip or subsidence, or by limiting safe evacuation or emergency response during extreme weather events. Development proposed on steep land will need to:

- Consider and appropriately manage the visual impacts of development, including as a result of land clearing, the location of roads and building heights, to preserve the scenic values of ridgelines; and
- Ensure building and construction types and driveway access are appropriate.

Hazardous events arise from naturally-occurring processes, which are important for maintaining healthy ecosystems. Acute and ongoing management requirements to protect people and property, such as clearing vegetation, filling land or establishing new flood storage areas, can have irreversible impacts on local ecological systems. These impacts can occur at a single-site level, or cumulatively as a neighbourhood or precinct develops over time. This will be an ongoing consideration for planning as Ourimbah grows, and development expands within the landscape.

Signposting where hazards are likely to occur will assist all stakeholders with decision-making. The mapping presented in this report for flood risk and slope identify areas that:

- Are relatively unconstrained, meaning the land has less than a 15% slope, and either does not have a flood hazard rating, or has a low flood hazard rating.
- Will be subject to additional management considerations, in line with Council policy and development control plans. This generally refers to land with a slope between 15% and 35%, and/or is categorised as flood storage. More detailed hazard assessments will be required for development in these areas.
- Are highly constrained, referring to land with a slope of over 35% and/or have a high flood hazard rating or
 are categorised as a floodway. Development in these areas is not probable, but may be considered subject to
 detailed hazard assessments.

Flooding

Cut Rock Creek, Chittaway Creek, and Dog Trap Gully all converge with Bangalow Creek within the Strategy area. Collectively, these waterways form sub-catchment areas to the broader Ourimbah Creek catchment. Frequent and hazardous flooding, particularly from Cut Rock and Bangalow Creeks, affect key access routes to and through Ourimbah, and pose some of the highest levels of risk to life within the broader catchment. This was identified by stakeholders and the broader community as a priority concern when considering future growth and change throughout the Strategy area.

Flooding will always be an important consideration for planning at Ourimbah. To support this, Council will continue to review and update relevant flood hazard information, including mapping, and implement managed responses to flood risk. These responses will include the use of planning controls (e.g. LEP and DCP) to influence where new development is located, designed and managed, coordinate improvements to existing infrastructure (e.g. raising key access roads), or otherwise support improved emergency response (e.g. flood education, flood prediction and warning systems).

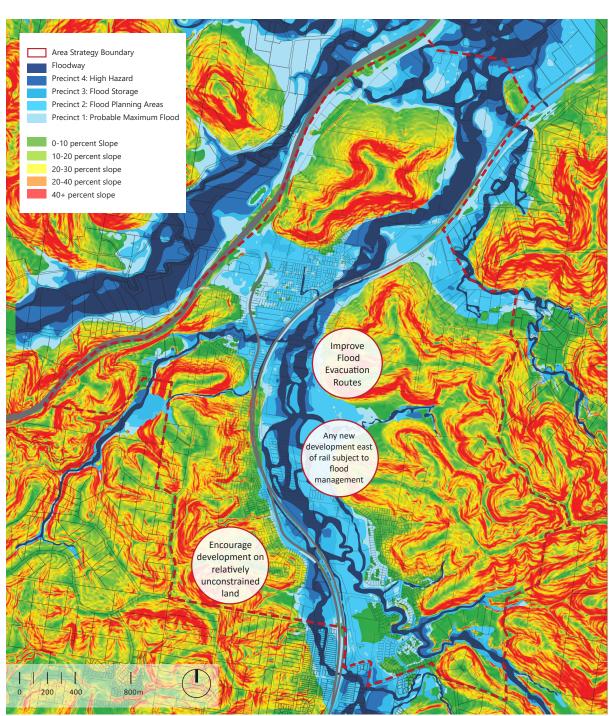


Fig 3.9: Area-wide Planning for Hazards Strategy Map

STRATEGY PRINCIPLES

The main elements of the Keystone principles guiding the Area-wide direction for Planning for Hazards are to:

- Provide safe evacuation options and appropriate facilities for responding to hazards such as flooding and bushfire, including in line with new development (where required).
- Encourage land use zoning where it facilitates development that is more flood-compatible leading to improvements over time
- Carefully site and manage development in hazard-prone areas.

AREA-WIDE POLICY OBJECTIVES

- Align strategic hazard management initiatives with environmental and infrastructure initiatives, such as conservation planning or transport improvements.
- Maintain up-to-date and publicly available information relating to hazards, including flooding and fire, to signpost risk and inform decision making.
- Appropriately identify hazard protection and emergency management requirements in planning controls and guidelines (e.g. Council's LEP and DCP).
- Consider the implications of changing climate conditions on future hazard mapping and modelling.
- Require new development proposals to demonstrate that appropriate protection measures can be implemented and required these to be delivered prior to occupation.

KEY INITIATIVES

To deliver the Planning for Hazards Strategy, Council will pursue key initiatives to:

- Continue implementing the Ourimbah Creek Floodplain Risk Management Study and Plan (adopted in 2019) to improve conditions, including flood evacuation routes, for the existing community.
- Continue requiring further investigations and incorporate best-practice guidelines as relevant into assessment processes for rezonings and detailed development applications to ensure adequate mitigation measures minimise the risk of hazards to people and property.

Disclaimer:

Flood mapping and slope analysis provided by Council was correct at the time of analysis in 2019 but will continue to be updated. This information is provided for context only, and is not suitable for site-specific assessment. Any information relating to hazards, including bushfire, landslip and flooding, must be verified by the proponent in relation to any site-specific land use or development proposal. Proponents should seek advice from Council to obtain relevant planning guidelines and data.

DIRECTION 7: Community Infrastructure and Public Domain

DESIRED FUTURE OUTCOMES

- The level of community infrastructure in Ourimbah is planned to exceed the demands of its resident population, recognising its relevance as an easily accessible and popular regional destination that attracts a high volume of visitors every day.
- Local streets and paths provide an attractive environment for people, and encourage more people to walk or cycle for local trips made within the area (e.g. from home or the Train Station to the Centre or Uni).
- Ourimbah's network of open space protects and connects natural areas, supporting a semi-rural lifestyle that makes the area a popular location to live and visit.
- People can easily find their way between major destinations, including the Centre, Train Station, University and RSL, etc.
- The built environment around the Motorway Interchange and the Train Station are designed to present a welcoming gateway to Ourimbah, reflecting its local character and facilitating people to safely and easily move through and around the area.









Fig 3.10: Ourimbah in Photos

SETTING THE SCENE

Ourimbah already offers a distinctive mixture of community infrastructure. Some elements are principally intended to serve the local community, while others attract users from further afield. The areas low-lying and heavily floodprone areas are used efficiently to accommodate extensive playing fields and recreational facilities serving wide-ranging user groups. Bill Sohier Park, for example, has a variety of facilities including the Community Hall. It serves as a centre of recreation and sports in Ourimbah with six tennis courts, cricket and rugby fields, skate ramp, change rooms and a variety of other sports facilities. It also has a large new playground with swings, climbing structures and picnic facilities.

Smaller local parks with play equipment are also well-distributed throughout Ourimbah, including Cambridge Circle/Lara Close Reserve in the north, Lions Park in the centre, and Cutrock Park in the south. Public toilets are currently available in the Centre (Glen Street), at a Bill Sohier Park and Ourimbah Rugby Park.

The area already has a range of childcare and educational facilities, catering to students from pre-school through to University. An important focus of this is the University Campus, which accommodates Hunter TAFE, the University of Newcastle and Central Coast Community College. The area, more broadly, is well-served by a range of pre-schools and childcare centres, and a public school (K-6).

Direction 2. Housing: identifies opportunities to support housing growth and provide increased residential densities in appropriate locations throughout Ourimbah. This may lead to population growth occurring faster than currently projected. It will assist in supporting investment to retain existing facilities and attract new services. It may also generate greater demand for community infrastructure than is currently anticipated. This will be an important consideration for Council when identifying and investing in improved or new community infrastructure in Ourimbah.

Direction 1. Movement and connectivity: highlights the ongoing challenge of physically linking natural places, residential areas and community facilities throughout the area. While access from outside Ourimbah is made relatively easy by the proximity to the Motorway, Highway and Train station, existing barriers to local access, including safety and management considerations, makes walking or cycling between places difficult. Leveraging new development to better utilise and enhance the area's existing networks of roads, pathway and fire trails will improve wayfinding and people's ability to move through the area.

Marking entry points to Ourimbah, and important destinations within the area, will provide opportunities to reflect the area's character, assist people finding their way, and support local services and businesses to grow. This can be achieved through incorporating appropriate design responses at gateways, particularly around the Motorway Interchange and within the Center. Design responses could relate to landscaping, architecture or signage, with preliminary considerations provided below.

- **Motorway Interchange:** This entry point welcomes traffic exiting the Motorway to Ourimbah, and will increasingly accommodate onward traffic to Gosford. In the long-term vacant land around the interchange will offer larger-scale economic development potential. This could provide further opportunities for landmark buildings, landscaped setbacks and/or public art.
- Centre Gateways: The northern and southern approaches to the Centre along the Highway and the Train Station are important gateways for directing people towards the Centre, as well as surrounding facilities at Bill Sohier Park and the University Campus. Along the Highway, there are opportunities utilise the central median, space within Lions Park, and at Station Street to incorporate signage, sculptural features and public art.

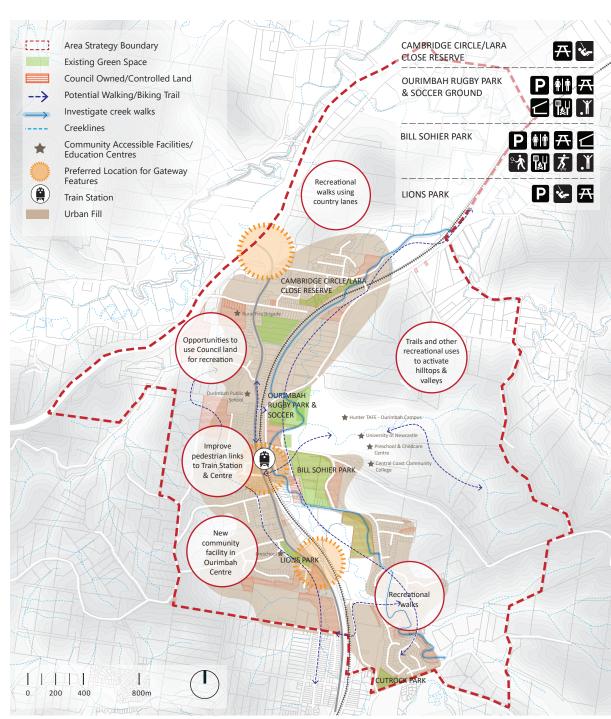


Fig 3.11: Area-wide Community Infrastructure and Public Domain Strategy Map

STRATEGY PRINCIPLES

The main elements of the Keystone principles guiding the Area-wide direction for Community Infrastructure and Public Domain are to:

- Establish a common theme for the built form and public domain.
- Reinforce walking and cycling connections to and between higher activity places, such as Ourimbah's Centre, the Rail Station, Bill Sohier Park, and the University Campus.
- Provide convenient access and parking within Ourimbah's centre.

AREA-WIDE POLICY OBJECTIVES

- · Provide a new multi-purpose community centre within, or in close proximity to, the Centre.
- Deliver a connected and attractive network of walking and cycling pathways, supported by wayfinding signage.
- Encourage greater public access to and utilisation of natural areas, including through expanding and embellishing public open space areas.
- Encourage an enhanced level of design around gateways.
- Incorporate street tree planting.

KEY INITIATIVES

To deliver the Community Infrastructure and Public Domain Strategy, Council will pursue key initiatives to:

- Prepare a public domain plan for Ourimbah's Centre.
- Encourage more street tree planting in prominent areas and where a higher level of pedestrian activity is expected, such as along the western edge of the Pacific Highway near Ourimbah's Centre and at Shirley Street.
- Rehabilitate creeklines and provide opportunities for increased public access where this can be safely accommodated.
- Continue to regularly review and update other Council-wide planning documents, Wyong's Community Facilities Strategy (2012), Wyong's On-road bicycle and Shared Pathway Strategy (2010), Central Coast's Pedestrian Access and Mobility Plan and Bike Plan (2019), and Central Coast's Active Lifestyles Strategy (draft exhibited 2021), to ensure community facilities and infrastructure are funded and delivered in line with growth.

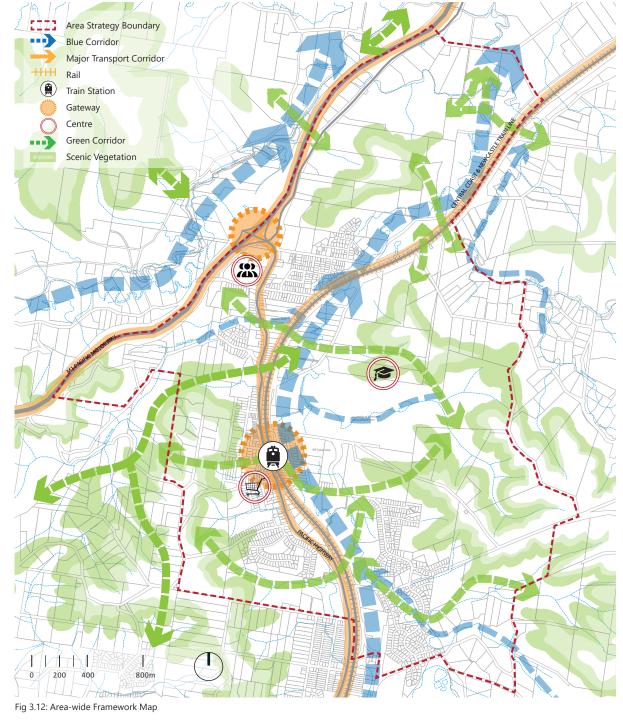
3.6 OVERALL PLANNING FRAMEWORK

The overall planning framework has been established to indicate the different locations within Ourimbah that are expected to require enhanced levels of coordination or management to facilitate change. This includes areas that may experience changes in land use (i.e. rezoning), infrastructure, or environmental protection and management. These area-wide considerations will assist in prioritising future investments in planning and development across the area.

The area-wide framework is intended to signpost the highest-level considerations for planning in Ourimbah. These considerations are further supported by individual strategies for specific issues (e.g. hazards, biodiversity, heritage, housing, etc.) and specific locations (precincts) later in this Report.

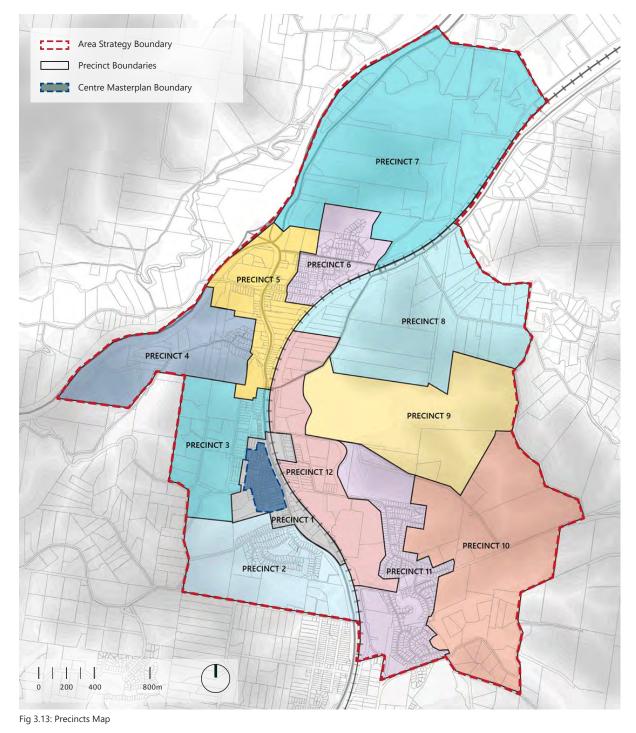
Figure 3.12 illustrates three main planning elements that unify Ourimbah, and connect it to inter-regional networks.

- Major transport corridors and gateways: The heavy rail, Pacific Highway and Pacific Motorway will continue to be managed as part of the national and state-wide networks to provide efficient transport connections to and through Ourimbah. This will influence how adjoining lands are used and developed, to mitigate conflicts between these busy regional networks and surrounding local areas.
- Blue corridors: Enhanced planning or management to address the risks associated with flooding will be an ongoing planning consideration. Blue corridors indicate broad areas that generally correspond to lands identified as 'Flood Storage', 'High Risk' or 'Floodway' areas under Council's current flood mapping, signposting where flood planning may be a limiting factor for specific types of development, particularly urban development.
- **Green corridors:** Green corridors can provide a focus for a range of interests that enhance the natural environment and residents' quality of life. These include, but are not limited to, biodiversity, habitat connectivity, cultural heritage, open space and recreation. The corridors identified on this framework plan indicate broad locations where enhanced planning or management will be required to integrate considerations for these interests into the design of new developments.



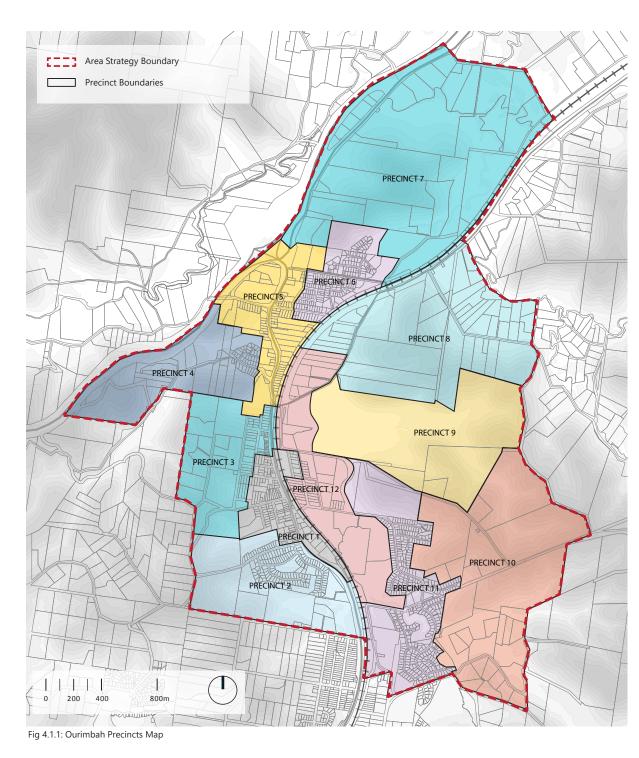
3.7 PRECINCTS

Precincts. Twelve Precincts have been identified to consider distinct planning considerations in greater detail. Defining these precincts provides the basis for coordinated planning in relation to potential land use changes, and the provision of local infrastructure. Future planning objectives and strategies for each precinct are provided in Section 4, including more detailed (precinct-level) infrastructure and environmental protection considerations.



4.0 Precinct Plans

4.1 INTRODUCTION



There are twelve precincts identified that cover the Strategy Area. It is expected that some of them will see great growth and change in the next 20 years, whereas some will experience modest growth. The precinct areas generally group similar existing and/or desired future uses in the same geographical area, and are a tool to allow more indepth consideration of planning-related matters.

Precinct 1 includes Ourimbah Centre, which is an important local service delivery point and social meeting place for surrounding communities. Its traditional role and configuration is expected to change as a result of Highway upgrades, and growth planned in other centres across the Central Coast. Future development within the Centre will be guided by the masterplan provided in Precinct 1. This outlines opportunities to reconfigure the Main Street away from the Highway, enhancing the local character and heritage features, and improving the public domain to create an environment that is safer and more enjoyable for people. This will attract more people into the Centre, and encourage them to stay longer.

This section sets out planning considerations and concepts for twelve Precincts (Precinct Plan), which cover the entirety of the Strategy Area. Some of these Precincts are anticipated to see substantial growth or transformation in the coming decades, while others will experience more modest change. The Precinct boundaries are intended to identify locations that share similar characteristics and desired future outcomes, allowing for a more in-depth consideration of planning-related matters.

Each Precinct Plan provides a high-level overview of planning considerations, including:

Recommended typologies, based on a Rural-Urban Transect (described in more detail below);

- A Setting the Scene narrative, describing the contextual basis for planning;
- General Objectives, identifying Area-wide strategies that are particularly relevant within the Precinct;
- Desired Future Outcomes, describing how the General Objectives will be applied within the Precinct; and
- Implementing Change, relating to strategies or actions that will be delivered by Council to achieve the Desired Future Outcomes described.

Each Precinct Plan includes a series of maps to illustrate key points. Information presented on each map is based on a high-level analysis of currently available data. Subsequent planning investigations and assessments will be required to support detailed planning proposals, including to rezone land.

RELATIVELY UNCONSTRAINED LAND (CATEGORY 1 AND CATEGORY 2)

Precinct plans maps identify 'relatively unconstrained lands' that may be suitable for development, based on a limited range of constraint factors:

- Category 1 lands identify areas with no current flood rating and a slope of less than 15%.
- Category 2 lands identifying areas known to be flood liable (including lands identified as flood-prone, 1% AEP + freeboard, and flood storage), and a slope of between 15-20%.

Flood ratings have been derived from Council's current flood maps, and must be verified through subsequent planning investigations.

RURAL-URBAN TRANSECT (LANDSCAPE TYPOLOGIES)

Ourimbah's urban and non-urban areas contribute to its character and community. The Rural-Urban transect, summarised in Figure 4.1.2, describes eight typologies that generally apply to Ourimbah's context. Descriptions of general planning considerations that apply to each typology are intended to guide the placement and form of buildings within the landscape.

A precinct may contain more than one typology, and an area may, in time, transition from one typology to another.

INVESTIGATION AREAS

Investigation Areas are identified in some Precincts, particularly where higher levels of growth are encouraged, to indicate the preferred locations for urban expansion. Investigation Area tables outline preferred landscape typologies and other considerations as a basis for future planning.

Investigation Area boundaries are indicative, and all areas will be subject to further assessment to establish new planning controls, including rezonings. It is possible that lands within identified Investigation Areas may be determined unsuitable for some types of development.

Any proposed changes to planning controls will be publicly exhibited, as per Council's policy, to allow for community feedback on more detailed assessments.

PATHWAY NETWORK

Recommendations are provided for establishing a well-connected pathway network. This aims to utilise roadways, country lanes, fire access tracks and creek lines, where suitable, to provide safe, attractive and convenient walking and cycling routes. The ultimate alignment, design specifications and management requirements for any length of pathway will be determined through sequential levels of planning. This will allow for site-specific impacts such as flooding or privacy, to be considered in more detail.

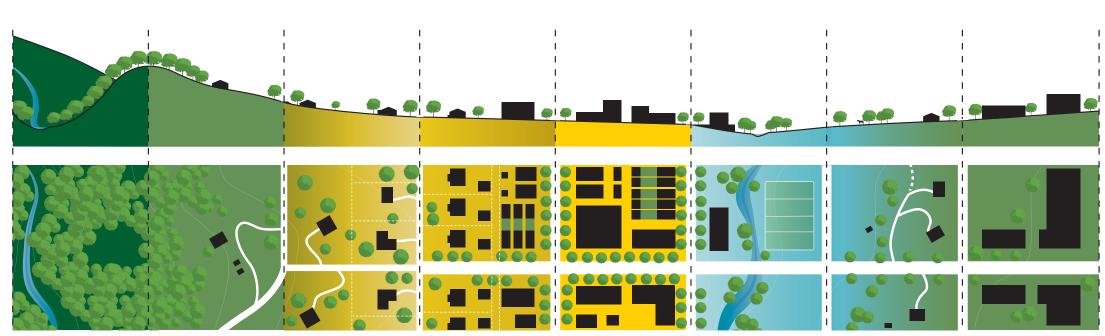
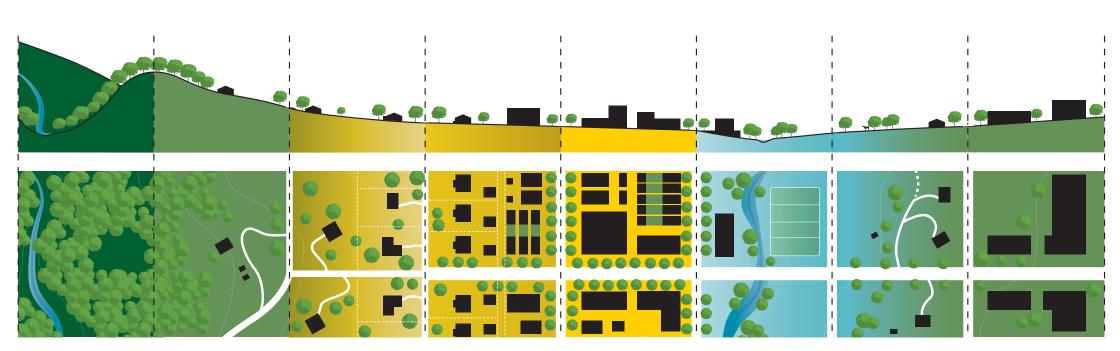


Fig 4.1.2: Rural-Urban Transect

Transect Typology	T1: Rugged Terrain	T2: Bushland Residential	T3: Suburban	T4: Small lot / medium density	T5: Centre	T6: Floodplain	T7: Rural residential	SD: Special district
Predominant land uses	Environmental Rural industries Recreation	Environmental Rural industries Rural residential Recreation	Residential	Residential	Mixed use, predominantly commercial and residential	 Environmental Recreation Rural industries Specialised uses (dependent on flood planning) 	Recreation Rural industries	Commercial and institutional
Movement and connectivity	Access limited by topography Country lanes accommodate shared traffic Fire access tracks	Access limited by topography Country lanes accommodate shared traffic Fire access tracks	Further from public transport connections Walking/cycling connections available to main destinations (e.g. Centre, Uni, local schools and parklands)	Close to public transport connections (generally <1km) Walking/cycling connections available to main destinations (e.g. Centre, Uni, local schools and parklands)	Visible and accessible from Highway Main public transport interchange (road and rail) High quality walking/cycling connections throughout Public parking also caters for commuters	Flood evacuation routes provided to minimise isolation in flood events Off-road walking/cycling connections minimise threat of flooding to people and infrastructure	Flood evacuation routes provided to minimise isolation in flood events Off-road walking/cycling connections minimise threat of flooding to people and infrastructure	Accessible to public transport networks, wherever practical Generally signposted from Highway Parking to accommodate workers and service users
Housing	Homesteads on large landholdings	Homesteads on large landholdings Bushblocks and hobby farms	Detached dwellings, including single and dual occupancy lots	Attached and detached dwellings	Attached dwellings, including residential flat buildings and shop-top housing	Flood-resilient forms of housing	Homesteads on large landholdings Hobby farms	Specialised forms of housing (e.g. student accommodation)

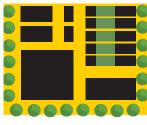


Transect Typology	T1: Rugged Terrain	T2: Bushland Residential	T3: Suburban	T4: Small lot / medium density	T5: Centre	T6: Floodplain	T7: Rural residential	SD: Special district
Economic development and employment	Agribusiness	Agribusiness Other industries, subject to site and hazard management considerations (e.g. fire)	Neighbourhood shops Home-based businesses	Neighbourhood shops Home-based businesses	Commercial, including retail Public services Home-based businesses	Agribusiness Other industries, subject to site and hazard management considerations (e.g. flood)	Agribusiness Specialised industries (dependent on flood planning)	High level of employment- generating uses, dependent on specialism May accommodate commercial uses that cannot be located in Centre
Biodiversity	Large areas managed for conservation through public and private ownership	Large areas managed for conservation through public and private ownership	Protected in public parks, reserves and green links through urban areas	Protected in public parks, reserves and green links through urban areas	Protected in public parks, reserves and green links through urban areas	Protected in public parks, reserves and along riparian areas Managed on private properties	Protected in public parks, reserves and along riparian areas Managed on private properties	Dependent on location
Planning for hazards	Bushfire-prone, need to balance biodiversity and fire-protection value	Bushfire-prone, need to balance biodiversity and fire-protection values	Can become isolated in flood events, need to provide suitable evacuation routes	May experience flash- flooding, need to consider drainage	May experience flash- flooding, need to consider drainage	Flood-prone, and often isolated in flood events, need to provide suitable evacuation routes	Flood-prone, and often isolated in flood events, need to provide suitable evacuation routes	Dependent on location
Community infrastructure and public domain	Potential for public access to natural areas Pathway network utilises country lanes and fire access tracks	Potential for public access to natural areas Pathway network utilises country lanes and fire access tracks	Local parks and reserves Signed path network	Local parks and reserves Community gardens and pocket parks Connected footpaths and cycleways	Highest level of community facilities and services Community gardens and pocket parks Connected footpaths and cycleways End-of-trip cycle facilities	Recreational areas and playing fields Pathway network utilises creeklines	Pathway network utilises country lanes, fire access tracks and creeklines, etc.	Dependent on user requirements

4.2 PRECINCT 1

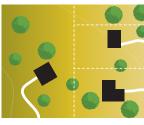
RECOMMENDED TYPOLOGIES

T5: Centre





T7: Small lot/Medium Density; and





T6: Floodplain





SETTING THE SCENE

Precinct 1 includes Ourimbah Centre and Train Station, making it one of the busiest precincts and an important gateway for the area. Its built environment also reflects some of the best examples of Ourimbah's history and character, offering cues to the area's 'timber-getting' past, as well as its continued importance as a transport hub and local service centre.

The Precinct occupies the valley floor, with flood affecting lands around the Train Station and within the existing light industrial area to the south. Existing development within the Precinct already occupies most of the relatively unconstrained land. This limits opportunities for substantial development to occur through urban expansion within the precinct. Growth is expected to occur predominantly through the redevelopment of existing lots that have already been identified and zoned for urban uses.

Residential properties in and adjoining the Centre are predominantly detached dwellings on single lots. Demand for more housing close to public transport, shops and services is expected to increase in the coming decades. Ourimbah is well-placed to cater for this demand through development of a greater diversity of housing, including shop-top housing and apartments in the Centre, and medium-density housing within this Precinct.

The existing light industrial area to south of the Precinct already offers an alternative location for larger-footprint businesses in a highly-accessible location. This area has further capacity for development, subject to appropriate flood management, and is expected to continue catering for businesses that benefit from a Highway frontage position and convenient connections to the Centre and Train Station.

Despite recent trends indicating local residents don't currently rely on public transport, the Train Station is expected to remain an important gateway for Ourimbah. The pedestrian rail bridge at the Train Station provides a critical eastwest connection between Ourimbah's most popular destinations, including the Centre to the east and the recreational areas and University Campus to the west. There is also potential for the Station to cater for increasing number of passengers travelling to Ourimbah for study or work, recognising the role of the University Campus as a regional economic asset.

The local road network within the Precinct has historically been influenced by constraints arising from the Precinct's steep topography and waterways. This currently causes vehicles and pedestrians to rely heavily on the Highway for short trips. Public parking for people visiting the Centre is predominantly on-street and dispersed across residential roads behind the Main Street. These challenges reduce the attractiveness of walking and cycling, and have the potential to cause local residents to meet their retail and service needs in larger nearby centres, such as Lisarow.

Ourimbah's Main Street currently forms part of the Highway. Recent upgrades to the Highway have already affected landscaping, parking and vehicle and pedestrian crossings, influencing how people access and experience the Centre.

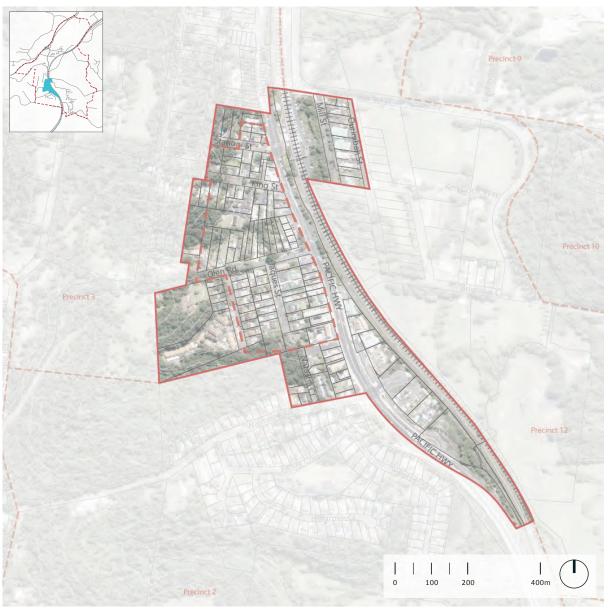
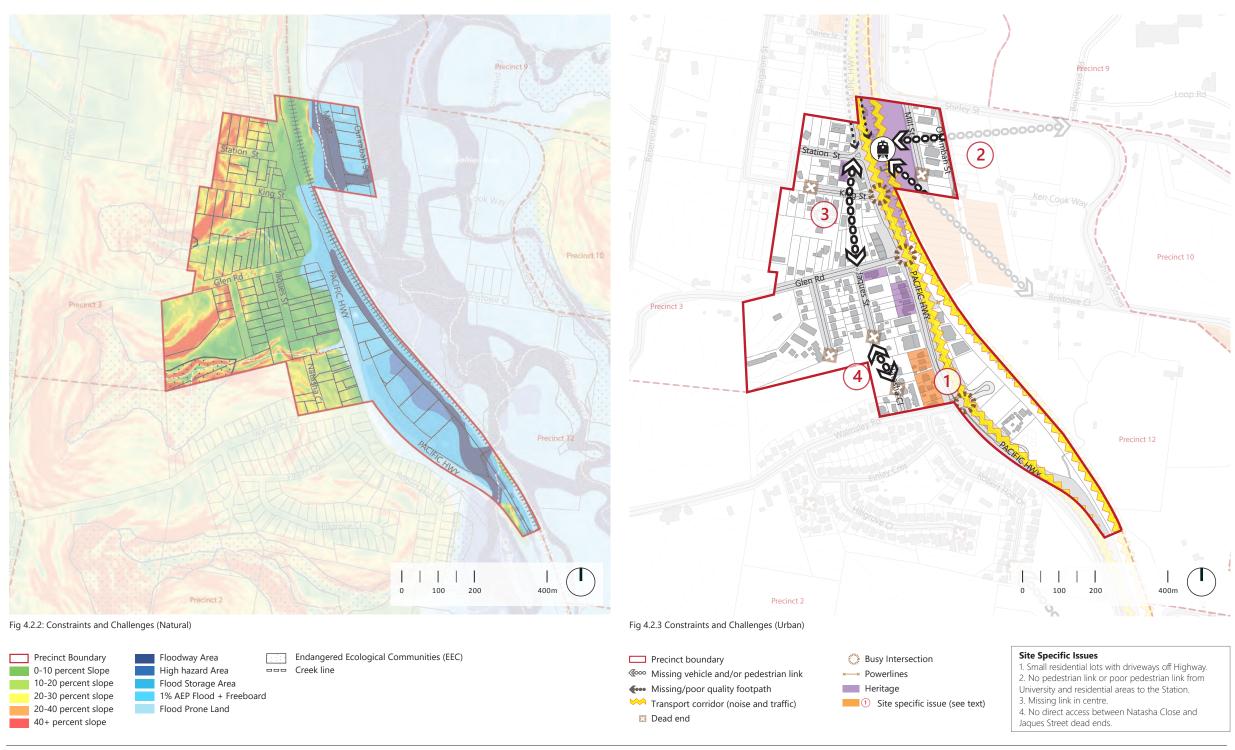


Fig 4.2.1: Precinct Aerial and Contour

Precinct Boundary

Centre Masterplan Boundary



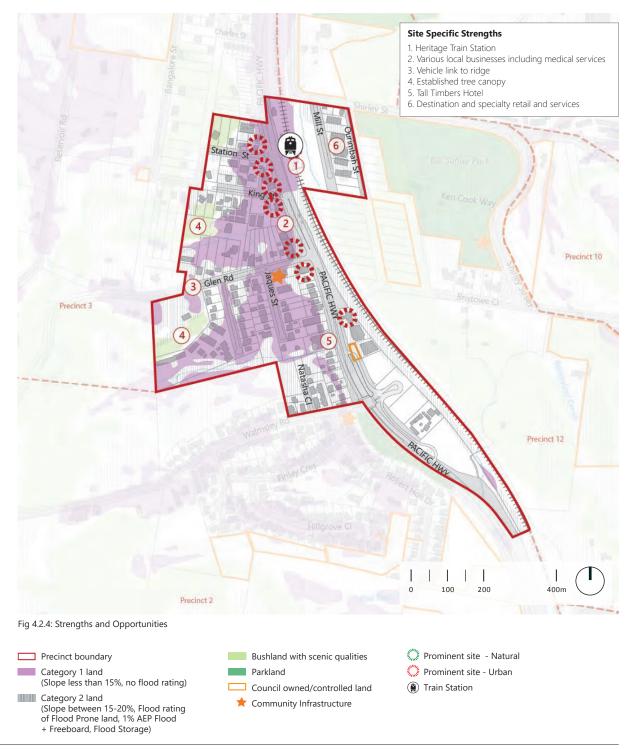
The ongoing success of Ourimbah Centre, as a local service centre, will rely on creating an environment that encourages people to visit and stay longer. This will be supported by structural changes, to improve local road connections and vehicle circulation, parking, and the public domain. The Ourimbah Centre Masterplan, presented later in this Report, describes how this can be achieved.

GENERAL OBJECTIVES

- · Increase the total number of dwellings situated close to public transport, shops and services;
- Increase the variety of dwellings, including a larger proportion of shop-top housing, smaller detached dwellings or medium-density dwellings;
- Provide convenient connections to the Centre and Train Station for walkers, cyclists and motorists;
- Re-orient the Main Street away from the Highway, to create a safer and more attractive Centre environment;
- Provide secondary local routes, including roads and paths, to reduce vehicle and pedestrian reliance on the Highway for short trips.

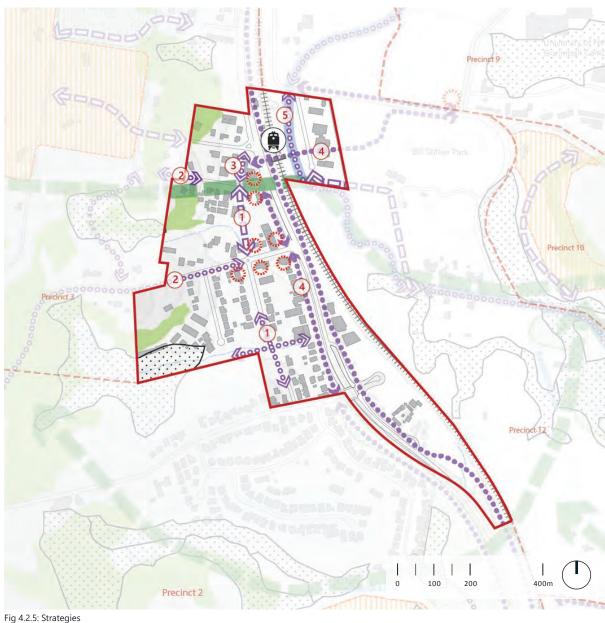
DESIRED FUTURE OUTCOMES

- The Main Street is re-oriented away from the Highway. Investments in the public domain create a safer and more attractive Centre environment, encouraging more people to visit and stay longer.
- Features important to local heritage and character are identified and protected. New development respects and, where possible, incorporates heritage buildings and features into the design.
- Built form reflects the area's context and role as a local service centre. New buildings are moderately-scaled, with opportunities for landmark buildings in prominent sites.
- Sufficient and well-located parking caters appropriately for visitors and commuters.
- New paths through urban and natural areas improve walking and cycling links to key services from adjoining areas.
- The local road network provides a choice of routes to and through the Centre, without relying on the Highway.
- Access to Train Station platforms is improved.
- Housing growth occurs:
 - Incrementally, through re-development of established residential lots to provide more medium-density housing; and;
 - Substantially, through mixed-use, shop-top apartments and residential flat building developments in the Centre.



IMPLEMENTING CHANGE

- Council will continue to work with the State Government to plan and manage State transport networks, including the Highway and Train Station.
- Council will advocate for upgrades to improve access to Train Station Platforms.
- Redevelopment opportunities to encourage medium-density housing on existing residential lots within the Precinct will be investigated by Council as part of its LGA-wide review of planning controls.
- · Council will amend its existing planning controls, this will include amendments to Council's existing planning controls (e.g. LEP and DCP), the preparation of a Public Domain Plan. It will be supported by various funding initiatives, including Local Contributions Plans.
- Any proposed changes to planning rules will be exhibited for public comment, prior to being implemented. This will allow opportunities for local communities to provide further feedback on the specific changes.



- Precinct boundary
- ∇ehicle and pedestrian link New Vehicle and pedestrian link - Improved
- ≪∞∞ Pedestrian link New
- Pedestrian link Improved Investigation area
- Potential for improved public access
- Protect and reinforce rural character area
- Likely to contain EECs
- Maintain scenic qualities/minimise visual impacts
- Biodiversity corridor investigation Prominent site - Natural
- Prominent site Urban (a) Train Station

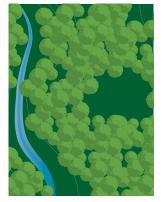
Site Specific Strategies 1. Potential for new links creating a local road network

- and main street away from the Pacific Highway.
- 2. New pedestrian connections between King and
- Bangalore Street, and also along Glen Road. 3. Potential pedestrian link to train station.
- 4. Improve access to train station.
- 5. Investigate recreational walk

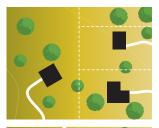
4.3 PRECINCT 2

RECOMMENDED TYPOLOGIES

T1: Rugged Terrain

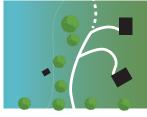


T3: Suburban





T7: Rural Residential





SETTING THE SCENE

Precinct 2 adjoins the Centre to the south, is located less than 1.5km from the Train Station, and is close to neighbouring residential areas in Lisarow. The Precinct is bisected by Cut Rock Creek, flowing eastward to Bangalow Creek. The area's easternmost areas are heavily prone to flooding.

Cut Rock Creek's riparian corridor forms the southern boundary of an established residential subdivision. This area comprises mostly single-storey detached dwellings on lots ranging from 450m² to over 1,000m². The ability of this area to physically expand is limited by steeply sloping and heavily vegetated hillsides to the north, west and south, and by the Highway to the east. Future housing growth and renewal may occur in this area through the re-development or subdivision of existing residential lots.

The Precinct's local roads, Walmsley Road and Teralba Street, are generally suitable for the levels of traffic they currently sustain. However, footpaths throughout the Precinct are discontinuous, and vehicles and pedestrians currently rely on the Highway to access the Center and Train Station to the north, or to safely cross the Highway via the footbridge to the south.

The Precinct is well-served by recreational facilities and open spaces, including Lion's Park, Council reserves, Cut Rock Creek's riparian corridor, and the undeveloped western hills. These areas will continue to maintain the area's scenic qualities and support environmental outcomes, including biodiversity conservation and floodrisk management.

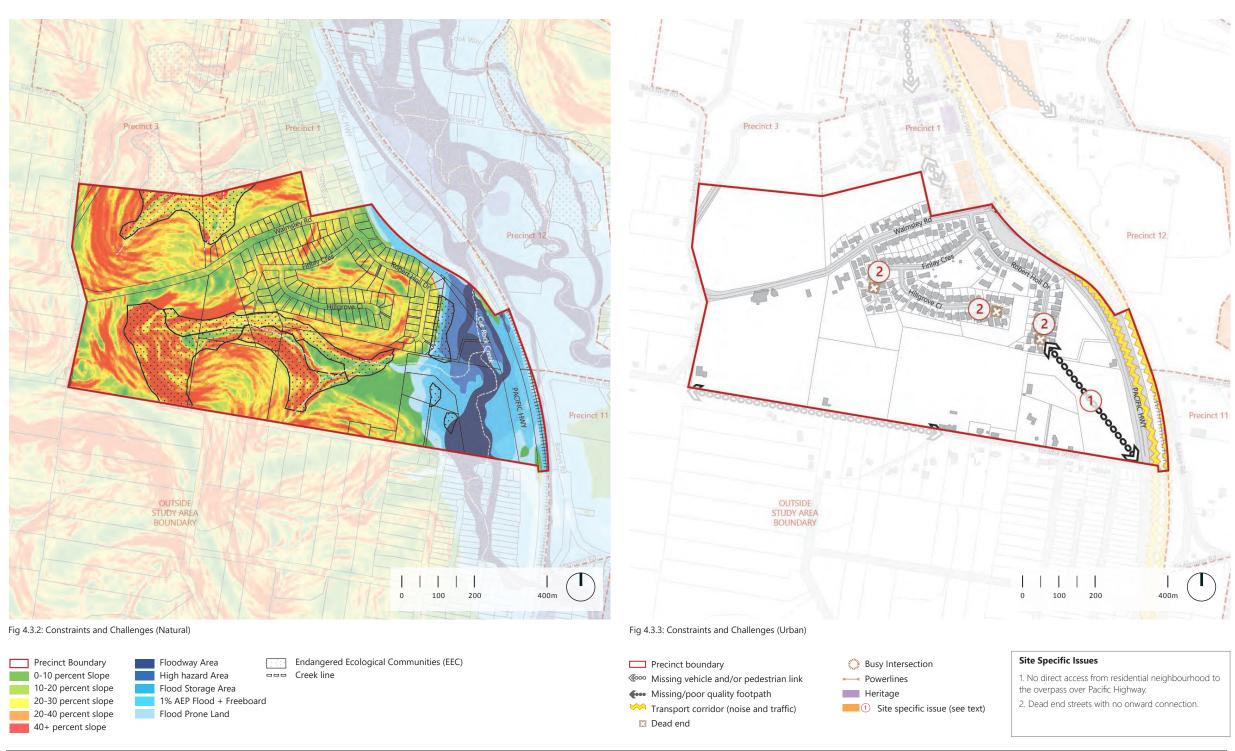
There is an area of relatively flat and flood-free land located to the south of the Precinct. This area has largely been cleared to accommodate existing large lot and rural residential uses fronting Teralba Street, and may be suitable for future residential development, subject to further planning investigations.

The Precinct is generally accessible to existing water and power trunk infrastructure.



Fig 4.3.1: Precinct Aerial and Contour

Precinct Boundary



GENERAL OBJECTIVES

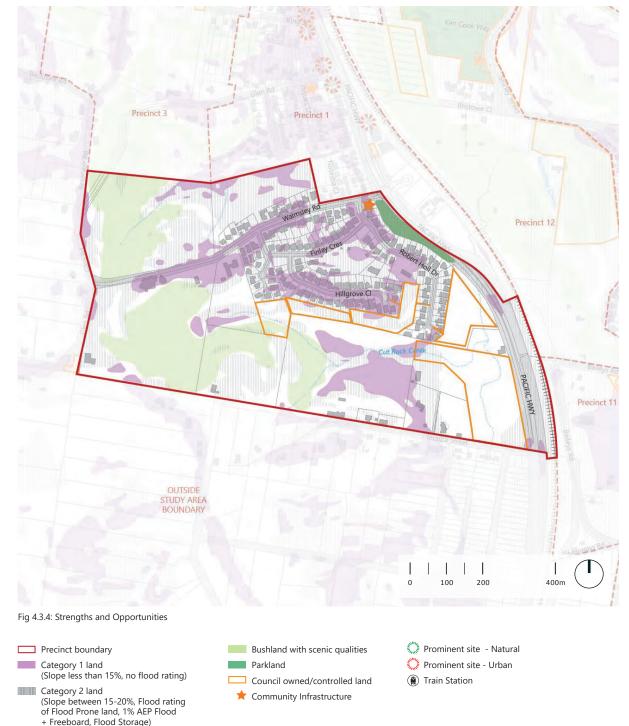
- Increase the total number of dwellings situated close to public transport, shops and services;
- Increase the variety of dwellings, including a larger proportion of smaller detached dwellings or medium-density dwellings;
- Provide secondary local routes, including roads and paths, to reduce vehicle and pedestrian reliance on the Highway for short trips;
- Increase public access to natural areas and safely provide an attractive environment for walking and cycling to/from nearby popular destinations; and
- Maintain or, where possible, strengthen habitat connectivity.

DESIRED FUTURE OUTCOMES

- Development takes advantage of the Precinct's natural beauty, proximity to the Centre, and accessibility to major transport networks, while protecting its natural and scenic qualities.
- New paths, including off-road paths through natural areas, improve walking and cycling links.
- Investments in environmental conservation serve to protect and rehabilitate natural corridors.
- Housing growth occurs:
 - Incrementally, through re-development of established residential lots to provide medium-density housing; and
 - Substantially, through new residential development along Teralba Street, subject to detailed planning assessment.
- Investigate opportunities to improve connections between new residential development along Teralba St and the established neighbourhoods along Walmsley Road, particularly where this provides pedestrian access or can reduce vehicle reliance on the Highway for local trips.

IMPLEMENTING CHANGE

- Council will require a Masterplan to be prepared prior to any rezoning considerations for Investigation Area 2.1. This should, at minimum, identify precinct-level responses to address biodiversity, bushfire, flooding and drainage issues. It will be used to inform a strategy for collecting developer contributions toward funding local infrastructure improvements.
- Council may consider opportunities to extend public access into, or through, its existing reserves to enhance the open space network and improve walking and cycling links.
- Redevelopment opportunities to provide medium-density housing on existing residential lots within the Precinct will be investigated by Council as part of its LGA-wide review of planning controls.



Investigation area 2.1 (Teralba Street)				
Current controls	Around 5.1ha in E4 (Environmental Living), minimum 2ha lot size Around 1.7 ha in E3 (Environmental Management), minimum 40ha lot size			
Land use change objective	Transition from T7: Rural Residential to T3:Suburban			
Yield assumptions and limitations	6.8ha: Gross area 4.8ha: Estimated net area Known environmental management requirements: biodiversity conservation, flood detention, bushfire protection			
Priority precinct infrastructure requirements (to be provided by developers)	footpaths along local roads as well as off-road routes			
Contribute toward Centre public domain improvements?	Yes			
Development benchmarks and guidelines				



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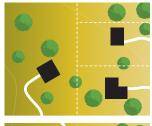
4.4 PRECINCT 3

RECOMMENDED TYPOLOGIES

T2: Bushland Residential



T3: Suburban





SETTING THE SCENE

Precinct 3 adjoins the Centre to the west, is located less than 1km from the Train Station, and is close to Ourimbah Public School. It occupies a hillside forming part of the western wall to the central valley of Ourimbah, with a relatively level plateau at the summit along Reservoir Road.

An historic residential subdivision occupies the north-eastern part of the Precinct, generally situated between Bangalore Street and the Pacific Highway. The existing subdivision pattern currently offers around 60 lots, ranging in size from 250 – 5,000m². Most of these lots are already constructed, with 2-3 storey detached dwellings set into the hillside and surrounded by bushland. This area also includes the heritage-listed Ourimbah Methodist Church.

Lands situated to the west of Bangalore Street are predominantly rural in character. This includes a group of 13 rural-residential properties, ranging in size from around 1 - 2.5ha, at the summit of the hill along Reservoir Road. Rural residential houses are set in open paddocks divided by lines of trees.

Glimpse views of these steeply rising slopes of the hill within the Precinct are possible from the Highway. These slopes are generally covered in unbroken forest, with existing houses shielded by tall trees. Distant views into the Precinct would predominantly be of tree canopy. The area's extensive vegetation coverage is also important to maintaining habitat links between Dog Trap Gully and Bangalow Creek.

Council owns and manages a large block of steeply forested land to the north of the area, adjoining Ourimbah Public School, which is not currently accessible to the general public. Council also owns a center water reservoir located in the centre of the Precinct at Bangalore Street.

Vehicle access into and within the Precinct, along Reservoir Road, Glen Road and Bangalore Street, generally relies on partially formed or unformed road connections. Existing roads are steep and narrow, terminating in a dead-end at Reservoir Road. Despite the proximity of the Precinct to popular destinations, the area's steeply sloping terrain and lack of through-routes currently present a challenging environment in which to walk or cycle.

This is one of the few Precincts in Ourimbah that is relatively flood-free, with flood risk limited to a small portion to the north. Any new development, particularly urban development would affect overland flows eastward toward the Centre. The area is also highly bushfire-prone, and sufficient evacuation routes would be required to support any substantial population growth.

The area is generally accessible to existing water and power trunk infrastructure.

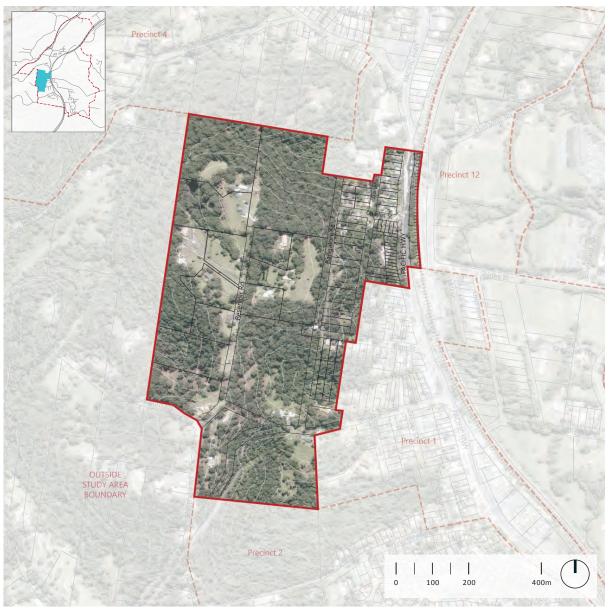


Fig 4.4.1: Precinct Aerial and Contour

Precinct Boundary



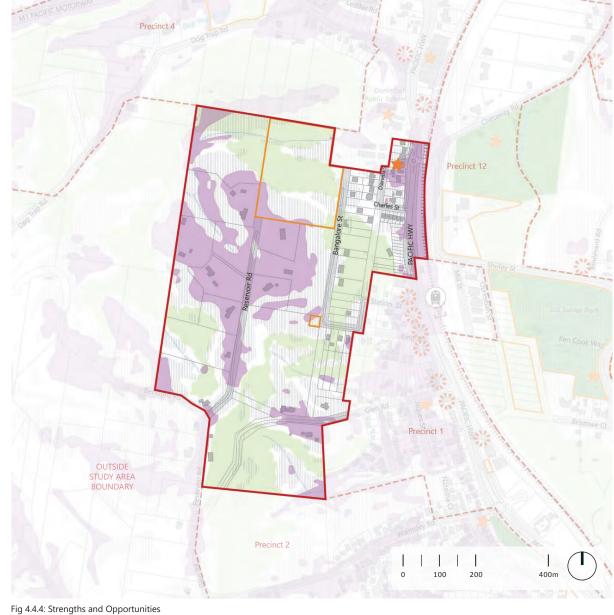
- Increase the total number of dwellings situated close to public transport, shops and services;
- Increase the variety of dwellings, including a larger proportion of smaller detached dwellings or medium-density
- Increase public access to bushland areas and provide an attractive environment for walking and cycling to/from nearby popular destination;
- Provide alternative evacuation routes to support any population growth;
- Preserve the scenic qualities afforded by the heavily forested hillsides; and
- Maintain or, where possible, strengthen habitat connectivity.

DESIRED FUTURE OUTCOMES

- · Development takes advantage of the Precinct's natural beauty, proximity to the Centre, and accessibility to major transport networks, while protecting its natural and scenic qualities.
- New road links, and especially new and improved walking links, improve circulation.
- · Investments in environmental conservation strengthen east-west habitat connectivity, focusing on links between Dog Trap Gully and Bangalow Creek.
- Integrated planning for biodiversity, hazards and open space planning creates linked park and bushland areas with public access for recreational use.
- Housing growth occurs:
 - Incrementally, through re-development of established residential lots to provide medium-density housing;
 - Substantially, through new residential development on the hilltop around Reservoir Road, subject to provision of new local road links and improvements.
- Any new residential development west of Bangalore Street provides varied lot sizes that support a transition from the center toward rural residential areas.

IMPLEMENTING CHANGE

- Council will require a Masterplan to be prepared prior to any rezoning considerations for Investigation Area 3.1. This should, at minimum, identify precinct-level responses to address vehicle access, bushfire and drainage issues. It will be used to inform a strategy for collecting developer contributions toward funding local infrastructure improvements.
- · Council may consider opportunities to extend public access into, or through, its existing reserve to enhance the open space network or facilitate access to new development areas.
- Redevelopment opportunities to provide medium-density housing on existing residential lots within the Precinct will be investigated by Council as part of its LGA-wide review of planning controls.



Precinct boundary Category 1 land (Slope less than 15%, no flood rating) Category 2 land (Slope between 15-20%, Flood rating of Flood Prone land, 1% AEP Flood

+ Freeboard, Flood Storage)

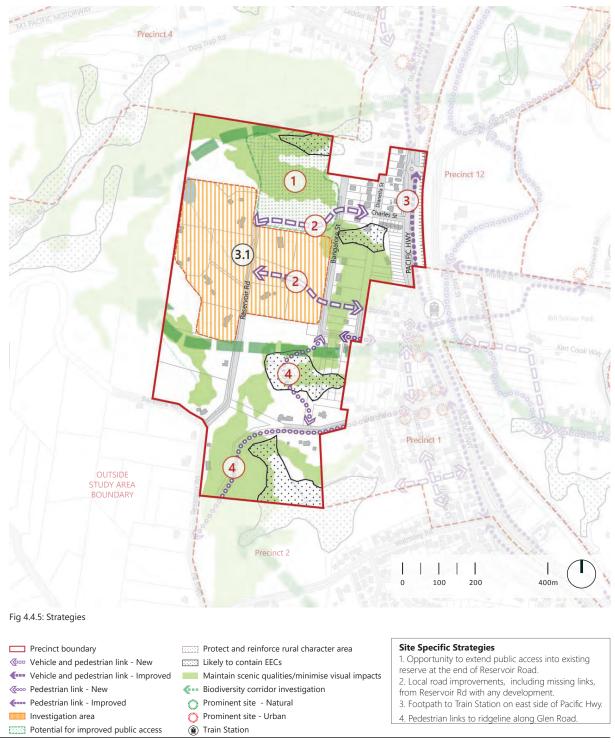
Bushland with scenic qualities Parkland

Council owned/controlled land ★ Community Infrastructure

Prominent site - Natural Prominent site - Urban

(Train Station

Investigation area 3.1 (Reservior Road)	
Current controls	3ha in E3 (Environmental Management), minimum 40ha lot size 9.6ha in E4 (Environmental Living), minimum 2ha lot size
Land use change objective	Transition from T2: Bushland Residential to T3: Suburban
Yield assumptions and limitations	12.6ha: Gross area 9ha: Estimated net area Known environmental management requirements: bushfire protection and evacuation
Priority precinct infrastructure requirements (to be provided by developers)	 Local road improvements, including missing links Walking / cycling paths to Centre, including off-road routes Stormwater drainage systems Sewer
Contribute toward Centre public domain improvements?	Yes
Development benchmarks and guidelines	 Lot sizes ranging from 650-800m², providing a transition from urban to rural residential, and allowing suitable APZs. Smaller lot sizes may be considered following a review of Council's Rural Lands 1-2 storey buildings Mostly single detached dwellings, with some lots offering dual occupancy

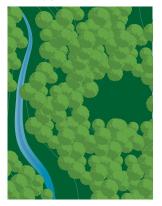


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4.5 PRECINCT 4

RECOMMENDED TYPOLOGIES

T1: Rugged Terrain



T2: Bushland Residential



SETTING THE SCENE

Precinct 4 occupies the narrow valley between the Motorway and Reservoir Road ridge. It is situated close to existing Public School and other facilities important for community life, such as the RSL and local churches.

Vehicle access is currently via Dog Trap Road, which provides connections from the Highway through to Peats Ridge via a Motorway underpass. The Precinct generally provides a transition from busy urban uses along the Highway, progressing from traditional suburban to large-lot residential and onward to outlying bushland areas. Opportunities to provide a secondary road network within the Precinct are limited by the Motorway and the area's steeply sloping topography.

The Precinct already accommodates a small residential subdivision with lot sizes ranging from 500-1200m². There is some capacity to accommodate further residential growth within the area already zoned for this purpose.

Dog Trap Gully occupies the central part of the Precinct, forming a northern and western boundary to existing urban areas. This riparian corridor is important to Ourimbah's biodiversity values, habitat connectivity and scenic qualities. It will continue to provide a natural green break through the area.

There are pockets of lands that are relatively unconstrained by slope or flooding along hilltops towards the western areas of the Precinct. These areas already accommodate a mix of rural businesses and rural residential uses. Any development to the west of Dog Trap Gully would be at risk of bushfire, and may be isolated during major flood events.

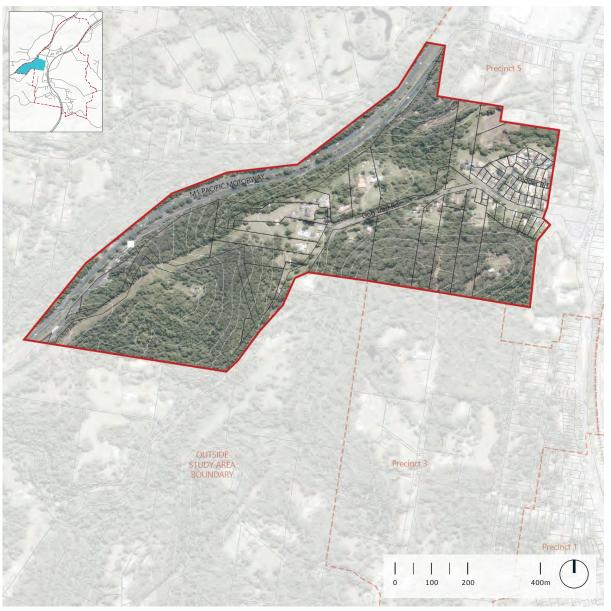
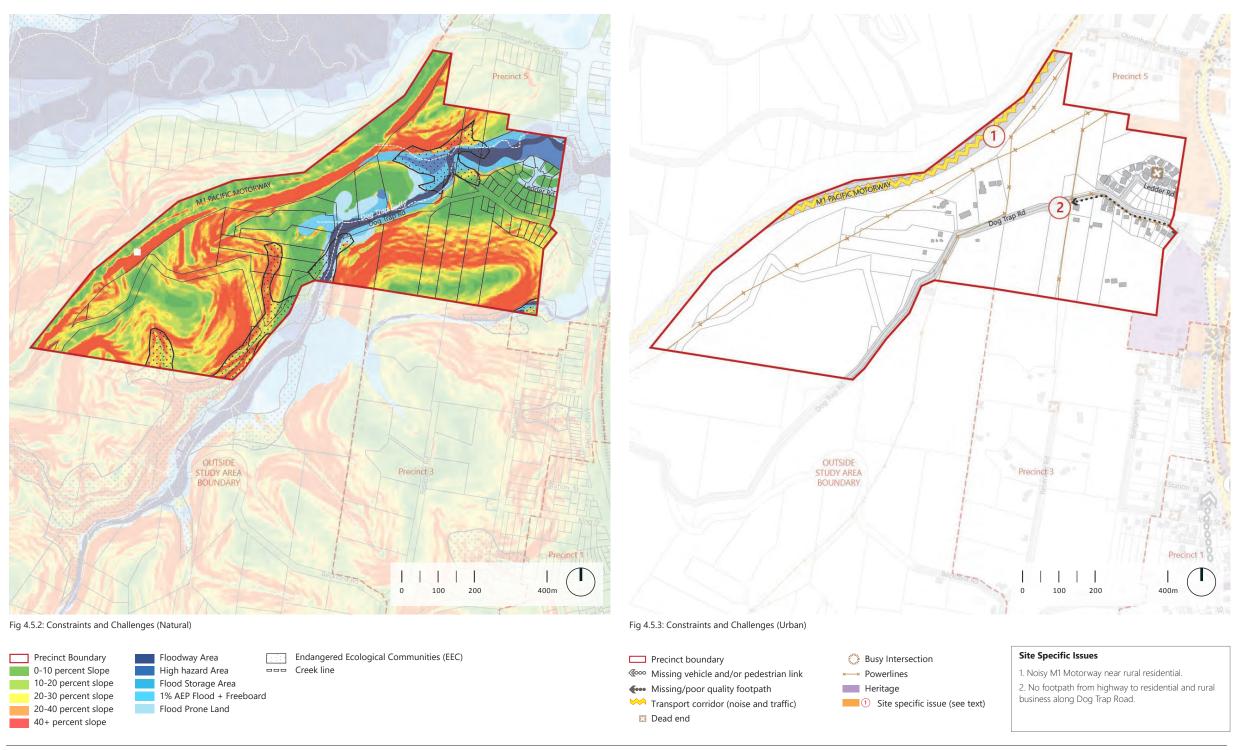


Fig 4.5.1: Precinct Aerial and Contour

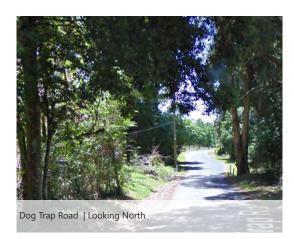
Precinct Boundary



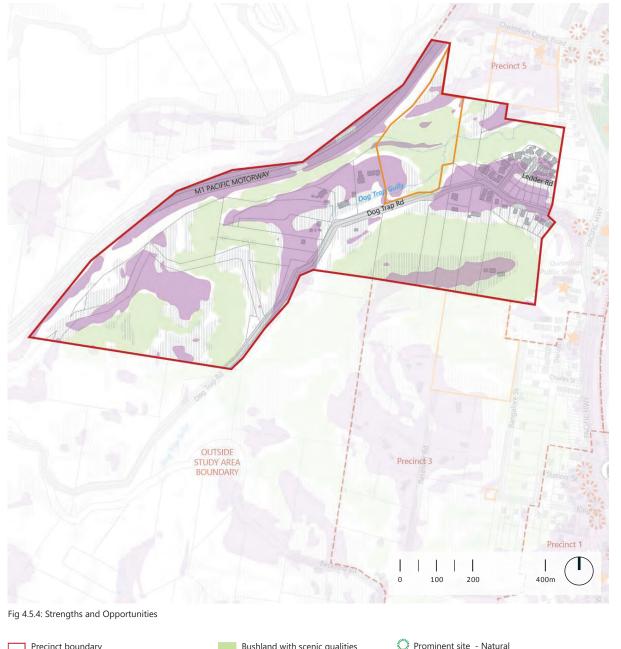
- Facilitate and support rural businesses in suitable locations;
- Discourage new urban development or uses in locations where risks associated with flood or fire cannot be practicably managed;
- Preserve the scenic qualities afforded by the heavily forested hillsides; and
- Maintain or, where possible, strengthen habitat connectivity.

DESIRED FUTURE OUTCOMES

- Safe walking and cycling routes are provided from existing urban residential areas to the Highway; and
- Areas to the west of Dog Trap Gully maintain a rural character.







Precinct boundary

Category 1 land (Slope less than 15%, no flood rating)

Category 2 land
(Slope between 15-20%, Flood rating of Flood Prone land, 1% AEP Flood + Freeboard, Flood Storage)

Bushland with scenic qualities Parkland

Council owned/controlled land ★ Community Infrastructure

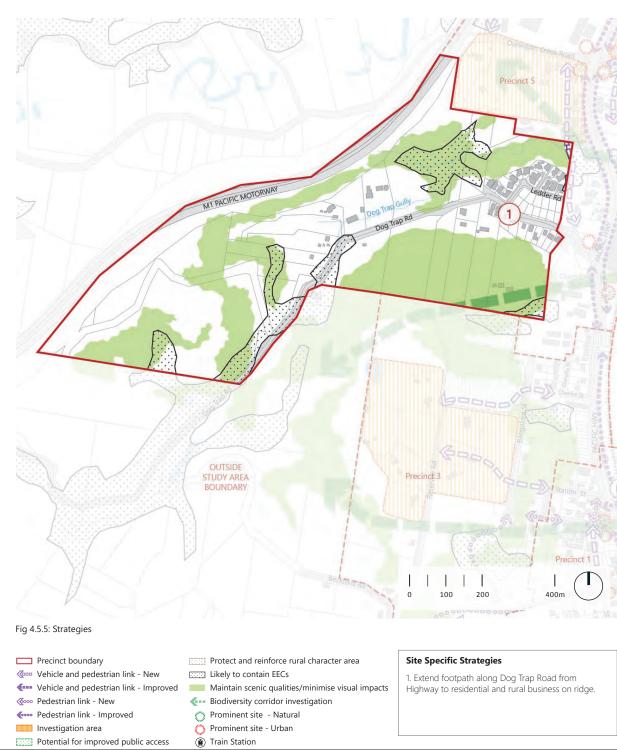
Prominent site - Natural

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Prominent site - Urban Train Station

IMPLEMENTING CHANGE

- Council will identify biodiversity conservation and floodrisk management requirements for Dog Trap Gully through other strategic initiatives.
- Recommendations provided in *Ourimbah Creek Floodplain Risk Management Study and Plan* (refer to section 9.3.1.14 Option RM14)



4.6 PRECINCT 5

RECOMMENDED TYPOLOGIES

SD: Special District





SETTING THE SCENE

Precinct 5 is situated at the interchange between the Motorway and Highway. It serves as an important Gateway for Ourimbah, and accommodates some of the highest volumes of traffic in the area.

The Highway has traditionally been the focus of predominantly commercial and community uses, which rely on direct access to the Highway or otherwise benefit from passing vehicle trade. This is reflected in the current mix of facilities fronting the Highway, including service stations, community institutions such as schools and places of worship, hotels and licensed premises, and large format retail or industrial facilities such as garden centres and depots. Several residential lots have also emerged between these uses, and land fronting the Highway is currently zoned for residential purposes.

The importance of the Highway to the area's settlement history is also reflected in its built form. Heritage items that are already protected include Ourimbah's Public School, and a privately-owned dwelling on a prominent site at Burns Road.

Recognising historic Highway frontage features, and incorporating these into redevelopment will assist in protecting the area's character as it grows and changes.

New development can also reinforce the visual and symbolic significance of this location as a Gateway to Ourimbah. This could include architectural and landscape design responses that signify entry, assist in wayfinding and provide landmark features that reflect historic and contemporary local character. This will be an important consideration in the design of new developments, including buildings, major infrastructure and the public domain.

The Precinct is also important for electrical transmission and distribution, accommodating a large substation and several electrical easements. The ongoing management requirements associated with major transport and electrical infrastructure will continue to influence where and how development occurs.

The Precinct has been largely cleared of vegetation to accommodate significant urban and infrastructure development. The remaining vegetation is likely to include EECs, and is considered to provide important scenic qualities at an important entry point to Ourimbah. Protecting existing vegetation and rehabilitating riparian areas will be particularly important to sustaining habitat connectivity across this Precinct, where the convergence of major transport infrastructure. Much of the Precinct is also flood-affected, but may still be suitable for development subject to appropriate management.

The increasing role of transport within the Precinct is evident through recent Highway upgrades to improve road safety and traffic efficiency. An important consideration for this will be rationalising direct access from the Highway and reducing vehicle's reliance on the Highway for short trips. This can be supported by identifying precinct-level requirements for new service access roads to support future developments.

The Motorway interchange will continue to be an important gateway for Ourimbah, and will offer longer-term opportunities for economic development that can support regional growth. The potential location of the Central Coast's high speed rail station to the west of the Motorway interchange would be an important catalyst in this regard.

Safeguarding land within the Precinct that is suitable for economic development will be an important long-term challenge for planning. This is expected to include sites capable of accommodating large-footprint industrial and commercial facilities. This can be supported by preserving existing large lots and through initiatives to encourage lot consolidation, particularly for Highway-fronting lands. Future development may also benefit from Motorway, to provide a layout that more clearly and efficiently provides access to an improved local road network.

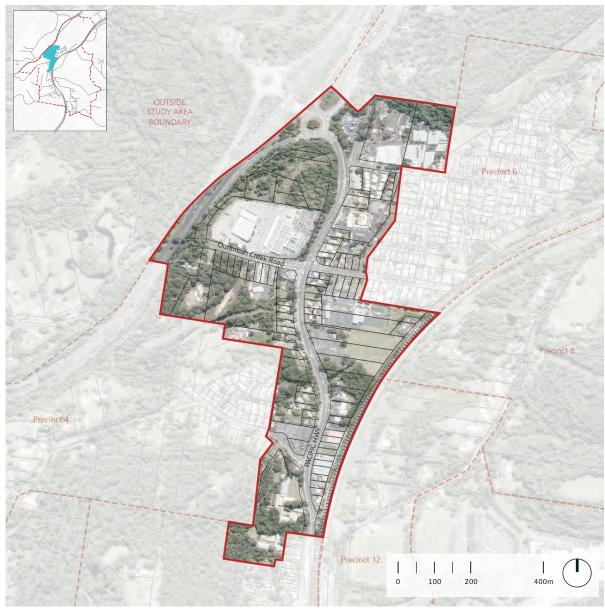
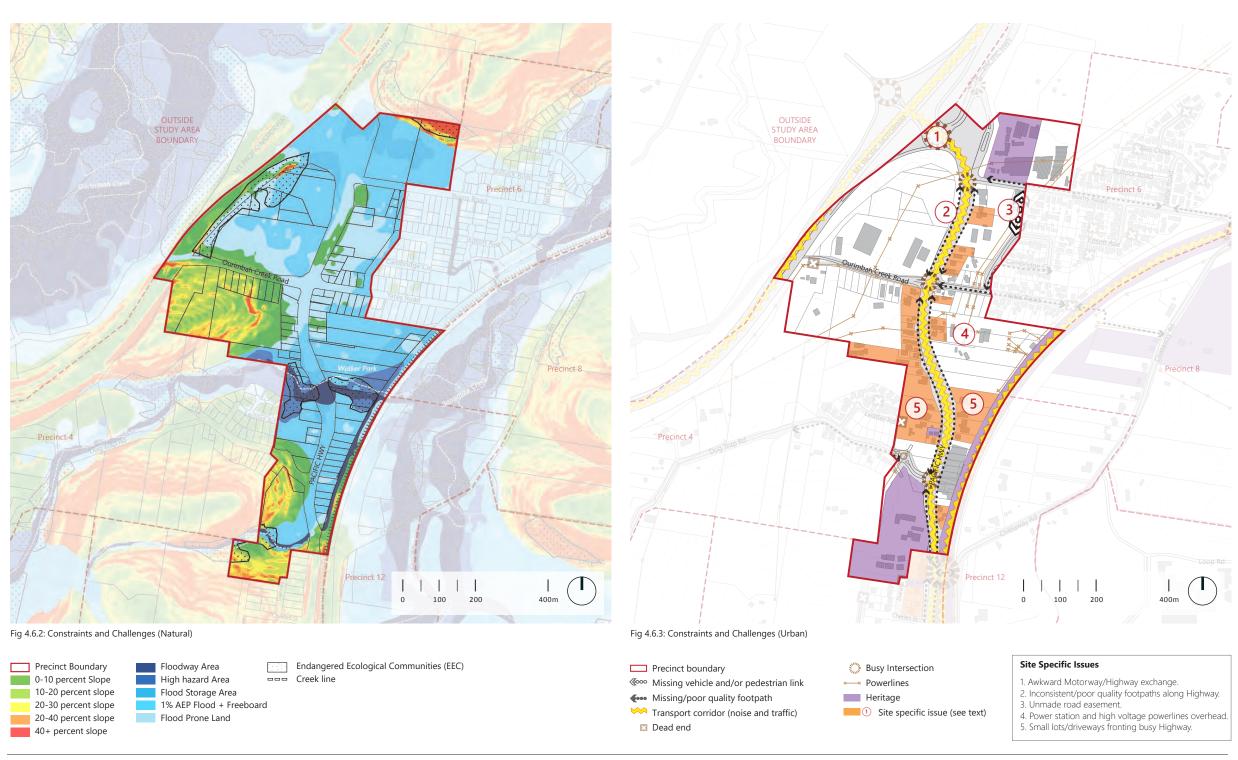


Fig 4.6.1: Precinct Aerial and Contou

Precinct Boundary



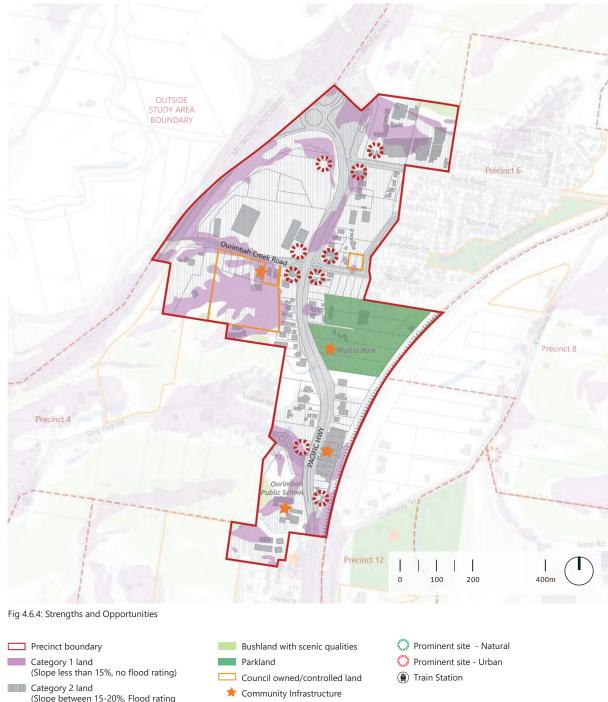
- Safeguard land close to the Motorway interchange to facilitate long-term economic development;
- Support the ongoing and efficient management of major infrastructure networks, including transport and electricity;
- Appropriately manage development on flood-affected lands; and
- · Identify heritage features, and establish important mechanisms to protect and incorporate these into future redevelopments.

DESIRED FUTURE OUTCOMES

- The Motorway Interchange provides a visual and economic gateway to Ourimbah, supported by the design of new developments, including major infrastructure and the public domain.
- Employment land around the Motorway interchange is identified and managed to support long-term regional economic development.
- New developments are accessed via service roads, and no new Highway entry points are created.
- Development on flood-affected lands is appropriately managed.
- · Features relevant to Ourimbah's settlement history, particularly in relation to the Highway, are identified and incorporated into future redevelopments.

IMPLEMENTING CHANGE

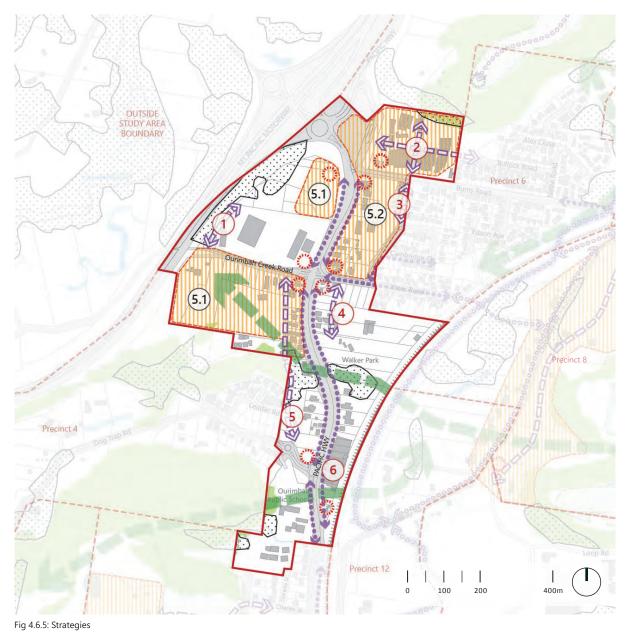
- · Council will identify biodiversity conservation, floodrisk management and heritage protection requirements, including for Dog Trap Gully, through other strategic initiatives.
- Council will identify requirements to protect and manage heritage items through other strategic initiatives.
- · Suitable land zonings to support long-term regional economic development objectives in this Precinct will be investigated by Council as part of its LGA-wide review of planning controls.
- Council will require Masterplans to be prepared prior to any rezoning considerations for Investigation Areas 5.1 and 5.2. These should, at minimum, identify precinct-level responses to address vehicle access, flooding and drainage issues. They will be used to inform a strategy for collecting developer contributions toward funding local infrastructure improvements.



(Slope between 15-20%, Flood rating of Flood Prone land, 1% AEP Flood + Freeboard, Flood Storage)

Investigation area 5.1 (North and	South)
Current controls	1.6ha: SP2 (Infrastructure – Road & Traffic) 0.4ha: IN2 (Light Industrial) 2.4ha: E3 (Environmental Management) 1.9ha: RE1 (Public Recreation) 1.5ha: R1 (General Residential) 1.2ha: R2 (Low-density Residential)
Land use change objective	Transition to SD: Specialised District
Yield assumptions and limitations	1.6ha: Gross area (northern parcel) 7.4ha: Gross area (southern parcel) Known environmental management requirements: biodiversity conservation; visual sensitivity; slope; flooding
Priority precinct infrastructure requirements (to be provided by developers)	Stormwater drainage systems
Contribute toward Centre public domain improvements?	Most people will access the services in the Centre
Development benchmarks and guidelines	

Investigation area 5.2	
Current controls	1.1ha: SP2 (Infrastructure – Road & Traffic) 3.9ha: E3 (Environmental Management) 4.5ha: R2 (Low-density Residential)
Land use change objective	Transition to SD: Specialised District
Yield assumptions and limitations	9.5ha: Gross area Known environmental management requirements: biodiversity conservation; heritage; visual sensitivity; flooding
Priority precinct infrastructure requirements (to be provided by developers)	
Contribute toward Centre public domain improvements?	Most people will access the services in the Centre
Development benchmarks and guidelines	



Protect and reinforce rural character area

Biodiversity corridor investigation

Maintain scenic qualities/minimise visual impacts

Likely to contain EECs

Prominent site - Natural Prominent site - Urban

Train Station

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1-5. Opportunity to increase local circulation away from Highway with new development, creating rear lanes connecting to existing roads.

Precinct boundary

Investigation area

≪∞∞ Pedestrian link - New

• Pedestrian link - Improved

∇ehicle and pedestrian link - New

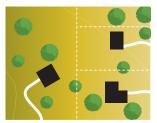
Vehicle and pedestrian link - Improved

Potential for improved public access

4.7 PRECINCT 6

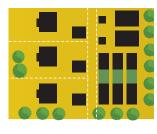
RECOMMENDED TYPOLOGIES

T3: Suburban





T4: Small Lot/ Medium Density





SETTING THE SCENE

Precinct 6 is an established residential area. It is located approximately 1.5km away from Ourimbah Centre and Train Station, but does not have convenient vehicle or pedestrian links to these community assets. Despite this, the area currently accommodates some of the highest residential densities in Ourimbah resulting from relatively recent medium-density housing developments.

Coinciding with Bangalow Creek, Cambridge Circle / Lara Close Reserve performs floodrisk management and biodiversity conservation functions. It is also an important open space for residents, offering attractive recreational spaces and walking/cycling connections along the creek line.

Opportunities to further expand the existing residential area are constrained by the location of major infrastructure assets, including the heavy rail line to the east and electrical easement to the north, as well as natural environmental considerations such as flooding, slope and biodiversity. The potential for housing growth to occur in this Precinct is anticipated to be limited to the re-development of existing residential lots.

Vehicle access to the Precinct from Highway occurs via Burns Road and Yates Road. Burns Road also crosses Bangalow Creek and provides a railway underpass connection to Chittaway Road/Enterprise Drive. This route is subject to flooding, and may not provide a reliable evacuation route during major flood events. Rural properties to the north (in Precinct 7) rely on the Burns Road / Howes Road connection for access, and may become isolated during flood events. The local road network within the Precinct is characterised by a series of dead-ends.

Growth within this Precinct, and adjoining Precincts would benefit from a flood-free connection across the railway to provide alternative evacuation routes during flood events. Future land use planning should consider the potential to accommodate a new bridge alignment at either Burns Road or Yates Road in the long term. This would be further supported by new local road connections to create a more integrated network. It should also recognise ongoing investigations to improve flood evacuation routes for people living to the east of the railway, which may result in modifications to Chittaway Road/Enterprise Drive (see Precinct 8).

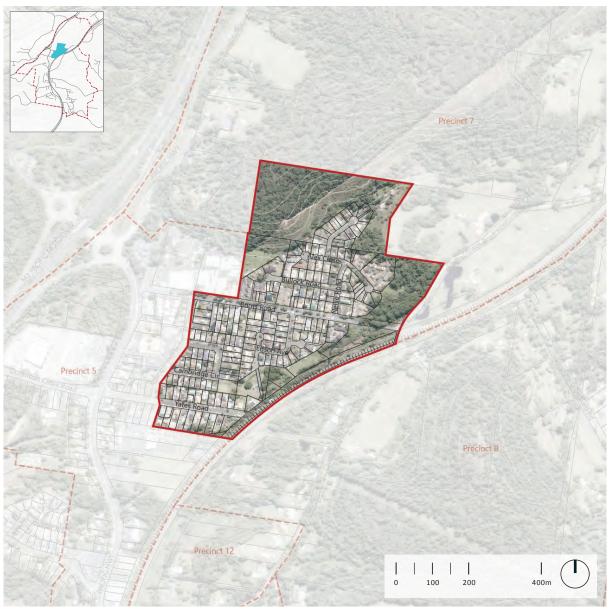
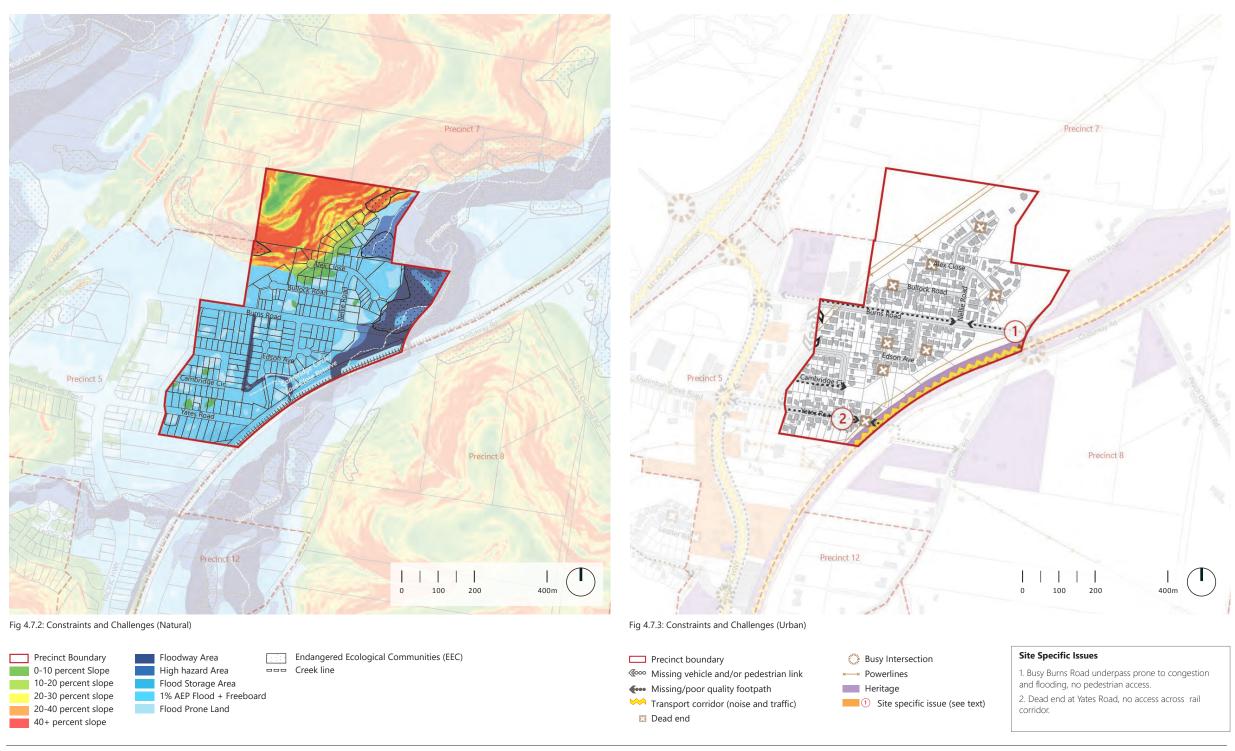


Fig 4.7.1: Precinct Aerial and Contour

Precinct Boundary



- Provide a flood-free railway crossing, to offer alternative evacuation options;
- Create a more integrated local road network, to improve evacuation as well as walkability; and
- Increase public access to riparian areas and provide an attractive environment for walking and cycling.

DESIRED FUTURE OUTCOMES

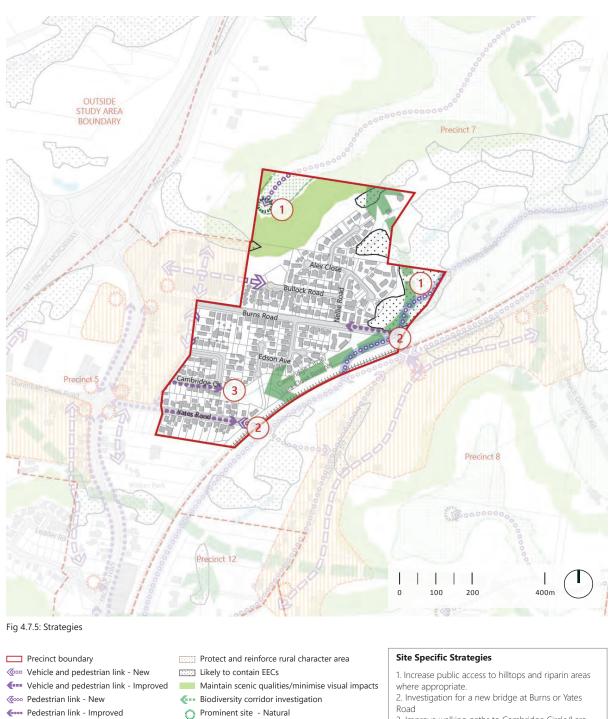
- Future land use planning identifies and safeguards the potential for a new bridge connection at either Burns Road
- Road improvements, including to create new local road connections and to improve railway crossings, support improved walking and cycling links; and
- New paths take advantage of creek lines, where appropriate, to improve walking and cycling links;
- Housing growth occurs incrementally through the re-development of existing residential lots to provide mediumdensity housing



Category 1 land (Slope less than 15%, no flood rating) Category 2 land

IMPLEMENTING CHANGE

- Council will investigate road improvements to support floodrisk management requirements through other strategic initiatives. This may include short- or medium-term improvements to the existing Burns Road underpass, as well as investigations for longer-term bridge connections to Chittaway Road via Burns Road or Yates Road.
- To allow flood free access during a 1% AEP flood event preliminary, a concept design and costing for road raising works is proposed in the *Ourimbah Creek Floodplain Risk Management Study and Plan* (refer to section 9.3.1.5 Option RM5)
- Burns Road Raising and Culvert Upgrades is proposed in the *Ourimbah Creek Floodplain Risk Management Study and Plan* (refer to section 9.3.1.10 Option RM10)
- Council will continue to manage Cambridge Circle / Lara Close Reserve as an environmental and community asset. Future improvements to recreational infrastructure, including local paths, will be considered through other strategic initiatives.



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Prominent site - Natura
Prominent site - Urban

Train Station

3. Improve walking paths to Cambridge Circle/Lara Close Reserve.

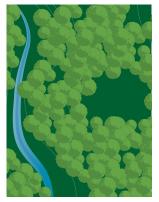
Investigation area

Potential for improved public access

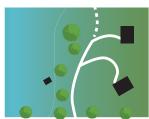
4.8 PRECINCT 7

RECOMMENDED TYPOLOGIES

T1: Rugged Terrain



T7: Rural Residential





SETTING THE SCENE

Precinct 7 is situated to the north of Ourimbah between the heavy rail line and the Motorway. Ourimbah Creek and Banaglow Creek converge at the north of the Precinct, leading much of the land to be heavily floodprone. The Precinct is also dominated by the forested slopes of Fox Hill, which, rising steeply to approximately 100 metres, is an important visual landmark for the broader area.

Development has already occurred along the foothills of Fox Hill, and is predominantly rural in character. This initially represented agricultural pursuits that occurred after the timber-getting period.

To the east, more recent development has included semi-rural and specialised industries, such as plant nurseries, orchards and funeral services, which benefit from a degree of separation from urban areas as well as connections via the Highway as a major vehicle thoroughfare. A motorway underpass at Palmdale Road also provides connections to rural areas to the west.

To the west, development continues to reflect larger landholdings with homesteads accessed by country lanes. Existing railway underpasses at Turpentine Drive and Howes Road provide connections between rural properties and Enterprise Drive. These underpasses are prone to flooding, which may cause some properties to become isolated during flood events.

A new train maintenance facility has recently been constructed at Kangy Angy, to the north of Ourimbah. This may lead to local road improvements, or the creation of new roads within the Precinct, to support the development. This facility is expected to be self-contained, but may generate further economic development and employment opportunities for the broader area.

The area's steep terrain and floodprone environment will continue to influence how land is accessed and used. The Precinct is anticipated to remain rural in character, recognising that many properties are at risk of becoming isolated during flood events.

The Precinct does have the potential to play a greater recreational role for Ourimbah. This could include the use of country lanes and Fox Trap Hill to expand Ourimbah's broader open space and path networks. These opportunities would be subject to the provision of suitable public access.

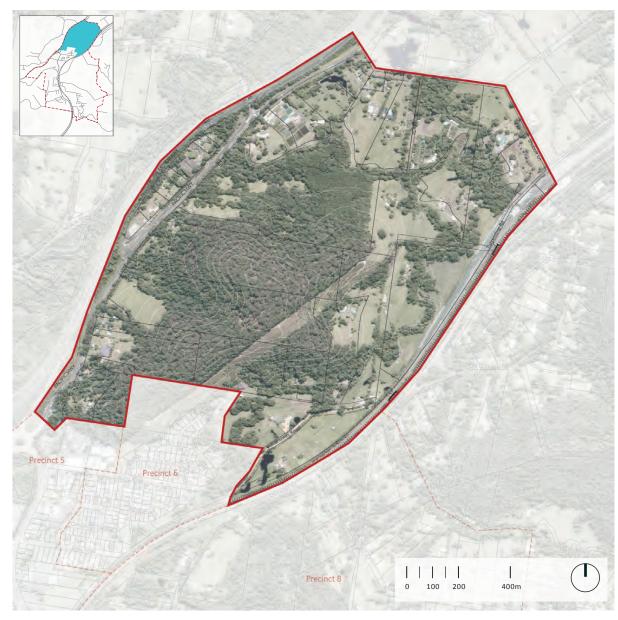
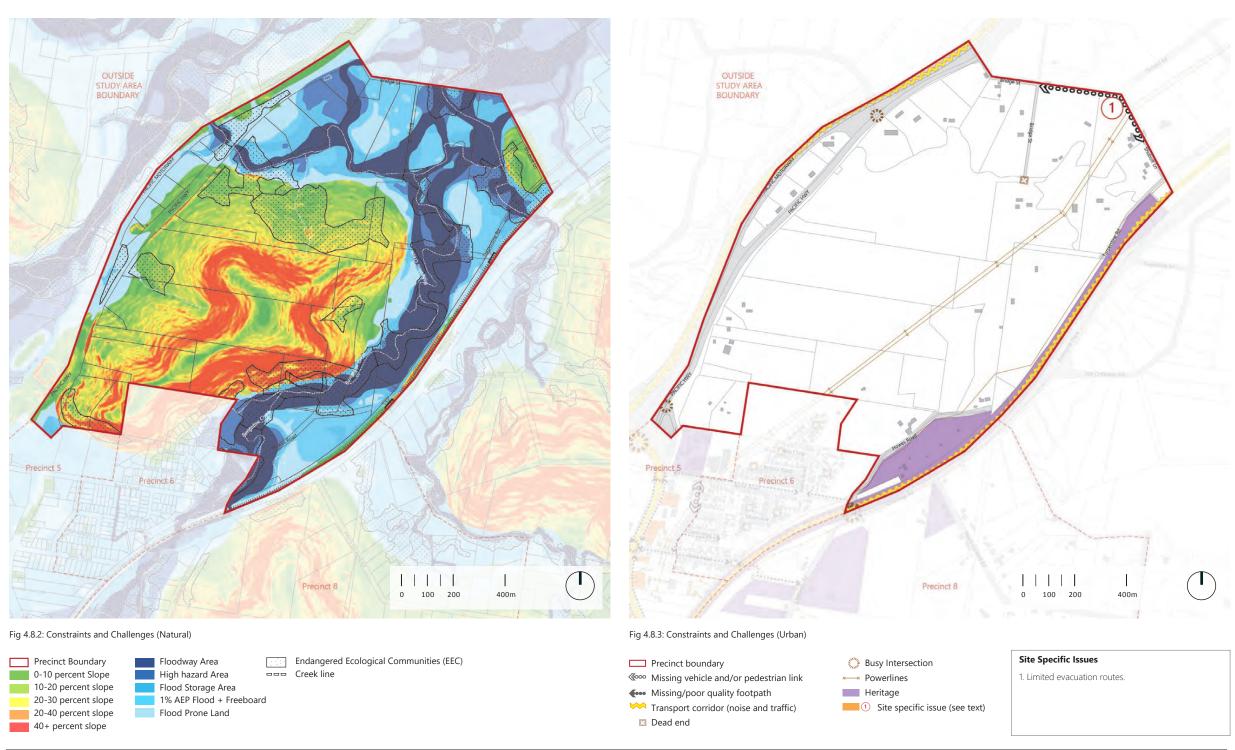


Fig 4.8.1: Precinct Aerial and Contour

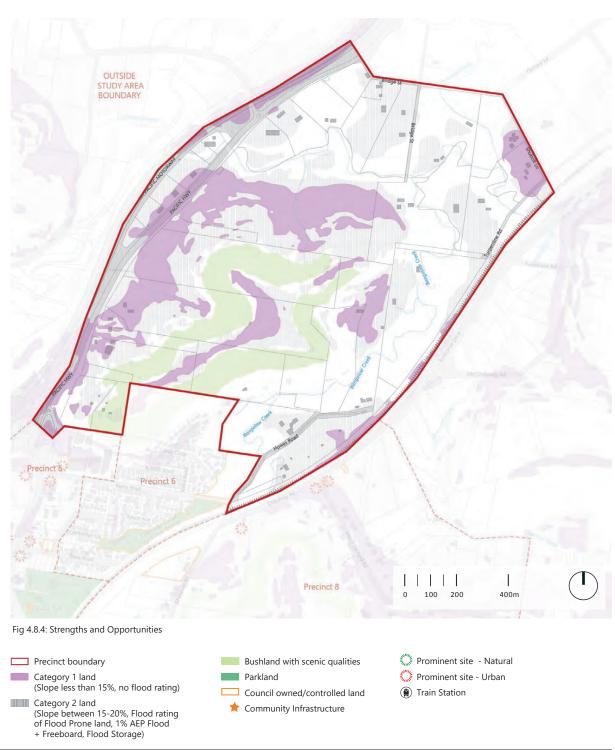
Precinct Boundary



- Support the ongoing success of rural and semi-rural industries;
- Preserve the rural character of the Precinct;
- Appropriately manage development on flood-affected lands; and
- Increase public access to natural areas, including Fox Hill, and provide an attractive environment for walking and cycling.

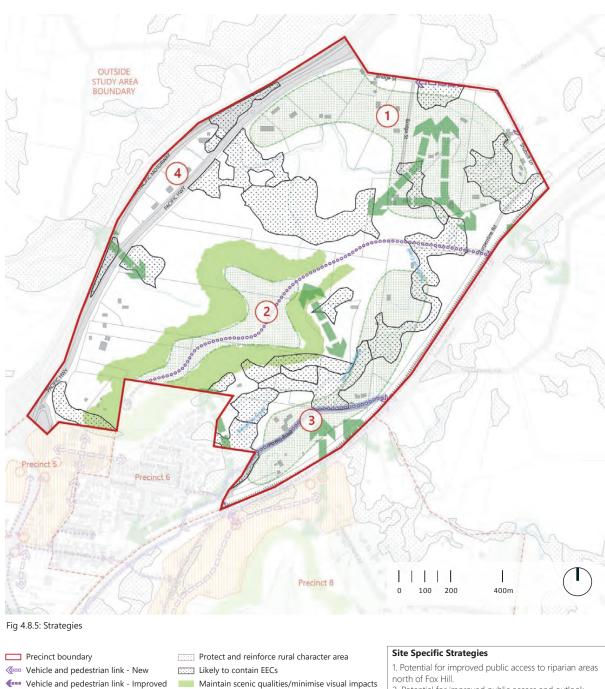
DESIRED FUTURE OUTCOMES

- Rural and semi-rural industries are protected from residential encroachment;
- Semi-rural and specialised non-urban industries are encouraged to locate in the east of the Precinct, taking advantage of Highway frontage and access;
- Rural character features including homesteads, country lanes, plantations and hedgerows, are identified and protected, where practicable;
- New paths take advantage of country lanes and creek lines, where appropriate, to improve walking and cycling links; and
- Longer-term opportunities to increase public access to Fox Hill are considered.



IMPLEMENTING CHANGE

• Council will investigate road improvements to support floodrisk management requirements through other strategic initiatives. This may include short- or medium-term improvements to the existing railway underpasses.



Biodiversity corridor investigation

Prominent site - Natural

Prominent site - Urban Train Station

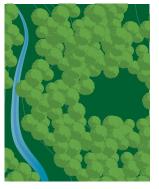
- Vehicle and pedestrian link Improved
- Pedestrian link Improved
- Investigation area
- Potential for improved public access

- $north\ of\ Fox\ Hill.$
- 2. Potential for improved public access and outlook from Fox Hill.
- Investigate Bangalow creek walk along riparian zone.
 Semi-rural and specialised non-urban industries encouraged to take advantage of highway access.

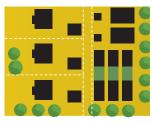
4.9 PRECINCT 8

RECOMMENDED TYPOLOGIES

T1: Rugged Terrain



T4: Small Lot / Medium Denisty





T7: Rural Residential





SETTING THE SCENE

Precinct 8 is situated to the east of the railway, and north of the University campus. Bangalow Creek and Chittaway Creek valleys form its western and northern boundaries, respectively. Central areas of the Precinct are dominated by steeply sloping hills.

The Precinct is mainly rural in character, and development has already occurred along the foothills fronting Chittaway Road/Enterprise Drive and Peach Orchard Road. Some existing features are already recognised for their local heritage significance. These are predominantly situated along Chittaway Road, and include examples of historic farmhouses and gardens, and a rare group of Araucaria Trees that reflect the area's naturally occurring vegetation.

Chittaway Road/Enterprise Drive is the main transport route through the Precinct, and an important thoroughfare between the Highway and Wyong Road. It offers secondary connections between Ourimbah and Chittaway Bay and Tuggerah. It also serves as the primary evacuation route for people living in rural areas to the east of the railway.

Council is already investigating options to improve flood evacuation routes for people living to the east of the railway. Opportunities to upgrade Chittaway Road/Enterprise Drive along its current alignment will be considered, but may be limited by a range of factors, including constraints relating to biodiversity, slope, and existing electrical infrastructure. Alternative road alignments may need to be considered. Any upgrades to Chittaway Road/Enterprise Drive should recognise longer-term objectives to provide flood-free railway crossings, including the potential for a new bridge connection at either Burns Road or Yates Road (see Precinct 6).

The Precinct is anticipated to remain predominantly rural in character. However, the proximity of the Precinct to the University campus may generate demand for residential development to accommodate staff and students. This type of development would be appropriate, in principle, in the southern portion of the Precinct along Chittaway Road, where people can walk to jobs and services located at the University or Centre. The suitability of land within the Precinct to accommodate residential growth will be heavily influenced by floodrisk management considerations, including road upgrade requirements to provide suitable evacuation routes.

The Precinct does have the potential to play a greater recreational role for Ourimbah over the long term. This could include the use of fire access tracks and bushland areas to expand Ourimbah's broader open space and path networks. These opportunities would be subject to the provision of suitable public access, and may require the creation of new roads. They would also be supported by initiatives to improve road safety for walkers and cyclists, generally.

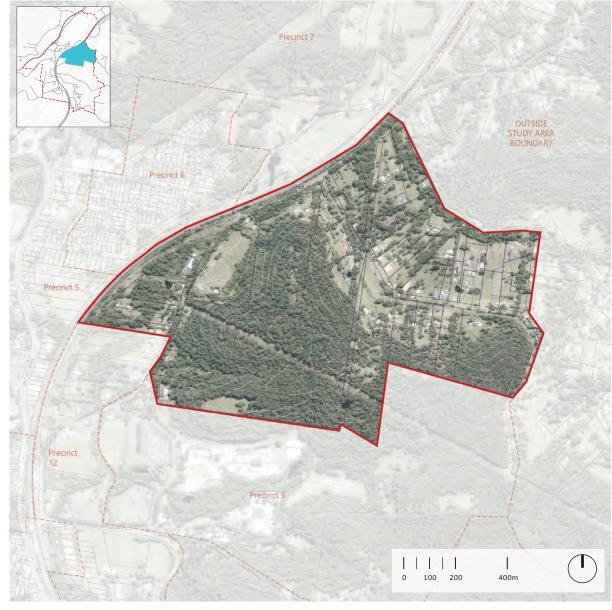
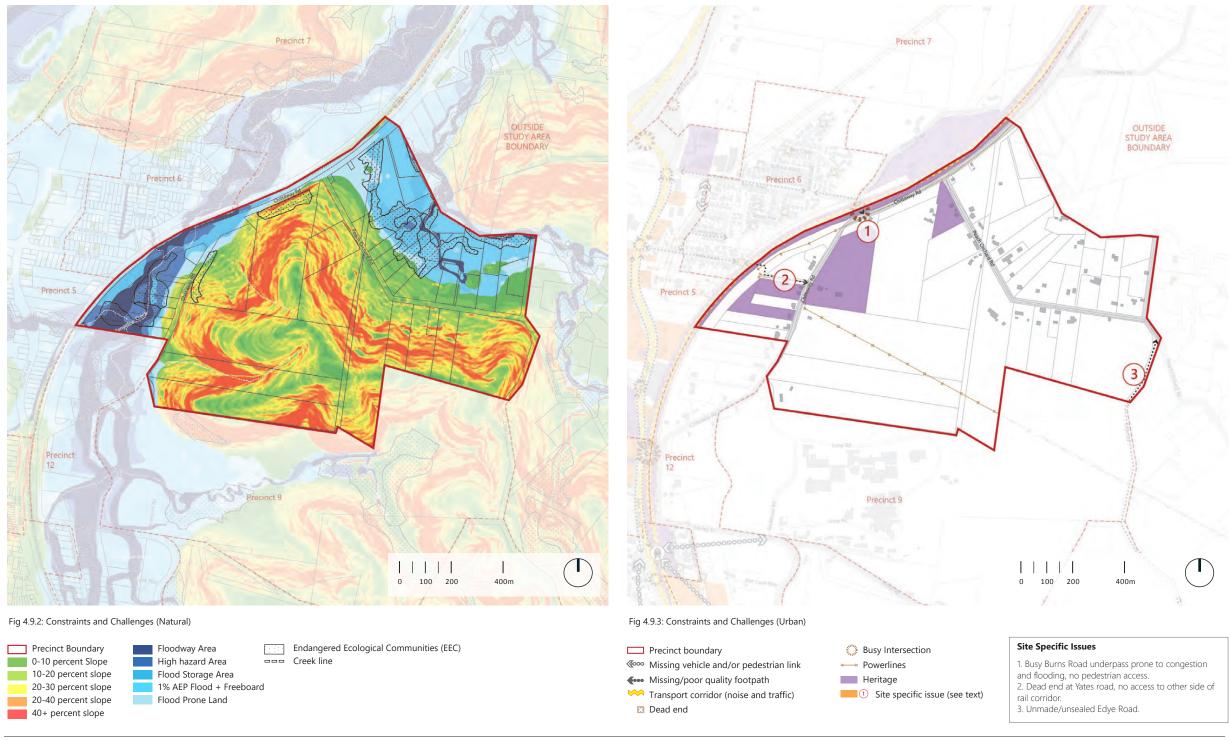


Fig 4.9.1: Precinct Aerial and Contour

Precinct Boundary



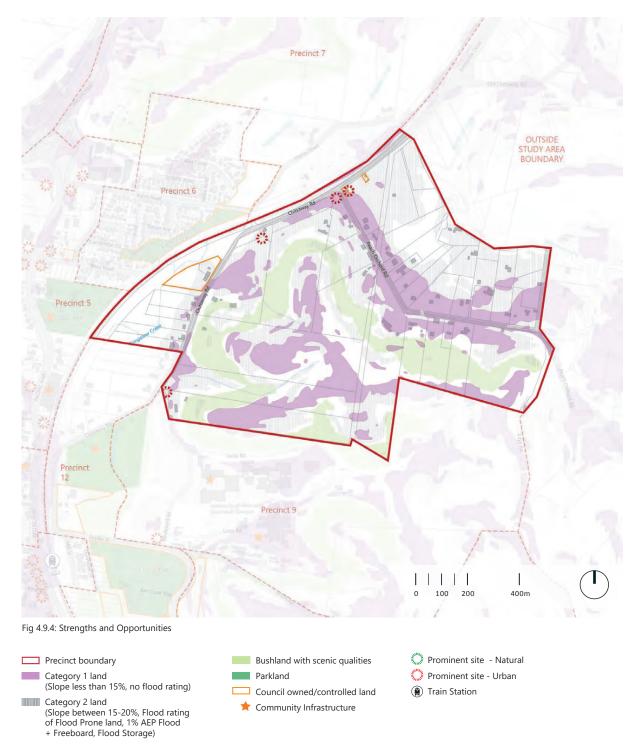
- Improve flood evacuation routes.
- Identify suitable locations for housing close to the University Campus to accommodate staff and students;
- Preserve the rural character of the Precinct;
- Support the ongoing success of rural and semi-rural industries;
- Appropriately manage development on flood-affected lands; and
- · Increase public access to bushland areas, and provide an attractive environment for walking and cycling.

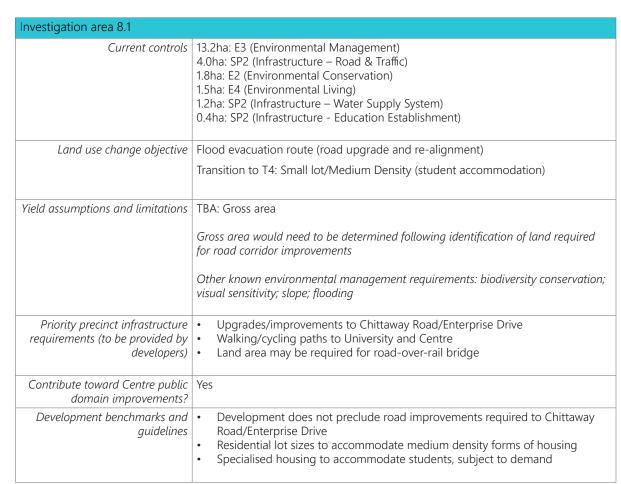
DESIRED FUTURE OUTCOMES

- Medium to longer term opportunities for residential growth within the Precinct;
- Chittaway Road/Enterprise Drive are improved to provide suitable evacuation routes for current and future populations living east of the railway;
- Residential growth within the Precinct:
 - Does not preclude future improvements to Chittaway Road/Enterprise Drive;
 - Occurs in locations where the risk of flooding can be appropriately managed; and
 - Occurs in a manner that enables people to walk/cycle to jobs and services in the University and Centre.
- Rural character features including homesteads, country lanes, plantations and hedgerows, are identified and protected, where practicable;
- New paths take advantage of country lanes, creek lines and fire access tracks, where appropriate, to improve walking and cycling links; and
- Longer-term opportunities to increase public access to bushland areas are considered.

IMPLEMENTING CHANGE

- Investigate road improvements to provide suitable evacuation routes for people living to the east of the railway through other strategic initiatives. This may include proposals to upgrade Chittaway Road/Enterprise Drive in its current alignment, or the identification of new road alignments.
- Once land requirements to support improvements to Chittaway Road/Enterprise Drive have been identified, Council will consider proposals to to facilitate residential development in Investigation Area 8.1.



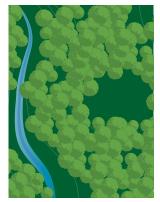




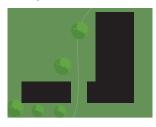
4.10 PRECINCT 9

RECOMMENDED TYPOLOGIES

T1: Rugged Terrain



SD: Special District





SETTING THE SCENE

Precinct 9 is predominantly owned by the University of Newcastle, and includes the University Campus. The campus currently accommodates a range of tertiary education and research services including the University of Newcastle, TAFE, Central Coast Community Colleges, and the NSW Government's Central Coast Primary Industries Centre. It also provides a range of services to support staff and students including convenience retail, recreation and childcare facilities. These services collectively attract a high volume of traffic into the Precinct each day.

Access to the Campus is via The Boulevarde, which connects Chittaway Road and Shirley Street. The Boulevarde accommodates Campus parking, as well as a level of local through-traffic. It also provides an evacuation option for people during major hazard events.

Bangalow Creek's floodplain separates the Campus from Ourimbah's Train Station and Centre. Routes to adjoining areas are flood-affected, and the Campus may become isolated during flood events. Campus development has generally occurred along the valley floor to the west of the Precinct, and some facilities, including parking areas, are also affected by flooding.

The eastern portion of the Precinct is predominantly bushland, characterised by steeply sloping and visually prominent hills. These bushland areas do have a series of fire access tracks, including Edye Road, but are currently not readily accessible to the public. These areas may have the potential to play a greater recreational role for Ourimbah over the long term. This could include the use of fire access tracks and bushland areas to expand Ourimbah's broader open space and path networks. These opportunities would be subject to the provision of suitable public access, and may require the creation of new roads.

The University Campus is an important economic development asset for the Central Coast region. It is a major employment area, provides valuable training and skills development for the local workforce, and supports development and innovation for local industries, particularly primary industries. Development in and around the campus will be heavily influenced by the University of Newcastle's long-term strategic plan. It is envisaged to continue predominantly accommodating educational, research and related employment-generating uses. Over the long-term, this may also include additional uses that support students and staff such as housing, retail, recreational or cultural facilities, etc., depending on demand.

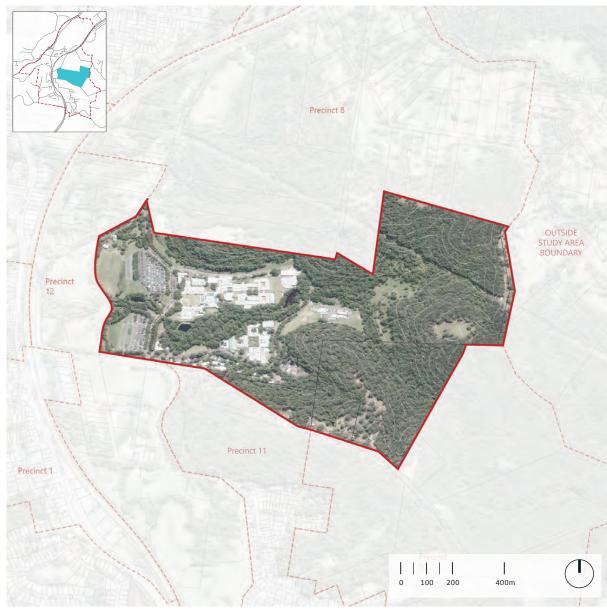
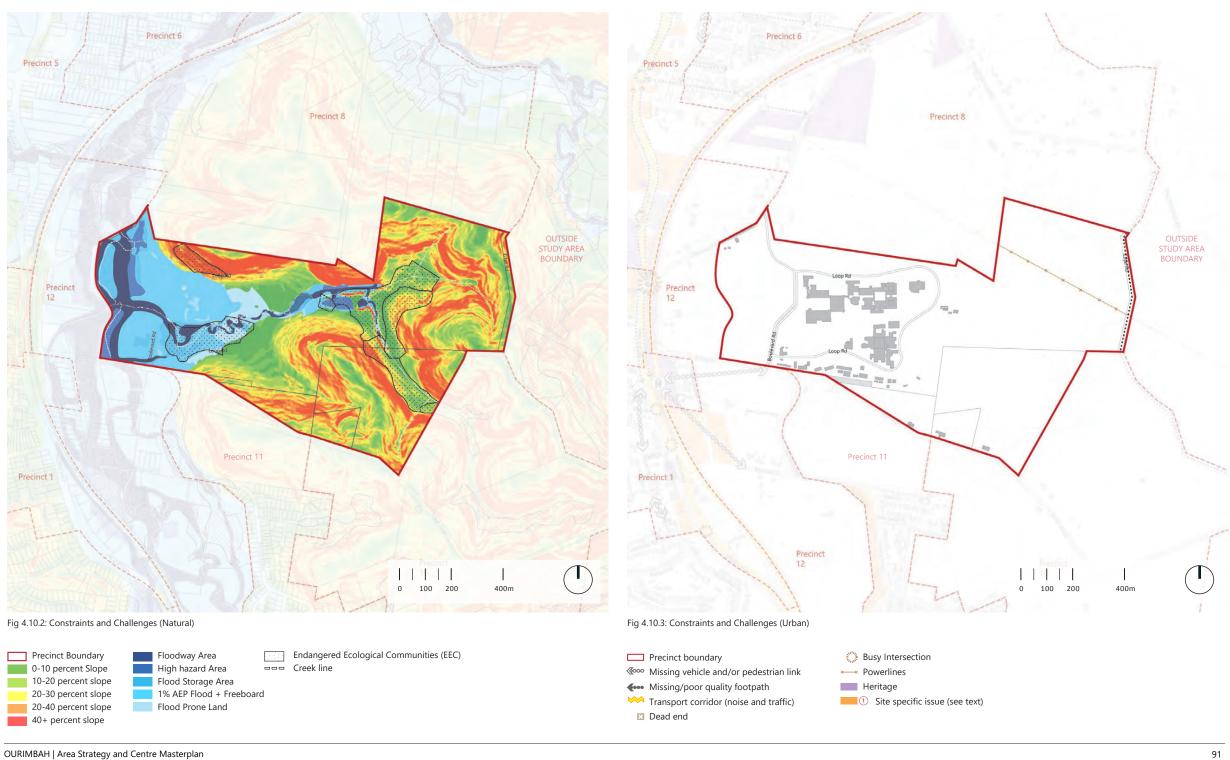


Fig 4.10.1: Precinct Aerial and Contour

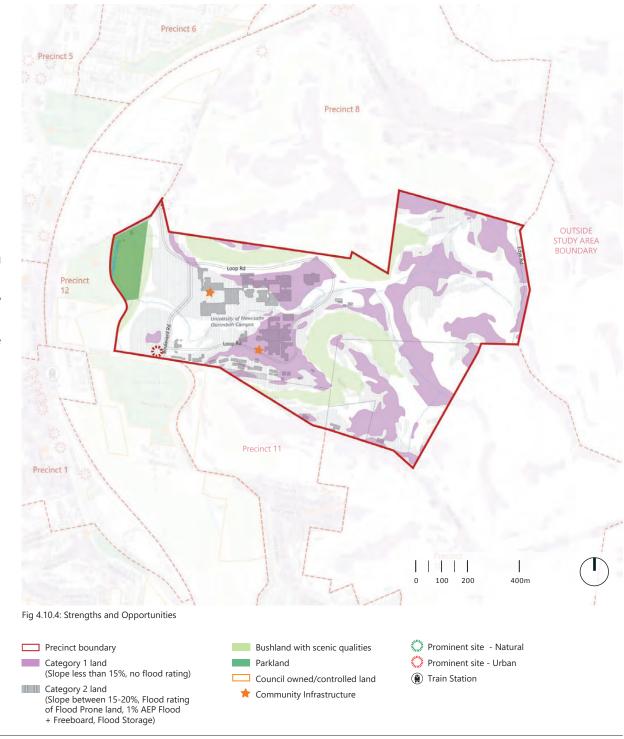
Precinct Boundary



- Facilitate the ongoing success of the Campus as a regional economic development asset and employment area.
- Improve pedestrian and cyclist connections between the University Campus, Train Station and Centre.
- Improve flood evacuation routes.
- Identify suitable locations for housing close to the University Campus to accommodate staff and students.
- Preserve the bushland character of the Precinct.
- Appropriately manage development on flood-affected lands.
- · Increase public access to bushland areas, and provide an attractive environment for walking and cycling.

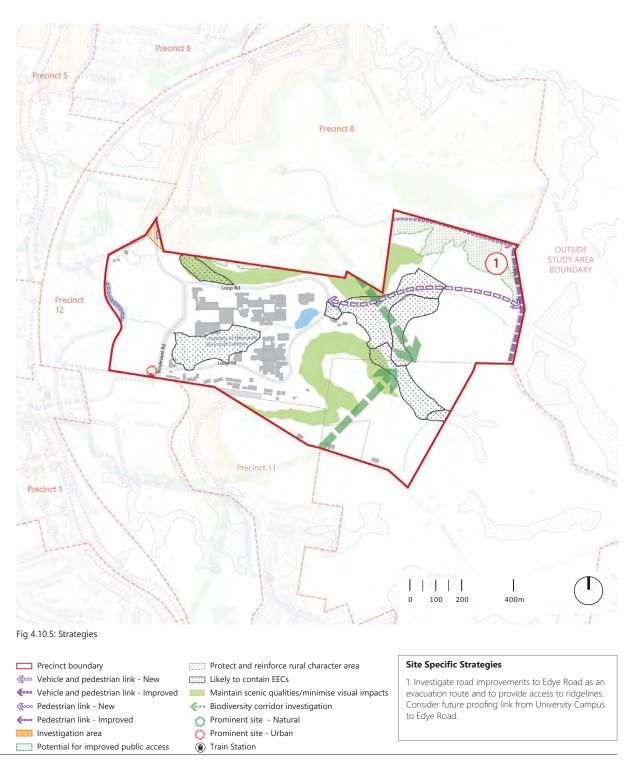
DESIRED FUTURE OUTCOMES

- Roadways, particularly Shirley Street and The Boulevarde, provide a safe and attractive environment for walking and cycling between to the Train Station and Centre.
- The intersection of Shirley Street and The Boulevard serves as a landmark, marking the entry point to the University Campus.
- New paths and routes take advantage of creek lines and improve walking and cycling links, particularly to the Train Station and Centre.
- Suitable evacuation routes are provided for current and future populations living east of the railway.
- Development within the Precinct:
 - Continues to supports regional economic development;
 - Occurs in a manner that appropriately addresses the risk of flooding;
 - Supports a high quality experience for students and staff; and
 - Offers services and facilities that are relevant to the surrounding community.
- Longer-term opportunities to increase public access to bushland areas are considered.



IMPLEMENTING CHANGE

- Council will investigate road improvements to provide suitable evacuation routes for people living to the east of the railway through other strategic initiatives.
- Council will continue to work with the University of Newcastle and NSW Government to plan for the future of the University Campus as a regional economic asset.



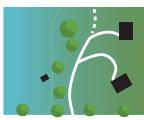
4.11 PRECINCT 10

RECOMMENDED TYPOLOGIES

T2: Bushland Residential



T7: Rural Residential





SETTING THE SCENE

Precinct 10 is situated to the south of the University Campus, and adjoins establish suburban areas to the west.

The Precinct is predominantly bushland in character. Rural residential development has already occurred, predominantly in the south of the Precinct along Pryor Road, as well as dispersed within bush blocks. The area's large residential blocks accessed by country lanes reflect the historic rural character of Ourimbah.

Brush Road and Pryor Road provide vehicle access to the Precinct. Pryor Road is subject to flooding, which may cause existing rural residential areas to become isolated during flood events.

Bushland areas within the Precinct are steeply sloping, reaching up to 40% gradient in some areas. This presents challenges to providing suitable bushfire access and evacuation routes.

Bushland areas do have a series of fire access tracks, including Edye Road, but are currently not readily accessible to the public. These areas may have the potential to play a greater recreational role for Ourimbah over the long term. This could include the use of fire access tracks and bushland areas to expand Ourimbah's broader open space and path networks. These opportunities would be subject to the provision of suitable public access, and may require the creation of new roads.

The Precinct is expected to remain largely rural in character. This recognises the area's challenging terrain, relatively high and ongoing threat of hazards such as flooding and bushfire, and serves to protect the important biodiversity and scenic values contained within the landscape.

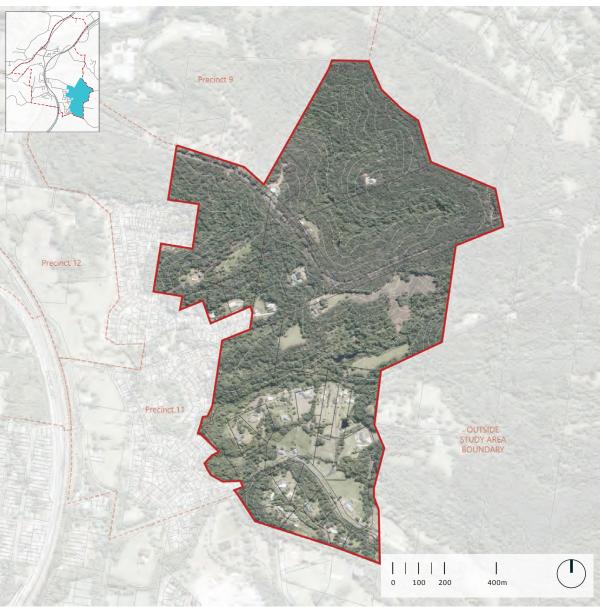
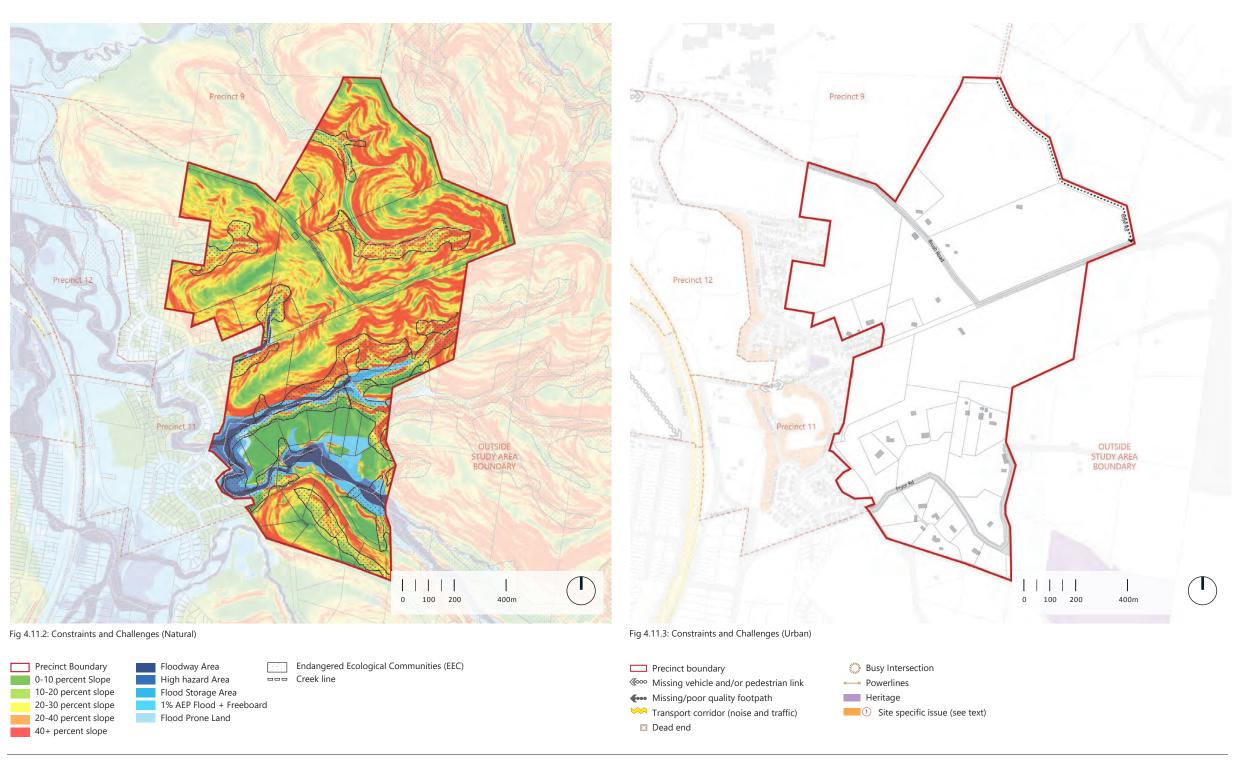


Fig 4.11.1: Precinct Aerial and Contour

Precinct Boundary

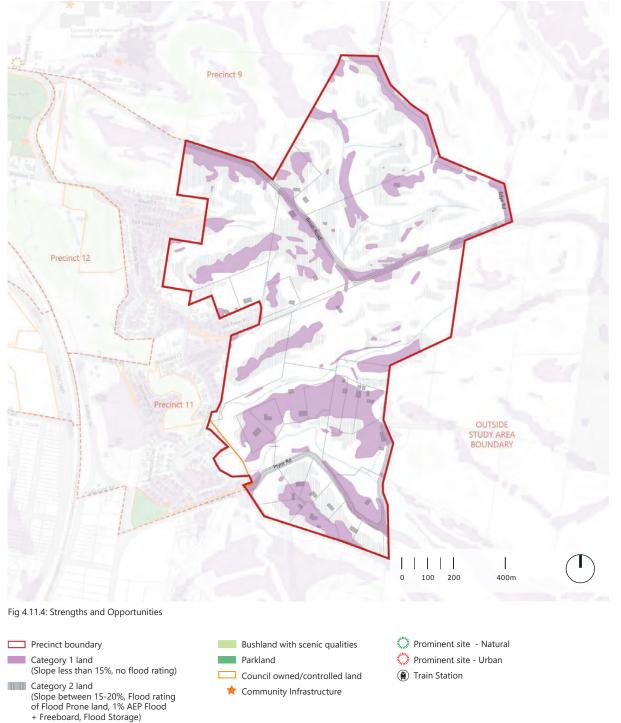


- Support the ongoing success of rural and semi-rural industries;
- Preserve the rural character of the Precinct;
- Appropriately manage development on lands affected by flood and fire; and
- Increase public access to bushland areas, where appropriate, to provide an attractive environment for walking and cycling.

DESIRED FUTURE OUTCOMES

- Rural character features including homesteads, country lanes, plantations and hedgerows, are identified and protected, where practicable;
- New paths take advantage of country lanes, fire access tracks and creek lines, where appropriate, to improve walking and cycling links; and
- Longer-term opportunities to increase public access to bushland areas are considered.





IMPLEMENTING CHANGE

- Council will investigate road improvements to support floodrisk management requirements through other strategic initiatives.
- A preliminary concept design and costing for improvements to flood access works is proposed in Ourimbah Creek Floodplain Risk Management Study and Plan (refer to section 9.3.1.3 Option RM3). The proposal aimed to allow flood free access at this location during a 1% AEP flood event.

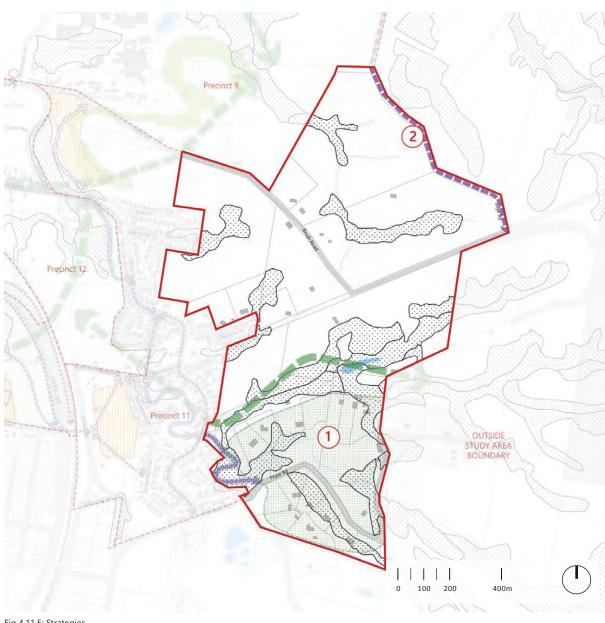


Fig 4.11.5: Strategies

- Precinct boundary Vehicle and pedestrian link - New
- Vehicle and pedestrian link Improved
- Pedestrian link Improved Investigation area Potential for improved public access
- Protect and reinforce rural character area Likely to contain EECs
- Maintain scenic qualities/minimise visual impacts Biodiversity corridor investigation
- Prominent site Natural Prominent site - Urban
- (a) Train Station

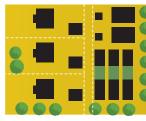
Site Specific Strategies

- 1. Rural country lane character protected along Pryor
- 2. Investigate improving Edye road evacuation route.

4.12 PRECINCT 11

RECOMMENDED TYPOLOGIES

T3: Suburban



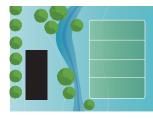


T4: Small Lot/ Medium Density





T6: Floodplain





SETTING THE SCENE

Precinct 11 adjoins Bill Sohier Park and Bangalow Creek's floodplain to the east, the University Campus to the north, and residential areas of Lisarow to the south.

Shirley Street/Coachwood Drive currently serve as the major transport spine supporting predominantly residential development. This route also provides the main evacuation route for residents in surrounding suburbs during flood and fire events. The area has a history of being isolated during major flood events.

Most of the Precinct is within 1 to 2km of the Train Station and Ourimbah Centre, but connectivity is limited by the Creek, rail line and Highway, as well as a discontinuous path network.

Existing residential neighbourhoods within the Precinct are generally characterised by single storey detached dwellings, on lot sizes ranging from 450-850m². There is limited capacity to support residential growth through the redevelopment of existing residential lots to provide medium-density housing, including dual-occupancy lots and attached dwellings.

There is an area of relatively flat and flood-free land located to the south of the Precinct, which is accessible via Bailey's Road. This area has largely been cleared to accommodate existing large lot and rural residential uses, and is generally accessible to existing water and power trunk infrastructure. It may be suitable for future residential development, subject to the provision of suitable flood protection and evacuation measures.

The forested hills at the north of the Precinct are important to preserving Ourimbah's biodiversity, habitat connectivity and bushland setting. This area may experience pressure for development, given its proximity to the University Campus, Train Station and Centre. Any new development would likely require significant biodiversity offsets and bushfire protection measures.

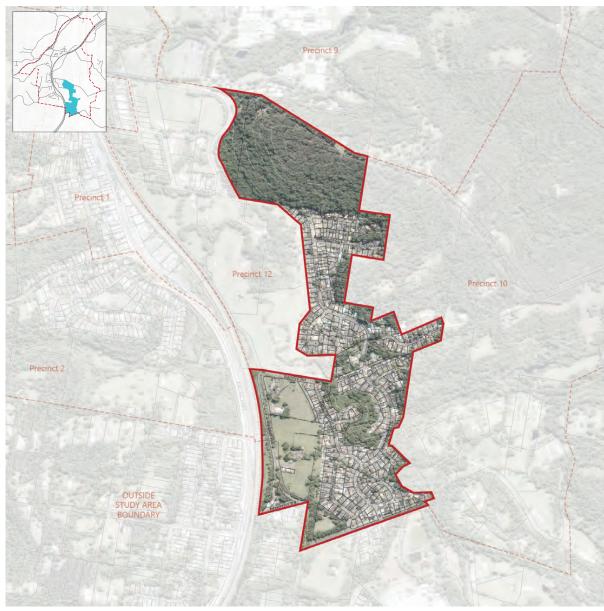
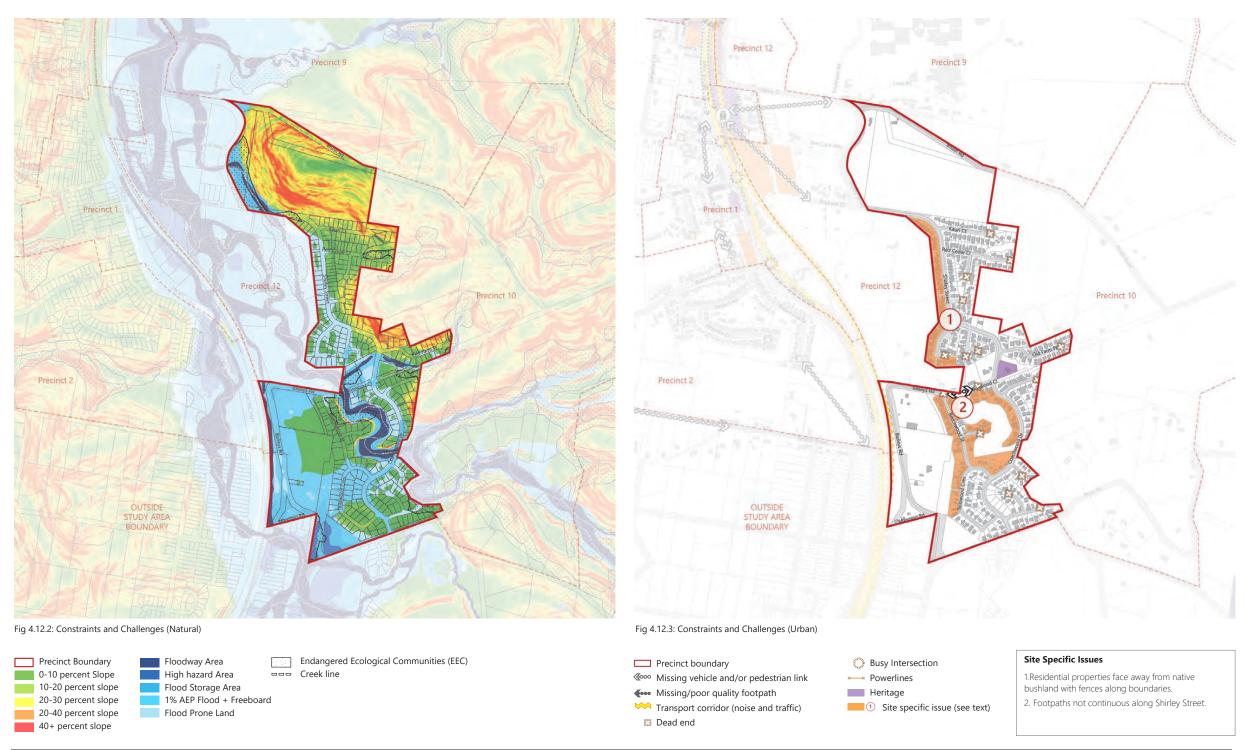


Fig 4.12.1: Precinct Aerial and Contour

Precinct Boundary



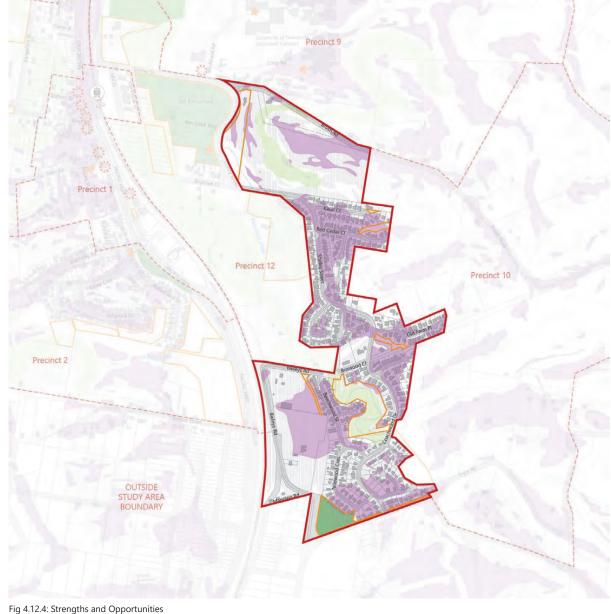
- Increase the total number of dwellings situated close to public transport, shops and services;
- · Identify locations suitable for staff and student accommodation within easy walking distance of the University
- · Increase the variety of dwellings available in Ourimbah, including medium-density and apartment-style living;
- · Increase public access to creeklines and provide an attractive environment for walking and cycling to/from nearby popular destinations;
- Provide suitable evacuation routes to support any population growth;
- Preserve the biodiversity values and scenic qualities afforded by the heavily forested hillsides.

DESIRED FUTURE OUTCOMES

- The Precinct's distinctive and attractive suburban residential character will remain predominantly unchanged.
- A green buffer along Shirley Street between Bristow Close and Kauri Court provides a transition into the suburban residential area to the south, and supports habitat east-west connectivity.
- Pockets of new development will facilitate housing growth at:
 - Baileys Road, to facilitate T3-Suburban Residential.
 - Shirley Street, south of Brush Road, to facilitate T2-Bushland residential.
- New development at Baileys Road formalizes pathways to the existing pedestrian rail bridge.
- · New pathways along creek lines are connected to new footpaths along Shirley Street and Coachwood drive to improve pedestrian and cyclist accessibility across the Precinct.

IMPLEMENTING CHANGE

- Council will require a Masterplan to be prepared prior to any rezoning considerations for Investigation Area 11.1 (Shirley Street). This should, at minimum, identify site-level responses to address biodiversity, vehicle access, bushfire protection, drainage, and visual sensitivity issues.
- Council will require a Masterplan to be prepared prior to any rezoning considerations for Investigation Area 11.2 (Baileys Road). This should, at minimum, identify precinct-level responses to address vehicle access and flood evacuation.
- Redevelopment opportunities to provide medium-density housing on existing residential lots within the Precinct will be investigated by Council as part of its LGA-wide review of planning controls.
- · Council will identify Precinct-level requirements for biodiversity conservation and floodrisk management through other strategic initiatives.



Precinct boundary Category 1 land

(Slope less than 15%, no flood rating)

Category 2 land (Slope between 15-20%, Flood rating of Flood Prone land, 1% AEP Flood + Freeboard, Flood Storage)

Bushland with scenic qualities Parkland

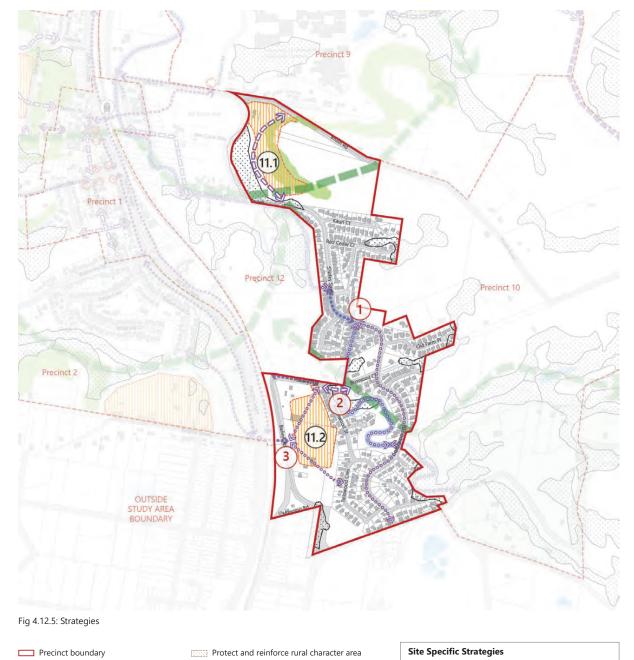
Council owned/controlled land ★ Community Infrastructure

Prominent site - Natural Prominent site - Urban

(Train Station

Investigation area 11.1	
Current controls	Around 3.1ha in E3 (Environmental Management), minimum 40ha lot size Around 0.7ha in E2 (Environmental Conservation)
Land use change objective	Transition from T1: Rugged Terrain to T2: Bushland Residential
Yield assumptions and limitations	3.8ha: Gross area 1.9ha: Estimated net area Known environmental management requirements: biodiversity conservation, land stability, bushfire protection and visual sensitivity
Priority precinct infrastructure requirements (to be provided by developers)	, , , , , , , , , , , , , , , , , , , ,
Contribute toward Centre public domain improvements?	Yes
Development benchmarks and guidelines	

Investigation area 11.2 (Bailey Street)		
Current controls	3.6ha in E3 (Environmental Management), minimum 40ha lot size 0.2ha in RE1 (Public Recreation)	
Land use change objective	Transition from T7: Rural Residential to T3:Suburban	
Yield assumptions and limitations	3.8ha: Gross area 2.7ha: Estimated net area Known environmental management requirements: flood protection and evacuation	
Priority precinct infrastructure requirements (to be provided by developers)	Boxwood Close and Baileys Road	
Contribute toward Centre public domain improvements?	Yes	
Development benchmarks and guidelines		



Likely to contain EECs

Train Station

Biodiversity corridor investigation

Prominent site - Natural Prominent site - Urban

Maintain scenic qualities/minimise visual impacts

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1. New footpaths along Shirley Street and Coachwood

Investigate suitability of pathways along creeklines
 Improve and create pathways to rail bridge with

∇ehicle and pedestrian link - New

Investigation area

• Pedestrian link - Improved

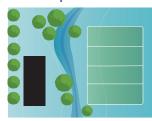
Vehicle and pedestrian link - Improved

Potential for improved public access

4.13 PRECINCT 12

RECOMMENDED TYPOLOGIES

T6: Floodplain





SETTING THE SCENE

Precinct 12 is situated on low-lying land in the Bangalow Creek valley, and is entirely flood-affected. Land within the Precinct is predominantly used for recreational and agricultural purposes, with much of the floodplain used for grazing. The Precinct accommodates a high level of through-traffic due to its location between the Train Station, University campus, and established residential neighbourhoods. The range of sporting and recreational facilities at Bill Sohier Park and Ourimbah Soccer grounds also makes the Precinct a destination in its own right.

The proximity of the Precinct to major transport routes, including the Train Station and the Highway, does generate pressure for more intense forms of development. This has already led to industrial development along Mill Street and Ourimbah Street, as well as rural residential development along Chittaway Road and at Bristowe Close. Residential uses in the remainder of the Precinct are generally ancillary to agricultural uses.

Vehicular routes through the Precinct are flood-affected, and some areas may become isolated during flood events. These roads also serve as evacuation routes for people living in surrounding residential areas to access the Highway via the Chittaway Road rail bridge. Council is already investigating options to improve flood evacuation routes, which may lead to road modifications within the Precinct.

Despite its location close to the University campus, Train Station and Centre, this Precinct is anticipated to remain largely rural in character. This recognises the extent and severity of flood risk within the area. Over the long term, the area may be suitable to accommodate Transit Oriented Development on lands close to the Train Station. The siting and design of new buildings will need to respond to the flood risk and flood management requirements arising from Bangalow Creek.

The Precinct does have the potential to play a greater sporting and recreational role for Ourimbah. This could include further embellishments to existing parks and sporting fields to provide additional facilities, or the use of Council-owned land for activities such as community gardens and allotments.

Pedestrians and cyclists currently rely predominantly on roads or roadside paths to traverse the Precinct. There are also opportunities to increase public access to creek lines and riparian areas, where appropriate, to expand Ourimbah's broader open space and path networks. This would assist in providing more direct and attractive pedestrians and cyclists connections to use for recreational journeys or travel between major destinations.

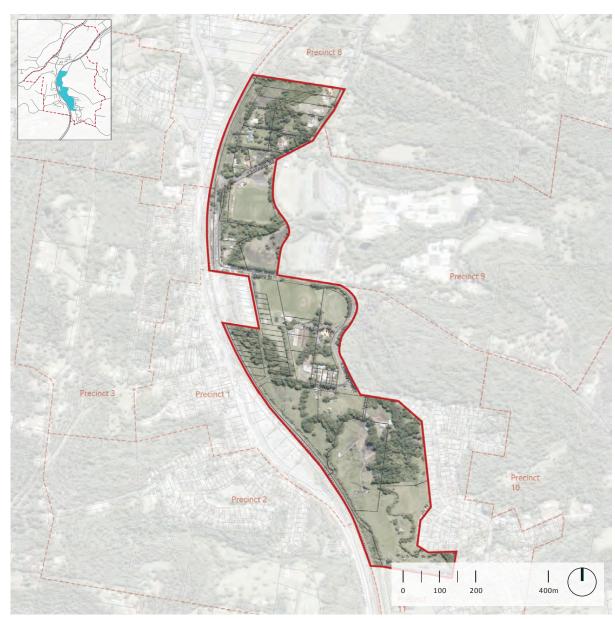
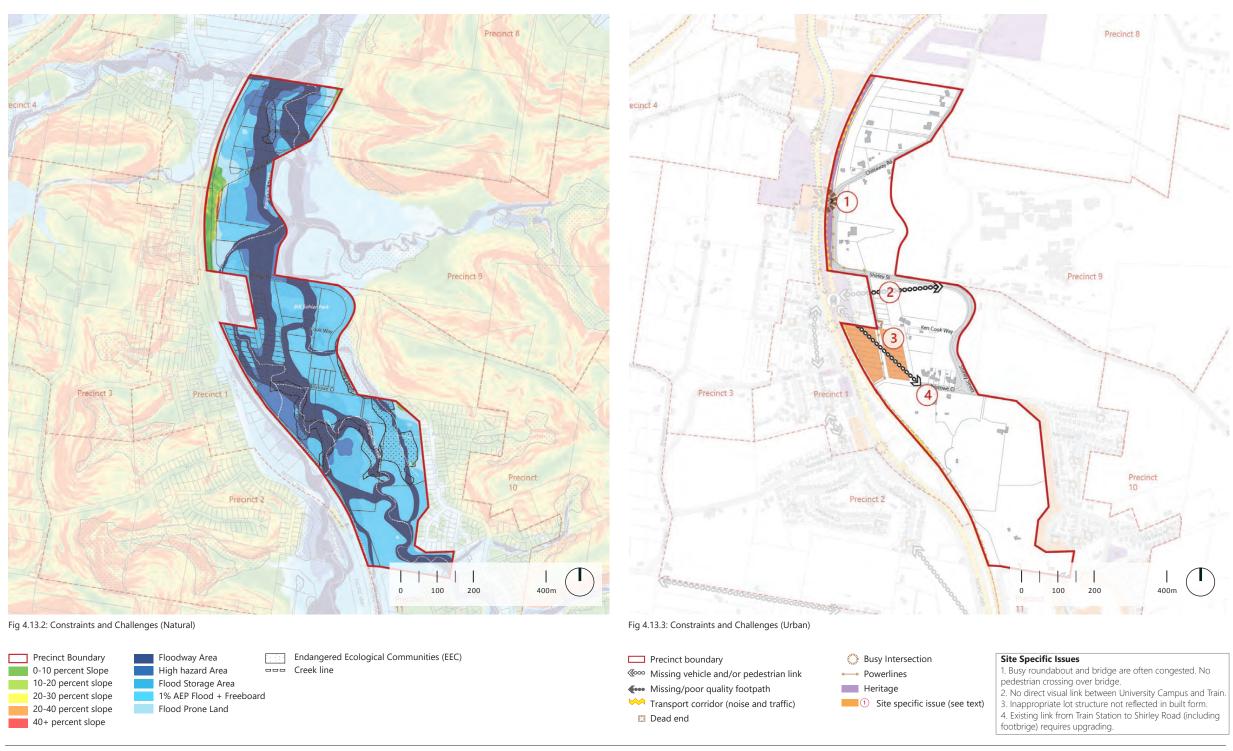


Fig 4.13.1: Precinct Aerial and Contour

Precinct Boundary



GENERAL OBJECTIVES

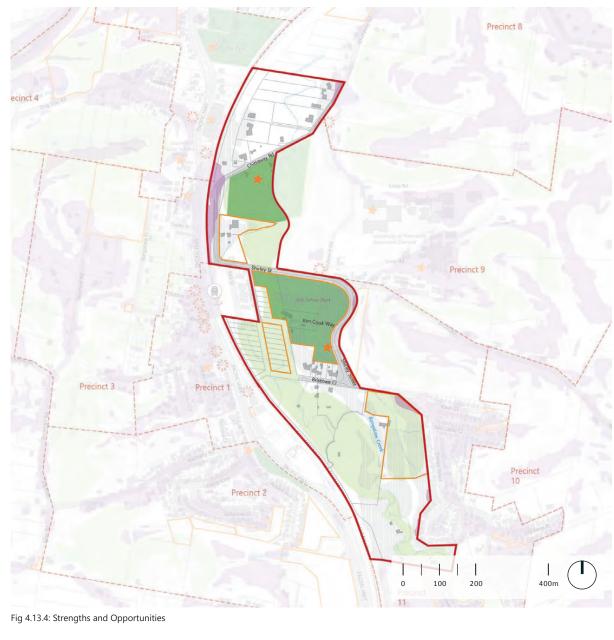
- Discourage new urban development or uses in locations where risks associated with flood or fire cannot be practicably managed;
- Preserve the rural character of the floodplain within the Precinct;
- Facilitate recreational and community uses;
- Provide convenient links to and between the University Campus, Centre and Train Station;
- Increase public access to riparian areas, where appropriate, to provide an attractive environment for walking and cycling; and
- Facilitate growth close to the Train Station over the long term.

DESIRED FUTURE OUTCOMES

- Strategic planning considers the potential for transit oriented development close to the Train Station, and identifies appropriate flood risk management measures to support this.
- Land owned or managed by Council is used for the benefit of the community.
- New paths take advantage of creek lines, where appropriate, to improve walking and cycling links.







Precinct boundary

Category 1 land (Slope less than 15%, no flood rating)

(Slope between 15-20%, Flood rating of Flood Prone land, 1% AEP Flood + Freeboard, Flood Storage)

Bushland with scenic qualities
Parkland

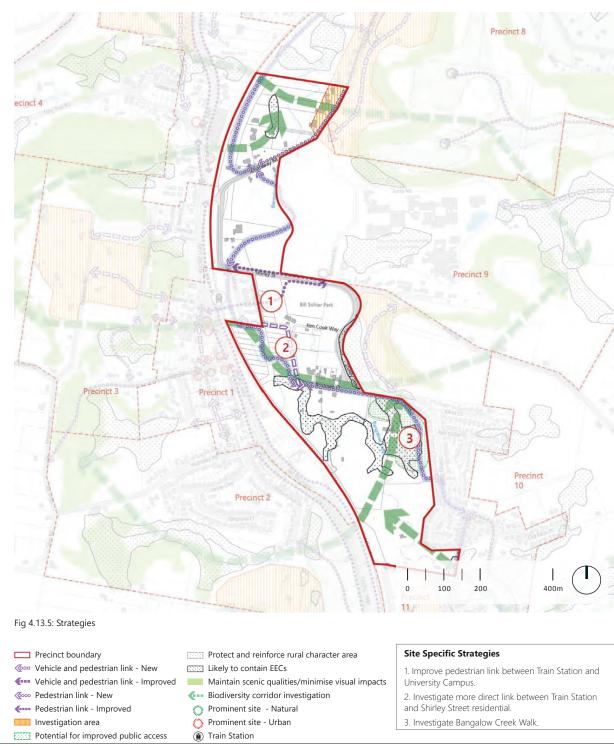
☐ Council owned/controlled land★ Community Infrastructure

Prominent site - Natural
Prominent site - Urban

Train Station

IMPLEMENTING CHANGE

- Council may identify investigation areas to encourage development close to the Train Station through future strategic initiatives, including the preparation of LGA-wide strategies or the review and update of this Strategy.
- Council will investigate road and pedestrian improvements to support floodrisk management requirements through other strategic initiatives.
- Council will investigate opportunities to support sporting and recreational developments, including on land owned or managed by Council, through other strategic initiatives.



OURIMBAH | Area Strategy and Centre Masterplan

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5.0 Ourimbah Centre Masterplan

5.1 VISION AND OBJECTIVES

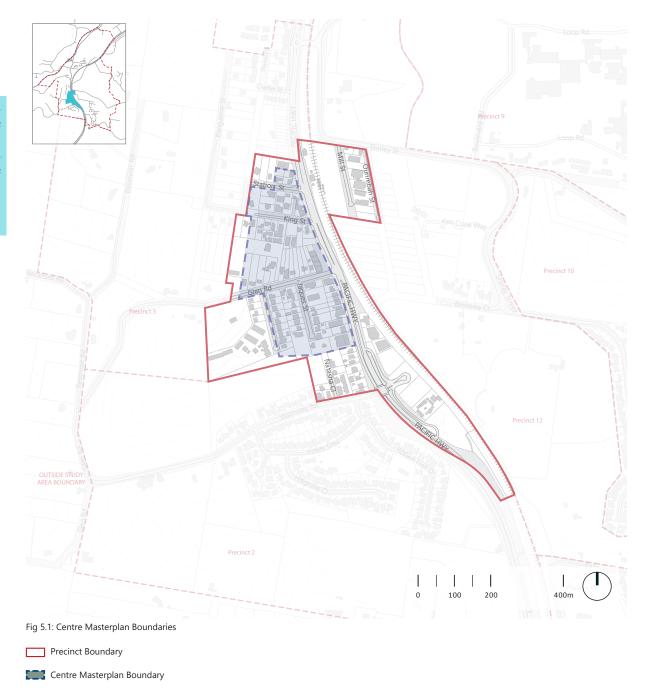
The Ourimbah Centre Masterplan section follows on from Section 4.2: Precinct 1.

The vision for the Centre Masterplan is that:

Ourimbah Centre has an urban village feel, and serves as the heart of community life. Its distinct 'timber town' character is preserved in heritage buildings and historic facades, and reflected in the design of new buildings. It has developed a new Main Street that offers convenient opportunities for people to socialise, shop and meet their day-to-day needs. Walking through the Centre is part of people's regular routine, whether they be pushing a stroller, walking the dog, or catching the train. The convergence of local commercial, community, and residential uses, combined with a pleasant street environment, invites people to visit, and encourages them to stay longer. It is a local place of recreation, history, convenience, and community.

Six objectives for planning and design will assist in realising this vision. These are to:

- 1. Increase urban density, providing for a mix of commercial, community and residential uses;
- 2. Establish a new main street with two active frontages;
- 3. Facilitate the development of a small supermarket or general store;
- 4. Rationalise parking;
- 5. Respond to unique heritage and bushland setting; and
- 6. Improve urban structure, integration and connectivity at the time of renewal.



IMPLEMENTING CHANGE

- Council will continue to work with the State Government to plan and manage State transport networks, including the Highway and Train Station.
- Council will advocate for upgrades to improve pedestrian access to Train Station.
- Redevelopment opportunities to encourage medium-density housing on existing residential lots within the Precinct will be investigated by Council as part of its LGA-wide review of planning controls.
- This will include amendments to Council's existing planning controls (e.g. LEP and DCP), the preparation of a Public Domain Plan. It will be supported by various funding initiatives, including Local Contributions Plans.
- Note: Any proposed changes to planning rules will be exhibited for public comment, prior to being implemented. This will allow opportunities for local communities to provide further feedback on the specific changes proposed.

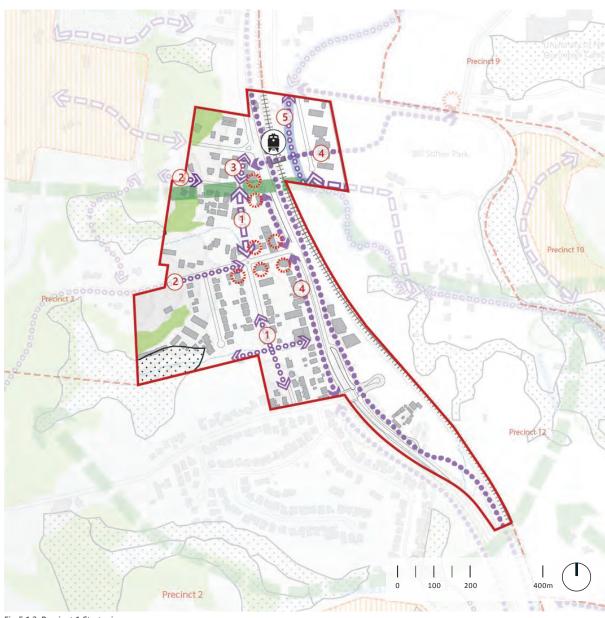


Fig 5.1.2: Precinct 1 Strategies

Precinct boundary Vehicle and pedestrian link - New

≪∞∞ Pedestrian link - New

Investigation area

• Pedestrian link - Improved

Vehicle and pedestrian link - Improved

Potential for improved public access

- Protect and reinforce rural character area Likely to contain EECs
- Maintain scenic qualities/minimise visual impacts Biodiversity corridor investigation
- Prominent site Natural
- Prominent site Urban (a) Train Station

- Site Specific Strategies

 1. Potential for new links creating a local road network and main street away from the Pacific Highway.
- 2. New pedestrian connections between King and
- Bangalore Street, and also along Glen Road. 3. Potential pedestrian link to train station.
- 4. Improve access to train station.

5. Investigate recreational walk.

5.2 PREFERRED INDICATIVE LAYOUT

The existing centre is dominated by the Pacific Highway. Some active frontages exist, however they are fragmented and lack amenity. A small node exist between the Post Office and the Train Station. The shop fronts North of Glenn Road and the Tall Timbers Hotel all suffer from the traffic impact of the Pacific Highway. Furthermore, the street pattern lacks permeability, so circulation within the centre requires using the Highway whether walking or driving.

The Master Plan seeks to establish a new high-amenity environment which is separated from the highway. A new 'main street' is proposed by extending Jacques Street northward to create an active and attractive environment which is away from the highway and connected to the station. The master plan also identifies a set of strategies relating to car parking and public domain improvements, footpaths and street trees.

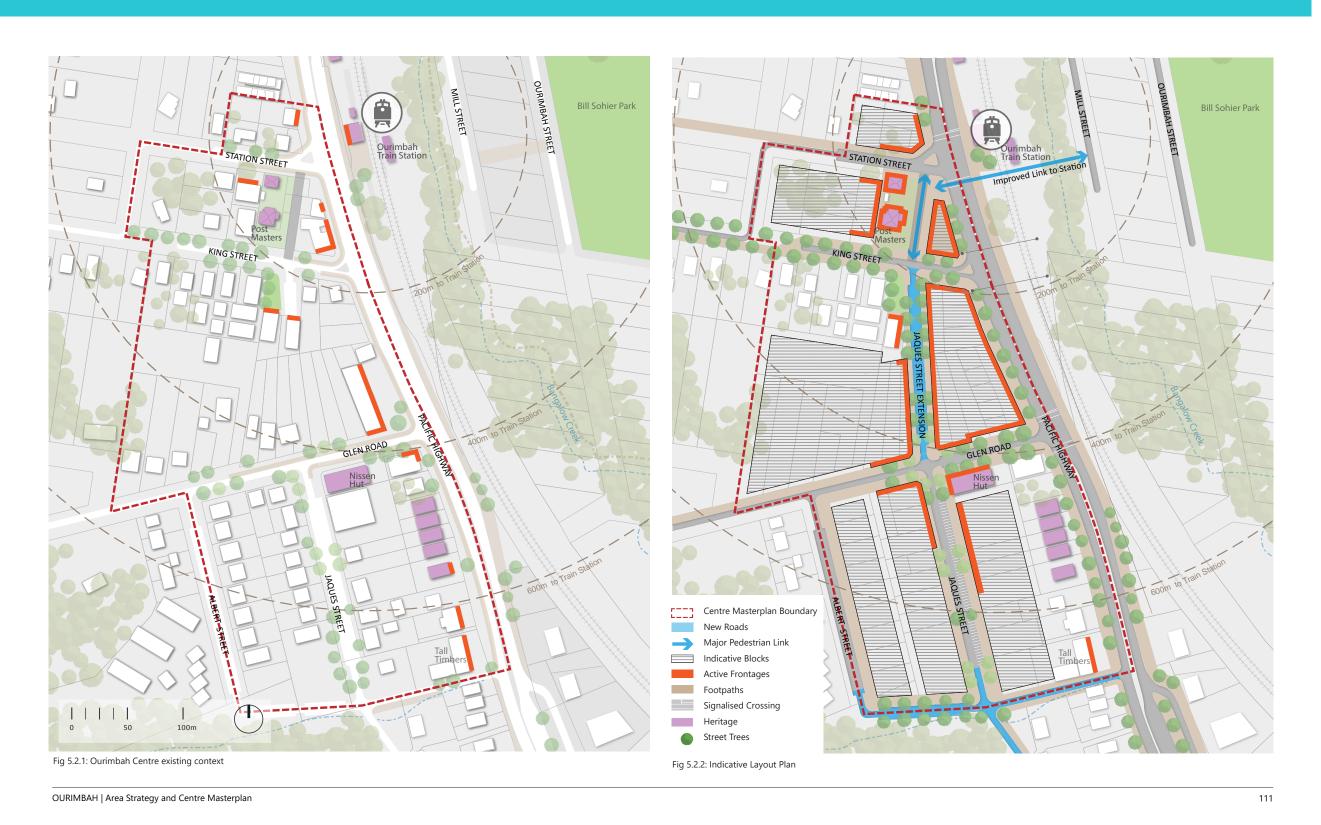
The Indicative Layout Plan (Figure 5.2.1) illustrates the preferred urban structure for Ourimbah Centre. This will provide new opportunities for development to accommodate a mix of commercial, community and residential uses that will bring more people into the Centre. The priority structural and public domain improvements that can support this revitalization are summarised below, with further detail for specific concepts provided in later sections.

- 1. New Main Street: Re-orienting the main commercial frontage away from the Highway will provide more convenient access to local services and destinations, and enable the creation of a more pleasant street environment. The preferred alignment for achieving this is through the staged extension of Jaques Street (1). The new Main Street will be designed to offer a people-friendly environment, with on-street parking, dual active frontages, public spaces, informal pedestrian crossings.
- 2. Dennys Lane: Extending pedestrian connections further to Station Street will assist in providing more direct walking and cycling routes to the Train Station (2). This extension will require the modification or re-locating an existing telecommunications exchange facility. The area has the potential to be an important public space close to the station and the historic post office. The plan for this area may include the adaptive reuse of the historic Post Office and or the Postmasters Cottage.
- 3. Jaques Street south of Glen Road will remain a pedestrian-friendly street (3). As renewal occurs, it will offer wide footpaths and, public seating and movement. Landscaping will include street trees along each side at key locations.
- **4. Jaques Street extension** toward the south may connect to Natasha Close. This will be investigated over the longer term, to assist in reducing vehicle reliance on the Highway for local trips and provide improved access from Walmsley Road (4).
- **5. A new local street** may be created connecting Albert Street, Jaques Street, and the pacific Highway to improve local connectivity (5).
- 6. New Main Street entry points: New Main Street entry points: The Jaques Street intersections at Glen Road and King Street will become the new local gateways to the Centre (6). These should be designed to indicate to road users that this is a pedestrian-friendly area, through, for example, pavement materials or colours, and widened footpaths at the corners.
- 7. Centre to University link (via the Train Station): The Centre, Train Station and University are the busiest destinations in Ourimbah. Providing attractive connections (7) between these places will encourage more people to walk, cycle and catch public transport, benefiting local businesses and services. Convenience, accessibility and personal safety will be priority considerations in designing this link, which traverses the Highway, rail line and floodplains.

- 8. New Public Square (indicative location): Creating a small public square close to the Train Station would assist in activating the area (8). This should provide a shaded space that encourages sitting, play and gathering, encircled by supporting convenience food and retail outlets to create an engaging space. It may also provide an opportunity to improve the setting of, adaptively re-use existing heritage buildings including the Post Office.
- 2. New community centre (indicative locations): Council has identified the need for a new community centre in Ourimbah. Locating this within the Centre is preferred, to reinforce the Centre's role as a local service centre. Identifying a recognisable and easily-accessible location will also assist in catalysing change. Re-use of the distinctive Nissen Hut at Glen Road could provide an opportunity to provide visible activity at an important entry to the Main Street, with the proposed public square also contributing to this outcome. Possible opportunity to re-use the Nissen Hut for this purpose (9). An alternative location could be near the post office.
- 10. New retail anchor / supermarket (indicative locations): The resident and service populations of Ourimbah are anticipated to continue growing, generating sufficient demand for a retail anchor or small supermarket. The Centre is the preferred location for this type of development, with pedestrian entry directly from, or visually connected to the Main Street (10). Lot consolidations will likely be required to support this development.
- 11. Heritage features: Retaining and enhancing the Centre's heritage features will provide a sense of continuity amidst the broader changes. Consolidating development to re-orient the Main Street away from the Highway will preserve the setting of heritage dwellings fronting the Highway. Minor modifications to the Train Station building to upgrade the crossing, can be achieved without affecting its heritage significance.

Built form: Protect solar access to important public outdoor space. Built form to reinforce streets by generally aligning with and addressing the street. Provide opportunities for building articulation by not entirely filling the permitted envelope. Facilitate outcomes that might not otherwise be achieved, such as commercial uses, basement car parking or lot consolidation. Commercial and retail may be developed with zero setback. Side setbacks may be zero for the first floor where the use is commercial, upper levels to be set back per the Apartment Design Guide. Zero side setbacks may be considered on upper levels mixed use main street buildings if there is a clear advantage in doing so.

Building Design: Front setbacks enhance the setting for the building with greenery. Take advantage for sloping sites to maximize views. Design to respond to sloping street frontages in a way that maintains frequent connections to the streets such as: doors, gates and windows. Main Streets facades should not include blank walls. Building entrances along Main Streets should be highlighted. Awnings should extend the full length of buildings where part of main shopping area. Balconies overlooking the street should be provided for passive surveillance and activation. Roof terraces may be considered where impacts to surrounding uses are manageable. Sloping street frontages to include frequent stepping to preserve close relationship along frontage.



5.3 CENTRE OUTCOMES

Ourimbah Centre is an important focus for the delivery of local services and social interaction. The future role and structure of the Centre was considered in greater detail as part of this project, to enable it to continue to be an important reflection of the lifestyle that the local area offers. The Masterplan for Ourimbah Centre covers seven urban blocks (Figure 5.2.2), and addresses a range of opportunities and challenges.

Several variables will influence how the Centre may be configured and developed in future. The degree to which sites might be consolidated is a significant factor. Certain uses, such as car parks or supermarket, may only be introduced if sites can be consolidated to larger size.

A degree of flexibility is required when approaching the design of the Centre. Four key strategies have been developed to realise the six objectives presented in Section 5.1. These relate to:

- 1. Access and circulation
- 2. Car Parking
- 3. Land uses
- 4. Public domain

Each strategy in this section provides information on:

- Desired future outcomes: to describe what type of change is being sought within the Centre. These outcomes align with the long-term vision, and objectives for the area, and will provide an ongoing basis for future decision-making.
- Setting the scene: providing a context for planning within the Centre, recognising challenges arising from the current and likely future situation.
- Guidelines: to describe how the desired future outcomes will be pursued.
- Action: which indicate steps Council may take to influence and encourage progress towards delivering the desired future outcomes.

Where appropriate, strategies show different options for development, and recommend a best-case scenario. These best-case scenarios have been used to formulate the preferred indicative layout, presented in Section 5.2.



Fig 5.2.3: Ourimbah Centre Blocks

[___] Masterplan Boundary Urban Block

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OUTCOME 1: Access and Circulation

DESIRED FUTURE OUTCOMES

- A new main street is activated by active retail and commercial on two sides.
- New linkages inside the centre reduce the need to use the Highway for local movements.
- The intensification of the Centre is supported by an appropriate access and circulation system. This includes pedestrian links and service vehicle access.
- The need for motor vehicle usage is reduced by providing goods and services locally along with better access to public transport.

SETTING THE SCENE

While the Pacific Highway was initially built to accommodate ox carts, it is now a regional route accommodating a high volume of traffic, including heavy vehicles. The ongoing Highway upgrades are expected to further increase traffic volumes passing through and physical infrastructure located within Ourimbah.

The Centre's main commercial frontage can be re-oriented away from the Highway. This new Main Street will become the local heart, encouraging people to spend more time in the Centre by offering a more pleasant



Fig 5.2.4: Ourimbah Centre Existing Circulation

Masterplan Boundary

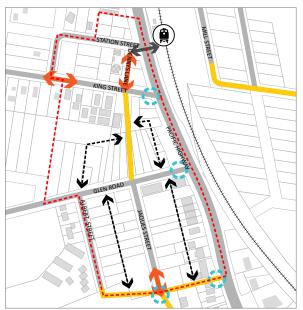


Fig 5.2.5: Ourimbah Centre Future Circulation

Masterplan Boundary
New Street

New Pedestrian Link

Improved Crossing to Station
Possible Janeways

Entry Point to Centre

pedestrian environment for people of all mobilities, while reducing vehicular reliance on the highway for local trips. Completing this north- south link will benefit those living in surrounding residential areas by providing more direct routes to the Centre.

Two alignment options were investigated for the new main street, extending either Jacques Street or Albert Street, northward from Glen Road to King Street and onward to Station Street. Option A, Jaques Street emerged as the preferred option given the relatively level gradient of the alignment and its proximity to the existing commercial activities in Ourimbah. This does have some challenges particularly in relation to procuring the sites along the alignment. The Albert Street alignment has the disadvantage of quite significant cross-fall making the development of a 2-sided retail street more difficult. Furthermore, the alignment crosses a fairly steep gully just to the south of King Street and its intersection with King Street occurs at a steeply sloping location.

The southward extension of Jaques Street would improve pedestrian access to Walmsley Road and be further complemented by a new local road connection to Albert Street in the west and the Pacific Highway, adjacent to the Tall Timbers Hotel.

GUIDELINES

- Create rear lanes and servicing of the sites within the mid-block in order to preserve street frontages for higher value active uses.
- · Modify urban structure to achieve smaller urban blocks and higher intersection density.
- Improve connections between the eastern and western parts of the Centre via the Train Station.
- Improve access off the Pacific Highway.
- Reduce vehicular reliance on the Highway for local trips.
- Improve disability access within the public domain.

ACTIONS

- Create rear lanes and servicing of the sites within the mid-block in order to preserve street frontages for higher value active uses.
- Extend Jaques Street onward from Glen Road to King Street and onward to Station Street (partly using land already owned by Council), and southward to Natasha Close creating a contiguous local connection from Station Street, through the western part of the Ourimbah Centre to Walmsley Road.
- New local road or shared pathway connection to Albert Street in the west and the Pacific Highway, adjacent to the Tall Timbers Hotel.
- Require disability access to be provided along routes from car parking areas and the Train Station to new anchor businesses and public facilities.

Attachment 1

OUTCOME 2: Car Parking

DESIRED FUTURE OUTCOMES

- Car parking is sufficient and supports the continued growth of the Centre.
- Car parking is convenient, efficient and does not dominate the public domain.
- Sustainable transport is encouraged. This reduces the overall need for car parking in the Centre.

SETTING THE SCENE

Generally there is limited parking in proximity to the retail and services of the centre, with competition between the commercial centre and station for parking. There is considerable demand for longer-term commuter parking near the station. Parking is likely to be an ongoing constraint to the growth of Ourimbah because most of the centre's residents live at a distance, and driving is the primary mode of transport for the overwhelming majority. Presently car parking exists in most streets in the centre as parallel street parking. Some small off-street car parks exist in association with shops and businesses. Providing adequate parking in the Centre is also difficult because of poor circulation, frequent vehicle driveways reducing street parking.

Large, consolidated car parking locations will encourage a more manageable, pedestrian-friendly environment across the Centre. However, the cost of car parking structures, means that they will tend to occur only where land value is high enough and the need for parking is sufficient to warrant the expense of their construction. The cost of structured car parks falls as sites become larger they can be more efficient in their circulation and construction. The relatively small size of most lots in Ourimbah centre means that there are a limited number of sites large enough to produce efficient structures. This strategy proposes a reconfiguration of street parking and identifies possible sites for new large-plate off-street parking. This sections forms the basis for council to prepare a formal parking strategy.

GUIDELINES

- Additional capacity to support growth of activity in the centre.
- Improve convenience, access and function of car parking.
- Car parking strategy to support sustainable transport objectives.
- Timing of car parking to correspond with growing need.
- Seek opportunities to fund additional capacity through developer contribution.
- Utilise natural features including landfall to hide parking structures.

ACTIONS

- Investigate the identified consolidation blocks for capacity to include public parking. Figure 5.2.5 identifies a number of potential sites for car parking dependent on site consolidation patterns.
- Consolidate vehicle cross-overs to optimise street parking.
- Configure Jaques Street for angle parking.
- Design to capitalise on landfall to minimise ramping and maximise active street frontage.
- Seek opportunities to establish an efficient (large floor plate) public car park either below ground or sleeved behind an active frontage.
- Consider development staging to include mid-term off street surface parking on consolidated sites as interim
 use until full scale development. One strategy to achieve a public car park in the centre may include a park-andride facility for commuters who drive to Ourimbah in order to catch the train to work. This has the advantage
 of generating 'footfall' in the centre, adding passing trade for shops, particularly convenience grocery for the
 homeward journey.
- Consider consolidated parking to serve the needs of smaller development sites incapable of large or efficient parking.



Fig 5.2.6: Ourimbah Centre Options for Large Carpark Diagram

Masterplan Boundary
Options for Large Carpark
Street parking

OUTCOME 3: Land Use

DESIRED FUTURE OUTCOMES

- The Centre is a very desirable area to live, work and visit. Services, parkland and transport are all within a few minutes walk with Jaques Street as the focus of social and commercial life in Ourimbah.
- Land uses support an active and high quality public domain with good physical connections, particularly for walking in all directions.
- There is a sense of community and vibrancy in the Centre, with new residential development close to public transport, retail and services.
- New development includes a diversity of commercial and community uses so visitors are able to achieve multiple goals in a single trip.
- The built environment in the Centre offers a mixture of building types including a supermarket, shoptop housing and apartment buildings.
- There is a diversity of household types in the Centre, including smaller and single-person households as well as single parents and seniors living.

SETTING THE SCENE

Presently there is a mix of residential, commercial and community uses in the centre. The plan is to build upon this mix with a broader array of land uses in the centre. The centre would benefit from a grocery store or small supermarket, this would establish a retail anchor which would support the viability of a range of other retail and services.

The new Main Street provides opportunities for:

- Establishing a small supermarket, grocery store or anchor retailer.
- Growing existing or new businesses, including specialty shops, cafes, restaurants and clothing stores.
- Shop-top housing or visitor accommodation in the heart of Ourimbah Centre.
- Specialist allied health services.
- The Nissen Hut has historically been used for community uses. This site or the Post Office site might provide for a variety of community uses, including community group meetings, or recreation uses. It could also provide a base for uses such as farmer's markets of other community-oriented commercial activity.

Mixed use or shop top housing represents a desirable building type in the centre. Street-facing shops create active frontages with shops at ground level, and residences above, thereby creating natural surveillance from upper level windows overlooking the street and adding to the residential community who have a sense of stewardship towards the centre. Including residential apartments is also likely to strengthen the financial viability of development projects in the Centre.

GUIDELINES

- Incorporate ground-floor uses, such as outdoor dining, to utilise the street and contribute to the liveliness of the Centre.
- Recognise the importance of residential land use to encourage lot consolidation to achieve viable development sites.
- Create the public domain setting for an expanded range of commercial activities.
- Significantly increase the number of people who live in the centre, close to shops and public transport.
- Consider staged development that might entail surface car parking on part of the area as an interim landuse while preserving the opportunity to future redevelopment with more intensive development (see Strategy 2: Car Parking).

ACTIONS

- · Sloping sites to be developed with stepped form to maintain close connection with street frontage.
- Consider relaxing car park requirement on specific sites for commercial uses if parking can be provided off-site or if alternate strategies can be developed.
- Create rear lanes and servicing of the sites within the mid-block in order to preserve street frontages for higher value active uses.
- Community Centre: Consider historic Nissen hut (re-use building if suitable or redevelop site) for a community use such as occasional market, community hall or other.
- Create a new public plaza between sites 1.1 and 1.3 to provide a pleasant link between Jaques Street and the station and also to create a good setting for the renewed, repurposed Post Master's cottage.
- Consider opportunity for car parking, including for public or retail uses in site 1.1.



Fig 5.2.7: Ourimbah Centre Future Land Use Diagram

Masterplan Boundary
Mixed Use or Commercia
Mixed Use or Residential
Residential
Possible Community or
Commercial

11 Block Numbers

Attachment 1

OUTCOME 4: Public Domain

DESIRED FUTURE OUTCOMES

- Streetscapes and public spaces provide a setting for social interaction that enliven the Centre. Engaging, safe and comfortable streets and public spaces encourage people to visit and stay.
- Attractive streets and direct links to both train and bus, as well as the provision of comfortable waiting areas, mean that public transport is well used.
- · Streetscapes strengthen the Centre's historic character and give the Centre an outdoor character.
- Centre streets comfortably accommodate pedestrians, cyclists, vehicles and also promote equal access. Priority is given to pedestrians.

SETTING THE SCENE

Extensive areas of grass, various low plantings and large trees give the existing public domain a pleasant informal character. However, cars parked on verges, unmade kerbs and the absence of footpaths make it clear that there is an opportunity to improve the public domain. The public domain also suffers from close proximity to the major arterial road of the Pacific Highway. This means that high volumes of high speed vehicles pass very close to the existing centre.

There is no continuous public domain or path of travel thorough the centre, except for along the Pacific Highway. Furthermore, all the cross streets become very steep as they ascend the hill to the west and they lack continuous footpaths. Consequently, there is very little pedestrian activity in the centre.

This Masterplan sets out a way to transform the structure and character of the public domain in the centre to create a pleasant and active physical environment. This provides an opportunity to establish requirements and benchmarks for improving access for people of all mobilities, and incorporating more sustainable design practices from the outset.

GUIDELINES

- Provide opportunities to extend and improve pedestrian space through out the Centre.
- Identify areas of potential pedestrian/vehicle conflict and rectify where possible while giving priority to pedestrians in the centre.
- Create a range of pleasant spaces for social interaction.
- Create clear and generous pedestrian connections to public transport and ensure the provision of comfortable waiting areas e.g. seating and shelter.
- Streetscapes and public spaces relate to the surrounding buildings and offer an attractive and pleasant experience.
- Activities and events enhance and activate the streetscape along building frontage.
- Ensure new development addresses and contributes to the quality of the public domain.
- Incorporate sustainable design principles into the public domain, to minimise environmental and financial impacts.
- Improve disability access within the public domain.

The following typical street characters are proposed for the Centre;

Main Street area is intended to have a distinctly urban character, vehicle access is intended to be permitted however the whole environment should give clear cues to pedestrian priority. It is typified by:

- Street awnings over footpath.
- Footpaths and street furniture designed to suit the adjacent retail uses.
- Parallel parking.
- Easy for pedestrians to cross the street either mid-block and corner.
- Roadway may be considered as shared way, where feasible.

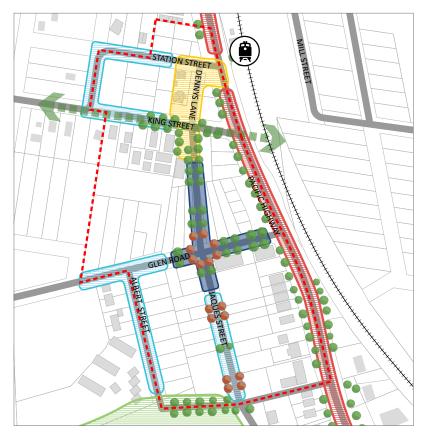


Fig 5.2.8: Ourimbah Centre Public Domain Diagram

Masterplan Boundary
Station Precinct
Highway Frontage
Main Street
Residential Street Apartments
Bushland Interface
Street Trees

Residential Streets public domain is intended to provide easy walking access along these streets, and should include street furniture for passive recreational use of streets. Trees and other plantings in the residential streets will combine with planting the front courtyards of adjacent development to create a pleasant green character. It is typified by:

- Continuous and convenient footpaths.
- Nature strips or beds for trees and mass planting.
- Parallel and angled parking.
- Street furniture such as seating in relation to planting.
- May incorporate water sensitive urban design.

Station Precinct is intended to be a pedestrian environment. The detailed design of this area will determine the extent of hard and soft landscape. The space may include uses such as square and children's play area. It may also serve for public and community outdoor events such as music performance and markets.

- Landscape to respond to heritage post office and cottage.
- Design may include public art.
- Design to include flexible community and public uses.
- Disability access is prioritised in the design of all public domain improvements.

Highway Frontage public domain is largely determined by the recent upgrade works along the corridor and is unlikely to change in the life of this master plan.

Bushland Interface is intended to create a transition between the urban setting and the adjacent bushland. It should have the following elements:

- Water Sensitive Urban Design.
- Native mass planting.
- Native trees.

Biodiversity Corridor should be investigated along King Street. Vegetation could be selected to support the movement of wildlife across the valley. It also presents an opportunity for the street to have a distinctive character.

- Consider placing powerlines underground to allow canopy tree growth.
- Consider mass planting to aid the movement of terrestrial mammals.
- Consider the introduction of structures to aid the movement of arboreal animals along the street and across the highway and rail corridor.

ACTIONS

- Public art should be appropriately placed throughout the centre.
- Street trees, street furniture and landscape elements should be integrated into new developments.
- Pedestrian laneways should connect across blocks and open up opportunities for commercial developments and outdoor eating.
- Outdoor car parking should include trees for shade and visual amenity.
- Consolidate vehicle cross-overs to minimise vehicle impact on footpaths.
- Specify considerations for disability access and sustainability in relevant planning documents (e.g. Development Control Plan or Public Domain Plan).



Fig. 5.2.9: Artists Impression of the interaction of Jaques Street and Glen Road $\,$

6. Implementing Change

6.1 INTRODUCTION

6.2 STRATEGIC INITIATIVES

This section identifies the actions that may be undertaken by Council, or other stakeholders, to support the recommendations outlined in the Ourimbah Area Strategy and Centre Masterplan. These actions will include:

- Strategic initiatives, including to update other related Council strategies, policies or information.
- Updating planning rules, potentially including changes to land use zones and development guidelines that apply within the area.
- Planning and delivering infrastructure, to support the growth and change envisaged for Ourimbah.

MONITORING AND REVIEWING PROGRESS

Council will regularly monitor and review progress towards delivering the actions described in this section as part through its annual business planning and reporting processes. A comprehensive review the Area Strategy and Centre Masterplan will be undertaken every 10 years.

In the coming years, Council will undertake a series of initiatives to give effect to the strategies and desired future outcomes described for Ourimbah in the Area Strategy and Centre Masterplan. Broadly speaking, these will include initiatives that are:

- Ourimbah-area specific: The delivery of some Area Strategy recommendations may be supported by the preparation of area-specific studies or guidelines for the whole of the Ourimbah area, or one or more of its Precincts. The area-specific initiatives described below indicate the focus areas for Council in this regard.
- Cross-jurisdictional: The delivery of some of the Area Strategy and Centre Masterplan recommendations will rely on stakeholders other than Council. The cross-jurisdictional initiatives described below identify key delivery partners, including State agencies and infrastructure providers, and indicate advocacy priorities for Council when it works with these stakeholders.
- **LGA-wide or broader-catchment specific:** Council regularly prepares, reviews and updates strategies and policies that relate to the whole of the LGA, or to broader catchments within which Ourimbah is situated. In the coming years, this will include amalgamating strategies and policies that were previously prepared separately for the former Wyong Shire and Gosford LGAs. The LGA-wide or broader catchment specific initiatives identified below indicate how the recommendations of the Ourimbah Area Strategy and Centre Masterplan will be considered through this process.

The list of initiatives presented here is not intended to reflect specific projects or actions to be undertaken by Council, nor is it considered exhaustive. It is provided to highlight the types of outcomes could be effective to support and facilitate change within Ourimbah. Council will prioritise these initiatives through specific projects delivered as part of its ongoing work program.

A.1 Biodiversity Corridors Plan to consolidate LGA-wide conservation priorities for protecting biodiversity generally and to identify and strengthen biodiversity corridors in Ourimbah, in particular. This will assist in providing an area-specific focus for conservation investments, including to direct offsets arising from proposed developments. A.2 Public Domain Plan for the Centre and surrounds, detailing the design and development requirements, and associate costs, to deliver the outcomes recommended in the Masterplan. This should include a review of available playspaces and other recreational opportunities. A.3 Local Contributions Plan for the Centre and surrounds. Funds have already been collected under the existing Section 7.11 Contributions Plan towards a new community centre and some open space works within Ourimbah. This plan should be reviewed to support funding for additional recommended improvements in the Centre and surrounds, including to deliver the new Main Street and public domain plan (initiative A.2). A.4 Planning Rules, including amendments to the Local Environmental Plan (LEP) and Development Control Plan (DCP), will be progressively updated to support the strategies and desired future outcomes described in the Area Strategy and Centre Masterplan. These are discussed in more detail in Section 6.3.

X.1	Australian and NSW Governments
	Planning for high-speed rail to benefit the Central Coast, noting the preferred location for a Central Coast station is currently proposed at Ourimbah.
X.2	NSW Government to improve State transport infrastructure and networks within Ourimbah.
	Upgrade the existing railway bridge at Chittaway Road;
	• Provide a new rail bridge, with early opportunities identified at Burns Road (replacing the underpass) or Yates Road (new bridge). This may require the re-alignment of Chittaway Road;
	• Improve the public domain of the Train Station, making it safe and easily accessible to people of all ages and ability (Disability Discrimination Act compliance);
	• Increase rail patronage by enhancing existing services and improving station infrastructure (e.g. toilets and lighting);
	Upgrade the pedestrian bridge from the Station to Mill Street including security lighting;
	Support multi-modal interchange, through the provision of sufficient and safe commuter parking, including bicycle parking and storage;
	Consider opportunities to adaptively re-use the heritage-listed Station Master's cottage;
	Support public transport network service delivery improvements (e.g. timetabling and user comfort); and
	Investigate longer-term opportunities for Motorway interchange improvements.
X.3	University of Newcastle
	Investigate opportunities to adaptively re-use the Nissen Hut for community benefit;
	 Improve pedestrian connections to the Station and University from the north along Shirley Street including signage and security lighting; and
	Facilitate the delivery of the University's campus masterplan.
X.4	Telstra to identify opportunities to relocate their existing exchange to support the long-term delivery of a new Main Street in the Centre.

1 C A \ \ \	UDE OR PROADER CATCUMENT
LGA-W	/IDE OR BROADER CATCHMENT
L.1	Settlements and Centres The Wyong Shire's Settlement Strategy and Retail Centres Strategy were both last adopted in 2013. Council will review and update the strategic planning framework for settlements and centres across the Central Coast. This updated framework will be implemented as part of the comprehensive LEP.
L.2	Heritage Wyong Shire Heritage Strategy (last adopted 2014) identifies Council's priorities for identifying and managing heritage across the former Wyong LGA. This includes development and management considerations for items that are already afforded statutory protection, such as those listed in the former Wyong Council's LEP. It also outlines the initiatives Council will take to improve awareness about heritage across the LGA and to identify heritage items that should be afforded new or enhanced protections. Updating the Central Coast LGA's Heritage Strategy will be important to addressing the gap in the planning evidence base relevant to Ourimbah. The Implementation Plan supporting the Central Coast Regional Plan 2036, for example, encourages Council to complete cultural landscape mapping initiatives and implement the findings through appropriate local planning controls.
L.3	Floodplain Risk Management Council has adopted the Ourimbah Creek Catchment Floodplain Risk Management Study and Plan. This plan identified floodplain risk, test strategies for the management of risk and prioritise approximately costed recommendations in regards to flood risk mitigation in the Ourimbah area. This document will be used to inform the preparation of flood-specific planning controls for the area to ensure future development is controlled in a manner consistent with the flood risk.
L.4	Vegetation mapping and biodiversity corridors Council has recently improved the biodiversity data available to support decision-making. This includes updates to LGA-wide mapping to identify vegetation types and current conditions. This information can be used to assist planning in Ourimbah, by signposting where proposed development may impact on biodiversity values that are protected by current legislation, such as Endangered Ecological Communities. The updated vegetation maps have informed studies to model habitat connectivity and identify biodiversity corridors across the LGA. This information can be used, at an area-wide or precinct-level, to direct conservation measures such as biodiversity offsets, to protect and strengthen these corridors (see initiative A.1).
L.5	Recreation, open space and community facilities Council has a range of documents that guide planning and development for the recreation, open space and community facility assets that it maintains. These include, but are not limited to the former Wyong Shire's Community Facilities Strategy (in 2012), draft Central Coast Active Lifestyles Strategy 2021. Wyong's On-road bicycle and Shared Pathway Strategy (in 2010), Central Coast Pedestrian Access and Mobility Plan and Bike Plan (2019) and associated action plan, identifies and maps the LGA's shared pathway network, including existing and proposed pathways. It is used to inform capital expenditure to deliver path-related infrastructure. Council will identify on-road bicycle and shared pathway infrastructure in and around Ourimbah's Centre when it prepares a Public Domain Plan for that area (see initiative A.2). Council will identify other missing links across Ourimbah when it next reviews and updates this Plan, to help support the delivery of an integrated network.

6.3 UPDATING PLANNING RULES

6.4 PLANNING INFRASTRUCTURE

The Ourimbah Area Strategy and Centre Masterplan will guide decisions relating to land use planning and the future development of lands within Ourimbah. The changes recommended in the Area Strategy and Centre Masterplan may lead to:

- The re-zoning of land, which Council will consider when preparing its comprehensive LEP;
- The application of place-specific development guidelines, which Council may consider as an amendment to the DCP;
- The application of funding mechanisms, which Council may implement through a Local Development Contribution Plan.

Any changes to planning rules will be subject to further investigations, engagement with key stakeholders and public consultation, to consider the range of issues affecting growth potential. This will include more detailed investigations for flooding, biodiversity, transport, heritage, etc.

OURIMBAH CENTRE AND SURROUNDS

Initiative A.4 identifies that Council will lead on the preparation of new planning rules for the Centre and surrounding areas, to reflect the improvements recommended in the Centre Masterplan. This will likely include the preparation of:

- An amendment to the LEP (e.g. through the comprehensive LEP);
- A new Development Control Plan to provide more detailed guidelines.

These changes will occur in parallel with the preparation of a Public Domain Plan (initiative A.2) and Local Contributions Plan (initiative A.3). Any proposed changes to planning rules will be exhibited for public comment, prior to being implemented. This will allow opportunities for local communities to provide further feedback on the specific changes proposed.

INVESTIGATION AREAS

Council will consider proponent-led proposals to rezone land within the investigation areas identified in the Strategy. Proposals must address the area-wide strategies and precinct-level considerations outlined in the Area Planning Strategy, in addition to site-specific criteria. Proposals must also demonstrate that water and sewer services can be provided, and the cost for providing any infrastructure (including transport, utilities and community infrastructure) will be met by the developer(s). Proposals to rezone land in locations that are not identified as investigation areas will generally not be considered, except where subsequently identified in an updated LGA-wide settlement strategy (or similar).

INVESTIGATION AREA		TIMEFRAME/DEPENDENCY	
2.1	Teralba Street	Short term (0-5 years)	
11.2	Baileys Road	Short term (0-5 years) subject to the Ourimbah Creek Catchment Floodrisk Management Plan and identification of suitable flood evacuation routes for e Ourimbah.	
3.1	Reservoir Road	Medium term (5-10 years) and subject to provision of sewer infrastructure.	
8.1	Chittaway Road	Medium term (5-10 years)	
11.1	Shirley Street	Medium term (5-10 years), and subject to the Ourimbah Creek Catchment Floodrisk Management Plan and identification of suitable flood evacuation routes for east Ourimbah.	
5.1	Highway Precinct (West)	Long term (10+ years)	
5.2	Highway Precinct (West)		

Various stakeholders are responsible for planning and delivering infrastructure improvements that can support growth and change within Ourimbah. Recommended improvements are described in the following tables, which identify the lead delivery agency and assigns a priority level and preferred timeframe to inform Council's annual business reporting, monitoring and budgeting processes.

Council may employ a range of mechanisms to fund and deliver infrastructure where it is the lead delivery agency. This may include:

- Levying contributions, including works in kind, from new developments through Local Contributions Plans such as those made under current legislative frameworks for Planning (e.g. Section 7.11 Plans) and Local Government (e.g. Section 64 Plans for water and sewer);
- By securing grants or funding through third-party programs, including National and State Government schemes.

Council will advocate for change, where it is not the lead delivery agency.

Priority levels are:

- Urgent where required to address an issue affecting existing communities and, in most cases, are already underway or scheduled to begin in the short-term.
- As necessary to support future growth and change. They may be dependent on external factors such as additional investigations or funding, but these factors are considered reasonably manageable by Council.
- Discretionary recommended to support future growth and change, but are considered heavily dependent on external factors such as additional investigations or funding.

Timeframes are:

- Short term (0-5 years)
- Medium term (5-10 years)
- Long term (10+ years)
- In line with development / redevelopment

	PEDESTRIAN AND CYCLING	LEAD AGENCY	PRIORITY AND TIMING
PC1	 Missing links in shared path network, including further investigations to consider links: Along the valley floor, through parklands and following Ourimbah Creek; Along the ridges and gullies on the eastern side of the valley; To provide north-south links that do not require use of the Highway; and To provide more east-west links across the railway and creek, particularly to improve links to the University Campus 	Council and developers	As necessary In line with development / redevelopment (Developer funded)

	NATIONAL/STATE ROADS	LEAD AGENCY	PRIORITY AND TIMING
SR1	Pacific Highway upgrades to improve traffic flow and road user safety between Narara and Ourimbah	NSW Government	Under construction
SR2	Upgrade existing rail bridge at Chittaway Road, to improve vehicle capacity and road user (including pedestrian and cyclist) safety	NSW Government	As necessary Commenced
LR	Improve flood evacuation routes as part of future regional road improvements	Council, through floodplain risk management planning, in partnership with NSW Government	As necessary in line with development / redevelopment
SR3	Motorway Interchange improvements, to improve traffic flow, wayfinding and access to local employment or service areas. This should be considered in line with proposed high-speed rail projects.	NSW Government	Discretionary Long term

	LOCAL ROADS	LEAD AGENCY	PRIORITY AND TIMING
LR1	New Main Street in Ourimbah Centre	Council PDP, DCP, LCP	As necessary In line with development / redevelopment
LR2	New local roads at precinct-level to accommodate new development	Developers	As necessary In line with development / redevelopment
LR3	Preliminary investigations for new road bridge across railway, potentially including alignments at Burns Road or Yates Road	Council, with planning support from NSW Government	Discretionary Long-term
LR4	Improve flood evacuation routes as part of future local road improvements	Council, through floodplain risk management planning, in partnership with NSW Government	As necessary in line with development / redevelopment
LR5	Replace Shirley Street timber bridge	Council	Complete

		PUBLIC TRANSPORT	LEAD AGENCY	PRIORITY AND TIMING
F	PT1	Ourimbah Station Access improvements	NSW Government	Completed
F	PT2	Investigate potential for high speed rail to benefit Central Coast	Australian Government	Discretionary Long Term

	SE	ERVICE UTILITIES	LEAD AGENCY	PRIORITY AND TIMING
SU		e-locate Telstra exchange in Centre, to support delivery f the new Main Street	Telstra	As necessary Long-term

	COMMUNITY INFRASTRUCTURE (OTHER)	LEAD AGENCY	PRIORITY AND TIMING
CI1	New multipurpose community centre in or near Centre	Council	As necessary In line with development / redevelopment
CI2	New or improved parkland and green space, including: Teralba Street Parkland and recreational space; Reservoir Road Bushland Park, with improved access and facilities; and	Council	As necessary In line with development / redevelopment
	Community gardens near Sohier Park or Lions Park.		

	PUBLIC DOMAIN	LEAD AGENCY	PRIORITY AND TIMING
PD1	Northern gateway entry statement at Motorway	Council	As necessary
	Interchange		In line with development / redevelopment
PD2	Embellish Pacific Highway central median to provide	Council	As necessary
	Ourimbah Centre gateway features		In line with development / redevelopment
PD3	Street tree planting along, particularly	Council	As necessary
	Western edge of Highway near Ourimbah Centre; andShirley Street		In line with development / redevelopment
PD4	Improve Centre paving and street furniture	Council	As necessary
			In line with development / redevelopment
PD5	Rehabilitate creeklines	Council	As necessary
			In line with development / redevelopment

Attachment 1

7.0 REFERENCES

Central Coast Council (2021) Carparking Study and Implementation Plan, Gosford NSW.

Central Coast Council (2020) Local Strategic Planning Statement, Gosford NSW.

Central Coast Council (2020a) Economic Development Strategy, Gosford NSW.

Central Coast Council (2019) Ourimbah Creek Floodplain Risk Management Study and Plan, Gosford NSW.

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NSW Roads and Maritime Service (2016) Pacific Highway Ourimbah Street and Glen Road project map. Available online at https://roads-waterways.transport.nsw.gov.au/documents/projects/central-coast/pacific-highway/lisarow-to-ourimbah/ourimbah-street-and-glen-road-map.pdf (last accessed October 2021).

SGS Economics (2013) Wyong Employment Lan Study and Industrial Land Audit, Wyong Shire Council, Wyong NSW.

University of Newcastle (2014) Annual Report, Newcastle NSW.

Wyong Shire Council (2013a) Development Control Plan, Wyong Shire Council, Wyong NSW.

Wyong Shire Council (2013b) Local Environment Plan, Wyong Shire Council, Wyong NSW.

Wyong Shire Council (2013c) Settlement Strategy, Wyong Shire Council, Wyong NSW.

Spatial data supplied by Central Coast Council for:

- · Cadastral;
- · Land Use Zoning;
- Biodiversity;
- Topography; and
- Flooding.

ATTACHMENT 2 - RESPONSES TO COMMUNITY COMMENTS

Comment	Document reference	Council Response	
Comments received during the Public Forum	on 14 December 2021		
Ourimbah current character	Section 5.3 Outcome 4: Public Domain (Page 117)	Residential properties in and adjoining the Ourimbah Centre are predominantly one and two storey detached dwellings on large single lots. Demand for more housing close to public transport, shops and services is expected to increase in the coming years. Ourimbah is well-placed to cater for this demand through development of a greater diversity of housing, including shop-top housing and medium-density housing within this Precinct.	
Note derelict, condemned Nissen hut, new houses limited to one storey by council heritage regulations, and all the trees in the image which will be destroyed if the plan goes ahead. 3 storey buildings on 4 storey top of heritage buildings buildings		However, given the feedback received from the community and Council resolution regarding building heights, there will be no change to current building height controls which are identified in the Wyong Development Control Plan 2013. Strategy 5- Built Form (under Section 5.3), which referenced building heights has been deleted in the current version of the Ourimbah Area Strategy and Masterplan.	
		Section 5.3 Outcome 4: Public Domain (Page 117) Artists Impression/ Photomontage referenced in Powerpoint Presentation. This image is an artist's impression of the interaction of Jaques Street and Glen Road and relates to desirable public domain outcomes within the centre. This is unlikely to influence development approvals in the area.	
Eg 3.29 Artists Inspections of the interaction of Engage Street and Glen Road		The image has been amended to remove indicative future development.	
Contrast this slide showing current character based on LEP/DCP with Slide 2 from the plan where Director of Planning states LEP/DCP will be unchanged. Yet page 61 states 'this will include amendments to Council's existing		Refer Section 6.3 Updating Planning Rules (Page 122). Any proposed changes to planning rules (LEP/DCP) will be exhibited for public comment, prior to being implemented. This will allow opportunities for local communities to	

Comment	Document reference	Council Response			
planning controls (eg. LEP and DCP)'. The director says maximum height of 2 storeys but that is never mentioned. Page 60 disproves this with 'New buildings are moderately-scaled, with opportunities for landmark buildings in prominent sites to reach greater heights.' The image shows obvious high growth and not 2 storeys as mandated by the elected councillors' motion. It still contains high growth footprints. References to heights have been removed making it worthless as a planning document and open to legal challenges.		provide further feedback on the specific changes proposed. This note has also been added to Precinct 1 (page 61) and Section 5.1. Precinct 1: Desired Future Outcomes (page 60), the words "to reach greater heights" has been deleted from the sentence. Note: There is no requirement for planning strategies/masterplans to include building height controls.			
Page 20 states 'The Ourimbah Centre Masterplan sets the longterm urban structure in the context of current and future desired character.' Even at 2 storeys, this has implications for a boarding house council is currently fighting in the Land and Environment Court. The Ourimbah Centre Masterplan sets the long-term urban structure in the context of current and future desired character.'	Section 2.2 Existing Planning Context Page 20 Response to directions in the Community Strategic Plan	This is a response to directions in the Community Strategic Plan, under an assessment of the Plan against current strategic documents, and is unlikely to influence development approvals in the area. The term 'Urban Structure' is a general term and makes reference to the components that make up a centre. This refers to the pattern or arrangement of development blocks, streets, buildings, open space, and landscape which make up urban areas. The Area Strategy and Centre Masterplan identifies these components with the intention of preserving the existing heritage character of the centre and identifying future opportunities to improve the structure.			
Comments received during the Public Forum	Comments received during the Public Forum on 14 December 2021				
The proposed creation of a new main street is seriously flawed. An overwhelming majority of residents don't support it for the following reasons	Section 5.2 Preferred Indicative Layout (Page 110)	a) Ourimbah's Main Street currently forms part of the Pacific Highway. Recent upgrades to the Highway have already affected landscaping, parking and vehicle and pedestrian crossings, influencing how people access and experience the Centre. The ongoing success of Ourimbah Centre, as a local			

Comment	Document reference	Council Response
a) No reference has been made to the futu of the existing shops facing the Pacific Highway which largely depend on passir trade.		service centre, will rely on creating a safer and more attractive environment that encourages people to visit and stay longer. The Centre Master Plan seeks to establish a new high-amenity environment which is separated from the Pacific Highway. A new 'main street' is proposed by extending Jacques Street northward to create an active and attractive environment which is
b) The extension of Jaques St through to King Street will require several land acquisitions. Where is the money coming from to purchase these properties and repurpose the currently condemned Hangar building as a Community Centre		away from the Highway and connected to the station. The creation of a new main street for Ourimbah away from the Pacific Highway will also help to preserve the existing heritage character by focusing and rationalising any future development behind these heritage buildings. The protection of the heritage buildings and the associated frontage was a key recommendation of the local community. This initiative was supported by a signed public submission by the local community on the 31 May 2019 by Mr David Mehan, Member for the Entrance - "The proposed reorientation of the main"
c) The desired, so called local connection, t avoid travelling on the Pacific Highway will not be achieved unless Jaques Street is extended south to join Natasha Close, which involves building a bridge over a deep gorge at a cost of millions of dollar		street to Jacques Street is supported. However, Council needs to actively implement this and not wait for it to occur 'incrementally'". Transport for NSW and RMS also supported this initiative - "Precinct 1 is subject to a Town Centre Masterplan, with the proposal of a Main Street reorientation to the local network and improved local street connectivity, and reduced reliance on the Pacific Highway as the main shopping strip. This proposal is considered long term and supported." And "To support the development of
d) Finally, if the 3 storey Boarding House is approved it will take up almost the entire eastern side of the proposed extension of Jaques St, invalidating the whole concept	f	 the vision for an "urban village feel", walking and cycling through the town centre needs to be the easiest and most attractive option. This is supported by the Plan's proposed main street by providing a safe place for pedestrians and cyclists away from the busy Pacific Highway" b) Any proposed changes recommended in the Masterplan will occur in parallel with a detailed Public Domain Plan and updated Local Contributions Plan. The funds have already been collected under the existing Section 7.11 Contributions Plan towards a new community centre and open space / public domain works. Council may also consider securing grants or funding through third-party programs, including National and State Government to fund and deliver infrastructure. Note: The Nissen Hut

Comment	Document reference	Council Response
		 (The Hangar) is listed in the Wyong LEP 2013 as a heritage item. It has been used for a variety of cultural and educational pursuits over a continuous period (25 years) and is considered to have high local heritage significance. c) The connection from Jaques Street southwards to Natasha Close can be achieved by means of a pedestrian link at the rear of existing properties (subject to detailed investigation). d) Any changes that occur as a result of new development approvals in the area will be considered as part of future updates of the Ourimbah Area Strategy and Centre Masterplan.
Fire hazard and flood prone land which largely engulfs the whole of Ourimbah. Increasing density in the affected town centre areas places lives at risk. I also draw your attention to Reservoir Rd in Precinct 3, which proposes to allow sub division of large rural acreages into 600 sq metre blocks on a ridge line, in an extreme bush fire zone, on land mostly zoned environmental.	Direction 6 Planning for Hazards Page 46	Precinct 1 (includes Ourimbah Centre) occupies the valley floor, with flood affecting lands around the Train Station and within the existing light industrial area to the south. Existing development within the Centre already occupies most of the relatively unconstrained land. This limits opportunities for substantial development to occur through urban expansion within the precinct. Growth is expected to occur predominantly through the redevelopment of existing lots that have already been identified and zoned for urban uses. Precinct 3 (Reservoir Road) adjoins the Ourimbah Centre to the west, is located less than 1km from the Train Station, and is close to Ourimbah Public School. This is one of the few Precincts in Ourimbah that is relatively flood-free, with flood risk limited to a small portion to the north. The area is highly bushfire-prone, and sufficient evacuation routes would be required to support any substantial population growth. Council will require a Masterplan to be prepared prior to any rezoning considerations for Investigation Area 3.1. This should, at minimum, identify precinct-level responses to address vehicle access, bushfire and drainage issues. It will be used to inform a strategy for collecting developer contributions toward funding local infrastructure improvements.

Comment	Document reference	Council Response
		The Ourimbah Creek Floodplain Risk Management Plan adopted by Council in 2019 will serve to progressively improve flood resilience for the Ourimbah community. Any future investigations resulting in land use changes recommended in the Ourimbah Area Strategy and Centre Masterplan will involve flood risk planning measures to identify any impacts and additional management actions arising. Existing vegetation types across Ourimbah present a range from 'extreme' to 'low' fire risk. Development within bushfire prone land is possible with the right mechanisms for risk reduction, including: Establishing appropriate setbacks to habitable developments according to surrounding vegetation and slope Using the appropriate construction methods and materials for highly affected sites Ensuring the ongoing managed clearing and maintenance of vegetation, fire service access trails and evacuation points
		Also refer Planning for Bushfire Protection 2019 – NSW Rural Fire Service.
There has been a total lack of community consultation since the public meeting back in Feb 2020.	Section 2.4 Preparing this report Page 28.	An extensive amount of community engagement has been undertaken as part of the development and finalisation of the Ourimbah Area Strategy and Centre Masterplan since 2014. Initial online consultation was undertaken in October 2014. In 2015 an open public meeting was held in February and a stakeholder liaison group formed in March. This group met three times early in the strategy formulation process to identify the main issues of interest and consider how the strategy could address them. In April 2016 Version 1. of the document was placed on public exhibition. In response to the submissions received the strategy was substantially revised from a high growth to a low growth model. In 2019 the substantially revised Version 2 of the document was placed on public exhibition again to allow for further submissions. Further amendments were made to the document in response to submissions received and then reported to Council for

Document reference	Council Response
	endorsement in October 2019. Council deferred consideration of this report to allow for alignment of the document with the Urban Spatial Plan, Local Strategic Planning Statement and the Ourimbah Creek Floodplain Risk Management Study. In 2020 Council staff were invited to attend a meeting with members of the ORRA (Ourimbah Regional Residents Association) who provided additional comments. On 14 December 2021, CR302/21 Resolved that Council defer the Ourimbah Area Strategy and Centre Masterplan and provide a further report in early 2022 that considers the draft Central Coast Regional Plan and responds to comments made during the public forum.
	All community, stakeholder and agency feedback has helped to inform the Ourimbah Area Strategy and Centre Masterplan.
20	
Section 6 – Implementing Change (Page 120)	The role of the Area Strategy is to identify the long-term vision and principles that will guide land use and development planning in the area, responding to the anticipated levels of growth and change that are expected to occur across the Central Coast in the coming decades. Implementation timeframes will be phased as follows: Short term (0-5 years) Medium term (5-10 years) Long term (10+ years) In line with development / redevelopment Council will regularly monitor and review progress towards delivering the actions described in this section as part of its annual business planning and reporting processes. A comprehensive review the Area Strategy and Centre
	20 Section 6 – Implementing

Comment	Document reference	Council Response
Specific projects should be identified and prioritised - We suggest a project oriented plan rather than a precinct plan. The Toukley Masterplan which is project based should be used as a guide when finalising the Ourimbah Land Use Strategy and Masterplan. Specifically projects should be prioritised and include those that can be funded by Council without millions of dollars of State or Federal Government grants that are unlikely to materialise. Examples include improvements to roads and footpaths, revitalisation of the existing shopping strip erecting welcoming signs at both the northern and southern gateways to the town. A stakeholder group could be established involving local residents to work with council in determining specific projects and their priority.	Section 6.4 Planning Infrastructure (Page 122 to 123)	Various stakeholders are responsible for planning and delivering infrastructure improvements that can support growth and change within Ourimbah. Recommended improvements are described in the tables, which identify the lead delivery agency and assigns a priority level and preferred timeframe to inform Council's annual business reporting, monitoring and budgeting processes. This includes the missing links in the shared pathway network, improve flood evacuation routes, northern entry gateway treatment at M1, new or improved parkland and green space and new main street in Ourimbah Centre. Any proposed changes recommended in the Centre Masterplan will be implemented through a detailed Public Domain Plan and updated Local Contributions Plan, including further community involvement.
Achieving population and housing targets - The low growth model now proposed for Ourimbah can easily be achieved through proposed residential development in Teralba Street, Baileys Road, Reservoir Rd/Bangalore Street and through urban consolidation of existing building blocks without resorting to multiple high rise buildings in the village centre and other precincts within the study area.	Section 2.3 – Project Drivers (Pages 24 – 25)	Demand for more housing close to public transport, shops and services is expected to increase in the coming years: "A combination of factors is putting more pressure on housing supply in regional NSW. COVID-19, changing patterns of work, investment in regional industries, and the regions' attractive lifestyle have meant that more people are choosing to stay in or move to the regions." NSW Regional Housing Taskforce 2021. Ourimbah Centre is well-placed to cater to this demand through development of a greater diversity of housing, within this Precinct. The housing market evidence available for Ourimbah (see link below) indicates that the delivery of new homes to the market within the suburb has historically

Comment	Document reference	Council Response
		been supply-driven. That means there is a potential that population growth patterns have been limited by the lack of availability of places to live, rather than a true reflection of the level of demand for people to move to the area. https://sqmresearch.com.au/graph_vacancy.php?postcode=Ourimbah&t=1
		Furthermore, Transport for NSW comments include: "Future Transport 2056, supports planning and place making strategies that aim to intensify land use in close proximity to transport hubs. Providing homes and jobs closer to key transport infrastructure nodes helps to reduce the reliance on private vehicle use and promotes travel behavioural changes toward more sustainable travel choices. The subject land use strategy and masterplan would support these objectives". However, given the feedback received from the community and Council resolution regarding building heights, there will be no change to current two storey building height controls which are identified in the Wyong Development Control Plan 2013. Strategy 5- Built Form (under Section 5.3), which referenced building heights has been deleted in the final version of the Ourimbah Area Strategy and Masterplan.
Bushfire/Flood risk - The community has concerns about significantly increasing population density in areas that are subject to bushfire risk – especially given the current fire situation. The plan is vague on detail about how flood risk will be managed. Any evaluation of growth potential must include a detailed analysis of both bushfire and flood risk, including the ever increasing risks posed by climate change.	Direction 6 Planning for Hazards (Page 46)	 Desired future outcomes of the Area Strategy include: Planning recognises potential for hazards to occur and allows for new development where it can be afforded appropriate safety and protection measures New development does not increase the risk of hazards to other areas. People have access to safe evacuation routes to escape during natural hazard events Requirements for asset protection measures (e.g. clearing vegetation, filling land, flood storage, etc.), whether for a single site or at a landscape-level,

Comment	Document reference	Council Response
		do not unduly compromise ecological systems or local conservation priorities
		Investigation Area boundaries are indicative, and all areas will be subject to further assessment to establish new planning controls, including rezonings. It is possible that lands within identified Investigation Areas may be determined unsuitable for some types of development.
		Council will require a Masterplan to be prepared prior to any rezoning considerations for the future Investigation Areas. This should, at minimum, identify precinct-level responses to address biodiversity, bushfire, flooding, drainage and access issues. It will be used to inform a strategy for collecting developer contributions toward funding local infrastructure improvements. Any proposed changes to planning controls will be publicly exhibited, as per Council's policy, to allow for community feedback on more detailed assessments.
		Council has adopted the Ourimbah Creek Catchment Floodplain Risk Management Study and Plan. This plan identified floodplain risk, test strategies for the management of risk and prioritise approximately costed recommendations in regards to flood risk mitigation in the Ourimbah area. This document will be used to inform the preparation of flood-specific planning controls for the area to ensure future development is controlled in a manner consistent with the flood risk.
		Existing vegetation types across Ourimbah present a range from 'extreme' to 'low' fire risk. Development within bushfire prone land is possible with the right mechanisms for risk reduction, including:

Comment	Document reference	Council Response
		 Establishing appropriate setbacks to habitable developments according to surrounding vegetation and slope; Using the appropriate construction methods and materials for highly affected sites; Ensuring the ongoing managed clearing and maintenance of vegetation, fire service access trails and evacuation points. Also refer Planning for Bushfire Protection 2019 – NSW Rural Fire Service
Fit for future needs - Across all precincts, there should be more focus on the fit for future needs, such as more footpaths and wider roads to improve safety and amenity for the residents. Dog Trap Rd near the school is dangerous and a very real risk to the lives of children.	Infrastructure (Pages 122 – 123)	Refer Section 6.4 for details of projects related to new and improved shared pathways, local roads, public domain, community infrastructure etc
Connectivity - We agree that there is a need to upgrade the rail overbridge and roundabout at the intersection of Chittaway Rd and the highway. We also agree that there needs to be a flood free access in the Burns Rd area that is not constrained by the narrow, low underpass at the rail line.	Infrastructure (Pages 122 – 123)	Noted. Refer Item SR2 and LR3 on page 123
Disabled access to station - We believe that the state government is going to install lifts to allow disabled access between platforms. But the lack of footpaths in the vicinity of the station limits the options for access.	Infrastructure (Pages 122 – 123)	Refer item PC1 on Page 122 regarding missing links in shared path network

Comment	Document reference	Council Response
Developer Concessions in exchange for development contributions - Strongly opposed by community		The reference to development rights / concessions has been deleted from the Centre Masterplan (Page 114).
Character and Heritage - The Ourimbah community strongly supports retaining the existing character - a semi rural village with a number of heritage buildings		 The main elements of the Keystone principles and the Area-wide direction for Character and Heritage are to: Maintain Ourimbah's centre as a local centre, offering a variety of smaller shops that cater to the immediate community. Preserve the area's semi-rural appeal with appropriate land uses. Encourage new design and building approaches, technologies and materials that respond to the surrounding context. Encourage greater densities in a manner that minimises impacts to heritage items Present a common theme for the built form and public domain. Highlight hilltop views and vistas. Preserve historic references in the built and natural landscapes. Providing opportunities for people to connect with and understand natural areas, historic buildings and cultural places.
Village versus Town Centre - The proposed change in classification of Ourimbah to a Town Centre in lieu of a village is overwhelmingly rejected by Ourimbah residents		In finalising the draft Plan, Ourimbah is now termed a 'Local' Centre, consistent with the classification in the Central Coast LSPS. This is also consistent with the classification in the Central Coast Regional Plan 2036.
Height of Buildings within village - Limited to a maximum of 2 storeys for all buildings in Ourimbah village to maintain character and ensure development is in sync with our numerous heritage buildings		Given the feedback received from the community and Council resolution regarding building heights, there will be no change to current two storey building height controls which are identified in the Wyong Development Control Plan 2013. Strategy 5- Built Form (under Section 5.3), which referenced building heights has been deleted in the final version of the Ourimbah Area Strategy and Masterplan.

Comment	Document reference	Council Response
Carparking Solutions - Unanimous support for carparking to be resolved prior to commencement of any new development.	Section 5.3 Centre Outcomes Outcome 2 –Carparking (Page114)	 Desired future outcomes of the Area Strategy include: Car parking is sufficient and supports the continued growth of the Centre Car parking is convenient, efficient and does not dominate the public domain Sustainable transport is encouraged. This reduces the overall need for car parking in the Centre A Parking Strategy to support sustainable transport objectives will be developed in conjunction with the Public Domain Plan for the Centre
New Main Shopping Street For Ourimbah in Jaques St - There is no support for this proposal either as a replacement for existing shops fronting the Pacific Highway or in addition to the existing shops. Residents are of the opinion the catchment area of Ourimbah is too small to support this many shops due to the close proximity of larger shopping centres at Lisarow, Tuggerah and Chittaway Bay. They know that unless Council resume several properties and build the road prior to development it will never happen. There is no cost benefit justification.		The resident and service populations of Ourimbah are anticipated to continue growing, generating sufficient demand for a retail anchor or small supermarket. The Centre is the preferred location for this type of development, with pedestrian entry directly from, or visually connected to the Main Street. Ourimbah's Main Street currently forms part of the Highway. Recent upgrades to the Highway have already affected landscaping, parking and vehicle and pedestrian crossings, influencing how people access and experience the Centre. The ongoing success of Ourimbah Centre, as a local service centre, will rely on creating a safer and more attractive environment that encourages people to visit and stay longer. The creation of a new main street for Ourimbah away from the Pacific Highway will also help to preserve the existing heritage character by focusing and rationalising any future development behind these heritage buildings. The protection of the heritage buildings and the associated frontage was a key recommendation of the local community. It is also noted that this initiative was supported by a signed public petition submitted on the 31 May 2019 by Mr David Mehan, Member for the Entrance - "The proposed reorientation of the main street to Jacques Street is supported. However, Council needs to actively implement this and not wait for it to occur 'incrementally'".

Comment	Document reference	Council Response
		Transport for NSW and RMS also supported this initiative — "Precinct 1 is subject to a Town Centre Masterplan, with the proposal of a Main Street reorientation to the local network and improved local street connectivity, and reduced reliance on the Pacific Highway as the main shopping strip. This proposal is considered long term and supported." And "To support the development of the vision for an "urban village feel", walking and cycling through the town centre needs to be the easiest and most attractive option. This is supported by the Plan's proposed main street by providing a safe place for pedestrians and cyclists away from the busy Pacific Highway. Providing a large lot car park needs to be carefully planned so as to not disrupt the attractiveness of using active forms of transport."
Refurbishment of Existing Shopping Strip - Following on from item 13 above, residents support the refurbishment of the existing shops facing the Pacific Highway and associated carpark.		Noted. This can be considered as part of the proposed Public Domain Plan.
Revamp existing shops - A shopping centre carpark design that is based on the Erina Heights example, with an appropriate heritage theme for shops might work. Angled parking might be a suggestion to improve the traffic flow as well as moving the exit to the end of the car park. In addition, by reducing the width of the current unkempt garden/landscaped area between the current shop parking area and the highway there should be sufficient room for angle parking both sides of the car park.		Noted. This can be considered as part of the proposed Public Domain Plan.

Comment	Document reference	Council Response
Revamp existing shops - Examine the feasibility of providing a new access road from Glen Road (possibly as far as King St) behind the existing shops in lieu of extending Jaques Street as this will allow the retention of the existing shops and allow parking both in front of and behind them whilst maintaining their exposure to the Pacific Highway. This strategy would allow the shops to provide both front and rear access to their customers and potentially improve their viability given increased competition from both Lisarow and Tuggerah.		This option can be investigated as part of the proposed Public Domain Plan. Two alignment options were investigated for the new main street, extending either Jacques Street or Albert Street, northward from Glen Road to King Street and onward to Station Street. Option A, Jaques Street emerged as the preferred option given the relatively level gradient of the alignment and its proximity to the existing commercial activities in Ourimbah. This does have some challenges particularly in relation to procuring the sites along the alignment. The Albert Street alignment has the disadvantage of quite significant cross-fall making the development of a 2-sided retail street more difficult.
Future of Nissen Hut - Residents want the future of this building resolved given its central location within the village and its current dilapidated state. Approximately 60% want it refurbished and turned into a community centre whilst the remaining 40%		The Nissen Hut is listed in the Wyong LEP 2013 as a heritage item. It's heritage significance relates to its continuous association with both local and regional cultural activities for at least 25 years. It has been used for a variety of cultural and educational pursuits over a considerable period and is considered to have high local heritage significance.
support its demolition and use as a carpark/park The preferred refurbishment option is subject to: The status of negotiations with Newcastle University. The projected refurbishment cost and how it will be funded.		Council has identified the need for a new community centre in Ourimbah. Locating this within the Centre is preferred, to reinforce the Centre's role as a local service centre. Identifying a recognisable and easily-accessible location will also assist in catalysing change. Re-use of the distinctive Nissen Hut at Glen Road could provide an opportunity to provide visible activity at an important entry to the Main Street, with the proposed public square also contributing to this outcome. An alternative location could be near the post office. This proposal will need to be considered in more detail (including costs) in
wiii be iunded.		conjunction with the University of Newcastle (current owner) following adoption of the Strategy and Masterplan by Council.

Comment	Document reference	Council Response
Big Flower/Mitre 10 site Development Concerns - The majority of Residents do not support significant development on this site due to proximity to high voltage power lines and heritage building. Development is still possible within the existing planning controls and taking into account the power line easements.		 This site is located in Investigation Area 5.1 within Precinct 5. It has a long term (10+ years) timeframe for implementation. The general objectives of this precinct are to: Safeguard land close to the Motorway interchange to facilitate long-term economic development Support the ongoing and efficient management of major infrastructure networks, including transport and electricity Appropriately manage development on flood-affected lands Identify heritage features and establish important mechanisms to protect and incorporate these into future redevelopments. Proposed uses will support long term economic development and employment. As such the current development controls will apply to this precinct in the short to medium term.
Scout and Guide Halls - The community and the groups themselves are strongly in favour of retaining the buildings that have so much history. There would appear to be other opportunities to gain access to the land behind the halls that seems to be more suited to residential than commercial.		There are no plans to demolish the Scout and Guide Halls. Council owns a parcel of land behind these halls with an access handle that can be used for future access to landlocked properties. Refer map below. These properties are located within Precinct 5, which has a long term (10+ years) timeframe for implementation, subject to further investigation.

Comment	Document reference	Council Response
		Existing access handle
Constraints - The area proposed for development is criss-crossed by high voltage	Section 4.6 Precinct 5 (Pages 74-77)	Investigation area 5.1 is within Precinct 5, with a long term (10+ years) implementation timeframe.
power lines. Other parts are subject to flood and bushfire. The hill above the scout hall is marked as a biodiversity corridor. There are very limited opportunities for the targeted large scale commercial development. We recommend a realistic audit of the potentially available land and a recalibration of the expectation based on reality. Further residential development is already proposed but there could be opportunities for some commercial on the highway frontage.	(rages 14-11)	Future uses are expected to support long term economic development and employment. Investigation Area boundaries are indicative, and all areas will be subject to further assessment to establish new planning controls, including rezonings. It is possible that lands within identified Investigation Areas may be determined unsuitable for some types of development.

Comment	Document reference	Council Response
		Any proposed changes to planning controls will be publicly exhibited, as per
		Council's policy, to allow for community feedback on more detailed
		assessments.

Planning Proposal Summary



Proposal Summary

Applicant	Central Coast Council	
Owner	Multiple - Wadalba East Land Owners Group	
Application Number	RZ/2/2013 (original planning proposal) <i>Note. New LEP Amendment Number to be confirmed.</i>	
Description of Land	Property Description:	
	Precinct 2A and 2B as described in the North Wyong Shire Structure Plan	
	Legal Description:	
	The original planning proposal proposed to rezone land comprising a total of 39 parcels of land. This LEP amendment only affects 12 of the 39 parcels of land and is legally described below:	
	Lot 10 DP 12304, Lot A DP 33532, Lot B DP 33532, Lot 1 DP 119542, Lot 12 DP 12304, Lot 13 DP 12304, Lot 212 DP 810087, Lot 15 DP 12304, Lot 24 DP 1264605, Lot 130 DP 1236451, Lot 228 DP 1213339, Lot 44 DP 1207188	
	Corridor Sm either side Affected Properties REI DP33532 Lot B DP33532 Lot B DP19542 Lot 12 DP19542 Lot 13 DP12304 REI REI REI REI REI REI REI Figure 1 – Land impacted by the proposed widening of the wildlife corridor	
Cita Aura	, , , , , ,	
Site Area	143ha	



Existing Use	The site is characterised by large rural holdings and hobby farms in the south east corner. This LEP amendment only applies to the habitat corridor bisecting the site and linking Wadalba Wildlife Corridor to the Tacoma/Tuggerawong Wetlands.	
Zoning (existing)	The existing wildlife corridor is zoned E2 Environmental Conservation.	
Minimum Lot Size	The existing wildlife corridor has a minimum lot size requirement of 40ha.	
Proposed Amendments – Wyong Local Environmental Plan 2013 or Central Coast Local Environmental Plan		
Zoning	Amend the zoning map (LZN_007B and LZN_014) by re-zoning a small portion of land zoned R2 Low Density Residential to E2 Environmental Conservation	
Minimum Lot Size	Amend the Minimum Lot Size Map (LSZ_007B and LSZ_014) on land to be rezoned from R2 Low Density Residential to E2 Environmental Conservation to 40ha.	

Department of Planning circular PS 09-016

Section 3.22 submission form



DPIE file no:

Draft Section 3.22 EP&A Act submission

Subject:

Part A. Council to complete

Wyong Local Environmental Plan 2013 (WLEP 2013) (Amendment No. XX)

Report requesting the making of an amending local environmental plan under sections 3.22 and 3.36(2) of the *Environmental Planning and Assessment Act 1979.*

Background:

Central Coast Council resolved on 28 September 2020 (**Attachment 1**) to amend Planning Proposal (PP_2013_WYONG _013_02) in response to issues raised by submissions and to provide greater guidance for future development of the land, as follows:

- a) Relocation of RE1 Public Recreations zoning adjoining the wildlife and riparian corridors to more suitable, less topographically constrained locations;
- b) Widening the central wildlife corridor from 30m to a minimum of 40m;
- c) Realignment of the R2 Low Density Residential zone and RE1 Public Recreation Zone to promote a more orderly and feasible development outcomes

Central Coast Council resolved on 8 March 2022 (note. This is subject to Council's endorsement on 8 March 2022) to amend Wyong Local Environmental Plan 2013 (WLEP 2013) (Amendment No. XX) and to request that the Minister for Planning make the plan under sections 3.22 and 3.36(2) of the Environmental Planning and Assessment Act 1979.

The land to which this amendment applies is Precinct 2A and 2B as described in the North Wyong Shire Structure Plan, commonly known as the Wadalba East Land Owners Group (WELOG) proposal. The site comprises approximately 143 hectares covering 39 parcels of land under separate ownership (see map at Attachment 2).

The wildlife corridor traverses a number of properties however only 12 lots will be affected by the proposed widening. Specifically, the following:

Lot 10 DP12304, Lot 44 DP1207188, Lot 228 DP1213339, Lot 130 DP1236451, Lot 24 DP 1264605, Lot 212 DP810087, Lot 15 DP 12304, Lot 12 DP12304, Lot 13 DP12304, Lot 1 DP119542, Lot A DP33532, Lot B DP33532

Why there is a need for the amendment:

Section 3.22 submission form

A minor LEP amendment is needed to correct the width of the Wadalba Wildlife corridor located to the northeast of the site, identified on the LEP zoning maps (LZN_007B and LZN_014).

The rezoning proposal includes significant areas of proposed E2 Environmental Conservation Land (now referred to as C2 – Environmental Conservation) which connect to existing planned wildlife corridors at Wadalba and also include the Squirrel Glider dispersal corridors which transect the site. The east-west connecting wildlife corridor facilitates species movement between conserved vegetation in the north-west of the site and the existing wildlife corridor on the eastern boundary of the area.

Council resolved the width of the central wildlife corridor be increased from 30m to a minimum of 40m, which was not accurately scaled when the LEP mapping was finalised. A Planning Proposal amendment is needed to rectify the width of the central wildlife corridor on the zoning and minimum lot size map contained within WLEP 2013.

What the amendment does:

The amendment will rectify the width of the wildlife corridor by widening the central wildlife corridor from 30m to a minimum of 40m.

Why the amending plan is suitable to be made in accordance with section 3.22:

Council has identified this amendment as being of minor nature and will not have a significant adverse impact on the environment or adjoining land. The proposed widening of the corridor from 30m to a minimum of 40m is considered an improved outcome compared to the existing proposal as it will facilitate optimal Squirrel Glider dispersal.

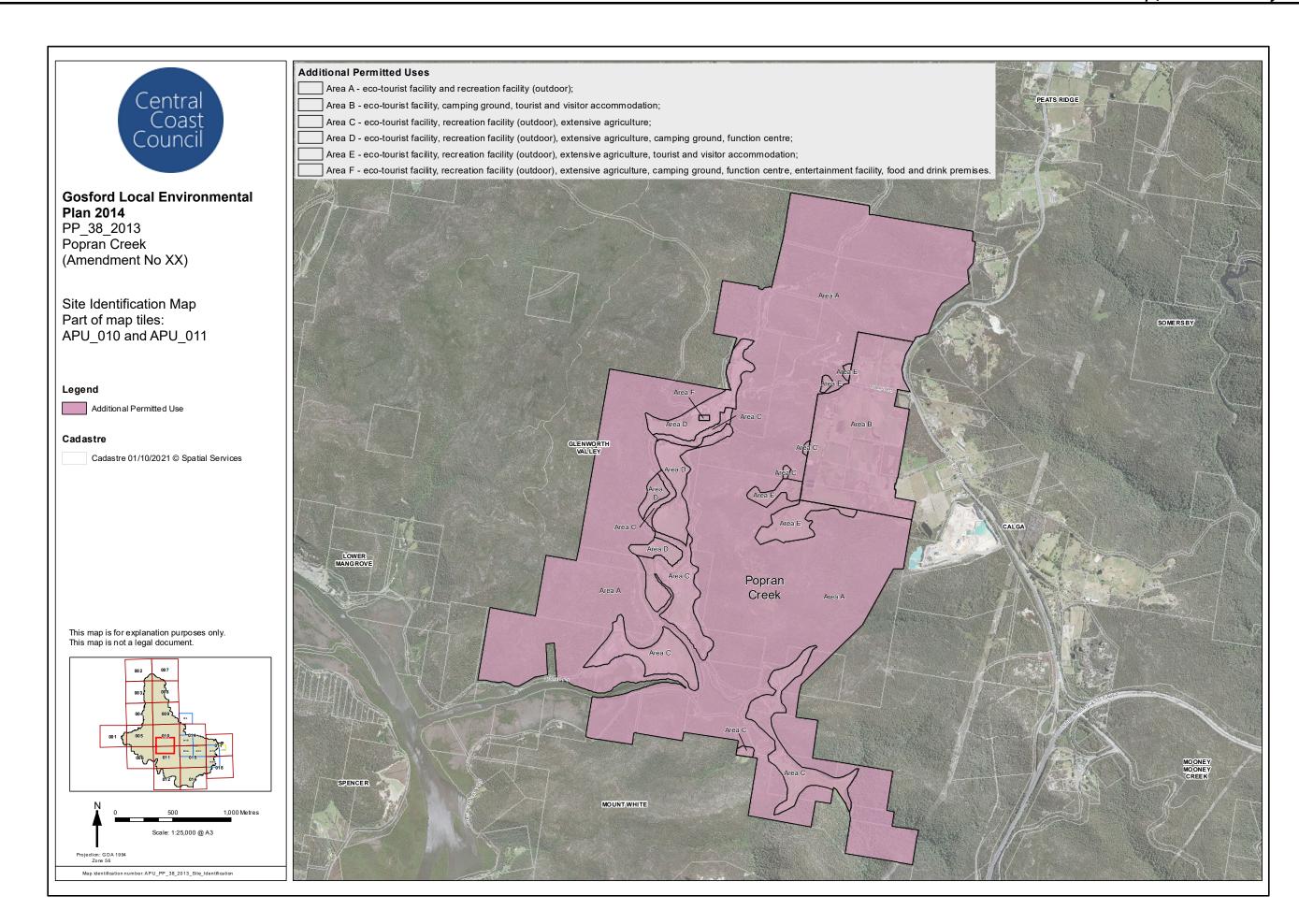
The council requests that the Minister agree to make draft Wyong Local Environmental Plan 2013

(Amendment No. XXX)	
Signed:	Date:
Name:	Position:
On behalf of: Central Coast Council	
Part B. Department use only	
Date deemed adequate or returned to Council as in	adequate:
Department position:	
Opinion that instrument may be legally made:	
Recommendation:	
Date:	
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	vvyong Snire Structure Plan
Attachment 2	Section 3.22 submission form

Signed:			
Name:			



Community Consultation Comments

Issue	Summary of Issues	Council Response
Number		
1	Fully support the proposed revisions to the planning document. Glenworth Valley is a major asset not just to the Central Coast but for NSW as a whole, and as long as adequate controls and design standards are in place I have confidence that this operation could continue to develop as a significant tourism operation with minimum impact on surrounding communities.	Noted.
2	Support changes to planning instruments that provide legal authority to continue current activities on the land parcels in question and that permit camping and caravan activities on land already used for camping, and for enhancement of those facilities, such as building new facilities and improving any associated access roads.	Noted. The use of "caravan park" is separately defined from that of "camping ground" under the GLEP 2014 and CCLEP, and is not proposed to be an additional permitted use in this Planning Proposal.
3	Do not support changes to the planning instruments that allows removal of native vegetation and that allows construction of additional buildings, other than to support camping and caravan activities. Further urbanisation of the site will: • Permanently and negatively alter the scenic quality of the area; • Reduce native vegetation cover (too much native vegetation has been lost since European settlement, to the detriment of native flora and fauna, community environmental health); • Create additional high density traffic, during holiday periods, on local roads (no proposed traffic management plan will prevent this from happening, it may only reduce traffic impacts – therefore the development will cause negative impacts on local businesses and residents); • The internal road servicing the site is not suited to additional, dense event related traffic movements – the road in its current form is highly unlikely to support safe and orderly	Noted. The following additional permitted uses are only proposed to be permitted on cleared land as shown on the APU Map: extensive agriculture, camping grounds, tourist and visitor accommodation and function centre. Any food and drink premises and entertainment facility are only permitted in the existing building or a future extension. Only eco-tourist facility and recreation facility (outdoor) are proposed to be a permitted use in vegetated areas. Any future development will require development consent and will have to comply with the objectives of the underlying zone and in the case of ecotourist facility, comply with the requirements of clause 5.13 in the GLEP 2014 or CCLEP. Transport for NSW raised no objection to the Planning Proposal and are satisfied that traffic matters on surrounding roads can be addressed when Development Applications for specific uses are lodged. NSW Rural Fire Service raise no objection to the Planning Proposal and are

Issue Number	Summary of Issues	Council Response
	evacuation of pedestrians and vehicles in the event of bushfire – doubt the internal road could be altered to cater for safe and orderly traffic movements due to topography; • Additional development will put greater pressure on adjoining conservation lands owned and managed by the NSW Government as noted by the NPWS.	satisfied that evacuation matters can be addressed when Development Applications for specific uses are lodged. It is unknown at this stage what specific development is proposed nor the location of such development. Should a Development Application be lodged on a lot adjoining a National Park then the adjoining owner (i.e. NPWS) would be advised. Proposed uses located away from the National Park boundary would not be expected to put pressure on land owned by NPWS.

Public Agency Comments

Agency	Summary of Matters	Council Response
NSW Rural Fire Service	Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal, subject to a requirement that the future development of the land complies with relevant requirements of <i>Planning for Bush Fire Protection (PBP) 2019</i> .	Noted.
	Given the risk of the subject site and vulnerable nature of the existing and future development, being classified as Special Fire Protection Purpose (SFPP) developments, the following advice is provided:	
	 Future development applications must demonstrate compliance with the acceptable solutions of PBP 2019; 	
	Future development applications must demonstrate that the applicant has secured legal and compliant access over the alternate access routes indicated in the submitted information given that they are on adding properties.	
	Future development applications must demonstrate that the existing developments can meet the Special Fire Protection (SFPP) provisions of Chapter 6 of PBP 2019. This includes appropriate upgrades of existing and provision of non-existent bush fire protection measures. Where practically achievable, full compliance must be provided before variations to the required bush fire protection measures are considered; and	
	An Emergency Management and Evacuation Plan must be prepared for the existing developments that complies with Table 6.8d of PBP 2019 and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. It is strongly recommended that this plan be prepared in consultation Local Emergency	

Agency	Summary of Matters	Council Response	
	Management Committee or equivalent. Future development applications must be accompanied by a Traffic Study that informs proposed arrangements for emergency management. This is especially important where additional vulnerable occupants are proposed to be placed on the subject site as a result of the proposed development.		
Biodiversity and Conservation Division / National Parks and Wildlife Service	The planning proposal does not identify the vegetation communities and presence of threatened species, habitat, populations or ecological communities in the subject site. An ecological assessment should be prepared as part of the Planning Proposal to demonstrate how environmentally sensitive areas and threatened entities have been protected from the impacts of the proposed Additional Permitted Uses (APU). The Planning Proposal includes ecotourism and recreation facilities (outdoor) as APUs to the entirety of the site. The proposed APUs should not extend into the vegetated areas of the site: • The LEP practice note - Environmental Protection Zones indicates that ecotourism may be considered in certain circumstances, under E2 zoning, however it should be justified why the activities defined under this use cannot be limited to the cleared, lower quality areas of the E2 zone (subject to ecological assessment). • The Planning Proposal indicates that any application for uses permitted under the definition of recreation facility (outdoor) may be considered within the E2 zones of the Lots proposed for APUs. The activities permitted under this use are largely inappropriate for vegetated areas zoned for environmental conservation as the impacts of these activities would reduce	Council's Environment Planner considered that most of the proposed APU's are to be located within the existing cleared areas of the site so that habitat, threatened species, populations and ecological communities will not be adversely affected. Any development applications for uses within an existing vegetated area can be assessed at that time and environmental management conditions linked to the specific activity to ensure environmental values are not adversely affected. The CCLEP proposes to permit with consent "eco-tourist facilities" generally within the C2 Environmental Conservation zone, resulting in this use not being included in the Additional Permitted Uses applying to the subject land. Clause 5.13 of GLEP 2014 and CCLEP specify the stringent development criteria for eco-tourist facilities to ensure environmental and cultural values are maintained and such facilities will have minimal impact on the environment. While an extractive industry is permitted, it does not mean it would be approved. Clause 12 of SEPP 2007 requires consent authorities, before determining an application for development of extractive industries, to consider, among other things, whether such development is likely to have a significant impact on the uses that are likely to be the preferred uses of the land in the vicinity of the development. Therefore, should any such application be made in future, the impact on the existing tourism uses would be an important consideration for Council The Mineral Resources Audit 2014	
	environmental protection standards in these areas.	identified sites that were either identified resources or potential resources. It also	

Agency	Summary of Matters	Council Response
	• The Planning Proposal is inconsistent with Ministerial Direction 2.1 Environmental Protection Zones as it will reduce the environmental protection standards that apply to the land. State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 (SEPP 2007) states that extractive industries are permissible where "agriculture" is permissible. The Planning Proposal should demonstrate how agriculture can be considered as an Additional Permitted Use in an E2 zone without also permitting extractive industries. The details of the Mineral Resources Audit 2014 audit should be provided to support this comment, including the scope, scale and methodologies used. The biodiversity offset site for the Calga quarry project (DA94-4-2004) comprises of 41 hectares of the south eastern corner of Lot 108 DP 755221. The extent of this offset should be excluded from any APU including 'eco-tourist facility' and 'recreation (outdoor)' as the primary purpose if this site is for biodiversity conservation and not for recreational use. The Flood Emergency Response Plan placed on exhibition does not adequately manage risk to life.	recognised that mineral potential is not restricted to the areas identified in the Audit and that mineral potential may change over time as geological knowledge improves and new concepts and exploration techniques are developed. The biodiversity offset for the Calga Quarry is a triangular area of 41 Ha in an isolated location in the south-eastern corner of Lot 108 DP 755221 and part of Lot 23 DP 755221. It should be noted that when the CCLEP comes into effect "eco-tourist facility" will be a use generally permitted in the C2 zone. The two lots have existing use rights for a horse-riding school so any existing horse trails in this biodiversity offset area could continue operating. Given the size of the subject site (over 1000 Ha) any proposed recreation and eco-tourist activities could be located outside the biodiversity offset area. Notwithstanding this, the APU Map will be amended to delete this biodiversity offset area (Attachment 1) even though it is considered unlikely that any future outdoor recreation activities would need to be located in this remote part of the site. The Flood Emergency Response Plan has numerous deficiencies which the proponent will have to address. To ensure these matters are addressed an additional requirement will be added the proposed clause in Schedule 1 of the GLEP 2014 or CCLEP similar to: (4) Prior to any development approval being issued consultation is to occur with the respective public authorities in relation to bushfire and flooding with appropriate consideration being given to the evacuation of the site in a bushfire or flood emergency.
Crown Land NSW	Proposed additional permitted uses on Crown land zoned E2 Environmental Conservation should include or be consistent with the current reservation purpose of the land as well as the purpose of the current tenures. The Department has no specific objections for the Crown land identified	There are four Crown Land lots over which The Glenworth Valley Pastoral Company Pty Ltd has a licence under the Crown Land Management Act 2016. All four lots are proposed to have the APUs of eco-tourist facility and recreation facility (outdoor) with one of

Agency	Summary of Matters	Council Response
	by Council being included in the current Planning Proposal for Glenworth Valley and Calga.	the lots (Lot 7303 DP 1154929) also including extensive agriculture.
Department of Primary Industries (DPI)	DPI Agriculture supports the proposal to permit 'extensive agriculture' with consent on those parts of the site which are cleared of significant native vegetation and zoned E2 Environmental Conservation. It is noted that DPI Fisheries does not support the proposal to permit extensive agriculture as an additional permitted use on some parts of the site due to the presence of mangroves and saltmarsh and the potential impact that extensive agriculture activities may have on these ecosystems. DPI Agriculture supports Council developing an approach which enables extensive agriculture to be undertaken on the site in a manner which does not have adverse impacts on the mangrove and saltmarsh ecosystems.	DPI Fisheries concerns were addressed prior to exhibition with the APU Map being amended to remove extensive agriculture from the following locations: • Within the coastal wetland buffer adjacent to Popran Creek; and • The vegetated creekline between Lot 53 DP 755221 and Lot 30 DP 755221.
Heritage NSW:	Part of the Planning Proposal site contains the State Heritage Register (SHR) listed 'Calga Aboriginal Cultural Landscape' (SHR 02014). Some works may be carried out on this SHR item without approval, under Site Specific Exemptions dated 1 October 2019. Some works may also be carried out under the standard exemptions provisions of the Act. If proposed works exceed the site specific or standard exemptions provisions, they will require the submission of an application under Section 60 of the Act for approval by the Heritage Council of NSW or its delegate. This approval must be obtained prior to the commencement of works. Heritage NSW notes that, although the potential for items (Aboriginal objects) to be present within the subject land is observed, no assessment of Aboriginal cultural heritage has been provided in support of the Planning Proposal. Heritage NSW strongly encourages planning authorities to identify and conserve significant Aboriginal cultural heritage values up-front, at the Planning Proposal stage. This leads to better	An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared in consultation with all relevant parties, including Heritage NSW, and was included in the documents on exhibition. The ACHAR recommends that should future works be proposed which impact the sites identified, further investigation should be undertaken in accordance with the appropriate legislation.

Agency	Summary of Matters	Council Response
	Aboriginal cultural heritage outcomes and gives greater certainty for stakeholders in any development assessment process.	
Environment Protection Authority (EPA)	Based on the information provided, the proposal does not appear to require an environment protection licence under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). In view of these factors, the EPA has no comments to provide on this project and no follow-up consultation is required.	Noted.
Division of Resources and Geoscience	Geological Survey NSW has no concerns regarding resource sterilisation and no objections to the Planning Proposal.	Noted.
Transport for NSW (TfNSW)	TfNSW raises no objections to the Planning Proposal for land at Glenworth Valley and Calga. Any future development of this land will require a Traffic Impact Study to be undertaken in accordance with the RMS Guide to Traffic Generating Developments. These matters can be addressed during subsequent Development Applications.	Noted.
Darkinjung Local Aboriginal Land Council	The Darkinjung Local Aboriginal Land Council (DLALC) advised that they consent to Lot 245 DP 48817 and Lot 7 DP 1230083, being included in the Planning Proposal. Other than this matter, DLALC has no further comments regarding PP 38/2013 at this stage of the planning process.	Noted.
Wannangini	The Wannangini was consulted at the same time as part of the government agency and stakeholder consultation process. At this time, the Wannangini advised that consultation had not occurred with Guringai Tribal Link Aboriginal Corporation (or the affiliated Awabakal & Guringai Pty.Ltd. (A & G)) in regards to this proposed development, therefore cannot agree with or support the proposal.	An Aboriginal Cultural Heritage Assessment report was prepared in consultation with the local indigenous community and included in the exhibition material. The Wannangini was advised of the exhibition and the additional documentation. No further comment was received during the exhibition period.



Central Coast Stadium – Rezoning and Reclassification

CONSULTATION REPORT

Central Coast Council

1 June 2021

1 Executive Summary

The aim of the engagement for the rezoning and reclassification of Central Coast Stadium was to provide an opportunity for ratepayers and residents to have their say on the proposal. The engagement included:

- an information package available on Your Voice Our Coast (inform)
- an online form for the community to provide feedback on the proposal (consult).

This consultation report presents the information gathered during the engagement period, in particular:

- the feedback received via the form, which was conducted from 30 April to 21 May 2021
- how the community was made aware of the proposed rezoning and reclassification
- the feedback Council received.

Every piece of self-initiated written feedback (including feedback form submissions, emails and letters), has been read and recorded by Council staff. The results from the submission form and written feedback assists in providing the community and Council with a clear understanding of the issues and concerns that the community need addressed, level of understanding on the purpose of the reclassification and rezoning and the broader sentiment of and impacts to our community in relation to the proposal.

The total number of responses received via the online form was 104. Self-initiated written feedback sent to Council up to 21 May 2021 totalled three emails and letters. Council also received a petition with 948 signatures.

Key findings from consultation

The key findings from the community's submissions included:

- Consideration of user groups whom may be affected
- Stadium management rights could be provided to another party
- support for the rezoning and reclassification process to stimulate the Stadium
- request for more music concerts being held at the Stadium.

Next steps

Comments received during the community consultation process for the rezoning and reclassification of Central Coast Stadium will be used to inform the recommendations moving forward. A report detailing these recommendations as well as a copy of this consultation report will be presented to Council.

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

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2 Introduction

2.1 Public exhibition of the Draft Central Coast Stadium Strategy

Central Coast Stadium is a unique location for sporting, entertainment and community events, overlooking the Brisbane Water. It is a 20,000 all-seated stadium, ideal for a regional population, and has been well-maintained over its history. With the 20-year anniversary of the Stadium in 2020, Council developed a business strategy for the Stadium to ensure it remains a highly valued community asset, delivering significant economic benefits to the region and acting as a focal point for community pride and sense of place within the Central Coast.

The Central Coast Stadium Strategy (Strategy) – which provides Council with a strategic framework to improve the Stadium as the major sporting and entertainment facility in our region and harness commercial opportunities for the benefit of the community – was developed following community consultation.

At Council's meeting on 10 August 2020, Council endorsed the draft Stadium Strategy for the purposes of public exhibition. The draft strategy outlined the objectives and options for the ongoing management of the Stadium, as well as a potential naming rights sponsor – and was placed on public exhibition between 1 September and 28 September 2020.

Council adopted the Central Coast Stadium Strategy on 23 March 2021.

Since the adoption of the Strategy, Council has focused on the delivery of the actions identified within the implementation plan. One of the strategic priorities identified in the plan is Strategic Priority 3 'Precinct', which focuses on:

- enhancing how the Stadium and its patrons engage with the broader precinct
- increasing patron stay and spending.

2.2 Rezoning and Reclassification of Central Coast Stadium

A key component in achieving the goals of Strategic Priority 3 'Precinct', is to develop a precinct masterplan. In order to develop the scope for the masterplan, which will include connectivity to transport links, CBD and local businesses, engagement with Brisbane waters and Leagues Parks, parking and non-event day activation, Council is seeking to have the Stadium lands appropriately rezoned and subsequently reclassified. The current RE1 zoning and sportsground classification are a major roadblock for the Stadium's potential as it limits the potential for the Stadium's further development.

Rezoning and reclassification of the Stadium site will allow complementary uses at the Stadium site and allow greater flexibility in any adopted Masterplan design.

Between 30 April and 21 May 2021, Council sought community feedback on a potential rezoning and reclassification of Central Coast Stadium.

3 Engagement Approach

3.1 Purpose of Engagement

The purpose engagement was to:

- inform the community of Council's continued commitment to implementing the actions identified in its strategic documents
- seek feedback on the proposed rezoning and reclassification of Central Coast Stadium
- understand community sentiment about the proposal, allow ideas to be submitted on the future of the Stadium and broader sentiment about the long-term commitment to the Central Coast Stadium
- work with stakeholders and the community to identify issues which may affect the proposal.

3.2 Our engagement framework

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

3.3 How we consulted

Consultation methods

Information package	All residents and stakeholders could view the information package presented on Your Voice Our Coast which provided all of the information relating to Central Coast Stadium and the rezoning and reclassification proposal. A copy of the content can be found in Appendix A
Written feedback	All residents and stakeholders could provide written feedback via email, the online submission form on yourvoiceourcoast.com , or via post. A copy of the feedback form can be found in Appendix B

Promotion of activities

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

Media Releases	 4 May 2021 – <u>Central Coast Stadium options – open for public comment</u> A copy of the media releases can be found in Appendix C
Coast Connect article	 12 May 2021 – New era for Central Coast Stadium A copy of the article can be found in Appendix F
Your Voice – Our Coast website	 Project page launched on 30 April 2021 under Central Coast Stadium Strategy www.yourvoiceourcoast.com/central-coast-stadium 71 visits during consultation period A copy of the online content can be found in Appendix A
Social media	 11 May 2021 – Have your say! 6,047 users reached, 22 engagements and 15 link clicks Copies of the posts can be found in Appendix D

4 What we heard

Council sought feedback from the community between 30 April and 21 May 2021. **104** online submissions were received during this time. These were provided as online submissions though yourvoiceourcoast.com.

4.1 Method 1: Online submission form

On 30 April 2021 an online survey was launched to understand community sentiment on the proposed rezoning and reclassification of Central Coast Stadium. Council received **104** responses via the online submission form.

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

4.2 Method 2: Petition

On 21 May 2021 Council were presented with a petition signed by 948 people. The statement of subject matter and action requested on the petition was:

"Gosford City Bowling Club (Lot 1 DP101876), currently used by the members of Gosford City Bowling Club and All Ability Bowls and numerous others, should remain under its current zoning of community sportsground (RE1) and not be reclassified as operational."

4.3 Sample of comments from consultation

Below is a sample of comments respondents provided via the online submission form.

Gosford Bowling Club

"I wish to submit my strong objection to the land on which the Gosford Bowling Club sits at the northern end of the Stadium to be rezoned from sports ground to commercial. The Club provides the only active outdoor sport left in the Gosford CBD. Other than the bowlers 6 days a week, it is used for sport by Gosford High School, ET High School, disabled bowlers form Vision Australia, Life Without Barriers, Fairhaven Services and 60 businesses for social barefoot bowls. It is run at NO cost to Council and the Leagues Club pays land rates to Council."

Potential Concert Venue

"I have said for years that we should be utilising that space for live music. The amount of revenue that we would get from having large concerts for local and international (when its allowed) artists would be huge. This was proven when the Lionel Ritchie concert was there. Huge night for Gosford, with accommodation booked out and all local venues packed with patrons. It would be so great to

be able to see international musicians without having to travel to the Hunter or to Sydney. The site is completely wasted being used purely for football and soccer."

"I would like to see the stadium used for more diverse events such as music concerts or entertainment shows. It is a huge space and it would be great to have live concerts and shows in Gosford for the residents of Gosford instead of always having to travel to Sydney to see an event. To have famous performers come to the coast will bring business to the area. The stadium sits there underutilised most of the year while the residents travel to Sydney or Newcastle to attend concerts and shows. Surely a wonderful suitable stage could be built to accommodate this activity. It's great to see sports there too but they only happen a few times a year. This is a wonderful venue and asset to the coast let's use it and everyone enjoy it."

Supportive of the Rezoning

Central Coast Mariners (CCM) are the major tenant utilising the CC Stadium. As the major tenant, CCM needs additional business opportunities to leverage off game day crowds and general exposure of the Stadium. This leverage is important to create a financially sustainable football business. In order to facilitate these opportunities, the Stadium precinct needs a more flexible (Business) zoning. CCM are fully supportive of Council's leadership in initiating this rezone proposal. Without this rezone decision, CCM will struggle to maintain an A League presence on the Central Coast.

4.4 Key findings from consultation

The key findings from the community's submissions included:

- Consideration of user groups whom may be affected;
- Stadium management rights could be provided to another party;
- support for the rezoning and reclassification process to stimulate the Stadium
- request for more music concerts being held at the Stadium.

A full list of themes raised throughout consultation can be found in **Section 5.** Council's response to these themes can also be found in this section.

5 Council's response

Due to the large volume and variety of content contained within community feedback, we have broken the responses up per theme.

Not every issue or theme was able to be included and responded to in the following tables, however all feedback has been read and will be considered by the project team.

Comment category	Key points raised	Council's response
Sell the Stadium	Suggestions to sell the Stadium to the Mariners	Council is not considering selling the Stadium to the Mariners or any other party.
	Suggestions to lease the Stadium to the Mariners	Council will be issuing an Expression of Interest to the open market to understand the interest for the Stadium management rights.
	Questions on where the funds of any sale or lease of the Stadium would be directed	Council is not currently considering selling the Stadium.
Supportive of Council's		
Rezoning and Reclassification initiative	Support for allowing greater community access and use of the Stadium	Noted.

	Suggestion to incorporate the development of food and beverage outlets into the development of the Masterplan	Council would like to activate the Stadium for complementary uses and for greater community participation.
	Supportive of the proposal to enhance the use of the space	Noted.
	Suggestions for more uses other than sporting codes	Council will be investigating complementary uses.
	Encouragement for the Stadium potentially reaching its potential	Noted.
Unsupportive of Council's Rezoning and Reclassification initiative	Concerns about the proposal only being considered because of Council's financial situation	Council's rezoning and reclassification is not part of the asset sale nor is a sale of the asset being currently considered.
	Concerns that this proposal would lead to a loss of greenspace (which is limited within the Gosford CBD)	Any future development of the site would need to comply with strict planning requirements to be approved.
	Concerns that this proposal would lead to management rights being given to a third party which will not have the	Council acknowledges these concerns and the management Expression of Interest will have a returnable schedule to understand the benefits to the Stadium and broader community.

	community's best interest in mind	
	Concerns that the approval of this proposal will lead to the Stadium being included in the asset sales program currently underway	The rezoning and reclassification is not part of the asset sales program.
Would like to see music concerts held at the Stadium	Suggestions to use the Stadium for more diverse events such as music concerts and entertainment shows	Noted.
	Suggestion to cover the Stadium to allow for more concert use	This could be considered in the future.
Move the Stadium to another location	Suggestions that the current location is not appropriate	Council is not considering a relocation of the Stadium.
	Suggestions that the sports stadium should be moved elsewhere so that the current location could become an entertainment centre	Council is not considering a relocation of the Stadium.
	Suggestions to rezone and reclassify the stadium but to	Council is not currently considering selling the bowling club site.

Leave the Bowling Club in situ (don't rezone this particular lot)	leave the Gosford Bowling Club as is	
	Suggestions to leave the bowling club as is, as it is more utilised than the Stadium as is	Council is not currently considering selling the bowling club site.
Don't spend any more money on the Stadium	Concerns about Council spending money on the Stadium in its current financial situation	Noted.
	Suggestion that the redevelopment of the Stadium should be of low priority given Council's current financial situation	Noted. Part of the Management Rights Expression of Interest is to reduce Council overheads.
Put any proposal on hold until Council's financial position improves	Suggestions to place this proposal on hold until Council's financial position improves	Rezoning and reclassification of the land would have very little financial burden on Council.
Support for alternative uses at the Stadium	Suggestions to diversify the events currently hosted at the Stadium (travel shows, house and garden shows, markets etc.)	Noted.

Masterplan the site prior to determining if rezone and reclassification is required	Suggestion to develop a masterplan for the site prior to rezoning and reclassifying the site to ensure it is required	If a masterplan for the site is developed it would be based on its conditions at the time of development (currently RE1 zoning and Community classification). If the current conditions are kept it would restrict the potential opportunities to be included in the Masterplan process.
Other	Concerns about investment in sport	Noted.
	Suggestions to use nature- based solutions when considering any works at the Stadium and its surrounds	Noted.
	Concerns about the commercialisation of Graham Park and potential loss of active and passive recreation	Noted.
	Suggestions to not impede the views to Brisbane Waters	Noted.
	Concerns about the reclassification of Crown Land	Council notes the Stadium is not on Crown Land.

6 Next steps

Council will use the feedback received to inform the recommendations put forward in a report to Council.

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

7 Appendices

7.1 Appendix A – Your Voice Our Coast project page

Rezoning and Reclassification

This project is currently open for consultation.

Council is focused in developing a refreshed plan for the Stadium to ensure it meets the community's and hirer's needs for major event facilities, supports the activation of the Stadium precinct, on a sound financial basis for Council.

Strategic Priorities found within the draft Strategy includes Strategic Priority 3 'Precinct', which focuses on:

- Enhancing how the Stadium and its patrons engage with the broader precinct;
- Increased patron stay and spending.

Key to achieving the goals of Strategic Priority 3 'Precinct',

is to develop a precinct masterplan. It is expected the adopted Masterplan will lead to greater community, economic and financial impacts of events held at the Stadium, to both the Stadium and surrounding businesses.

It is intended that Council will develop the scope of the masterplan, including considerations (at a minimum) of:

- Connectivity to transport links, CBD and local businesses;
- Engagement with Brisbane Waters and Leagues Parks;
- Parking;
- Non- event day activation.



Useful Links

- 🗠 Asset Sales Program Tranche 3
- Council Reports
- 🖒 Submit your ideas, suggestions and feedback
- ☑ News

Who's listening

Name: Ben Brown

Email: property@centralcoast.nsw.gov.au

The existing REI zoning is a major hindrance to the stadium's potential as it limits the potential for the stadium's further development. Furthermore, the current land classification of Community 'Sportsground' requires modifications to allow additional uses, such as retail activation along Dane Drive. These modifications can be a prolonged process modifying the existing Plan of Management.

Rezoning and reclassification of the Stadium site will allow complementary uses at the Stadium site and allow greater flexibility in any adopted Masterplan design.

How can I get involved?

You are invited to submit your ideas, suggestions and feedback via the <u>online form</u>.

Feedback will be accepted until **5pm on Friday 21 May 2021.**

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

Something you need to know: Under the Government Information (Public Access) Act, 2009 (GIPA ACT), members of the public can seek access to the submissions and Council cannot give assurance that the document will remain confidential.

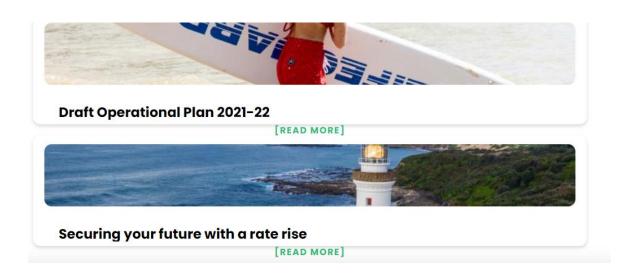
Submit Feedback!

You may also be interested in



Asset Sales Program - Tranche 3

[READ MORE]



7.2 Appendix B – Online feedback form



Feedback form: Central Coast Stadium (Rezoning and Reclassification)

* 1. Name:
* 2. Email:
* 3. Suburb:
* 4. Daytime telephone number:
5. Please let us know about any ideas or suggestions that should be considered for Centra Coast Stadium:
Done

7.3 Appendix C – Media release

Central Coast Stadium options – open for public comment

Tuesday, 4 May 2021

Council is seeking community feedback about the next steps towards developing a Central Coast Stadium Masterplan.

This includes looking at the rezoning options for the Stadium and its current land classification of Community 'Sportsground.' These are being reviewed to help facilitate Council's refreshed plan for the Stadium to ensure it continues to meet community's and hirer's needs, and supports the local economy, on a sound financial basis for Council.

Council Administrator, Dick Persson AM said having greater flexibility in any adopted Masterplan design was important if Council was serious about having a Stadium Precinct and providing better connectivity to the city centre and waterfront.

"We need to ensure that Central Coast Stadium reaches its potential – this is an outstanding facility located in an exceptional spot – directly adjacent to the beautiful Brisbane Water and within a short walk to the Gosford CBD."

"Council is currently constrained in how it can improve the site and allow complementary uses such as new retail activity," Mr Persson said.

Submissions can be provided until 5pm 21 May 2021. Go to yourvoiceourcoast.com for more information.

The Central Coast Stadium Masterplan is scheduled for completion by December 2021.

7.4 Appendix D – social media



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

Projects open now for feedback include:

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

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



7.5 Appendix F – Coast Connect





New era for Central Coast Stadium

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

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

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

Share your ideas

Attachment 2

Attachment 1

LEGEND

- A Stadium Proper- Ongoing upgrades and modifications.
- B Eastern Area- Dane Drive retail activation under the Eastern Grandstand.
- C Western Area- The grassed area is underutilised and presents as a site to be developed to a higher and better use.
- D Northern Area- currently leased to the Gosford Bowling Club and is a key site which could be developed to a higher and better use.



Review of Comments Received – Draft Responsible Dog Ownership Policy

Number of Submissions	Issues raised in Submissions	Comments
124 submissions were received, these can be	Concerns over perceived lack of enforcement	Requests for service are responded to with
summarised into the following themes.	and enforcement presence across the LGA,	appropriate action being taken. Officers under
	requests for greater enforcement of the rules	take proactive patrols where not responding to
	relating to dogs off lead, owners not picking up	requests for service
	after their dogs and dogs in prohibited areas	
	Requests for details of enforcement and	The policy is a high-level document and does not
	education programs	include details on programs
	Concerns regarding irresponsible pet ownership	Any specific concerns have been referred to the
	and general complaints about lack of compliance	community safety team for follow up.
	with the legislation including complaints about	
	barking dogs, the number of dog attacks, dogs off	
	lead, dogs in prohibited places, owners not	
	picking up after dogs, dogs that should not be	
	taken into off lead areas in the view of the	
	submitter	
	Requests for more relevant signage across the	An audit of signs has been undertaken and new
	LGA. Current signs are not adequate to advise	signs are being implemented in a staged
	residents on rules for using public spaces with	approach where needed most
	dogs. Also includes requests for dog on lead signs	
	Requests for more designated off leash dog parks	This will be considered as part of the Dogs in
	particularly with fencing, shaded areas and large	Open Spaces Strategy
	and small dog areas	
	The complaints handling and investigation	Barking dog complaints are investigated in
	process regarding barking dogs in relation to	accordance with the legislation.
	being required to keep a diary of barking.	
	Requests to be able to provide video evidence as	
	part of the evidence	

Requests to limit the number of dogs per	There is no legislation that would support a limit
residence	of number of dogs per household
Desexing requirements requires dogs to be	This requirement is set by the NSW Companion
desexed at too young of an age	Animals Act 1998
Request for more education to make dog owners	Council has ongoing education programs that
aware of their responsibilities	address aspects of responsible dog ownership
Requests to ban certain types of breeds	Council has previously written to the minister to
	request a review of the list of dangerous dog
	breeds in NSW



Responsible Dog Ownership Policy

July 2021 Policy No: CCC103

Policy owner: Environmental Compliance & Systems Unit

Approved by:

Date of approval:

Policy category:

Content Manager No:

Review date:

DRAFT

DRAFT

DRAFT

Central Coast Council P: 1300 463 954 E: ask@centralcoast.nsw.gov.au W: centralcoast.nsw.gov.au A: Wyong: 2 Hely St / PO Box 20, Wyong NSW 2259 Gosford: 49 Mann St / PO Box 21, Gosford NSW 2250

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1. POLICY SUMMARY

- 1.1. This Policy has been developed in recognition of the high rates of dog ownership within the Central Coast local government area (LGA) and will be used to raise awareness of community expectations & requirements of owning a dog.
- 1.2. It aims to promote responsible dog ownership through education, compliance and mutual understanding of the roles and responsibilities of all members of the community in relation to dogs.

2. PURPOSE OF THE POLICY

- 2.1. The purpose of this Policy is to outline expectations in relation to responsible dog ownership on the Central Coast as well as guide, promote and manage responsible pet ownership in line with the *Companion Animals Act 1998* (NSW) and *Companion Animals Regulation 2018*.
- 2.2. The Central Coast LGA has one of the highest population of companion animals in NSW, with this comesa number of issues relating to animal management, community safety & animal welfare. This Policy aims to define the expectations, requirements and responsibilities of dog owners to their dogs and the broader Central Coast community.

3. SCOPE AND POLICY DEFINITION

3.1. This Policy applies to the Central Coast LGA, including public parks and opens spaces. It is applicable to all residents who own a dog or are considering becoming a dog owner.

4. GENERAL

Central Coast Council recognises the significant social and health benefits of dog ownership. These benefits, however, need to be balanced with compliance and animal management in accordance with the *Companion Animal Act 1998*.

Responsible dog ownership for the purposes of this Policy is defined as meeting the health and wellbeing needs of your dog and ensuring that your dog does not impact the safety and wellbeing of the broader community or other animals.

5. CARE AND WELFARE

- 5.1. Vaccinations are an important part of caring for dogs as they prevent or reduce the severity of infectious diseases such as canine distemper virus, canine adenovirus, and canine parvovirus, which can cause serious health consequences and even death. Dog owners must ensure their dog is vaccinated before entering a dog park or off-leash area on the Central Coast.
- 5.2. Desexing is a critical part of responsible dog ownership and has a variety of benefits, including;
 - a. Prevention of unplanned and unwanted pregnancies and litters;
 - b. Reduced risk of certain types of cancers;
 - c. Reduced tendencies to roam;
 - d. Reduced aggression; and
 - e. Cheaper registration fees when desexed and registered within applicable timeframes.

Desexing a dog can reduce the likelihood of the dog being the aggressor in a dog attack. When your dog is desexed, your vet should update the NSW Pet Registry with details of the desexing and provide you with a certificate.

- 5.3. All dogs should have the opportunity for regular and appropriate exercise and enrichment to promote good physical and psychological health. It is the responsibility of the dog owner to ensure their dog has regular exercise and enrichment, which prevents boredom and other behavioural issues which can reduce the likelihood of the dog being involved in a dog attack.
- 5.4. Early and ongoing training and socialisation are the responsibility of dog owners to ensure their dog behaves appropriately both at home and in the community.
- 5.5. Before purchasing a dog, potential dog owners should consider the training and socialisation needs of the dog specific to the breed. It is the responsibility of the dog owner to continue training and socialisation throughout the dog's life to ensure the dog is well-mannered and is responsive to commands which enables the owner or handler to have effective control.
- 5.6. It is the responsibility of the dog owner to make certain that their dog does not impact the safety and wellbeing of other people or animals within the community. Remember that your dog is your responsibility, and the consequences of a dog attack can be significant.
- 5.7. Dog owners are legally required to ensure their dogs are kept secured within a yard. Roaming dogs can endanger themselves and others by causing accidents, becoming

involved in a dog attack or becoming lost or injured. Roaming can also result in nuisance and territorial behaviour, which may result in territorial aggression. Dogs found to be roaming will be seized by Council Officers and impounded under the *Companion Animal Act* 1998, which incurs a fee to the owner.

- 5.8. Dog owners must provide a clean, comfortable and safe environment for their dog that meets their behavioural and physiological needs. Outdoor dogs should be provided with a sheltered area to protect against the weather. Indoor dogs should be provided with a designated safe sleeping space. Children should not be left unsupervised with dogs.
- 5.9. Any concerns regarding the welfare or neglect of dogs should be reported immediately to the RSPCA or the Animal Welfare League NSW.
- 5.10. When a dog dies, Dog Owners must notify Central Coast Council within 28 days (or 24 hours in the case of a restricted dog, dangerous or menacing dog) of its death. Notification may be by telephone or in writing by email or letter. In the case of a restricted or declared dangerous dog, Central Coast Council requires you to provide documentary evidence from a veterinary practitioner that your dog has died in accordance with section 51 of the *Companion Animal Act 1998*.
- 5.11. Deceased pets and animals should not be placed in domestic bins. Dog owners can choose to bury their dog at home, contact a pet cremation service or take their dog to Buttonderry Waste Management Facility.

6. MICROCHIPPING AND REGISTRATION

- 6.1. Microchipping and registration are a legal requirement of dog owners, which supports Council staff to reunited lost and roaming dogs with their owners. Central Coast Council undertakes an annual audit of the Companion Animals Register to identify animals that are not registered and will take action to ensure those animals are registered in accordance with the Companion Animals Act 1998.
- 6.2. Dogs must be microchipped by twelve (12) weeks of age or before being sold or given away.
- 6.3. Dogs must be registered by six (6) months of age. The registration fee is a once-only payment that covers the animal for life. Reduced registration fees are available where your dog is desexed and registered within the required time. Registration is free for rescue dogs.

7. OUT AND ABOUT

- 7.1. Dog owners must ensure they are aware of their responsibilities when out in the community with their dog so that everyone can safely enjoy public parks and shared open space areas.
- 7.2. Dogs must be on a lead in a public place at all times unless they are in a designated offleash area.
- 7.3. When in a public place, dog owners must be mindful that not all people wish to be greeted by their dog; some members of the community are fearful or allergic and may not welcome an interaction.
- 7.4. It is the responsibility of dog owners to ensure their dog does not approach another person, particularly children or another dog, without permission of the the other person, even when walking on a lead. Dogs should be walked on a short lead to enable the handler to have good control of the dog. Long or retractable leads often do not provide effective control over the dog.
- 7.5. Dogs should not be approached by other people without permission form the owner first
- 7.6. Dogs are prohibited in the following public places in accordance with *the Companion Animals Act 1998*;
 - a. **Children's play areas** (meaning any public place, or part of a public place, that is within 10 metres of any playing apparatus provided in that public place or part for the use of children).
 - b. Schools:
 - c. Childcare centres;
 - d. Food preparation areas;
 - e. Signposted recreation areas such as sporting fields;
 - f. Wildlife protection areas;
 - g. Beaches (unless designated by Council);
 - h. Sport and recreation areas, such as sports fields, oval, pitches and courts (subject to Council determination and signage); and
 - i. Shopping areas (subject to Council determination and signage).
- 7.7. A person with a disability with evidence is entitled to be accompanied by an assistance animal into or onto any building or place open to the public, including public transport. Central Coast Council provides a number of designated off-lead areas for dogs to exercise freely. Dog owners who use these areas are responsible for their dog and must ensure it does not impact the safety and wellbeing of any person or animal.
- 7.8. It is the responsibility of dog owners to ensure that their dog is well trained and socialised and can safely interact with other dogs without becoming fearful or aggressive if they are

going to be taking them out in the communty. For older dogs that have not been socialised from a young age, or are not trained, owners should consider engaging the services of a suitably qualified dog trainer

- 7.9. Dog owners who do not have effective control of their dog must not use shared designated off-leash areas, even if they are fenced. Effective control means that the dog has good recall and is responsive to basic commands which support safe play and interaction with other dogs and people.
- 7.10. A dog is not considered to be under the effective control of a person if that person has more than four (4) dogs under his or her control.
- 7.11. Dogs who are reactive or lack social skills should not be taken into an offlead dog area.
- 7.12. Dog owners must ensure their dog is vaccinated before entering a dog park or off-leash area on the Central Coast.
- 7.13. When in a public place, dog owners are legally responsible for picking up their dog's faeces and disposing of it appropriately. A fine can be issued to a dog owner for failure to clean up after their dog.

8. DOG MANAGEMENT & CONTROL

- 8.1. It is the responsibility of the dog owner to make certain that their dog does not impact the safety and wellbeing of other people or animals within the community. Remember that your dog is your responsibility, and the consequences of a dog attack can be significant.
- 8.2. Nuisance dog behaviour can include; making persistent noise/barking, continual roaming, repeatedly defecating on private or public property, repeatedly running at or chasing persons/animals/vehicles or endangering the health of any person or animal, repeatedly causing substantial damage to anything outside of the property on which it is kept.
 - Reports of dog behaviour that may be considered a nuisance in accordance with section 32A of the *Companion Animals Act 1998* will be investigated by an Authorised Council Officer, and appropriate action will be taken where evidence of the nuisance behaviour exists.
- 8.3. Dog owners must ensure that their dog does not persistently bark which can be a nuisance for neighbours and the broader community.

- 8.4. Dog barking complaints from the community will only be considered if they are accompanied by supporting evidence being in the form of a dog barking diary.
- 8.5. Where a barking complaint is substantiated through investigation, Council may issue a nuisance dog order and a fine.
- 8.6. To address nuisance barking Council will pursue positive and proactive approaches such as:
 - a. Providing off-leash areas for dogs to exercise; and
 - b. Providing community education and targeted information for dog owners on the causes of nuisance barking.
- 8.7. A dog attack is defined under the *Companion Animals Act 1998* as an incident where a dog rushes at, attacks, bites, harasses or chases any person or animal (other than vermin) whether or not an injury is caused to the person or animal.
- 8.8. In accordance with the *Companion Animals Act 1998*, the owner of the attacking dog is liable for the offence unless the dog is under the control of another person; in that case, the person in charge of the dog at the time of the attack is liable for the offence.
- 8.9. Central Coast Council adopts a zero-tolerance approach for dog attacks with mandatory penalties where an attack has led to the fatality of another dog unless there are extenuating circumstances and they are reviewed by an Enforcement Review Panel led by a Council Executive.
- 8.10. Dog attacks should be reported to the Council as soon as practicable so that they may be investigated. Evidence of the dog attack, which may include a statement, is required in order for appropriate enforcement action to undertaken.
- 8.11. Central Coast Council is authorised to seize a dog in accordance with the *Companion Animals Act 1998* for the following reason;
 - a. A dog roaming in a public space;
 - b. Within 72 hours of a dog attack, if the dog cannot be adequately contained on its property; and
 - c. Where a dog owner is not complying with the requirements of an Order.
- 8.12. The Companion Animals Act 1998 details the requirements and actions which must be taken if the behaviour of a dog is considered to be menacing or dangerous. Owners of dogs that are declared Dangerous or Menacing must comply with the control requirements and housing for the dog. Failure to do so will result in the issuance of a fine, and repeated failure to comply may result in the seizure of the declared dog.

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- 8.13. Annual permits are required for dog owners of restricted dog breeds and dogs declared dangerous. Dog owners must pay the annual permit fee to Council. This fee supports Central Coast Council staff to carry out annual property inspections to ensure declared dogs are kept in accordance with the control requirements.
- 8.14. Dog owners of a declared menacing or dangerous dog may apply after twelve (12) months to Central Coast Council to revoke the declaration. Applications will be reviewed on a case by case basis, and any revocation is at the full discretion of Central Coast Council's Enforcement Review Panel led by a Council Executive.
- 8.15. There are a number of breeds that are deemed restricted dogs for the purposes of the *Companion Animals Act 1998*; these are listed within section 55 of the Act.
- 8.16. Where an Authorised Council Officer suspects a dog of being a restricted breed, a Notice of Intention to Declare (NOI) the dog restricted will be issued to the dog owner. On receipt of the notice, the owner must undertake a breed assessment using an approved government breed assessor. If the breed assessment is not undertaken or the dog fails, the dog will be declared a restricted breed, and the owner must comply with the control requirements as per the legislation. Failure to comply with the requirements will result in a penalty infringement notice being issued. Repeated failure to comply may result in the seizure of the dog.
- 8.17. If a dog goes through the restricted breed and temperament assessment process and passes the assessment, the order will not be issued, and there will be no restrictions placed on the dog.

9. LOST AND IMPOUNDED DOGS

- 9.1. Where an Authorised Council Officer seizes a roaming dog, all efforts will be made to return the dog home prior to it being impounded at a Council Animal Care Facility.
- 9.2. Dog owners are responsible for ensuring the owner contact details are up to date to support Council in reuniting lost pets with their owners.
- 9.3. All dogs are required under the *Companion Animal Act 1998* to wear a collar and tag with contact details. Fines can be issued for failure to comply.
- 9.4. Any resident that has secured a roaming dog is required to take the dog to a Council Animal Care Facility or an approved premises within 72 hours of securing the animal. An approved premises for the purpose of the *Companion Animals Act 1998* is any premises operated by

- an approved animal welfare organisation, or any person that has access to information contained in the NSW Companion Animals Register, such as a vet for the purposes of identifying lost animals.
- 9.5. Impounded dogs must have their impound fees paid and must be registered prior to release as required under the *Companion Animals Act 1998*. Animals that are not collected by their owners within 14 days will become the property of the rescue organisation operating the Council Animal Care Facility. The rescue organisationmay rehome the dog if it is deemed suitable and safe for rehoming.

10. ANIMAL CARE FACILITY

- 10.1. Central Coast Council Animal Care Facility is managed by a contracted animal rescue organisation. The purpose of the Animal Care Facility is for the provision of impounding stray or roaming animals brought in by Authorised Council Officers or members of the community. The Animal Care Facility is also used for the purposes of housing abandoned companion animals for the purpose of rehoming.
- 10.2. Central Coast Council Animal Care Facility also provides temporary housing for animals seized in relation to a dog attack.
- 10.3. Central Coast Council does not offer a surrender service. The rescue organisation operating the facility may accept a surrendered dog at their discretion which will incur a surrender fee. This fee is used to support the care and rehoming of the surrendered animal.
- 10.4. Council is not authorised to accept animals seized under *the Prevention of Cruelty to Animals Act 1979*. The RSPCA or Animal Welfare League NSW should be contacted in this instance.

11. BREEDING

- 11.1. Dog breeders are bound by animal welfare-related legislation, including the *Prevention of Cruelty to Animals Act 1979*, the *Prevention of Cruelty to Animals (General) Regulation 2006* and the Animal Welfare Code of Practice Breeding dogs and cats.
- 11.2. Breeding of dogs by non-registered breeders or backyard breeders is strongly discouraged.

 Backyard breeders or dog owners that have unplanned litters are often unaware of the standards of care and legal requirements associated with breeding and selling puppies.
- 11.3. The Companion Animals Regulation 2018 defines a recognised breeder as a person who is a member of a recognised breeders' organisation (within the meaning of Part 9 of the Companion Animals Act 1998) for the species of a companion animal. This includes:
 - a. the Royal New South Wales Canine Council Limited (trading as Dogs New South Wales; and
 - b. any other body approved by the Deputy Secretary for the purpose of this definition.
- 11.4. Central Coast Council encourages prospective dog owners to consider adopting a dog from a reputable rescue group.

12. KEEPING OF GREYHOUNDS

- 12.1. Racing greyhounds must be kept and managed in accordance with the *NSW Greyhound Welfare Code of Practice* that sets out the standards for the keeping, treatment, handling and care of greyhounds.
- 12.2. From 1 July 2019, pet greyhounds are no longer required to wear a muzzle once they have been registered on the NSW Companion Animals Register.
- 12.3. All requirements for dogs under the *Companion Animals Act 1998* apply to pet greyhounds; however, all greyhounds must be muzzled in an off-leash area unless they have undergone an approved retraining program. Green collars and 'proof of completion' cards are provided to greyhound owners once their dog completes the approved training course.

13. DOG KENNELS

13.1. Animal boarding or training establishments require development consent from Council in accordance with *Environmental Planning and Assessment Act, 1979*.

14. COMMUNITY EDUCATION

- 14.1. Education and awareness are vital in achieving responsible pet ownership and community harmony. This will be achieved by a dynamic range of education initiatives and programs that focus on current responsible pet ownership issues within the community.
- 14.2. Each year Council will identify focus areas and develop an education plan to deliver responsible pet ownership outcomes in consultation with the community and relevant stakeholder groups.

15. COMMUNITY SAFETY PATROLS

- 15.1. Central Coast Council is responsible for promoting compliance with the *Companion Animals Act 1998* and *Companion Animals Regulation 2018*.
- 15.2. To support responsible pet ownership in the community, Central Coast Council staff will carry out planned, proactive patrols of our shared public spaces such as beaches, parks and reserves. The purpose of these patrols is to gain the compliance of dog owners through education and enforcement when appropriate.

16. COMPLAINTS HANDLING PROCESS

16.1 Complaints from the community regarding responsible pet ownership issues will be investigated in accordance with Central Coast Council's Policy for Compliance and Enforcement.

16.2 The customer who submitted the complaint will be kept informed of the progress and outcome and may be required to provide additional information as part of the investigation.

Review

Compliance, monitoring and review

This Policy will be reviewed at least once every term of Council to ensure the Policy continues to align with relevant legislation, Council policies and strategies.

Records management

Staff must maintain all records relevant to administering this Policy in a recognised Council recordkeeping system.

Definitions

Central Coast Council - refers to Central Coast Council as the local government organisation, and not the Council (being the elected Councillors or an Administrator), and may indicate that functions associated with this reference may be determined by appropriately authorised staff.

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Related resources

- 1. Legislation:
 - a. Companion Animals Act 1988 (NSW)
 - b. Companion Animals Regulation 2018 (NSW)
 - c. Animal Welfare Code of Practice Breeding Dogs and Cats
- 2. External webpages:
 - a. Office of Local Government Dogs and Cats
 - b. RSPCA
 - c. Animal Welfare League NSW
 - d. Greyhound Welfare & Integrity Commission

History of revisions

Amendment history	Details	
Original approval authority	Chief Executive Officer / Council	
details	<remove as="" required=""></remove>	
	XX/XX/20XX <insert and="" council="" date="" meeting="" minute="" numbe<="" td=""></insert>	
	of resolution adopting the Policy <remove if="" needed="" not=""></remove>	
	State reasons for creation of Policy	
Version # <remove if="" not<="" td=""><td>XX/XX/20XX <insert 'minute<="" and="" council="" date="" meeting="" td=""></insert></td></remove>	XX/XX/20XX <insert 'minute<="" and="" council="" date="" meeting="" td=""></insert>	
needed>	number' of resolution adopting the Policy <remove if="" not<="" td=""></remove>	
	needed>	
	CM document number	
	State reasons for amendments	
Version # <remove if="" not<="" td=""><td>XX/XX/20XX <insert 'minute<="" and="" council="" date="" meeting="" td=""></insert></td></remove>	XX/XX/20XX <insert 'minute<="" and="" council="" date="" meeting="" td=""></insert>	
needed>	number' of resolution adopting the Policy <remove if="" not<="" td=""></remove>	
	needed>	
	CM document number	
	State reasons for amendments	

Note: delete lines or add in additional lines as required

09/09/2021

Responsible Dog Ownership Policy | Your Voice Our Coast



Home

About

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Responsible Dog Ownership Policy

Public exhibition.

Central Coast Council has developed a Draft Responsible Dog Ownership Policy which is currently on exhibition.

This Policy has been developed in recognition of the high rates of dog ownership within the Central Coast local government area (LGA) and will be used to raise awareness of community expectations & requirements of owning a dog.

https://www.yourvoiceourcoast.com/rdop

09/09/2021

Responsible Dog Ownership Policy | Your Voice Our Coast

The Policy aims to promote responsible dog ownership through education & compliance and mutual understanding of the roles and responsibilities of all members of the community in relation to dogs.

We know that our community is very interested in responsible dog ownership and we are seeking input from our community to ensure that the Responsible Dog Ownership Policy meets community expectations.

The community is invited to:

- View the draft Responsible Dog Ownership Policy
- Read the frequently asked questions

Submissions should be addressed to the Chief Executive Officer, Mr David Farmer by **5pm**Wednesday 8 September 2021 via:

- Email: <u>ask@centralcoast.nsw.gov.au</u>
- Post: PO Box 20, Wyong NSW 2259
- Post: PO Box 21, Gosford NSW 2250
- or the <u>online submission form</u> (preferred)

Something you need to know: Under the Government Information (Public Access) Act, 2009 (GIPA ACT), members of the public can seek access to the submissions and council cannot

Attachment 3

09/09/2021

Responsible Dog Ownership Policy | Your Voice Our Coast

give assurance that the document will remain confidential.

Make A Submission



09/09/2021

Responsible Dog Ownership Policy | Your Voice Our Coast

Links
☐ Frequently Asked Questions
☑ Dog parks, beaches and off-leash locations
☑ Dogs and Cats
Document Library
🕒 Draft Responsible Dog Ownership Policy
Doc View
Timeline View
Public exhibition open*
2 Public exhibition closed **
3 Review of feedback*
Report to Council [™]
(5) Adoption of Responsible Dog Ownership Policy×

https://www.yourvoiceourcoast.com/rdop



Who's listening

Name: Sara Foster - Unit Manager, Environmental Compliance and Systems

Email: Sara.Foster@centralcoast.nsw.gov.au

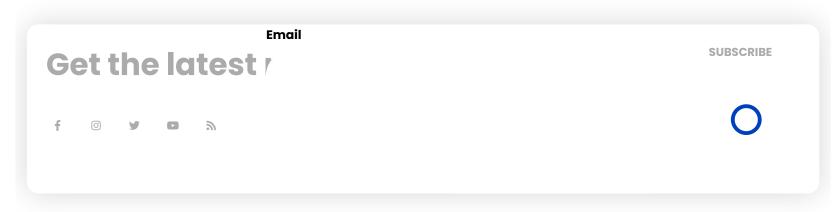
Where's it happening?

[View Map]

Attachment 3

09/09/2021

Responsible Dog Ownership Policy | Your Voice Our Coast



Contact Us

Gosford

49 Mann Street Gosford NSW 2250 P. 1300 463 954

Wyong

2 Hely Street Wyong NSW 2259 P. 1300 463 954

If you are calling from outside Australia, click here.

09/09/2021

Information

Accessibility

Contact

Copyright

Privacy statement

Responsible Dog Ownership Policy | Your Voice Our Coast



Attachment 1: Location of Lot 9 DP 863305, Pacific Highway, Mooney Mooney