

Central Coast Council

Ordinary Council Meeting

ATTACHMENTS PROVIDED UNDER SEPARATE COVER

Tuesday 26 July 2022

Central Coast Council ATTACHMENTS PROVIDED UNDER SEPARATE COVER to the Ordinary Council Meeting

To be held in the Council Chamber, 2 Hely Street, Wyong on Tuesday 26 July 2022 Commencing at 6:30pm

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Central Coast Council

Ordinary Council Meeting

Held in the Council Chambers 2 Hely Street, Wyong

28 June 2022

MINUTES

Present

Rik Hart

In Attendance

David Farmer Chief Executive Officer (Virtually)

Brett Sherar Director Community and Recreation Services (Acting)

Boris Bolgoff Director Infrastructure Services
Krystie Bryant Director Corporate Affairs (Acting)

Jamie Loader Director Water and Sewer

Alice Howe Director Environment and Planning

Notes

The Administrator, Rik Hart, declared the meeting open at 6:32pm 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.

1.1 Disclosure of Interest

Time commenced: 6:43pm

Moved: Rik Hart

94/22 Resolved

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

1.2 Confirmation of Minutes of Previous Meeting

Time commenced: 6:44pm

Moved: Rik Hart

95/22 Resolved

That Council confirm the minutes of the Ordinary Meeting of Council held on 24 May 2022.

1.3 Notice of Intention to Deal with Matters in Confidential Session

Time commenced: 6:44pm

Moved: Rik Hart

96/22 Resolved

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

2.1 Monthly Finance Report May 2022

Time commenced: 6:44pm

Moved: Rik Hart

- 1 That Council receive the report Monthly Financial reports May 2022.
- 2 That Council adopt amendments to the 2021-2022 Capital Works Program detailed in Attachment 9.

3 That Council adopt amendments to the 2021-2022 depreciation budget to realign budgets between departments

2.2 Investment Report for May 2022

Time commenced: 6:49pm

Moved: Rik Hart

98/22 Resolved

- 1 That Council note the Investment Report for May 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 May 2022 unrestricted funds deficit of \$36.07M in Water and Drainage funds as set out in this report.
- 2.3 Consideration of Submissions and Adoption of the Revised Community Strategic Plan, Delivery Program 2022-2025 and Resourcing Strategy

Time commenced: 6:53pm

Moved: Rik Hart

- 1 That Council note that the following documents were publicly exhibited from Wednesday 25 May 2022 to Tuesday 21 June 2022:
 - Draft Revised Community Strategic Plan
 - Draft Delivery Program 2022-2025 (including Operational Plan 2022/23)
 - Draft Resourcing Strategy, which includes the Long-Term Financial Plan,
 Workforce Management Strategy, and Revised Asset Management Strategy
 - Draft Fees and Charges 2022/23
- 2 That Council consider the submissions received during the public exhibition, as per Attachment 6.
- 3 That Council note the amendments to the Draft Delivery Program 2022-2025, Draft Resourcing Strategy, Draft Fees and Charges 2022/23 and Draft Capital works program, as outlined in this report and as per Attachments 7, 8 and 9.
- 4 That Council adopt the following documents, in accordance with the Local

Government Act 1993:

- Revised Community Strategic Plan Attachments 1 and 2
- Delivery Program 2022-2025 (including Operational Plan 2022/23) Attachment 3
- Resourcing Strategy, which includes the Long-Term Financial Plan, Workforce Management Strategy, and Revised Asset Management Strategy – Attachment
- Fees and Charges 2022/23 Attachment 5
- 5 That Council authorise the Chief Executive Officer, subject to resolution 4, to make final editorial amendments to the Revised Community Strategic Plan, Delivery Program 2022-2025, Resourcing Strategy and Fees and Charges 2022/23 to ensure correctness and clarity.
- That Council note that the 'Plumbing and Drainage Inspection' Fees for sewer connections are no longer included as part of the IPART determination for water and sewer, and as a result were excluded in the draft Fees and Charges 2022/23
- 7 That Council endorse, for public exhibition pursuant to s610F of the Local Government Act 1993, the proposed inclusions to the Fees and Charges 2022/23 as set out in Attachment 10.
- 8 That Council authorise the continued application of the 2021/22 Plumbing and Drainage Inspection fees until such time that the proposed 2022/23 fees are formally adopted.

2.4 Making and Fixing of 2022-23 Rates and Charges

Time commenced: 7:06pm

Moved: Rik Hart

- 1 That Council note rates and charges rebates to pensioners are prescribed by s. 575 of the Local Government Act 1993.
- That Council is of the opinion that all rateable land that is used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 will derive benefit from the provision of certain facilities, services and activities contributing to business and tourism development that are funded in part or whole by a Business/Tourism Development Special Rate (as set out in attachment 1).
- That Council is of the opinion that the following rateable land will derive benefit from the activities that are funded in part or whole by the Gosford Parking Special Rate and/or funded in whole or in part by the Gosford Central Business District

Special Rate, which (respectively) fund the operation and maintenance of the Baker Street Parking Station and the provision of facilities, services and activities that contribute to business and tourism development in the area:

- a Rateable land within Registered Plan 97/6.
- b Rateable land within the area indicated in the Gosford Central Business
 District Improvement and Parking Area map (as set out in attachment 2):
 - i Commencing west of Mann Street, at Lot 1 DP 156665, bounded by Etna, Hills, Watt and Faunce Streets; and
 - ii From Henry Parry Drive to Allotment 1, Section 96, Town of Gosford to the intersection of Erina Street, north to Donnison Street, west of Henry Parry Drive to Georgiana Terrace to include unnamed lane in DP 13734; and
 - iii Then from Allotment 4, Section 9, Town of Gosford to its intersection with the centre line of the Great Northern Railway bounded by Henry Parry, Mann Street, Georgiana Terrace, Dane Drive to the railway line and back to the point of commencement.
- That Council is of the opinion that the following rateable land will derive benefit from the activities that are funded in part or whole by The Entrance Area Special Rate, which promotes the economic development, marketing and development of The Entrance area and provides for the organisation and management of promotional events within and around The Entrance area for the purpose of improving the market penetration of The Entrance area and its traders (as set out in attachment 3):
 - a All rateable land used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 in the suburb known as The Entrance; and
 - b All rateable land in the suburbs of Magenta, The Entrance North, The Entrance, Blue Bay, Long Jetty, Toowoon Bay, Shelly Beach and Bateau Bay used predominately for any of the following purposes, as those terms are defined in the Wyong Local Environmental Plan 2013 or the former Wyong Council's "Retail Centres Strategy":
 - i. amusement centres,
 - ii. camping grounds,
 - iii. caravan parks,
 - iv. eco-tourist facilities,
 - v. pubs
 - vi. registered clubs, or
 - vii. service stations.
 - viii. tourist and visitor accommodation
- 5 That Council is of the opinion that all rateable land in the suburbs known as Toukley, Canton Beach, Noraville and Norah Head that is used for business

purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 will derive benefit from the activities that are funded in part or whole by the Toukley Area Special Rate, which markets and promotes the economic development of the Toukley area (as set out in attachment 4).

- That Council is of the opinion that the following rateable land will derive benefit from the activities that are funded in part or whole by the Wyong Area Special Rate, which is used to market and promote the economic development of the Wyong area within which this special rate applies (as set out in attachment 5):
 - a All land used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 in the suburb known as Watanobbi.
 - b All land used for business purposes and categorised as such in accordance with s. 518 of the Local Government Act 1993 in the suburb known as Wyong, bounded by the following:
 - i North of the Wyong River from Tacoma in the east to the M1 Freeway in the west;
 - ii East of the M1 Freeway from the Wyong River to the suburb boundary between Wyong and Warnervale but to exclude Lot 32 DP 814964;
 - iii South of the northern Wyong boundary to its intersection with the Pacific Highway and then south of the Pacific Highway to the intersection of Pollock Avenue, but to include the land known as Lot 400 DP 1114793 (being to the north of the Pacific Highway);
 - iv The eastern boundary of the suburb of Wyong from Johns Road to Wyong River.
- 7 That Council resolve to make, the following ordinary rates for the 2022-23 rating and financial year consisting of an ad valorem amount and subject to a minimum amount, pursuant to sections 492-494, 497-498, 533-535 and 543 (inclusive) of the Local Government Act 1993 (refer to attachment 6):

Ordinary Rate	Ordinary Rate Sub	Ad Valorem	
Category	Category	Amount	Minimum Rate
Section 493	Section 529	(cents in the \$)	Amount
Farmland	-	0.186963	\$569.00
Residential	-	0.345192	\$569.00
Business	-	0.668284	\$569.00
Business	Local Retail	0.726510	\$569.00
Business	Major Retail	1.093623	\$569.00
Mining	-	45.32020	\$569.00

8 That Council resolve to make, the following special rates for the 2022-23 rating and financial year consisting of an ad valorem amount, pursuant to ss. 492, 495, 497-500, 535-538 and 543 (inclusive) of the Local Government Act 1993 where those special rates are to apply only to and be levied on only the rateable land

identified in the table below:

Special Rate	Ad Valorem Amount (cents in the \$)	Special rate applies to the following rateable land
Business/Tourism Development	0.051100	All rateable land identified in resolution 2
Gosford Parking	0.139346	All rateable land identified in resolution 3
Gosford Central Business District Improvement	0.363529	All rateable land identified in resolution 3
The Entrance Area	0.413253	All rateable land identified in resolution 4
Toukley Area	0.307130	All rateable land identified in resolution 5
Wyong Area	0.125435	All rateable land identified in resolution 6

- 9 That Council apply land valuations, with a base date 1 July 2019, for rating purposes in the 2022-23 rating and financial year.
- 10 That Council resolve to make, the following annual domestic waste management service charges for the 2022-23 rating and financial year, pursuant to ss. 496 and 535 of the Local Government Act 1993 (refer attachment 7):

Name	Charge Amount
Domestic Waste Management - Availability Charge	\$74.00
Domestic Waste Management Service – Eastern Area	\$520.00
Domestic Waste Management Service – Western Area	\$461.00
Domestic Waste Management Service – 140 litre to 240 litre	\$141.00
Waste Upgrade	
Domestic Waste Management Service – 140 litre to 360 litre Waste Upgrade	\$281.00
Domestic Waste Management Service – Additional 140 litre Waste Bin Service	\$279.00
Domestic Waste Management Service – Additional 240 litre Waste Bin Service	\$422.00
Domestic Waste Management Service – Additional 360 litre Waste Bin Service	\$562.00
Domestic Waste Management Service – 240 litre to 360 litre Recycling Bin Upgrade	\$37.00
Domestic Waste Management Service – Additional 240 litre Recycling Bin Service	\$106.00
Domestic Waste Management Service – Additional 360 litre Recycling Bin Service	\$141.00
Domestic Waste Management Service – Additional 240 litre Vegetation Bin Service	\$114.00

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Domestic Waste Management Service – Additional Short Term	\$19.50
Extra Service – 140 litre Waste Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$20.50
Extra Service – 240 litre Waste Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$22.00
Extra Service – 360 litre Waste Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$40.00
Extra Service – 660 litre Waste Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$66.50
Extra Service – 1.1 cubic meter Waste Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$91.00
Extra Service – 1.5 cubic meter Waste Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$20.50
Extra Service – 240 litre Recycling Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$22.00
Extra Service – 360 litre Recycling Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$40.00
Extra Service – 660 litre Recycling Bin - price per service	
Domestic Waste Management Service – Additional Short Term	\$66.50
Extra Service – 1.1 cubic meter Recycling Bin - price per	
service	
Domestic Waste Management Service – Additional Short Term	\$91.00
Extra Service – 1.5 cubic meter Recycling Bin - price per	
service	
Domestic Waste Management Service – Additional Short Term	\$20.50
Extra Service – 240 litre Vegetation Bin - price per service	

- 11 That Council provide domestic waste management services only to parcels of land which have current Council consent or approval for a residential building.
- 12 That Council resolve to make, the changes set out in the adopted Delivery Program and Operational Plan for the 2022-23 financial year including but not limited to the following waste management charges for the 2022-23 rating and financial year, pursuant to ss. 501 and 535 of the Local Government Act 1993:

Name	Charge Amount
Waste Management Service – 140 litre Waste Bin Service	\$397.00
Waste Management Service – 240 litre Waste Bin Service	\$529.00
Waste Management Service - 360 litre Waste Bin Service	\$659.00
Waste Management Service - 660 litre Waste Bin Service	\$2,260.00
Waste Management Service - 1.1 cubic metre Waste Bin Service	\$3,156.00
Waste Management Service - 1.5 cubic metre Waste Bin Service	\$4,250.00
Waste Management Service – 240 litre Recycling Bin Service	\$106.00
Waste Management Service – 360 litre Recycling Bin Service	\$142.00

Waste Management Service – 660 litre Recycling Bin	\$293.00
Service	
Waste Management Service – 1.1 cubic meter Recycling	\$486.00
Bin Service	
Waste Management Service – 1.5 cubic meter Recycling	\$664.00
Bin Service	
Waste Management Service –240 litre Vegetation Bin	\$114.00
Service	

- 13 That Council apply, a proportional charge adjustment, calculated on a daily basis, where domestic waste management services or waste management services commence or cease during the 2022-23 rating year.
- 14 That, for the period between 1 July 2022 and 30 June 2023 in respect to overdue rates and charges, Council charge the lesser of the following:
 - a the maximum rate of interest as determined by the Minister for Local Government under s. 566(3) of the Local Government Act 1993, being 6%; or
 - the maximum rate of interest payable on overdue rates and charges under s.
 356 of the Water Management Act 2000, being the rate applicable on an unpaid judgment of the Supreme Court;
 - c and this interest to be calculated on a daily basis using the simple interest method in accordance with s. 566 of the Local Government Act 1993.

2.5 Review of Policy for Investment Management - June 2022

Time commenced: 7:10pm

Moved: Rik Hart

101/22 Resolved

That Council adopt the Review of Policy for Investment Management - June 2022.

2.6 Administrator Expenses and Facilities Report to 30 April 2022

Time commenced: 7:11pm

Moved: Rik Hart

102/22 Resolved

That Council note the report Administrator Expenses and Facilities Report to 30 April 2022.

2.7 Governance Lighthouse Report as at 31 March 2022

Time commenced: 7:12pm

Moved: Rik Hart

103/22 Resolved

That Council note the Governance Lighthouse report as at 31 March 2022 as provided as Attachment 1 to this report.

2.8 Rental Concessions - Top Point Cafe Restaurant

Time commenced: 7:12pm

Moved: Rik Hart

104/22 Resolved

- 1 That Council provides rent relief to its tenant Top Point Café Restaurant Pty Ltd in accordance with the Retail and Other Commercial Leases (COVID-19) Regulation 2021 and National Cabinet's Mandatory Code of Conduct.
- That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that Attachments 1 & 2 remain confidential in accordance with section 10A(2)(d)(i) of the Local Government Act as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast Community.

2.9 Metro Cinemas - Rental Concession COVID-19

Time commenced: 7:14pm

Moved: Rik Hart

- 1 That Council adopts 15% turnover rent for Metro Cinemas Lakehaven Pty Ltd from January 2022 to June 2022.
- 2 That Council adopts 20% turnover rent for Metro Cinemas Lakehaven Pty Ltd from

July 2022 - January 2023.

- 3 That Metro Cinemas Lakehaven Pty Ltd return to full rent as per the lease agreement from February 2023.
- That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that Attachments 1 and 2 remain confidential in accordance with section 10A(2)(d)(i) of the Local Government Act as it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast Community.

2.10 Lease to Howodd Pty Ltd - Woy Woy Oval Café

Time commenced: 7:16pm

Moved: Rik Hart

106/22 Resolved

- 1 That Council terminate the Lease to Howodd Pty Ltd on expiry, being 28 May 2022.
- 2 That Council write off all debts accrued under the Commercial Lease.
- 3 That Council enter into a short-term Licence with Howodd Pty Ltd, from 29 May 2022, that reflects the Tenant's use of the premises and the benefit provided to the community.
- That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that Attachment 1 remains confidential in accordance with section 10A(2)(d)(i) of the Local Government Act as it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast Community.

2.11 Wamberal Beach Terminal Protection and Sand Nourishment Studies and **Outcomes**

Time commenced: 7:18pm

Moved: Rik Hart

107/22 Resolved

That Council:

- Confirms its position, as described in the certified Gosford Beaches Coastal Zone Management Plan (CZMP), for a coastal protection seawall with sand nourishment as the adopted solution to coastal erosion at Wamberal Beach.
- 2 Supports a solution, based on the feedback from the community consultation, to maximise both the amenity of the public beach and the net present value (NPV) of the solution for a coastal protection seawall at Wamberal Beach.
- 3 Publicly exhibits for not less than 28 days Draft Design Requirements (Attachment 1) for the lodgement and assessment of development applications for parts of a coastal protection seawall at Wamberal Beach, which address key criteria such as engineering, landscaping, environmental and maintenance requirements.
- 4 Notes that responsibility for the design, construction and maintenance of the three sections of seawall identified in Attachment 1 rests with the landowners that benefit from the seawall.
- Notes that any development application for a section of seawall at Wamberal Beach will be subject to public exhibition, providing the public with opportunity to comment on the detailed design drawings, environmental impact assessments, construction programs and maintenance plans.
- 6 Continues to work closely with the NSW Government, through the Wamberal Seawall Advisory Taskforce, to implement a sustainable long-term solution to the coastal erosion issues on Wamberal Beach.

2.12 Request to prepare a Planning Proposal for 60 Wyong Road, Tuggerah (Tuggerah Gateway Site)

Time commenced: 7:29pm

Moved: Rik Hart

- 1 That Council prepare a Planning Proposal in relation to Lot 2 DP1056960 and Lot 3 DP1084221, 60 Wyong Road, Tuggerah, to amend the Wyong or Central Coast Local Environmental Plan, whichever is in effect, to:
 - (a) rezone part of the site to R1 General Residential.
 - (b) realign the existing zone boundary of the B4 Mixed Use zone.

- (c) retain the existing C2 Environmental Conservation zone.
- That Council submit the Planning Proposal to the Minister for Planning in accordance with Section 3.35(2) of the Environmental Planning and Assessment Act 1979, requesting a Gateway Determination, pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.
- 3 That Council request delegation for Council to finalise and make the draft Local Environmental Plan, pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979.
- 4 That Council prepare a site-specific Development Control Plan to support the Planning Proposal to ensure appropriate built form guidelines are applied in the development design for the site.
- 5 That Council undertake community and public authority consultation in accordance with the Gateway Determination requirements, including the concurrent exhibition of the draft Development Control Plan and draft Planning Agreement.
- That Council authorise the Chief Executive Officer (or delegate) to enter into a Planning Agreement, informed by community and public authority feedback, and to negotiate and execute all documentation in relation to the finalisation of the Planning Agreement (if required). The Planning Agreement is to be based on the terms as outlined in the Scentre Group Letter of Offer dated 16 March 2022 for monetary contributions and works in kind.

2.13 Draft Dogs in Open Space Action Plan for Community Consultation

Time commenced: 7:32pm

Moved: Rik Hart

109/22 Resolved

That Council:

- 1 Endorse the draft Dogs in Open Space Action Plan (Attachment 1) for the purpose of community consultation.
- Place the draft Dogs in Open Space Action Plan on public exhibition for a period of not less than 56 days.
- Request the Chief Executive Officer to provide a further report to Council on the outcomes of the public exhibition, with a view to finalisation and adoption the Dogs in Open Space Action Plan.
- 4 Note that the Dogs in Open Space Areas Policy (2002) and the Dogs in Open Space

Strategy (2012) are intended to be repealed upon the final adoption of the Dogs in Open Space Action Plan.

2.14 Disaster Resilience Grant Funding Utilisation Program

Time commenced: 7:38pm

Moved: Rik Hart

110/22 Resolved

That Council endorse the 2022/2024 Disaster Resilience Grant Funding Utilisation Program, inclusive of an increase of 2.0 grant-funded temporary full time equivalent (FTE) positions for a period of two years for the purpose of supporting natural disaster resilience and recovery.

2.15 Proposed Foreshore Crown Reserve Adjustment San Remo

Time commenced: 7:40pm

Moved: Rik Hart

111/22 Resolved

That Council apply to Crown Lands for a reserve adjustment to Lot 184 DP823157.

2.16 Consideration of Submissions and Adoption of the Draft Tennis Facility Action Plan

Time commenced: 7:41pm

Moved: Rik Hart

- 1 That Council note that the Draft Central Coast Tennis Facility Action Plan was publicly exhibited from 2 October 2020 to 30 October 2020.
- 2 That Council consider the submissions received (Attachment 2) during the exhibition period.
- 3 That Council note and endorse the amendments recommended in this report and Attachment.
- 4 That Council adopt the Central Coast Tennis Facility Action Plan (Attachment 1)

and make it available on Council's website.

2.17 Central Coast Academy of Sport Sponsorship - 2022

Time commenced: 7:44pm

Moved: Rik Hart

113/22 Resolved

That Council provide \$45,000 financial partnership support to Central Coast Academy of Sport (CCAS) in 2021-2022.

2.18 Community Support Grants Program - April 2022

Time commenced: 7:45pm

Moved: Rik Hart

114/22 Resolved

- 1 That Council allocate \$13,430.00 (inclusive of GST where applicable) from the 2021/22 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.

2.19 Minutes of the Mangrove Mountain and Spencer Advisory Committee meeting held 11 April 2022

Time commenced: 7:47pm

Moved: Rik Hart

- 1 That Council note the Meeting Record of the Mangrove Mountain and Spencer Advisory Committee meeting held 11 April 2022.
- 2 That Council note recommendation of the Mangrove Mountain and Spencer Advisory Committee with regard to Council and the NSW Land Environment Court matters involving Verde Terra and the EPA.

2.20 Organisational Structure

Time commenced: 7:49pm

Moved: Rik Hart

116/22 Resolved

- 1 That Council note the report on organisational structure.
- 2 That Council approve the title change from Director, Corporate Affairs and CFO to Director, Corporate Services effective as at 1 July 2022
- 3 That Council determine, pursuant to s. 332(1) of the Local Government Act 1993, the ongoing organisation structure of Council is as set out in this report. The effective date for the movement of the units of Procurement and Project Management and Communications, Marketing and Customer Engagement be 1 July. The effective date of the movement of the unit of Economic Development and Property be 1 August to allow for pre arranged leave.
- 4 That Council note the interim arrangements during the recruiting period.

2.21 Minutes of Advisory Group and Committee meetings held in April, May and June 2022

Time commenced: 7:52pm

Moved: Rik Hart

117/22 Resolved

That Council note the minutes of Advisory Group and Committee meetings held in May and June 2022.

The Meeting closed at 7:53pm.

Financial Performance - Monthly Finance Report June 2022



) KAF

Central Coast Council **Preliminary Monthly Finance Report** June 2022

> **Peter Correy** 14 July 2022





Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

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Financial Performance Author: Peter Correy Preliminary Monthly Finance Report June 2022

Date: 14 July 2022 © Central Coast Council

Wyong Office:

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Financial Performance

Monthly Finance Report June 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

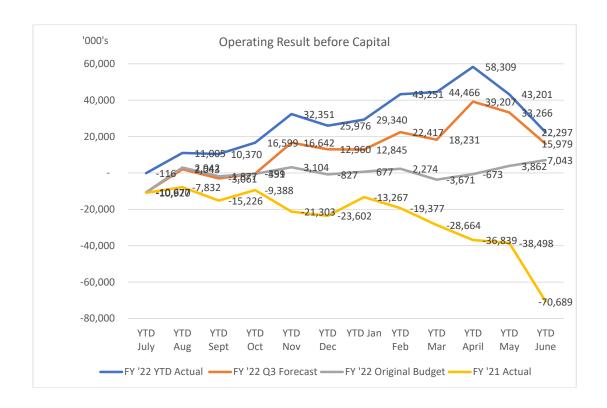
						Original
		Current			Year End	Full Year
	Actuals	Budget	Variance	Variance	Forecast	Budget
	'000s	'000s	'000s	%		'000s
Operating Revenue	650,795	646,228	4,566	0.7%	646,228	666,792
Operating Expense	628,498	630,250	1,751	0.3%	630,250	659,749
Operating Surplus/(Deficit)	22,297	15,979	6,318		15,979	7,043
Capital Revenue	60,143	58,402	1,741	3.0%	56,302	42,890
Other Capital Income (Asset disposals)	25,979	24,812	1,167	4.7%	24,812	0
Capital Loss (asset write-off)	(1,864)	(345)	(1,518)	439.7%	(345)	0
Net Result	106,555	98,848	7,707	7.8%	96,748	49,933
Work in Progress	107,280	136,243	28,963	21.3%	136,243	175,040
Total Capital Expenditure	107,280	136,243	28,963		136,243	175,040

Water and Sewer Trading Summary

Trace: and Detree Trading Dammary						
	YTD					
						Original
		Current			Year End	Full Year
	Actuals	Budget	Variance	Variance	Forecast	Budget
	'000s	'000s	'000s	%		'000s
Operating Revenue	153,132	153,507	(375)	(.2%)	153,507	151,540
Operating Expense	155,416	163,149	7,733	4.7%	163,149	163,175
Operating Surplus/(Deficit)	(2,284)	(9,642)	7,358		(9,642)	(11,635)
Capital Revenue	13,473	12,800	673	5.3%	12,800	14,533
Other Capital Income (Asset disposals)	46	0	46	0.0%	0	0
Capital Loss (asset write-off)	0	0	0	0.0%	0	0
Net Result	11,235	3,158	8,077	255.7%	3,158	2,898
Work in Progress	36,300	41,781	5,481	13.1%	51,340	65,358
Total Capital Expenditure	36,300	41,781	5,481		51,340	65,358

General.	Drainage	and	Waste	Trading	Summary

General, Dramage and Waste Tradi	ng samma	y				
		YTD				
						Original
		Current			Year End	Full Year
	Actuals	Budget	Variance	Variance	Forecast	Budget
	'000s	'000s	'000s	%		'000s
Operating Revenue	497,663	492,722	4,941	1.0%	492,722	515,252
Operating Expense	473,082	467,101	(5,981)	-1.3%	467,101	496,574
Operating Surplus/(Deficit)	24,581	25,621	(1,040)		25,621	18,678
Capital Revenue	46,670	45,602	1,068	2.3%	43,502	28,357
Other Capital Income (Asset disposals)	25,933	24,812	1,121	4.5%	24,812	0
Capital Loss (asset write-off)	(1,864)	(345)	(1,518)	439.7%	(345)	0
Net Result	95,320	95,690	(369)	-0.4%	93,590	47,035
Work in Progress	70,980	94,462	23,482	24.9%	84,903	109,682
Total Capital Expenditure	70,980	94,462	23,482		84,903	109,682



Consolidated Entity Summary Commentary

Net Result

- Preliminary YTD net result (including capital revenues) at 30 June 2022 was a surplus of \$106.6M compared to the budget surplus of \$98.8M. YTD actual includes \$26.0M gain on sale of Council owned land properties.
- Council's preliminary YTD operating surplus (excluding capital revenue and asset sale profit/loss) was a surplus of \$22.3M compared to the budget surplus of \$16.0M.

Attachment 1

Operating Revenue – \$4.6M favourable to budget

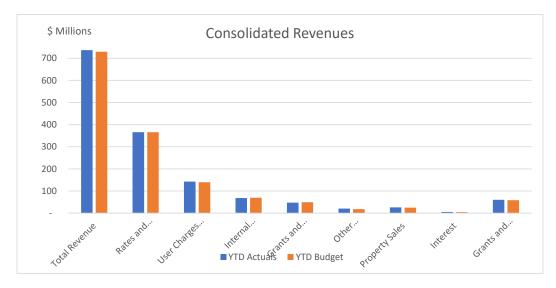
- User charges and fees +\$3.2M
- Other revenue +\$2.9M
- Grants and contributions (\$1.5M)

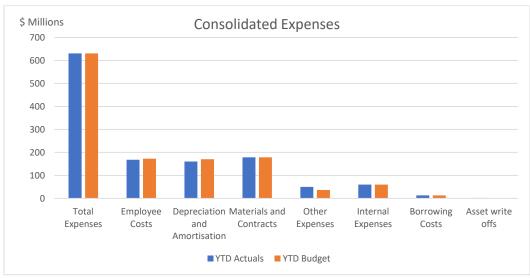
Operating Expenses - \$1.8M favourable to budget

- Employee costs +\$5.0M
- Depreciation and amortisation +\$10.0M
- Other expenses (\$13.2M)

Capital Items - \$1.4M favourable to budget

- Net gain/(loss) on asset disposals (\$0.3M)
- Grants and contributions +\$1.7M





Summary Consolidated Operational Results

	CUR	RENT MO	NTH		YEAR T	O DATE		FULL YEAR			
	Actuals	Adopted Budget	Variance	Actuals	Adopted Variance Last Budget Y1 Actu			Last Year Actual	Original Budget	Year End Forecast	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating Income											
Rates and Annual Charges	27,615	27,382	233	366,028	365,986	42	331,384	331,384	361,871	365,986	
User Charges and Fees	14,291	13,088	1,203	142,544	139,387	3,158	139,105	139,105	140,269	139,387	
Other Revenue	1,843	897	946	12,820	10,261	2,558	12,666	12,666	9,196	10,261	
Interest	1,137	462	675	5,474	4,442	1,032	5,598	5,598	4,442	4,442	
Grants and Contributions	1,134	2,791	(1,657)	47,635	49,097	(1,463)	42,409	42,409	49,491	49,097	
Gain on Disposal	800	-	800	25,979	24,812	1,167	2,609	2,609		24,812	
Other Income	747	717	30	7,874	7,681	193	8,214	8,214	8,056	7,681	
Internal Revenue	6,482	6,822	(340)	68,421	69,375	(954)	74,557	74,557	93,467	69,375	
Total Income attributable to Operations	54,049	52,159	1,891	676,774	671,041	5,733	616,542	616,542	666,792	671,041	
Operating Expenses											
Employee Costs	21,200	17.156	(4,044)	167.675	172.696	5.021	222.617	222.617	175,833	172,696	
Borrowing Costs	843	822	(21)	12.788	12,748	(40)	16,414	16,414	17.471	12,748	
Materials and Services	28.743	19.678	` '	178,316	178,438	121	181,128	181,128	175,793	178,438	
Depreciation and Amortisation	12,415	22,174	9,760	160,058	170,430	9.963	162,303	162,303	177,106	170,021	
Other Expenses	5,571	4.105	(1,466)	49.623	36,417	(13,206)	36.059	36.059	39,192	36,417	
Loss on Disposal	1,592	1,100	(1,592)	1,864	345	(1,518)	9,660	9,660	- 00,102	345	
Internal Expenses	5,382	5,512	129	60,039	59,931	(109)	59.051	59,051	74,354	59,931	
Total Expenses attributable to Operations	75,746	69,446	(6,300)	630,362	630,595	233	687,231	687,231	659,749	630,595	
Operating Result after Overheads and before Capital Amounts	(21,697)	(17,288)	(4,409)	46,412	40,445	5,967	(70,689)	(70,689)	7,043	40,445	
Capital Grants	5,408	11,748	(6,340)	34,544	36,431	(1,887)	36,893	36,893	8,445	36,431	
Capital Contributions	2,996	1,783	1,213	25,599	21,971	3,628	46,810	46,810	34,445	19,871	
Grants and Contributions Capital Received	8,404	13,531	(5,126)	60,143	58,402	1,741	83,703	83,703	42,890	56,302	
Net Operating Result	(13,292)	(3,757)	(9,535)	106,555	98,848	7,707	13,014	13,014	49,933	96,748	

Revenue

- Rates and Annual Charges
 In line with budget
- User Charges and Fees

YTD favourable variance of \$3.2M through increased tipping income \$1.0M, Transport for NSW user charges for works undertaken \$0.7M, holiday park fees \$0.6M and DA income \$0.3M.

Other Revenue

Favourable YTD variance of \$2.6M due mainly to increase in fine income \$1.1M, workers' compensation insurance recovery \$0.7M and sale of scrap metal and diesel fuel rebates \$0.4M

Interest

Favourable YTD variance of \$1.0M from interest on overdue rates and charges \$0.7M and increased cash reserves due to improved trading and lower capital expenditure \$0.3M.

• Operating Grants and Contributions

YTD unfavourable variance of \$1.5M due to reduced bushfire and emergency service grants \$1.1M and roads and drainage flood repair program \$0.5M

• Gain on disposal of assets

YTD favourable variance of \$1.2M on sale of Council land and buildings

• Internal Revenue / Expenditure

Net unfavourable YTD variance of \$1.1M across internal plant & fleet \$1.4M offset by favourable internal tipping charges \$0.4M.

Capital Grants

YTD unfavourable variance of \$1.9M due to timing in Transport for NSW user charges for works undertaken.

• Capital Contributions

Favourable YTD variance of \$3.6M due to donated assets \$1.4M, an increase in Sec. 64 contributions for water and sewer \$1.3M, Sec 7.11 contributions \$0.4M, and miscellaneous other contributions \$0.5M.

Expenditure

Employee Costs

Favourable YTD variance of \$5.0M attributable to vacant FTE roles \$8.1M offset by reduced capital works expenditure \$1.6M and increased overtime \$1.5M resulting from the impact of poor weather. 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 Services

In line with budget.

• Depreciation and Amortisation

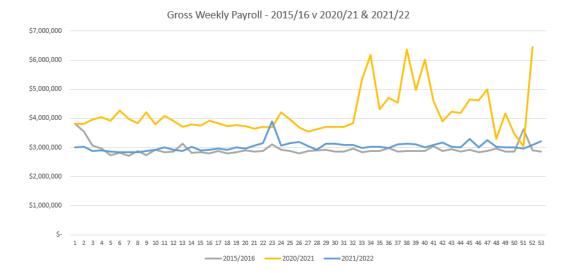
Favourable YTD variance \$10.0M through reduced capital expenditure.

• Other Expenses

Unfavourable YTD variance of \$13.2M due to recognition of unrealised market value loss in investments. These investments will be held to maturity such that the unrealised loss will reverse over time.

Loss on disposal of assets

Unfavourable YTD variance of \$1.5M on disposal of plant & equipment and open space assets.



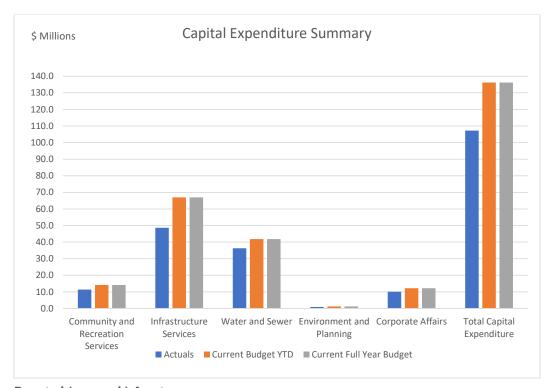
Summary Capital Expenditure by Directorate and Funding Source

Council is currently working on 272 projects, 204 of which were in line with or under budget with 68 projects over budget.

Summary Capital Expenditure by Directorate		Annual			
		Current			Current
Department	Actuals	Budget	Variance	Variance	Budget
	'000s	'000s	'000s	%	'000s
Community and Recreation Services	11,345	14,106	(2,761)	(19.6%)	14,106
Infrastructure Services	48,652	66,963	(18,311)	(27.3%)	66,963
Water and Sewer	36,300	41,781	(5,481)	(13.1%)	41,781
Environment and Planning	905	1,170	(265)	(22.6%)	1,170
Corporate Affairs	10,078	12,223	(2,145)	(17.5%)	12,223
Total Capital Expenditure	107,280	136,243	(28,963)	(21.3%)	136,243

YTD Actuals	by funding sour	rce		
Department	Grants	Contributions	Restricted Funds	General Revenue
	'000s	'000s	'000s	'000s
Community and Recreation Services	5,085	1,055	0	5,204
Infrastructure Services	23,130	2,342	6,129	17,052
Water and Sewer	4,682	0	1,848	29,770
Environment and Planning	210	0	0	695
Corporate Affairs	117	289	4,737	4,935
Total Capital Expenditure	33,224	3,686	12,714	57,656

Capital Expenditure Summary



Donated (non-cash) Assets

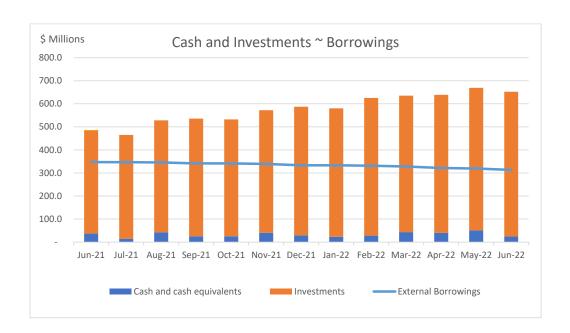
YTD non-cash capital income is \$2.1M for the EDSACC Grandstand Building.

Cash/Investments and Borrowings

Cash balance 30 June is \$652.2M, a decrease of \$17.1M from 31 May.

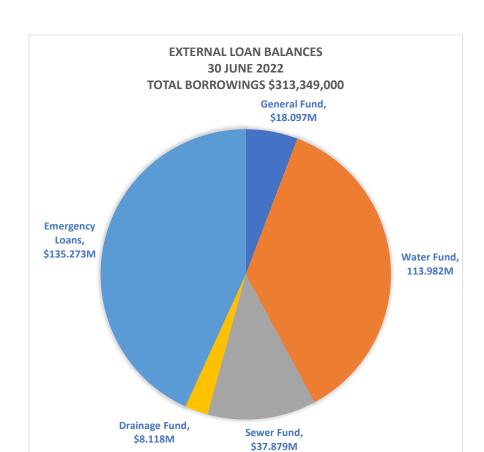
The decrease during June was due to increased supplier payments before year end.

External borrowings at 30 June were \$313.3M.



EXTERNAL LOAN F	REPAYMENT S	CHEDULE		
Fund	June '22	FY 2023 o \$'000 2,900 9,694	FY 2024 onwards	Total Loans
	\$'000	\$'000	\$'000	\$'000
General Fund (excl emergency loans)	755	2,900	14,442	18,097
Emergency Loans	1,858	9,694	123,721	135,273
Water Fund	2,584	11,090	100,308	113,982
Sewer Fund	697	3,080	34,102	37,879
Drainage Fund	146	720	7,252	8,118
Totals	6,040	27,484	279,825	313,349

	INTERNAL LOAN REPAYMENT SCHEDULE											
Lending Fund	June '22	FY 2023	FY 2024 onwards	Total Loans	Borrowing Fund							
	\$'000	\$'000	\$'000	\$'000								
General Fund	323	1,336	20,085	21,744	Water Fund							
Sewer Fund	101	419	7,198	7,718	Water Fund							
General Fund	27,425	-	-	-	Drainage Fund							
Totals	27,849	1,755	27,283	29,462								



YTD Cashflow Summaries

The following table records Council's actual 30 June 2022 cash position compared to the rolling forecast (prior month + current month forecast) and to the original cash forecast for 30 June 2022, plus the cash forecast for 30 June 2023.

	Actual YTD	Rolling		Revised	Original	Original
	@ 30 June	Forecast @	Variance	Forecast @	Forecast @	Forecast @
	2022	30 June	\$'000	30 June	30 June 2022	30 June 2023
CASH FLOW MOVEMENTS	\$'000	2022		2022	\$'000	\$'000
Opening cash & investments @ 1 July	484,418	484,418	0	484,418	484,418	652,186
Income receipts (incl Capital grants & contributions)	712,511	729,573	(17,063)	712,511	730,192	726,530
Operational payments	(470,517)	(482,696)	12,179	(470,517)	(517,489)	(483,681)
Net operating cash inflow / (outflow)	241,994	246,877	(4,883)	241,994	212,703	242,849
Capital projects payments	(107,480)	(107,346)	(135)	(107,480)	(175,040)	(176,509)
Asset sales	57,288	51,609	5,680	57,288	0	24,940
Financing receipts	10,000	10,000	0	10,000	1,658	80,000
Financing repayments	(34,034)	(33,811)	(223)	(34,034)	(41,197)	(157,485)
Total cash inflow / (outflow)	167,768	167,329	439	167,768	(1,876)	13,795
Closing cash & investments @ 30 June	652,186	651,747	439	652,186	482,542	665,981

Council's 30 June 2022 cash position is \$169.6M in excess of the initial forecast due principally to the following:

- Property sales \$57.3M
- Reduced capital expenditure \$67.6M
- Increased net operational trading \$29.3M,

The following table records Council's General Fund 30 June 2002 cash position and the forecast through to 30 June 2023 (inclusive of Council's Drainage Fund)

	30 June	30 June
ACTUAL v FORECAST MONTHLY CASH FLOW	2022	2023
GENERAL FUND	Actual	Forecast
	\$'000	\$'000
Opening cash & investments @ 1 July	248,959	407,139
Income receipts (incl Capital grants & contributions)	460,109	447,897
Operational payments	(293,341)	(303,924)
Net operating cash inflow / (outflow)	166,769	143,973
Capital projects payments	(67,315)	(113,579)
Asset sales	57,336	24,940
Financing receipts	11,262	51,336
Financing repayments	(12,665)	(113,314)
Total cash inflow / (outflow)	155,387	(6,644)
Closing cash & investments @ 30 June	404,346	400,495

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.

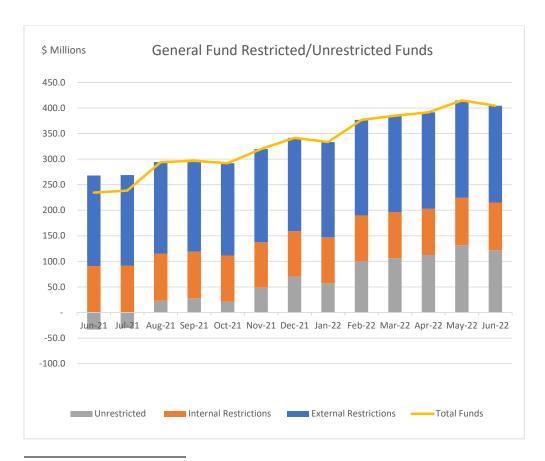
Externally restricted funds include developer contributions of \$197.1M categorised as:

•	S7.11 Contributions	\$1	145.4M
•	S7.12 Levies	\$	19.2M
•	S7.4 Planning agreements	\$	5.7M
•	S64 Contributions – Water	\$	6.2M
•	S64 Contributions – Sewer	\$	20.6M

Fund	General Fund (\$'000)	Drainage Fund (\$'000)	¹ Net General Fund (\$'000)	Water Fund (\$'000)	Sewer Fund (\$'000)	Domestic Waste Fund (\$'000)
External Restricted Funds	189,230	37,725	226,955	10,664	23,284	91,688
Internal Restricted Funds	93,371	15	93,386	989	855	58
Total Restricted Funds	282,601	37,740	320,341	11,653	24,139	91,746
Unrestricted Funds	121,745	(34,947)	86,798	(3,590)	113,867	7,232
Total funds by Fund	404,346	2,793	407,139	8,063	138,006	98,978

The General Fund unrestricted balance (inclusive of Council's drainage fund) is currently \$86.8M and is available to meet the June 2022 unrestricted funds deficit in Council's Water Fund of \$3.6M.

The table below highlights Council general fund unrestricted cash position excluding the drainage fund.

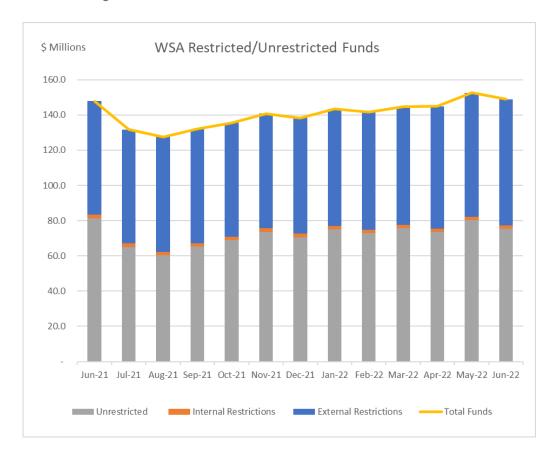


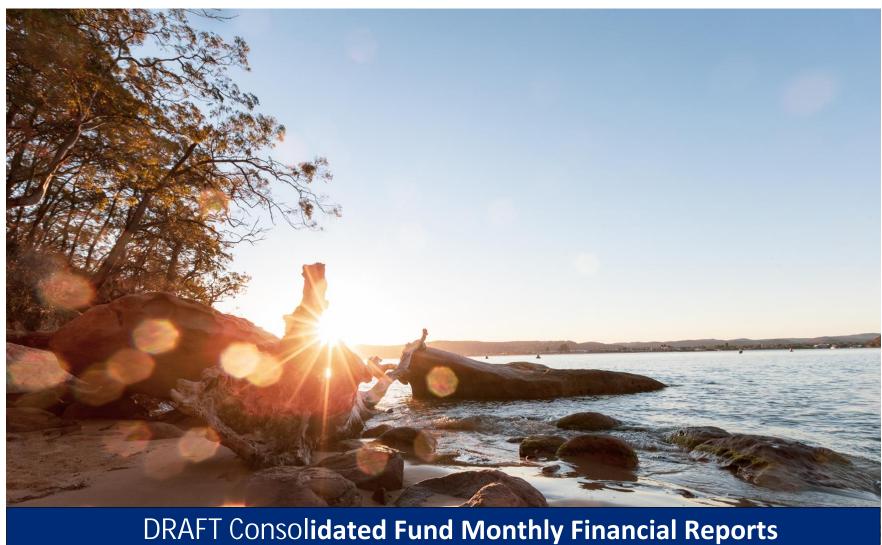
¹ As of 1 July 2026, drainage fund charges will no longer be regulated by IPART and will become part of Council's general fund.

13 | P a g e

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 (\$3.6M)
- Sewer \$113.9M
- o Drainage (\$34.9M)





DRAFT Consolidated Fund Monthly Financial Reports

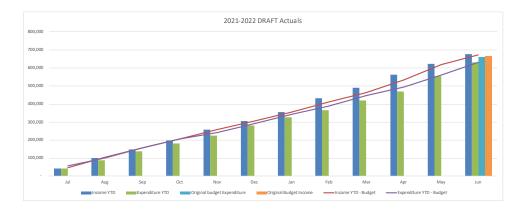
June 2022

Consolidated DRAFT Operating Statement



June 2	2022
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	Cl	JRRENT MONT	Н		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	27,615	27,382	233	366,028	365,986	42	331,384	331,384	361,871	4,115	-	365,986
User Charges and Fees	14,291	13,088	1,203	142,544	139,387	3,158	139,105	139,105	140,269	(882)	-	139,387
Other Revenue	1,843	897	946	12,820	10,261	2,558	12,666	12,666	9,196	1,065	-	10,261
Interest	1,137	462	675	5,474	4,442	1,032	5,598	5,598	4,442	0	-	4,442
Grants and Contributions	1,134	2,791	(1,657)	47,635	49,097	(1,463)	42,409	42,409	49,491	(394)	-	49,097
Gain on Disposal	800		800	25.979	24.812	1.167	2.609	2.609	-	24.812	-	24.812
Other Income	747	717	30	7,874	7,681	193	8,214	8,214	8,056	(376)	-	7,681
Internal Revenue	6.482	6.822	(340)	68.421	69.375	(954)	74.557	74.557	93,467	(24,092)		69.375
Total Income attributable to Operations	54,049	52,159	1,891	676,774	671,041	5,733	616,542	616,542	666,792	4,249	-	671,041
Operating Expenses												
Employee Costs	21,200	17.156	(4,044)	167.675	172.696	5.021	222.617	222.617	175.833	(3.137)	_	172.696
Borrowing Costs	843	822	(21)	12.788	12,748	(40)	16,414		17,471	(4,723)	-	12.748
Materials and Services	28.743	19.678	(9.066)	178.316	178.438	121	181.128	181.128	175,793	2.645	-	178.438
Depreciation and Amortisation	12,415	22,174	9.760	160.058	170.021	9 963	162.303	162.303	177,106	(7,085)	_	170.021
Other Expenses	5.571	4.105	(1.466)	49.623	36.417	(13,206)	36.059	36.059	39,192	(2.776)	_	36,417
Loss on Disposal	1.592	.,	(1,592)	1.864	345	(1,518)	9.660	9.660	-	345	-	345
Internal Expenses	5,382	5.512	129	60.039	59.931	(109)	59,051	59.051	74,354	(14,423)	-	59.931
Overheads	(0)	(0)	-	(0)	(0)	()	0	0	(0)	(,0)	_	(0)
Total Expenses attributable to Operations	75,746	69,446	(6,300)	630,362	630,595	233	687,231	687,231	659,749	(29,154)		630,595
Operating Result after Overheads and before Capital Amounts	(21,697)	(17,288)	(4,409)	46,412	40,445	5,967	(70,689)	(70,689)	7,043	33,402		40,445
			•	·	•			·	·	·		·
Capital Grants	5.408	11.748	(6.340)	34,544	36.431	(1,887)	36.893	36.893	8.445	27.986	_	36.431
Capital Contributions	2.996	1.783	1.213	25,599	21,971	3.628	46.810	46.810	34,445	(12,474)	-	21.971
Grants and Contributions Capital Received	8,404	13,531	(5,126)	60,143	58,402	1,741	83,703	83,703	42,890	15,512		58,402
Net Operating Result	(13.292)	(3.757)	(9.535)	106.555	98.848	7.707	13.014	13.014	49.933	48.915		98.848
net Operating Nesult	(13,292)	(3,737)	(5,535)	100,555	30,040	7,707	13,014	13,014	45,533	40,913		30,040



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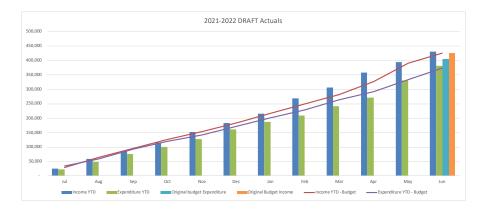
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10. General Fund DRAFT Operating Statement



June 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	17,121	17,160	(39)	204,120	204,254	(134)	175,762	175,762	205,958	(1,705)	0	204,254
User Charges and Fees	7,846	7,022	824	63,603	60,446	3,157	63,864	63,864	59,684	763	-	60,446
Other Revenue	1,843	897	946	12,712	10,156	2,556	12,561	12,561	9,196	961	-	10,156
Interest	753	195	558	3,289	2,339	950	3,362	3,362	2,339	-	-	2,339
Grants and Contributions	1,116	2,778	(1,662)	47,543	48,995	(1,452)	41,702	41,702	49,471	(476)	-	48,995
Gain on Disposal	800		800	25,933	24,812	1,121	2,609	2,609	-	24,812	-	24,812
Other Income	747	691	56	7,868	7,650	219	8,250	8,250	8,031	(381)	-	7,650
Internal Revenue	6,317	6,450	(134)	66,289	66,894	(604)	71,818	71,818	91,019	(24,125)	-	66,894
Total Income attributable to Operations	36,543	35,194	1,349	431,358	425,546	5,812	379,928	379,928	425,697	(151)	0	425,546
Operating Expenses												
Employee Costs	18.317	13.771	(4.546)	139 836	143.388	3.552	185 988	185 988	146.300	(2.912)		143.388
Borrowing Costs	191	188	(3)	3 568	3.551	(17)	3 3 1 3	3 3 1 3	7 872	(4,321)	_	3.551
Materials and Services	23.943	14.328	(9.615)	131,223	129.073	(2.150)	129,510	129 510	127,972	1.101	_	129.073
Depreciation and Amortisation	6.431	8.847	2 417	87 217	88.394	1 177	81.902	81 902	91 884	(3,490)		88.394
Other Expenses	1.198	2.757	1.559	30.769	20.518	(10.251)	20.405	20.405	22.824	(2.306)		20.518
Loss on Disposal	1,592	2,707	(1.592)	1.864	345	(1.518)	7.247	7 247	LL,UL-	345	_	345
Internal Expenses	1.958	2 256	298	21 506	21 996	490	24 925	24 925	37 718	(15.722)		21 996
Overheads	(2.820)	(2.820)	200	(33.835)	(33.835)	400	(37.724)	(37,724)	(29.920)	(3.915)		(33.835)
Total Expenses attributable to Operations	50,811	39,328	(11,483)	382,147	373,431	(8,717)	415,566	415,566	404,651	(31,220)	-	373,431
Operating Result after Overheads and before Capital Amounts	(14,268)	(4,134)	(10,134)	49,210	52,116	(2,905)	(35,638)	(35,638)	21,047	31,069	0	
									ĺ			
Capital Grants	3,716	9,079	(5,364)	27,983	29,137	(1,153)	30,474	30,474	5,945	23,191	-	29,137
Capital Contributions	1,813	1,244	569	16,634	14,083	2,551	28,597	28,597	19,024	(4,942)	-	14,083
Grants and Contributions Capital Received	5,528	10,323	(4,795)	44,617	43,219	1,398	59,072	59,072	24,969	18,250	-	43,219
Net Operating Result	(8,740)	6.189	(14.929)	93,828	95,335	(1,507)	23,433	23,433	46,016	49,319	0	95.335
not operating result	(0,740)	0,103	(14,323)	33,020	33,333	(1,307)	25,455	20,400	40,010	43,313	•	33,333



Datas et: COC General Ledger (Primary)
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Name: COC Operating Statement - Internal

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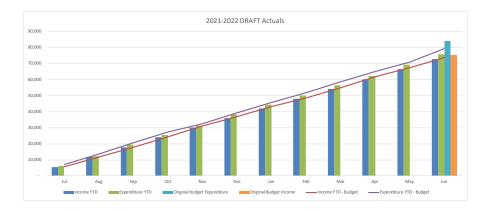
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20. Water Fund DRAFT Operating Statement



June 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	1,462	1,289	173	12,206	12,282	(75)	11,857	11,857	11,762	520	-	12,282
User Charges and Fees	4,714	4,586	128	58,687	59,089	(401)	56,212	56,212	61,305	(2,216)	-	59,089
Other Revenue	0	-	0	(0)	3	(3)	43	43	-	3	-	3
Interest	53	29	23	318	355	(38)	315	315	355	-	-	355
Grants and Contributions	-	-	-	11	11	-	3	3	-	11	-	11
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	26	(26)	6	31	(26)	(36)	(36)	26	6	-	31
Internal Revenue	129	254	(125)	1,667	1,913	(247)	1,489	1,489	1,913	-	-	1,913
Total Income attributable to Operations	6,358	6,183	174	72,894	73,684	(790)	69,883	69,883	75,361	(1,677)	-	73,684
Operating Expenses												
Employee Costs	1,147	1.475	328	12.131	13.082	951	16.877	16.877	16,487	(3,405)	-	13.082
Borrowing Costs	427	427	0	6,059	6,088	29	7,750	7,750	6,480	(391)	-	6,088
Materials and Services	896	1,069	173	7,974	8,943	969	12,687	12,687	9,427	(484)	-	8,943
Depreciation and Amortisation	2,367	3.534	1.167	29.217	29.966	749	24.783	24.783	29.966	(0)	-	29.966
Other Expenses	52	-	(52)	52	-	(52)	(5)	(5)			_	_
Loss on Disposal	_	-	\· <u>/</u>	-	-	· · ·	994	994	_	-	-	-
Internal Expenses	752	837	85	9.818	10.510	692	9.289	9.289	11.266	(756)	-	10.510
Overheads	888	888	_	10.657	10.657	-	12.007	12.007	10.368	289	_	10.657
Total Expenses attributable to Operations	6,529	8,231	1,702	75,907	79,246	3,339	84,382	84,382	83,994	(4,748)		79,246
Operating Result												
after Overheads and before Capital Amounts	(171)	(2,048)	1,876	(3,013)	(5,562)	2,549	(14,499)	(14,499)	(8,633)	3,070		(5,562)
Capital Grants	603	350	254	3.675	3.764	(89)	4.871	4.871	1.250	2.514	_	3,764
Capital Contributions	573	219	354	5.043	4.567	477	3,526	3.526	7.075	(2.508)	_	4,567
Grants and Contributions Capital Received	1,177	569	608	8,718	8,331	387	8,398	8,398	8,325	(2,000)		8,331
N-4 O	4 005	(4.470)	0.404	F 70F	0.700	0.007	(0.404)	(0.404)	(200)	2.077		0.700
Net Operating Result	1,005	(1,479)	2,484	5,705	2,769	2,937	(6,101)	(6,101)	(308)	3,077	-	2,769



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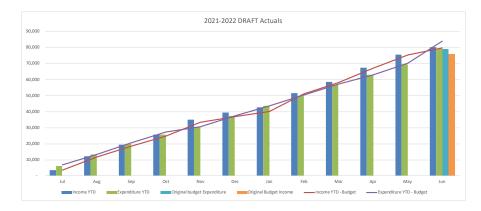
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30. Sewer Fund DRAFT Operating Statement



June 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	2,639	2,527	112	57,864	57,696	168	54,662	54,662	54,731	2,965	-	57,696
User Charges and Fees	1,730	1,480	250	20,220	19,852	368	19,018	19,018	19,280	571	-	19,852
Other Revenue	-	-	-	106	102	4	59	59	-	102	-	102
Interest	287	228	59	1,581	1,633	(52)	1,780	1,780	1,633	0	-	1,633
Grants and Contributions	12	-	12	19	5	14	462	462	-	5	-	5
Gain on Disposal	-	-	-	46	-	46	-	-	-	-	-	-
Other Income	.5									-	-	
Internal Revenue	36	101	(65)	448	535	(87)	1,166	1,166	535		-	535
Total Income attributable to Operations	4,704	4,336	369	80,284	79,823	461	77,148	77,148	76,180	3,644	-	79,823
Operating Expenses												
Employee Costs	1.419	1,666	246	13.457	14.024	567	17 877	17 877	10.840	3.183	_	14.024
Borrowing Costs	173	173	0	2.684	2.675	(9)	4.783	4.783	2.707	(32)	_	2.675
Materials and Services	848	1.268	419	7.580	7.957	378	8.718	8.718	7.558	399	_	7.957
Depreciation and Amortisation	2.623	8.640	6.017	31.675	38,118	6.444	41.051	41.051	38,118	(0)	_	38.118
Other Expenses	3.020	-	(3,020)	3.020		(3,020)	(14)	(14)			_	
Loss on Disposal	-	-		-	-		1,385	1,385	-	-	-	
Internal Expenses	906	986	80	10,022	10,055	33	9,339	9,339	10,101	(46)	-	10,055
Overheads	923	923	-	11,073	11,073	-	12,578	12,578	9,856	1,217	-	11,073
Total Expenses attributable to Operations	9,912	13,654	3,742	79,509	83,903	4,394	95,715	95,715	79,181	4,722	-	83,903
Operating Result												
after Overheads and before Capital Amounts	(5,208)	(9,318)	4,111	775	(4,080)	4,855	(18,567)	(18,567)	(3,002)	(1,078)		(4,080)
Capital Grants	1.074	1.769	(695)	1.990	2.515	(525)	1.042	1.042	1.250	1.265	_	2.515
Capital Contributions	579	156	423	2,765	1,954	811	3,225	3,225	4,958	(3,004)	-	1,954
Grants and Contributions Capital Received	1,653	1,925	(272)	4,755	4,469	286	4,267	4,267	6,208	(1,739)	-	4,469
Not Operating Result	(3.555)	(7.393)	3.839	5.530	390	5,140	(14,300)	(14,300)	3.206	(2.817)		390
Net Operating Result	(3,555)	(7,393)	3,839	5,530	390	5,140	(14,300)	(14,300)	3,206	(2,817)	-	390



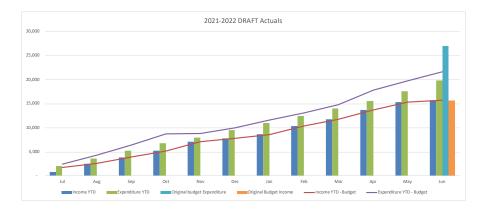
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40. Drainage Fund DRAFT Operating Statement



June 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	353	353	0	15,610	15,635	(24)	14,940	14,940	15,635	0	-	15,635
User Charges and Fees Other Revenue	-	-	-	-	-	-	-	-	-	-	-	٠ .
Interest	13	2	11	65	18	47	29	29	18	-		18
Grants and Contributions	15	13	(7)	62	86	(25)	242	242	20	66]	86
Gain on Disposal	-		(,)	-	-	(20)				-	_	l .
Other Income	-	-	-	-	-	-	-	-		-	-	-
Internal Revenue	-	-	-	-	_	-	66	66	_	-	_	-
Total Income attributable to Operations	372	367	5	15,737	15,739	(2)	15,277	15,277	15,673	66	-	15,739
Operating Expenses												
Employee Costs	258	156	(101)	1.590	1.449	(141)	1.465	1.465	1.453	(4)	_	1.449
Borrowing Costs	52	34	(18)	477	434	(44)	568	568	413	21	-	434
Materials and Services	210	128	(83)	836	1,327	491	997	997	1,346	(19)	-	1,327
Depreciation and Amortisation	994	1,153	159	11,949	13,543	1,594	14,567	14,567	17,138	(3,595)	-	13,543
Other Expenses	31	-	(31)	32	-	(32)	(2)	(2)	-	-	-	-
Loss on Disposal	-	-	-			-	35	35		-	-	
Internal Expenses Overheads	478 251	142 251	(336)	1,998 3.014	1,874 3.014	(124)	2,286 3,776	2,286 3,776	3,268 3,392	(1,395)	-	1,874 3.014
Total Expenses attributable to Operations	2.273	1.864	(409)	19,896	21,640	1,744	23,692	23,692	27.010	(5,370)	1	21,640
Total Expenses attributable to operations	2,270	1,004	(400)	10,000	21,040	1,1-4-4	20,002	20,002	2.,0.0	(0,0.0)		21,040
Operating Result after Overheads and before Capital Amounts	(1,901)	(1,497)	(404)	(4,159)	(5,901)	1,742	(8,415)	(8,415)	(11,337)	5,436		(5,901)
					-							1
Capital Grants	15	550	(535)	896	1.015	(119)	505	505		1.015		1.015
Capital Contributions	31	164	(133)	1,157	1,368	(211)	11.462	11,462	3.388	(2.020)]	1,368
Grants and Contributions Capital Received	46	714	(668)	2,053	2,383	(330)	11,967	11,967	3,388	(1,005)	-	2,383
·			,	,	1		, , ,					
Net Operating Result	(1,855)	(783)	(1,072)	(2,106)	(3,518)	1,411	3,552	3,552	(7,949)	4,431	-	(3,518)
												1



Dataset: CCC General Ledger (Primary)
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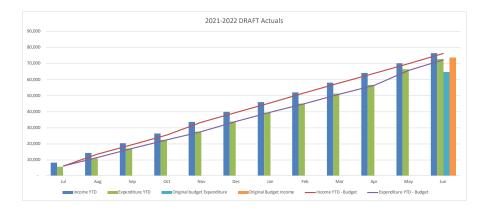
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50. Domestic Waste Fund DRAFT Operating Statement



June 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	6,040	6,054	(13)	76,227	76,119	108	74,163	74,163	73,785	2,334	-	76,119
User Charges and Fees	1	-	1	34	-	34	10	10	-	-	-	
Other Revenue	-	-	-	2	-	2	3	3	-	-	-	
Interest	32	8	24	222	96	125	112	112	96	-	-	91
Grants and Contributions	-	-	-	-	-	-	-	-	-	-	-	
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	
Other Income	-	-	-	-	-	-	-	-	-	-	-	
Internal Revenue	-	17	(17)	17	33	(17)	18	18	-	33	-	3:
Total Income attributable to Operations	6,073	6,078	(5)	76,501	76,248	253	74,306	74,306	73,881	2,367	-	76,24
Operating Expenses												
Employee Costs	59	88	29	662	754	92	410	410	753	1	-	75
Borrowing Costs	-	-	-	-	-		_	-	-	-	-	
Materials and Services	2,845	2,885	40	30,703	31,136	433	29,216	29,216	29,490	1,647	-	31,13
Depreciation and Amortisation	-	-	-	-	-	-	_	-	-	-	-	
Other Expenses	1,270	1,348	78	15,750	15,899	149	15,675	15,675	16,368	(469)	-	15,899
Loss on Disposal	-	-	-	-	-	-	_	-	-	` -	-	
Internal Expenses	1,289	1,291	1	16,697	15,497	(1,200)	13,211	13,211	12,000	3,496	-	15,49
Overheads	758	758	-	9,090	9,090	-	9,364	9,364	6,303	2,787	-	9,09
Total Expenses attributable to Operations	6,221	6,369	148	72,902	72,376	(527)	67,876	67,876	64,914	7,462	-	72,37
Operating Result	(4.40)	(291)	143	3,599	3.873	(274)	6.430	6.430	8.967	(5.005)		3.87
after Overheads and before Capital Amounts	(148)	(291)	143	3,599	3,873	(274)	6,430	6,430	8,967	(5,095)		3,87.
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	
Grants and Contributions Capital Received	-	-	-	-	-	-	-	-		-		
Net Operating Result	(148)	(291)	143	3,599	3,873	(274)	6.430	6.430	8.967	(5.095)	-	3.87
·g·	(140)	(20.)	140	0,000	0,010	(2,7)	0,400	0,400	0,007	(0,000)		0,07



Dataset: COC General Ledger (Primary) Loc: Name: CCC Operating Statement - Internal

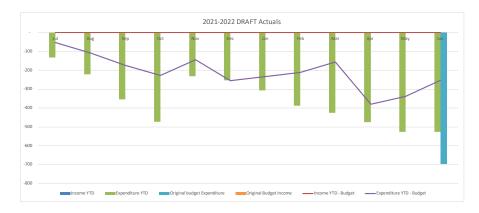


01. Office of the Chief Executive Officer DRAFT Operating Statement



June 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	-	-	-	-	-	-	-	-	-	-	-	-
Grants and Contributions Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Internal Revenue	-	-	-	-	-	-	-	-	-	-	· -	-
Total Income attributable to Operations	-	-					-		-	-	-	
Total income attributable to operations		_						-	_	-	-	-
Operating Expenses												
Employee Costs	131	114	(18)	1.085	1,071	(14)	1.761	1.761	1.070	0	-	1.071
Borrowing Costs	-	-	` '	-	-	` -	-	-	-	-	-	
Materials and Services	9	111	102	65	354	289	866	866	827	(473)	-	354
Depreciation and Amortisation	-	-	_	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	_	-	-	-	-	-	-	-	-	-
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	-
Internal Expenses	2	1	(0)	22	20	(2)	38	38	35	(15)	-	20
Overheads	(141)	(141)	-	(1,698)	(1,698)		(2,665)	(2,665)	(2,629)	931	-	(1,698)
Total Expenses attributable to Operations	1	85	84	(525)	(253)	273	0	0	(697)	444	-	(253)
Operating Result												
after Overheads and before Capital Amounts	(1)	(85)	84	525	253	273	(0)		697	(444)		253
				Ť	,	•						
Capital Grants Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Grants and Contributions Capital Received	-	-	-			-	-	-	-	-	-	-
Grants and Contributions Capital Received	-	-	-	•	-	-	-	-	_	-	-	
Net Operating Result	(1)	(85)	84	525	253	273	(0)	(0)	697	(444)	-	253
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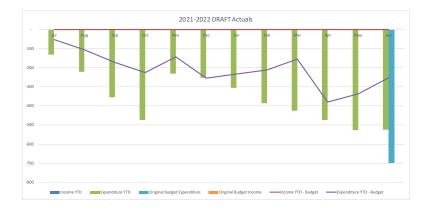
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01.01. Office of the Chief Executive Officer DRAFT Operating Statement



June 2022

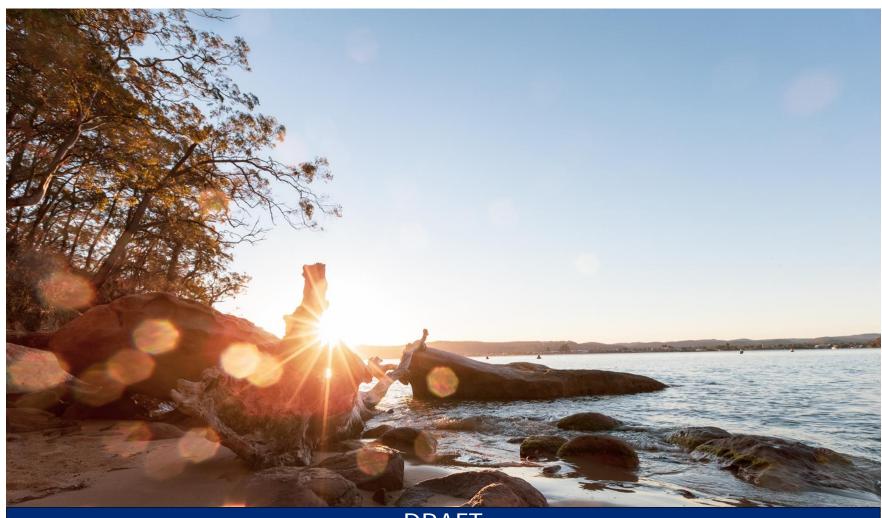
	CU	RRENT MON	ITH .		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000	\$'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	131	114	(18)	1.085	1.071	(14)	1,761	1.761	1,070	0		1,071		
Borrowing Costs	131	114	(10)	1,000	1,071	(14)	1,761	1,761	1,070	U		1,071		
-	-	-	-	-	-	-	-	-	-	-	-	-		Emergency contract spend was not required in 2021-22, resulting in favourable variance in this
Materials and Services	9	111	102	65	354	289	866	866	827	(473)	-	354		category.
Depreciation and Amortisation	-	-	-	-	-	-	-	-	-	-	-	-		
Other Expenses	-	-	-	-	-	_	-	_	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-		_	-	-	_	-		
Internal Expenses	2	1	(0)	22	20	(2)	38	38	35	(15)	-	20		
Overheads	(141)	(141)	-	(1,698)	(1.698)		(2,665)	(2,665)	(2,629)	931	-	(1,698)		
Total Expenses attributable to Operations	<u> </u>	85		(525)	(253)	273	Ó	0	(697)	444	-	(253)		
Operating Result after Overheads and before Capital Amounts	(1)	(85)	84	525	253	273	(0)	(0)	697	(444)	-	253		
alter Overheads and before Capital Amounts														
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-		
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-		-	-	-	-	-		
Net Operating Result	(1)	(85)	84	525	253	273	(0)	(0)	697	(444)	-	253		
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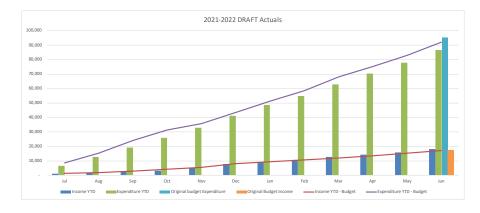
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Community and Recreation Services Monthly Financial Reports
June 2022

02. Community and Recreation Services DRAFT Operating Statement



June 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	1,503	994	509	11,308	10,971	338	12,612	12,612	11,037	(67)	-	10,971
Other Revenue	228	153	74	1,961	1,790	171	2,405	2,405	1,931	(140)	-	1,790
Interest	-	-	-	0	-	0	1	1	-	-	-	-
Grants and Contributions	33	86	(53)	1,821	1,745	77	2,356	2,356	2,053	(309)	-	1,745
Gain on Disposal	-	-		-	-	-	-	-	-	-	-	-
Other Income	486	260	225	3,141	2,492	649	3,611	3,611	2,683	(191)	-	2,492
Internal Revenue	4	1	4	39	8	32	59	59	8	-	-	8
Total Income attributable to Operations	2,254	1,494	760	18,272	17,006	1,266	21,044	21,044	17,712	(706)	-	17,006
Operating Expenses												
Employee Costs	3.957	3.939	(18)	34.696	37.095	2.399	43,867	43.867	38.398	(1,303)		37.095
Borrowing Costs	3,337	3,333	(10)	34,030	31,033	2,500	33	33	30,330	(1,303)	1	37,033
Materials and Services	1.535	1.243	(292)	13.377	14.874	1.497	12 872	12.872	14.037	837	1	14.874
Depreciation and Amortisation	1,262	1.629	367	15,684	16,021	337	18,413	18.413	18.818	(2.796)]	16.021
Other Expenses	158	191	33	1.969	2.147	178	1,205	1.205	2,409	(262)	_	2.147
Loss on Disposal	100			26	223	197	819	819	2,400	223		223
Internal Expenses	821	847	26	7.944	8 7 1 9	775	7.537	7.537	9.149	(430)	1	8.719
Overheads	1.085	1.085	20	13.022	13.022	773	13.188	13,188	12.200	822]	13.022
Total Expenses attributable to Operations	8,818	8,934	116	86,719	92,101	5,383	97,935	97,935	95,010	(2,909)	-	92,101
Operating Result												
after Overheads and before Capital Amounts	(6,564)	(7,439)	875	(68,447)	(75,095)	6,649	(76,891)	(76,891)	(77,299)	2,203	-	(75,095)
								·				
Capital Grants	1.221	221	1.000	4.114	2.444	1.670	4.185	4.185	500	1.944	_	2,444
Capital Contributions	(9)	-	(9)	2.465	2.110	355	8,118	8.118	-	2.110		2,110
Grants and Contributions Capital Received	1,212	221	991	6,579	4,554	2,025	12,303	12,303	500	4,054		4,554
Net Operating Result	(5.352)	(7,218)	1.867	(61,868)	(70,541)	8.673	(64,587)	(64,587)	(76,799)	6.257		(70,541)
not operating needs	(3,332)	(7,210)	1,007	(01,000)	(10,041)	0,073	(34,301)	(34,307)	(10,133)	0,237	-	(70,541)



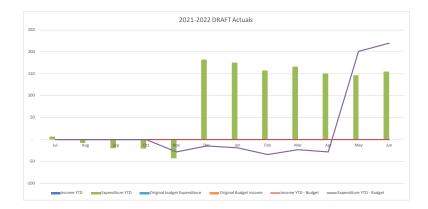
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02.01. Community and Recreation Services Executive DRAFT Operating Statement



June 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	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-			-	_	_	-	-	-	-			
User Charges and Fees	-	-		-	-	-	-	-	-	-	-		ŏ	
Other Revenue	-	-			-	_	(3)	(3)	-	-	-			
Interest		-			-					_			ŏ	
Grants and Contributions					-	_	_	_		_			ŏ	
Gain on Disposal								_					ĕ	
Other Income	_				_			_	_		_		ĕ	
Internal Revenue		_												
otal Income attributable to Operations		-					(3)	(3)						
otal income attributable to operations				-			(3)	(3)					1	
perating Expenses														
Employee Costs	63	64	1	787	828	40	618	618	597	231	-	828		
Borrowing Costs	-	-			-	_	-		-	-	-		ŏ	
Materials and Services	0	9	8	4	27	23	450	450	41	(14)	-	27	ŏ	
Depreciation and Amortisation	_	0		-	0	0			0	` 1		0	ŏ	
Other Expenses	-	-		-	-					_			ŏ	
Loss on Disposal						_	_			_			ŏ	
Internal Expenses	_	1	1	10	12	2	89	89	19	(7)		12		
Overheads	(54)	(54)		(647)	(647)		(1,161)	(1,161)	(657)	10	_	(647)		
otal Expenses attributable to Operations	(04)	19	11					(1,101)	(001)	220	-	220		
otal Expenses attributable to operations					220		(0)	(0)		220			1	
perating Result													1	
ofter Overheads and before Capital Amounts	(9)	(19)	11	(155)	(220)	66	(0)	(0)		(220)		(220)		
The same same same same same same same sam	<u> </u>													
Capital Grants														
Capital Contributions	-	-		-	-	-	-	-	-	-	-			
		-		-	-	-								1
rants and Contributions Capital Received	-	-		-	-	-	-	-	-	-	-		1	
et Operating Result	(9)	(19)			(220)			(0)		(220)		(220)	!	
			11	(155)		66	(0)							



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Name: COC Operating Statement - 01 CEO

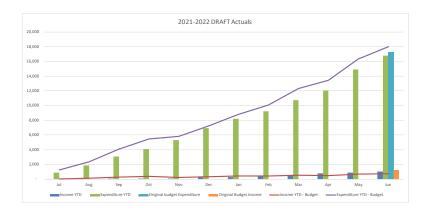
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02.02. Community and Culture DRAFT Operating Statement



June 2022

	CUI	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		
perating Income														
Rates and Annual Charges	-	-	-	-	-	-	_	-	-	-	-	-		
User Charges and Fees	106	26	80	620	457	164	527	527	776	(320)	-	457		
Other Revenue	33	22	11	259	177	82	471	471	307	(130)	-	177		
Interest	-	-	-	-	-	-	-	-	-	1	-	-		
Grants and Contributions	17	28	(12)	132	128	5	284	284	90	38		128	ŏ	
Gain on Disposal			(,	-	-	1			-	-		-	ŏ	
Other Income	2	2	(0)	45	14	31	37	37	50	(36)	-	14		
Internal Revenue	_	_	-	1	_	1	8	8	-	-			ŏ	
Total Income attributable to Operations	158	79	79	1,058	775	283	1,327	1,327	1,223	(448)	-	775	_	
				, , , ,			,		, ,	, ,				
Operating Expenses														
Employee Costs	557	538	(19)	4,637	5.030	393	5,775	5.775	5.007	23	-	5.030		
Borrowing Costs	-	-		-	-	-	20	20	-	-	-	-	ŏ	
Materials and Services	752	632	(120)	5,960	6,556	596	6,198	6,198	7,418	(862)		6,556		
Depreciation and Amortisation	95	100	5	2.183	2,188	6	651	651	611	1.577		2,188		
Other Expenses	157	191	34	781	949	167	(41)	(41)	1,077	(128)	-	949	ŏ	
Loss on Disposal	-	-	-	-	-	-	85	85	-	- 1				
Internal Expenses	89	49	(40)	555	667	112	498	498	703	(36)	-	667	ŏ	
Overheads	220	220		2.642	2,642	-	2.562	2,562	2,474	168		2,642		
otal Expenses attributable to Operations	1.870	1.730	(140)	16,758	18,032	1,274	15,747	15,747	17,290	742	-	18,032	_	
		,	, ,			,	,		, , , ,					
Operating Result	(1,712)	(1,651)	(61)	(15,701)	(17,257)	1,557	(14,420)	(14,420)	(16,067)	(1,190)	-	(17,257)		
Capital Grants			-	-		-	(188)	(188)	-	-			•	
Capital Contributions	-	-	-	-	-	-	_	-	-	-	-	-		
rants and Contributions Capital Received	-			-			(188)	(188)	-	-				
let Operating Result	(1,712)	(1,651)	(61)	(15,701)	(17,257)	1,557	(14,608)	(14,608)	(16,067)	(1,190)		(17,257)		
			-		-						·	·		1



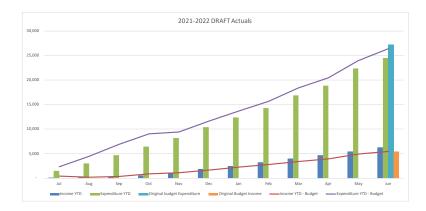
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02.03. Leisure Beach Safety and Community Facilities DRAFT Operating Statement



June 2022

		RRENT MON			YEAR TO					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	347	268	79	2,946	2,712	234	4,260	4,260	2,509	203	-	2,712	ŏ	
Other Revenue	27	28	(1)	320	319	0	691	691	379	(60)	-	319		
Interest	-	_	` .	0	-	0	1	1	-	-		-	ŏ	
Grants and Contributions	2	10	(8)	78	72	6	70	70	69	3	-	72	ŏ	
Gain on Disposal	-	-		_	-	_		_	-	-	-	-	ŏ	
Other Income	477	247	229	2,885	2,349	536	3,454	3,454	2,501	(152)	-	2.349		
Internal Revenue	4	0	4	36	5	32	40	40	5			5	<u> </u>	
Total Income attributable to Operations	857	554	304		5,458	808	8.516	8,516	5.463	(5)	-	5.458	•	
					,		- //-	- 7	- /					
Operating Expenses														
Employee Costs	962	1.054	92	9,257	10,134	877	11,262	11.262	11,101	(967)	-	10.134		
Borrowing Costs	-	-,	-	-	-	-		,	-	()		,	ŏ	
Materials and Services	207	186	(22)	1,892	2,391	499	1,560	1,560	1,693	698	-	2,391	ŏ	
Depreciation and Amortisation	394	723	329	6,936	7,364	429	7,341	7,341	7.742	(377)		7,364		
Other Expenses	1	_	(1)	218		11	201	201	224	5	-	229	ŏ	
Loss on Disposal	-	_	` .	11	-	(11)	90	90	-	_		-	ŏ	
Internal Expenses	185	194	10	2,227	2,404	(11) 177	2,342	2,342	2,843	(439)	-	2.404	ŏ	
Overheads	325	325	-	3.899	3.899	-	4.023	4,023	3,595	305		3.899	ĕ	
Total Expenses attributable to Operations	2.074	2.482	408	24,441	26,422	1,981	26,819	26,819	27,197	(775)	-	26,422	_	
	,	,		,		,								
Operating Result														
after Overheads and before Capital Amounts	(1,216)	(1,929)	712	(18,175)	(20,964)	2,789	(18,303)	(18,303)	(21,733)	769		(20,964)		
Capital Grants	_	_	_	_	_	_	570	570	_	_				
Capital Contributions		_		2.110	2.110	(0)	0,0	-		2.110		2.110		
Grants and Contributions Capital Received				2,110		(0)	570	570		2,110		2,110		
Status and Sommodusine Capital Received				2,110	2,110	(0)	370	370		2,110		2,110		
Net Operating Result	(1,216)	(1.929)	712	(16,065)	(18.854)	2,788	(17,733)	(17.733)	(21,733)	2.879		(18.854)		
	(1,210)	(1,020)		,10,000)	(10,004)	2,700	(11,1100)	(11,100)	(21,700)	2,010		(10,004)		
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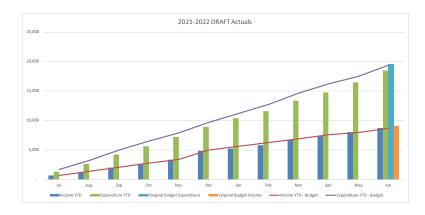
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02.04. Libraries and Education DRAFT Operating Statement



June 2022

		RRENT MON	TH		YEAR TO					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	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	_		
User Charges and Fees	692	695	(3)	7,153	7,181	(28)	7,035	7,035	7,131	50	-	7,181		Education and Care fees impacted by COVID_19, which are offset by other revenue streams.
Other Revenue	1	0	1	3	1	1	12	12	3	(2)	-	1		
Interest	-	-	-	-	-	-	-	-	-	1.2	-	-		
Grants and Contributions	14	47	(33)	1,571	1,505	66	1,843	1,843	1,894	(390)	-	1,505	ŏ	
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-	ŏ	
Other Income	0	0	(0)	1	1	(1)	2	2	4	(3)	-	1		
Internal Revenue	0	0	0	2	3	(1)	2	2	3	1.2	-	3		
Total Income attributable to Operations	707	743	(36)	8,729	8,691	38	8,893	8,893	9,036	(345)		8,691		
Operating Expenses													-	
Employee Costs	1,319	1,313	(6)	11,162	11,761	599	14,751	14,751	12,322	(561)	-	11,761	0	
Borrowing Costs							13	13			-		0	
Materials and Services	213	205	(9)	2,017	2,398	381	1,408	1,408	1,757	641	-	2,398		
Depreciation and Amortisation	124	129	4	1,658	1,527	(131)	1,365	1,365	1,527	-	-	1,527		As part of the asset revaluation process a selection of asset categories were reviewed in May and where required, assets were retired causing revaluation losses.
Other Expenses	-	-	-	-	-	-	(0)	(0)	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	1	1	-	-	-	-		
Internal Expenses	175	57	(118)	827	854	27	707	707	1,261	(407)	-	854		
Overheads	238	238		2,853	2,853	-	3,312	3,312	2,699	154	-	2,853		
Total Expenses attributable to Operations	2,070	1,941	(129)	18,517	19,393	876	21,557	21,557	19,566	(173)	-	19,393		
Operating Result														
after Overheads and before Capital Amounts	(1,363)	(1,198)	(165)	(9,787)	(10,702)	915	(12,664)	(12,664)	(10,530)	(172)		(10,702)		
Capital Grants	108	36	72	875	911	(37)	712	712		911	_	911	0	Restricted asset revenue associated with Regional Library
Capital Contributions		-			-	(/					_		ă	9 /
Grants and Contributions Capital Received	108	36	72	875	911	(37)	712	712	-	911	-	911		1
1						, ,								1
Net Operating Result	(1,255)	(1,162)	(93)	(8,913)	(9,791)	878	(11,952)	(11,952)	(10,530)	739	-	(9,791)		



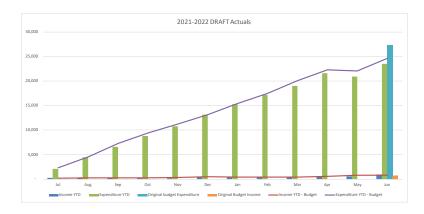
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02.05. Open Space and Recreation DRAFT Operating Statement



June 2022

I														
		RRENT MON	TH		YEAR TO					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	358	5	353	588	620	(32)	791	791	620	-	-	620		appringround rees impacted by extensive wer wearner conditions are onser by other revenue
Other Revenue	63	-	63	135	52	83	-	-	-	52	-	52		Amanna
Interest	-	-		-	-	-		-	-	-	-	-		
Grants and Contributions	-	-	-	40	40	(0)	159	159	-	40	-	40	ŏ	
Gain on Disposal		-		-		(-)		-		-	-		ŏ	
Other Income	7	11	(4)	210	128	82	119	119	128	-	_	128		
Internal Revenue	-	_	` -	0	_	0	9	9	_	-	_	-	ŏ	
Total Income attributable to Operations	428	16	412	974	841	134	1.077	1.077	748	92	-	841		
,								- '						
Operating Expenses														
Employee Costs	1,056	970	(86)	8,852	9.342	490	11,459	11.459	9,372	(29)	_	9,342		
Borrowing Costs	-	-	1 1	-	-	-	-	-	-	-	-	-	0	
Materials and Services	253	96	(157)	2,188	2,153	(35)	2,364	2,364	1,748	405	-	2,153		
Depreciation and Amortisation	618	645	27	4,402	4,441	39	8,433		8,437	(3,996)	-	4,441	0	
Other Expenses	-	-	-	-	-	-	30	30	-	-	-	-	0	
Loss on Disposal	-	-	-	15	223	208	644	644	-	223	-	223		
Internal Expenses	372	546	174	4,320	4,777	457	3,896	3,896	4,318	459	-	4,777		
Overheads	309	309	-	3,702	3,702	-	3,969	3,969	3,446	256	-	3,702	ŏ	
Total Expenses attributable to Operations	2,607	2,566	(41)	23,480	24,638	1,159	30,795	30,795	27,320	(2,682)	-	24,638		
· · · · · · · · · · · · · · · · · · ·														
Operating Result	(2,179)	(2,550)	371	(22,505)	(23,798)	1,292	(29,718)	(29,718)	(26,572)	2.774		(23,798)		
after Overheads and before Capital Amounts		. , , ,												
													_	
Capital Grants	1,113	185	928	3,239	1,533	1,707	3,091	3,091	500	1,033	-	1,533		
Capital Contributions	(9)	-	(9)	355	-	355	8,118	8,118	-	-	-	-		
Grants and Contributions Capital Received	1,105	185	920	3,595	1,533	2,062	11,210	11,210	500	1,033	-	1,533		
Net Operating Result	(1,074)	(2,365)	1,291	(18.911)	(22,265)	3,354	(18,508)	(18,508)	(26,072)	3.807		(22,265)		

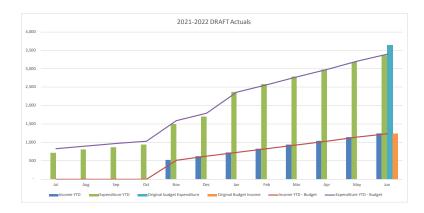


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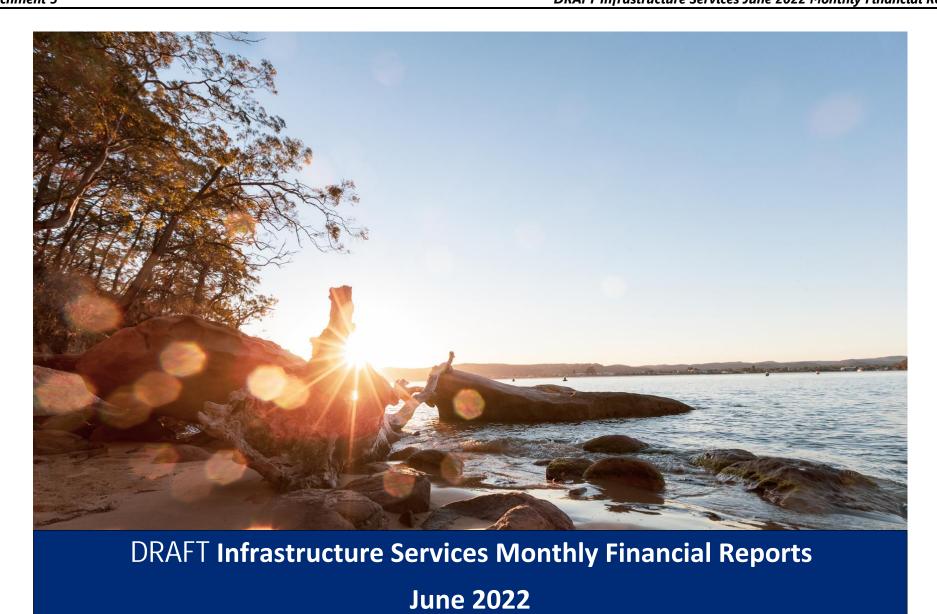
DRAFT Operating Statement
June 2022

	CUF	RRENT MON	TH		YEAR TO	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	-	-		-	-	-	-	-	-	-	-	-	ŏ	
Other Revenue	103	103		1.245	1.241	4	1,234	1.234	1.241	_	_	1,241		
Interest	_	_		-		-	-	-		-	_		ŏ	
Grants and Contributions	_	_	-	_	_	_	_	_	-	_	_	_	ŏ	
Gain on Disposal	-	-		-	-	-	-	_	-	-	-		ŏ	
Other Income	_	_		_	_	_		-	_	_	_	_	ŏ	
Internal Revenue		_		_		_	_	_		_	_		ĕ	
Total Income attributable to Operations	103	103		1,245	1,241	4	1,234	1,234	1,241			1,241	•	
				,	,			, ,	- '					
Operating Expenses														
Employee Costs	-	_	-	0	-	(0)	1	1	-	-	_	-		
Borrowing Costs	-	-		-	-		-	-	-	-	-	-	ŏ	
Materials and Services	110	116	6	1,315	1,349	33	892	892	1,381	(32)	_	1,349		
Depreciation and Amortisation	31	32	1	507	501	(6)	623	623	501	(0)	_	501	ŏ	
Other Expenses	-	-	-	970	970	0	1,016	1,016	1,108	(139)	-	970	ŏ	
Loss on Disposal	-	-		-	-	-	-	-	-		-	-		
Internal Expenses	-	0	0	4	4	(0)	4	4	4	(0)	-	4		
Overheads	48	48	-	573	573	1.2	483	483	644	(71)	-	573		
Total Expenses attributable to Operations	189	196	7	3,369	3,396	27	3,020	3,020	3,638	(242)	_	3,396		
Operating Result after Overheads and before Capital Amounts	(85)	(92)		(2,124)	(2,155)	31	(1,786)	(1,786)	(2,397)	242		(2,155)		
aner Overneads and before Capital Amounts														
Capital Grants	_	-		_	-			-						
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-	-	-	-	-	-			
Net Operating Result	(85)	(92)	7	(2,124)	(2,155)	31	(1,786)	(1,786)	(2,397)	242		(2,155)		
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Dataset: CCC General Ledger (Plimary)
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Name: CCC Operating Statement - 01 CEO

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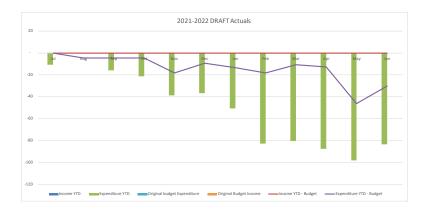


03.01. Infrastructure Services Executive DRAFT Operating Statement



June 2022

	011	DDENT MON			V545.T	0.0475				ELLI VEAR				
		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	\$1000	\$'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	-		_		-									
rotal modific attributable to operations														
Operating Expenses														
Employee Costs	62	61	(1)	482	524	42	564	564	530	(6)		524		
Borrowing Costs	-	-	(1)	402	02-		-	-	-	(0)	_	024		
Materials and Services	_	2	2	0	12	12	15	15	23	(12)		12		
Depreciation and Amortisation		-	-	Ü			10	10	20	(12)				
Other Expenses	_	_	_	_	_	_	-					_		
Loss on Disposal	_	_	_	_	_	_						_		
Internal Expenses	- 1	- 1	(0)	10	10	(0)	90	90	16	(6)		10		
Overheads	(48)	(48)	(0)	(576)	(576)	(0)	(669)	(669)	(569)	(6) (7)]	(576)		
Total Expenses attributable to Operations	14	16		(84)	(30)	53		(000)	(000)	(30)		(30)		
Total Expenses attributable to Operations	14	10		(04)	(30)	33				(30)		(30)	_	
Operating Result														Infrastructure Services Executive have achieved a positive variance of \$53K, pending finalisation of
after Overheads and before Capital Amounts	(14)	(16)	1	84	30	53		-	-	30	-	30		year end figures
and Overneadouna before dapital Amounts														year end ligures
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-		
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-	-	-	-	-	-			
Net Operating Result	(14)	(16)	1	84	30	53	-		-	30	-	30		
						-	·	-				-		1



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Name: CCC Operating Statement - 01 CEO

03.02. Roads and Drainage Engineering Services DRAFT Operating Statement



June 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	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	37	33	4	473	450	23	612	612	481	(31)	-	450		
Other Revenue	-	0	(0)	51	45	7	76	76	6	38	-	45		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	17	42	(25)	2,013	2,020	(7)	2,033	2,033	2,020	0	-	2,020		On track pending finalisation of year end road safety education grant programs and offset by underspend in materials and services.
Gain on Disposal	-	-	-	-	-	-		-	-	-	-	-		'
Other Income	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Total Income attributable to Operations	54	75	(21)	2,537	2,515	22	2,720	2,720	2,507	8	-	2,515		
Operating Expenses														
Employee Costs	387	435	48	3,339	3,615	276	3,344	3,344	3,318	297	-	3,615		
Borrowing Costs	-	-	-	-	-	-		-	-	-	-	-	_	
Materials and Services	366	370	5	5,374	5,462	88	4,747	4,747	4,945	517	-	5,462		
Depreciation and Amortisation	-	-	-	-	-	-		-	-	-	-			
Other Expenses	-	-	_	-	-	-		-	-	_	-	-		
Loss on Disposal	-	-	-	-	-	-		-	-	-	-	-		
Internal Expenses	182	261	79	2,116	2,382	267	2,460	2,460	3,136	(754)	-	2,382		
Overheads	134	134	-	1,607	1,607	-	1,670	1,670	1,449	158	-	1,607		
Total Expenses attributable to Operations	1,069	1,200	131	12,436	13,066	631	12,221	12,221	12,847	219	-	13,066		
				·										Engineering Services has a positive variance of \$653K, pending finalisation of year end. This may
Operating Result after Overheads and before Capital Amounts	(1,015)	(1,125)	110	(9,898)	(10,551)	653	(9,501)	(9,501)	(10,340)	(211)		(10,551)		Engineering Services has a positive variance of 3000 ft, perioding mains about or year end. This may be attributed to: savings being realised in street lighting electricity costs; savings in materials and services; savings in employee costs due to ongoing vacancies.
Capital Grants	_	_	_	-	_	_		_	-	_				
Capital Contributions			_	-	_			_	-	_		-		
Grants and Contributions Capital Received	-	-	-	-	-	-		-	-		-	-		1
Net Operating Result	(1,015)	(1,125)	110	(9,898)	(10,551)	653	(9,501)	(9,501)	(10,340)	(211)	-	(10,551)		
-														1



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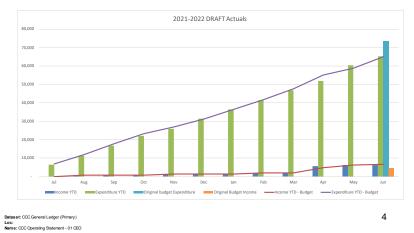
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03.03. Roads and Drainage Infrastructure **DRAFT Operating Statement**



June 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	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-			
User Charges and Fees	-	-	-	41	41	0	-	-	-	41		41		
Other Revenue	-	1	(1)	-	1	(1)	26	26	1	-	-	- 1		
Interest	-	-	-	-	-	-	-	-	-	-	-			
Grants and Contributions	-	492	(492)	6,208	6,711	(504)	4,858	4,858	4,624	2,087		6,711	•	The unfavourable variance is due to rephasing of natural disaster grant milestone payments, offset by reduced materials and services expenditure.
Gain on Disposal	-	_	-	-	-	-	-	-	-	-				
Other Income	-	-	-	-	-	-	-	-	-	-				
Internal Revenue	-	-	-	-	-	-	-	-	-	-				
Total Income attributable to Operations	_	493	(493)	6,249	6,753	(504)	4,884	4,884	4,625	2,128		6,753		Revenue for Roads and drainage infrastructure is tracking at 92.5%, due to natural disaster grant payment rephasing, offset by reduced expenditure on materials and services.
Operating Expenses													_	
Employee Costs	234	316	81	1,987	2,213		3,246	3,246	2,219	(5)	-	2,213	0	
Borrowing Costs	18	-	(18)	18	-	(18)	4	4	-	-	-		0	Minor overspend on drainage bonds.
Materials and Services	(427)	72	499	2,211	977	(1,234)	168			495		977	•	The unfavourable variance is due to capitalisation adjustments/write offs made to prior year design projects which did not proceed, to be offset by underspend across the directorate.
Depreciation and Amortisation	4,092	5,082	990	50,201	51,242	1,041	53,905	53,905	59,876	(8,634)		51,242		
Other Expenses	-	-	-	-	-	-	-	-	-	-			·l	
Loss on Disposal	-	-	-	-	-	-	5,980	5,980		-	-		·l	
Internal Expenses	20	22	2	300	299	(0)	70				-	299		
Overheads	875	875	-	10,496	10,496		12,222	12,222	10,609	(113)		10,496		
Total Expenses attributable to Operations	4,812	6,366	1,554	65,213	65,228	15	75,595	75,595	73,557	(8,329)		65,228		Expenditure for Roads and Drainage infrastructure is tracking 99.98%.
Operating Result after Overheads and before Capital Amounts	(4,812)	(5,873)	1,061	(58,964)	(58,475)	(490)	(70,711)	(70,711)	(68,933)	10,458		(58,475)		progress write offs and timing of natural disaster payments to be offset by overall savings across the directorate.
Capital Grants	2,368	8,908	(6,541)	24,007	26,336	(2,329)	22,506		4,445	21,891	-	- 26,336	0	The unfavourable variation on this budget is due to rephasing of grant milestone payments, offset by reductions in capital spend.
Capital Contributions	-	-	-	15	-	15	19,231	19,231	-	-				
Grants and Contributions Capital Received	2,368	8,908	(6,541)	24,022	26,336	(2,314)	41,737	41,737	4,445	21,891	-	26,336		1
Net Operating Result	(2,444)	3.035	(5,479)	(34.943)	(32,139)	(2.804)	(28,974)	(28,974)	(64,488)	32,348		(32,139)	!	
Net Operating Nesult	(2,444)	3,035	(5,479)	(34,943)	(32,139)	(2,004)	(20,974)	(20,974)	(04,400)	32,340		(32,139)	1	1
												1		

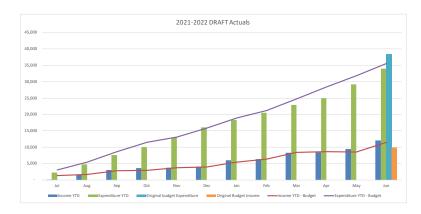


03.04. Roads Construction and Maintenance DRAFT Operating Statement



June 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	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	2,481	3,022	(541)	7,104	6,467	636	5,514	5,514	4,411	2,057	-	6,467		
Other Revenue	-	-	-	-	-	-	1	1	-	-	-	-		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Gain on Disposal	19	-	19	2,932	2,913	19	2,526	2,526	2,902	11	-	2,913		
Other Income	-	_	_	_	_	_	_	_	-	-	-	-		
Internal Revenue	48	-	48	1,965	2,102	(137)	1,085	1,085	2,452	(350)	-	2,102		Reduced income due to internal sealing crew diverted to natural disaster emergency response which is offset by savings in Materials and Services.
Total Income attributable to Operations	2,548	3,022	(474)	12,001	11,482	518	9,125	9,125	9,765	1,718	-	11,482		Income 104% to the forecast budget.
Operating Expenses														
Employee Costs	1,328	1,441	113	10,806	11,593	787	16,314	16,314	11,918	(326)	-	11,593		
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	2,082	1,286	(796)	9,276	9,816	540	8,678	8,678	7,046	2,770	-	9,816		
Depreciation and Amortisation	4	16	12	51	99	48	86	86	99	(0)	-	99		
Other Expenses	-	-	-	-	-	-	(2)	(2)	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	2	2	-	-	-	-		
Internal Expenses	986	833	(153)	10,048	10,384	336	10,150	10,150	16,059	(5,675)	-	10,384		
Overheads	313	313	-	3,758	3,758	-	5,046	5,046	3,312	446	-	3,758		
Total Expenses attributable to Operations	4,713	3,889	(824)	33,939	35,650	1,711	40,274	40,274	38,435	(2,785)	-	35,650		Expenditure 95% to the forecast budget.
Operating Result after Overheads and before Capital Amounts	(2,166)	(867)	(1,298)	(21,938)	(24,168)	2,229	(31,149)	(31,149)	(28,670)	4,502		(24,168)		Roads Construction and Maintenance draft result is a positive variance of \$2.2m primarily due to a positive variance in expenditure attributed to resources used in the recoverable emergency response which are accounted for corporately.
Capital Grants		_		_	_	_		_	-	_	-	_		
Capital Contributions	_	_	_	(8)	_	(8)		_	-		-	_		
Grants and Contributions Capital Received	-	-		(8)	-	(8)		-	-	-	-	-		1
				(-/		1-7								1
Net Operating Result	(2,166)	(867)	(1,298)	(21,947)	(24,168)	2,221	(31,149)	(31,149)	(28,670)	4,502		(24,168)		



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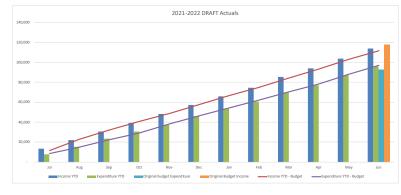
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03.05. Waste and Resource Recovery Management DRAFT Operating Statement



June 2022

Actuals	s Status Comments 4.7% (\$1M) favourable to budget for year end due to additional waste tornages presented at the facilities.
Substitute Sub	
Committee Comm	4.7% (\$1M) favourable to budget for year end due to additional waste tonnages presented at the facilities.
Rates and Annual Charges 6.341 6.352 (11) 80.862 0.862 (0) 78,732 78,732 78,427 2.435 - 80.862 0.862 0.966 2.066 2.066 2.066 0.066 2.066 0.066 2.066 0	4.7% (\$1M) favourable to budget for year end due to additional w aste tonnages presented at the facilities.
User Charges and Fees 2,112 1,615 497 22,239 21,234 1,005 20,988 23,024 (1,790) . 21,234 Other Revenue 163 142 21 1,718 1,999 19 1,680 1,680 1,073 626 - 1,699 Interest 1 1 . 1 8 8 2 2 2 5	4.7% (\$1M) favourable to budget for year end due to additional w aste tonnages presented at the facilities.
Cher Revenue	4.7% (\$1M) favourable to budget for year end due to additional waste tonnages presented at the facilities.
Interest 1	
Grants and Contributions 134 110 24 255 250 5 259 259 315 (65) - 250	
Gain on Disposal	
Cher Income	
Total Income attributable to Operations 10,233	
Operating Expenses 537 573 36 5,012 5,116 104 5,320 5,320 4,861 255 5,116 8 Borrowing Costs - - - 1,297 0 1,190 1,190 1,190 155 - 5,116 9 Materials and Services 3,548 3,690 142 37,524 39,240 1,716 34,624 32,046 7,194 - 39,240 9 Depreciation and Amortisation 161 650 400 2,924 3,465 541 3,441 3,441 3,393 (468) - 3,465 0 Other Expenses 2,824 2,522 (302) 28,718 28,361 (358) 26,109 30,17 (1,756) - 28,361 0 Loss on Disposal -	11% (\$0.88M) favourable to budget due to additional internal waste tonnages presented at the waste facilities.
Employee Costs 537 573 36 5.012 5.116 104 5.320 5.320 4.861 255 - 5.116 0 80 80 80 80 80 80 80 80 80 80 80 80 8	Revenue is 101.7% favourable to budget
Employee Costs 537 573 36 5.012 5.116 104 5.320 5.320 4.861 255 - 5.116 0 80 80 80 80 80 80 80 80 80 80 80 80 8	
Borrowing Costs - - 1,297 1,297 0 1,190 1,130 1,130 158 - 1,297 0	
Materials and Services 3,548 3,690 142 37,524 39,240 1,716 34,624 32,046 7,194 - 39,240 • Depreciation and Amortisation 161 650 490 2,924 3,665 541 3,441 3,441 3,441 3,333 (468) - 3,465 • Other Expenses 2,262 2,522 (302) 28,718 28,361 (358) 28,109 28,109 30,117 (1,756) - 28,361 • Loss on Disposal - 3 3 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 -	
Other Expenses 2,824 2,522 (302) 28,718 28,361 (358) 28,109 28,109 30,117 (1,756) - 28,361 Loss on Disposal - - - - - 3 3 - - - Internal Expenses 536 559 23 6,619 5,661 (957) 5,398 5,398 8,125 (2,464) - 5,661	4.4% (\$1.7M) favourable due to savings in materials and services following withholding of non essential works, extended wet weather, and outstanding expenditure accruals. These accruals will be within budget.
Other Expenses 2,824 2,522 (302) 28,718 28,361 (358) 28,109 28,109 30,117 (1,756) - 28,361 Loss on Disposal - <td></td>	
Internal Expenses 536 559 23 6,619 5,661 (957) 5,396 5,398 8,125 (2,464) - 5,661	1.3% (\$358K) unfavourable to budget due to increased waste levy expenditure which is directly offset by additional operating income from increased tonnages presented to waste facilities.
Internal Expenses 536 559 23 6.619 5.661 (957) 5.398 5.398 8.125 (2.464) - 5.661	additional operating shoulde from increased to mages presented to waste ractities.
	have since been costed to the domestic waste fund which would have a corresponding saving in the plant and fleet budget.
Total Expenses attributable to Operations 8,766 9,154 388 96,011 97,057 1,046 92,474 92,474 92,387 4,670 - 97,057	Expenditure is 99% favourable to budget. The variance was due to savings in Materials and Services, noting that there is still outstanding expenditure accruals.
Operating Result	The Waste and Resource Recovery Unit has performed favourably to budget with a positive variance of \$2.95M
Option (1982) and before Capital Amounts 1,467 (108) 1,576 17,774 14,827 2,347 19,534 19,534 25,396 (10,569) - 14,827	primarily due to increased waste tonnages delivered to Councils waste facilities.
Capital Grants 25 - 25 17 17	
Capital Contributions 10 10	
Crants and Contributions Capital Received 25 - 25 26 26	
Net Operating Result 1,467 (108) 1,576 17,799 14,827 2,972 19,560 19,560 25,396 (10,569) - 14,827	
10,000 10	╡



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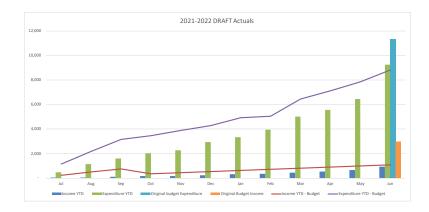
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03.06. Facilities and Asset Management DRAFT Operating Statement

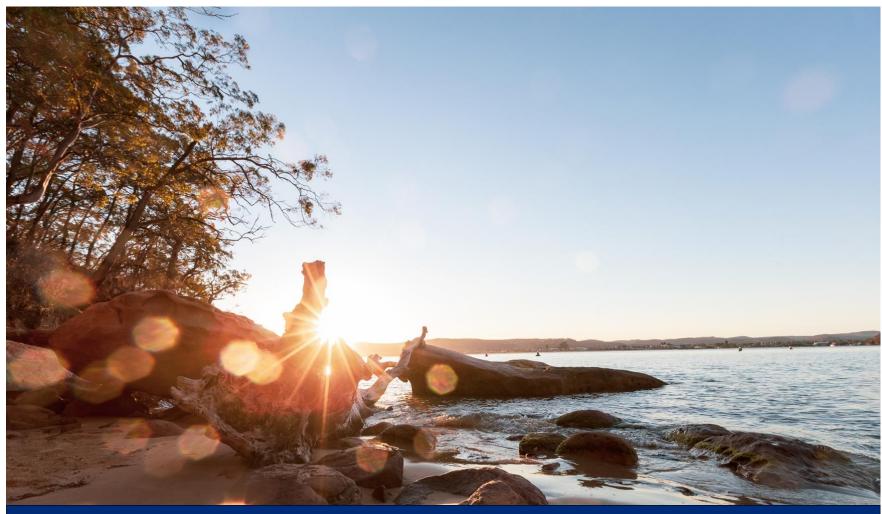


June 2022

Tables and Annual Charges		CUF	RRENT MON	TH		YEAR T	O DATE				FULL YEAR				
Committed Comm		Actuals		Variance	Actuals		Variance	YTD					Forecast	Status	Status Comments
Tables and Annual Changes		\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$1000	\$1000	\$'000	\$1000	\$'000	\$'000		
User Charges and Fee	Operating Income														
Other Rewnue 3 3 0 42 36 6 24 24 29 7	Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
Interest	User Charges and Fees	-	-	-	-	-	-	-	-	-	-	-	-		
Garn on Disposal Cannon Accordinations (a) 1 2 1 1 2 1 1 2 1 1 2 2 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2	Other Revenue	3	3	0	42	36	6	24	24	29	7	-	36		The year end result has exceeded budget.
Gain on Disposal Other Income 1	Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Chemic C	Grants and Contributions	-	-	_	-	-	-	9	9	-	-	-	-		
Internal Revenue	Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Forenue 264 86 176 973 1.052 (179) 2.997 2.99	Other Income	-	0	(0)	1	2	(1)	-	_	2	-	-	2		
Total Income attributable to Operations	Internal Revenue	264	88	176	873	1,052	(179)	2,597	2,597	2,930	(1,878)	-	1,052	0	
Employee Costs 555 551 (2, 4,632 5,153 521 7,579 7,579 5,365 (203) 5,153 521 The year and result was within budget. The year and result was within budget. The series of turning Result and Annothalison 213 304 91 2,964 428 (333) 4,129 4,499 370 5,438 5,532 (1,073) 4,499 0 The year and result was within budget. The year and result was within budget and offsets the reduction in Internal Revenue. Dependent of the year and result was within budget. The year and result was within budget and offsets the reduction in Internal Revenue. Dependent of the year and result was within budget. The year and year and year and year. Year and year and ye	Total Income attributable to Operations	267	90	176	916	1,090	(174)	2,630	2,630	2,961	(1,871)	-	1,090		Revenue for Facilities and Asset Management achieved 84.0% of the adopted budget.
Employee Costs 555 551 (2, 4,632 5,153 521 7,579 7,579 5,365 (203) 5,153 521 The year and result was within budget. The year and result was within budget. The series of turning Result and Annothalison 213 304 91 2,964 428 (333) 4,129 4,499 370 5,438 5,532 (1,073) 4,499 0 The year and result was within budget. The year and result was within budget and offsets the reduction in Internal Revenue. Dependent of the year and result was within budget. The year and result was within budget and offsets the reduction in Internal Revenue. Dependent of the year and result was within budget. The year and year and year and year. Year and year and ye	•														
Somowing Costs -	Operating Expenses														
Materials and Services 752 428 (333 4,129 4,499 370 5,438 5,572 (1,073 - 4,490 - 10 - 3,101 - 10 - 3,101 - 10 - 3,101 - 10 - 3,101 - 3,1	Employee Costs	553	551	(2)	4,632	5,153	521	7,579	7,579	5,356	(203)	-	5,153		The year end result was within budget.
Dependent of the Property of	Borrowing Costs	-	-	-	-	-	-	68	68	-	-	-	-		
Chee Expenses 1,592 1,551 1,551 52 1,651 1,6	Materials and Services	762	428	(333)	4,129	4,499	370	5,438	5,438	5,572	(1,073)	-	4,499		The year end result was within budget and offsets the reduction in Internal Revenue.
Loss on Disposal 1,592	Depreciation and Amortisation	213	304	91	2,954	3,101	147	3,235	3,235	3,101	(0)	-	3,101		The year end result was within budget.
Loss on Lisposal 1,392 - (1,592) 1,501 52 (1,600) 46 - 52 - 52 (1,600) 46 - 52 - 52 (1,600) 46 - 52 - 52 (1,600) 46 - 52 - 52 (1,600) 46 - 52 - 52 (1,600) 46 (1,600)	Other Expenses	-	-	_	-	-	-		_		1.2	-	-	_	
Capital Grants Capi	Loss on Disposal	1,592	-	(1,592)	1,651	52	(1,600)	46	46	-	52	-	52	•	
Capital Grants Capi	Internal Expenses	146	161	15	1.577	1.722	144	2.908	2.908	3.382	(1.660)		1.722		The year end result was within budget.
Capital Grants Capital Grants Grants and Contributions Grants and Contributions Capital Received 55	Overheads	(475)	(475)	-		(5,701)	-	(8,590)	(8,590)	(6,071)	370	-			The year end result was within budget.
Operating result: Capital Grants Capital Amounts Capital Amounts Capital Amounts Capital Grants	Total Expenses attributable to Operations	2,790	969	(1,821)	9,243	8,825	(417)	10,684	10,684	11,340	(2,514)	-	8,825		Expenditure for Facilities and Asset Management resulted in 104.7% to the adopted budget.
Operating result: Capital Grants Capital Amounts Capital Amounts Capital Amounts Capital Grants	· ·														
Capital Contributions Grants and Contributions Capital Received 65 - 65 302 - 302 246 246	Operating Result after Overheads and before Capital Amounts	(2,524)	(879)	(1,645)	(8,327)	(7,735)	(591)	(8,054)	(8,054)	(8,379)	644	-	(7,735)		
Capital Contributions Grants and Contributions Capital Received 65 - 65 302 - 302 246 246															
Grants and Contributions Capital Received 65 - 65 302 - 302 246	Capital Grants	65	-	65	302	-	302	246	246	-	-	-	-		
	Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Net Operating Result (2,459) (879) (1,580) (8,025) (7,735) (290) (7,808) (7,808) (8,379) 644 - (7,735)	Grants and Contributions Capital Received	65	-	65	302	-	302	246	246	-		-	-		
Net Operating Result (2,459) (879) (1,580) (8,025) (7,735) (290) (7,808) (7,808) (8,379) 644 - (7,735)	1														
	Net Operating Result	(2,459)	(879)	(1,580)	(8,025)	(7,735)	(290)	(7,808)	(7,808)	(8,379)	644	-	(7,735)		



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DRAFT Water and Sewer Monthly Financial Reports

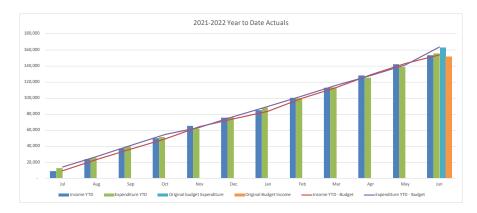
June 2022

04. Water and Sewer Draft Operating Statement



June 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	4,101	3,816	286	70,071	69,978	92	66,519	66,519	66,493	3,485	-	69,978
User Charges and Fees	6,444	6,066	378	78,907	78,940	(33)	75,230	75,230	80,585	(1,645)	-	78,940
Other Revenue	0	-	0	106	105	1	102	102	-	105	-	105
Interest	340	257	83	1.899	1.988	(90)	2.096	2.096	1.988	0	-	1.988
Grants and Contributions	12	-	12	30	16	14	465	465	-	16	-	16
Gain on Disposal	-	-	-	46	-	46	-	-	-	-	-	
Other income	-	26	(26)	6	31	(26)	(36)	(36)	26	6		3.
Internal Revenue	165	355	(190)	2.115	2.448	(333)	2 655	2.655	2.448			2.448
Total Income attributable to Operations	11,062	10,519	543	153,178	153,507	(329)	147,031	147,031	151,540	1,966		153,50
Operating Expenses												
Employee Costs	2.567	3.141	574	25.587	27.106	1.518	34.754	34.754	27.327	(222)	_	27.106
Borrowing Costs	600	600	0.4	8.742	8.763	21	12.533	12.533	9.186	(423)		8.763
Materials and Contracts	1.744	2.337	593	15.554	16.901	1.347	21,405	21,405	16.985	(84)		16.90
Depreciation and Amortisation	4.990	12.174	7.184	60.892	68.084	7.193	65.834	65.834	68.084	(0)		68.084
Other Expenses	3.072	12,174	(3,072)	3.072	00,004	(3,072)	(19)	(19)	00,004	(0)		00,00
Loss on Disposal	3,012	3	(3,072)	3,072	3	(3,072)	2.379	2.379	-			
Internal Expenses	1.657	1.823	165	19.839	20.565	726	18.627	18.627	21.367	(802)	-	20.565
Overheads	1,811	1,811	103	21.730	21,730	720	24.584	24.584	20 224	1.506	-	21,730
Total Expenses attributable to Operations	16,441	21,885	5,444	155,416	163,149	7,733	180,097	180,097	163,175	(26)	-	163,149
Operating Result												
after Overheads and before Capital Amounts	(5,379)	(11,366)	5,987	(2,238)	(9,642)	7,404	(33,066)	(33,066)	(11,635)	1,992		(9,642
Capital Grants	1,678	2,119	(441)	5,665	6,280	(615)	5,914	5,914	2,500	3,780	-	6,280
Capital Contributions	1,152	375	777	7,808	6,521	1,287	6,751	6,751	12,033	(5,512)	-	6,52
Grants and Contributions Capital Received	2,830	2,494	336	13,473	12,800	673	12,665	12,665	14,533	(1,732)		12,800
Net Operating Result	(2,549)	(8,872)	6,323	11,235	3,158	8,077	(20,401)	(20,401)	2,898	260		3,158
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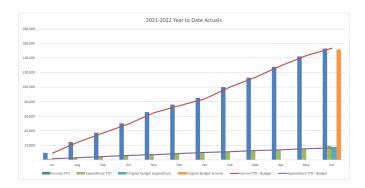
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04.01. Water and Sewer Executive Draft Operating Statement June 2022



	CII	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	\$1000	\$'000	\$'000	\$'000	\$'000	\$1000				\$1000		
Operating Income														
Rates and Annual Charges	4,101	3,816	286	70,071	69,978	92	66,519	66,519	66,493	3,485		69,978		
User Charges and Fees	6,446	6,066	381	78,907	78,940	(33)	75,230	75,230	80,585	(1,645)		78,940	0	Water Usage charges are \$0.6m unfavourable with water demand continuing to being low due to high rainfall over last few months. Initial year-end water usage accrual has been prepared based on water demand with final detailed accrual based on individual meter data still in the process of being finalised.
Other Revenue	0		0	106	105	1	102	102		105		105		process of burning internace.
Interest	340	257	83	1,899	1,988	(90)	2,096	2,096	1,988	0		1,988	ŏ	
Grants and Contributions	12		12	20	8	11	463	463	-	8		8		
Gain on Disposal				-	-		-	-		-		-	_	
Other Income	-	26	(26)	-	26	(26)	(36)	(36)	26			26		
Internal Revenue	165	355	(190)	2,115	2,448	(333)	2,655	2,655	2,448	-		2,448	0	Final internal revenue adjustments outstanding - zero net impact overall with a reduction in external revenue offsetting any further adjustments.
Total Income attributable to Operations	11,065	10,519	545	153,116	153,494	(377)	147,029	147,029	151,540	1,953		153,494		
Operating Expenses														Favourable variance due to vacancies within W&S Executive - offset by storm related costs
Employee Costs	103	276	173	2,516	2,846	330	3,262	3,262	2,921	(74)		2,846	•	incurred over last few months while end of year adjustments re employee leave entitlements and workers compensation are outstanding. Favourable variance in June as payroll tax for month has not been finalized.
Borrowing Costs	600	600	0	8,742	8,763	21	12,533	12,533	9,186	(423)		8,763		
Materials and Services	40	57	17	740	822	82	772	772	648	174		822		
Depreciation and Amortisation	0	0	-	4	4	-	38	38	42	(38)		4		
Other Expenses	3,072		(3,072)	3,072		(3,072)	(19)	(19)				-	•	Urrealized loss on fixed rate bonds and floating rate notes which held a fair value. Increases in fair value are recognised as income, while decreases in fair value are recognised as expense. We are cumently seeing significant downward moves in bond valuations due to the sharp steepeded increase in interest rates and widening in credit mangins given the current heightened violatility. This is affecting all Councils that currently hold bonds. These are
														unrealised losses that are a timing issue as Council plans on holding the investments to maturity and the value of the investment upon maturity will reflect face value and the
Loss on Disposal			-			-	-			-				,,
Internal Expenses	145	160	15	1,745	1,799	54	1,903	1,903	2,108	(309)		1,799		
Overheads	185	185		2,218	2,218		3,166	3,166	2,140	78		2,218		
Total Expenses attributable to Operations	4,145	1,278	(2,866)	19,037	16,452	(2,584)	21,655	21,655	17,045	(592)		16,452		
Operating Result after Overheads and before Capital Amounts	6,920	9,241	(2,321)	134,080	137,041	(2,961)	125,374	125,374	134,495	2,546		137,041		
														Actuals includes \$4.5m re Gosford CBD, \$0.8m re Warnervale Town Centre and \$0.4m re
Capital Grants	1,678	2,119	(441)	5,665	6,280	(615)	5,628	5,628	2,500	3,780		6,280		Mardi WTP upgrade.
Capital Contributions	1,152	375	777	7,763	6,475	1,287	6,751	6,751	12,033	(5,557)		6,475		
Grants and Contributions Capital Received	2,830	2,494	336	13,428	12,755	673	12,379	12,379	14,533	(1,778)		12,755		
Net Operating Result	9,750	11,735	(1,985)	147,508	149,796	(2,288)	137,753	137,753	149,028	768		149,796		
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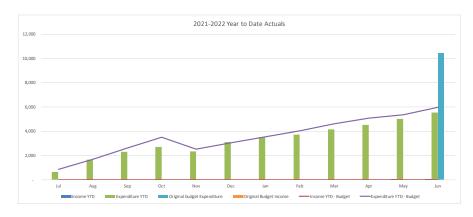
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04.02. WS Planning and Delivery Draft Operating Statement



June 2022

	CU	IRRENT MON	гн		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	(2)	-	(2)	-	-	-	-	-	-	-	-	-		
Other Revenue	1 -	-	1	-	-	-	-	-	-	-	-	-		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Gain on Disposal	-	-	-	46	-	46	-	-	-	-	-	-		
Other Income	-	-	_	_	-	_	_	-	-	_	-	_	_	
Internal Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Total Income attributable to Operations	(2)		(2)	46	-	46	-	-						
														1
Operating Expenses														
Employee Costs	288	348	60	2,486	2,731	246	3,936	3,936	2,891	(160)	-	2,731		Overall favourable variance due primarily to vacancies within Unit while end of year adjustments re employee leave entitlements and workers compensation are outstanding.
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	90	121	31	1,086	1,386	300	4,010	4,010	1,963	(577)	-	1,386		Favourable variance due to change in scope of a number of operating projects.
Depreciation and Amortisation	53	58	5	792	697	(95)	3,156	3,156	3,781	(3,084)	-	697		
Other Expenses	-	-	-	-	-		-	-			-	-		
Loss on Disposal	-	-	-	-	-	-	1,289	1,289	-	-	-	-		
Internal Expenses	15	17	2	250	252	1	21	21	361	(109)	-	252		
Overheads	77	77	_	922	922	-	2.365	2.365	1.436	(514)	-	922		
Total Expenses attributable to Operations	523	620	97	5,536	5,988	452	14,777	14,777	10,432	(4,444)		5,988	_	
· ·								·						1
Operating Result after Overheads and before Capital Amounts	(525)	(620)	95	(5,490)	(5,988)	498	(14,777)	(14,777)	(10,432)	4,444		(5,988)		
Capital Grants	-	-	_	_	-	-	189	189	_	_	-	-		
Capital Contributions							-	-				_		
Grants and Contributions Capital Received				_			189	189						1
ouplied iteoerica							100							1
Net Operating Result	(525)	(620)	95	(5,490)	(5,988)	498	(14,589)	(14,589)	(10,432)	4,444	-	(5,988)		



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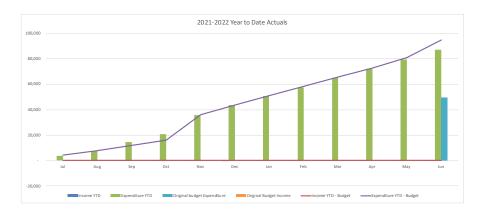
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04.03. WS Operations and Maintenance Draft Operating Statement



June 2022

	CL	JRRENT 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	-	-	-	-	-	-	-	-	-	-	-	-		
Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Interest	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions	-	-	-	8	5	3	3	3	-	5	-	5		Employment and Training grant re apprentices.
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Other Income	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Total Income attributable to Operations				8	5	3	3	3		5		5		
Operating Expenses														
Employee Costs	1,367	1,616	250	13,221	13,790	569	18,888	18,888	15,277	(1,488)	-	13,790	•	Overall favourable variance due vacancies within Unit offset by additional overtime and unfavourable variance in standard costing. Year adjustments re employee leave entitlements and workers compensation are outstanding
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		<u> </u>
Materials and Services	775	926	152	7,310	7,972	662	9,685	9,685	6,935	1,037	-	7,972		
Depreciation and Amortisation	3,601	9,062	5,461	43,535	49,167	5,633	8,698	8,698	9,783	39,385	-	49,167		Favourable variance as year-end depreciation adjustments related to final WIP adjustments, write-offs and asset revaluations are outstanding.
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	ł	
Loss on Disposal	-	-	-	-	-	-	121	121	-	-	-	-	ŀ	
Internal Expenses	889	908		10,688	11,164	477	9,578	9,578	12,362	(1,197)	-	11,164		Favourable variance in Plant & Fleet charges.
Overheads	1,044	1,044		12,534	12,534	-	7,145	7,145	5,308	7,225	-	12,534		
Total Expenses attributable to Operations	7,676	13,557	5,881	87,286	94,627	7,341	54,114	54,114	49,665	44,962	-	94,627	1	
													J	
Operating Result after Overheads and before Capital Amounts	(7,676)	(13,557)	5,881	(87,279)	(94,622)	7,343	(54,111)	(54,111)	(49,665)	(44,957)		(94,622)		
Capital Grants	-	-	-	-	-	-	97	97	-	-	-	-	ł	
Capital Contributions	-	-	-	45	45	-	-	-	-	45	-	45		_
Grants and Contributions Capital Received	-	-	-	45	45	-	97	97	-	45	-	45	i	
													1	1
Net Operating Result	(7,676)	(13,557)	5,881	(87,234)	(94,577)	7,343	(54,014)	(54,014)	(49,665)	(44,912)	-	(94,577)		
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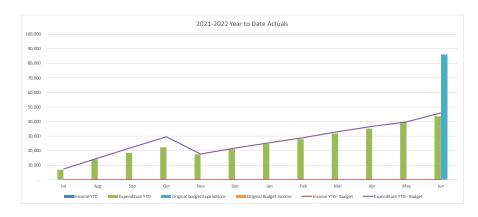
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04.04. WS Headworks and Treatment Draft Operating Statement



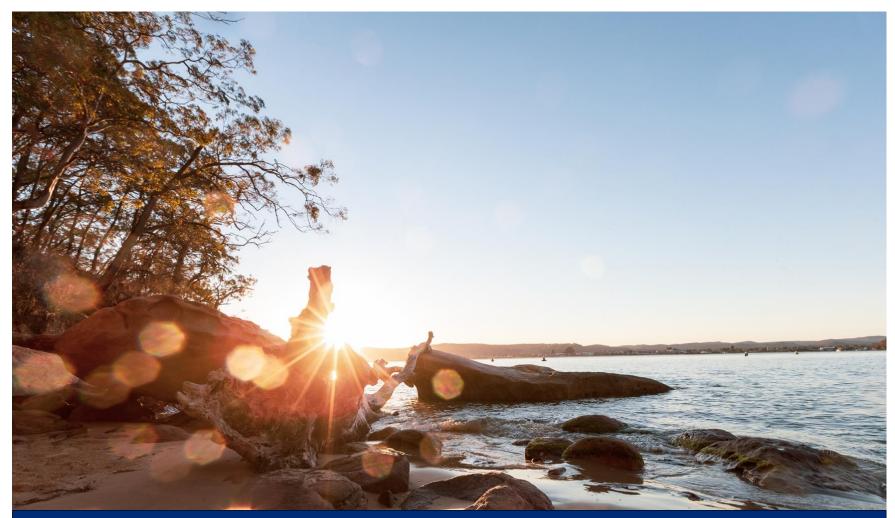
June 2022

Rates and Annual Charges		Cl	JRRENT MONT	TH		YEAR TO	DATE				FULL YEAR				
Description		Actuals		Variance	Actuals		Variance	YTD						Status	Status Comments
Rates and Annual Charges		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
User Charges and Fees	Operating Income														
Other Reviewer Interest		-	-	-	-	-	-	-	-	-	-	-	_		
Interest Grants and Contributions	User Charges and Fees	-	-	-	-	-	-	-	-	-	-	-	-		
Carnts and Contributions	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-		
Gain on Disposal Other Income	Interest	-	-		-	-	-	-	-	-	-	-	-		
Gain on Disposal Cher Income	Grants and Contributions	-	-	-	3	3	-	-	-	-	3	-	3		Employment and Training grant re apprentices.
Internal Revenue	Gain on Disposal	-	-		-	-	-	-	-	-	-	-	-	_	1
Internal Revenue	Other Income	-	_	-	6	6	_	_	-	-	6	-	6		Glenola Farm agistment revenue.
Perating Expenses 810 901 91 7,365 7,738 373 8,667 8,667 6,288 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 - 7,350	Internal Revenue	-	-		-	-	-	-	-	-	-	-	_	_	
Perating Expenses 810 901 91 7,365 7,738 373 8,667 8,667 6,288 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 1,500 - 7,738 - 7,350	Total Income attributable to Operations				8	8			-		8	-	8		
Employee Costs 810 901 91 7,365 7,738 3 8,667 8,288 1,500 - 7,736 Parrowing Costs - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -															
Employee Costs 810 901 91 7,365 7,738 3 8,667 8,288 1,500 - 7,736 Parrowing Costs - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Operating Expenses														
Barrowing Costs 839 1,233 393 6,418 6,720 302 6,938 6,938 7,439 (719) - 6,720 0 Depreciation and Amortisation 1,336 3,054 1,718 16,561 18,216 1,655 53,942 53,942 54,478 (36,293) - 18,216 Other Expenses	Employee Costs	810	901	91	7.365	7.738	373	8.667	8.667	6.238	1.500	-	7.738		
Materials and Services 839 1,233 393 6,418 6,720 302 6,938 6,938 7,439 (719) - 6,720 © Depreciation and Amortisation 1,336 3,054 1,718 16,561 18,216 16,56 53,942 53,942 54,478 (36,263) - 18,216 1,21		-	-		,		-	-	-		-	-		_	
Depreciation and Amortisation 1,336 3,054 1,718 16,561 18,216 1,655 53,942 53,942 54,478 (36,263) - 18,216		839	1 233	393	6 4 1 8	6 720	302	6 938	6.938	7 439	(719)	-	6 720		
Depreciation and Antonisation 1,350 3,095 1,76 10,50 15,40 15,50 5,3942 53,476 (35,65) - 16,70 and asset resultations are outstanding. Internal Expenses 606 738 130 7,157 7,350 194 7,126 7,126 6,538 613 - 7,550 604 7,150 7,150 15,40					-,	.,		.,	.,	,	, ,		-		Favourable variance as year-end depreciation adjustments related to final WIP adjustments, write-offs
Loss on Disposal Internal Expenses 606 738 130 7,157 7,350 194 7,126 7,156 6,538 131 - 7,550 968 - 1 - 1 - 7,550 968 0.verheads 505 505 505 505 505 505 505 505 505 50	Depreciation and Amortisation	1,336	3,054	1,718	16,561	18,216	1,655	53,942	53,942	54,478	(36,263)	-	18,216		
Internal Expenses 606 738 130 7.157 7.350 194 7.126 6.538 813 - 7.350 Overheads 505 505 6.058 - 11.908 11.908 11.908 11.908 1.908 6.430 2.332 43,558 46,082 2.524 89,551 88,551 86,033 (39,952) - 46,082	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		-
Overheads 5.05 5.05 - 6.058 6.058 - 11.908 11.304 (5.283) - 6.058 7.054		-	-	-	-	-	-			-	-	-	-		
Votal Expenses attributable to Operations 4,998 6,430 2,332 43,558 46,082 2,524 89,551 86,033 (39,952) - 46,082 Operating Result fifer Overheads and before Capital Amounts (4,098) (6,430) 2,332 (43,549) (45,074) 2,524 (89,551) (89,551) (80,033) 39,960 - (46,074) Capital Grants -	Internal Expenses	608	738	130	7,157	7,350	194	7,126	7,126	6,538	813	-	7,350		
Departing Result (4,098) (6,430) 2,332 (43,549) (46,074) 2,524 (89,551) (89,551) (86,033) 39,960 - (46,074) (46,074)	Overheads	505	505		6.058	6.058	-	11.908	11.908	11.340	(5.283)	-	6.058	<u> </u>	
Capital Grants	Total Expenses attributable to Operations	4,098	6,430	2,332	43,558	46,082	2,524	89,551	89,551	86,033	(39,952)	-	46,082	_	
Capital Grants	l .					•									
Capital Grates	Operating Result		(0.400)					(00.000)		(0.0.000)					
Capital Contributions	after Overheads and before Capital Amounts	(4,098)	(6,430)	2,332	(43,549)	(46,074)	2,524	(89,551)	(89,551)	(86,033)	39,960	-	(46,074)		
Capital Contributions															
Capital Contributions															
arants and Contributions Capital Received		-	-	-	-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-	-	-	-		
let Operating Result (4,098) (6,430) 2,332 (43,549) (46,074) 2,524 (89,551) (89,551) (86,033) 39,960 - (46,074)	Grants and Contributions Capital Received	-	_		-	-		-	-			-			
let Operating Result (4,099) (6,430) 2,332 (43,549) (46,074) 2,524 (69,551) (89,551) (66,033) 39,960 - (46,074)							,	-					,		
	Net Operating Result	(4,098)	(6,430)	2,332	(43,549)	(46,074)	2,524	(89,551)	(89,551)	(86,033)	39,960	-	(46,074)		
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Dataset: CCC General Ledger (Primary) Loc:

Loc: Name: OCC Operating Statement - 01 CEO



DRAFT Environment and Planning Monthly Financial Reports

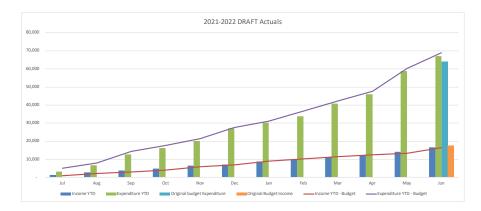
June 2022

05. Environment and Planning DRAFT Operating Statement



June 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	913	730	183	8,768	8,262	507	9,337	9,337	7,965	296	-	8,262
Other Revenue	841	228	613	4,045	2,866	1,179	2,632	2,632	2,555	311	-	2,866
Interest	0	-	0	1	-	1	1	1	-	-	-	-
Grants and Contributions	777	1,897	(1,120)	3,463	4,652	(1,188)	5,536	5,536	6,609	(1,958)	-	4,652
Gain on Disposal	-	-		-	-	1 2	-	-	-		-	-
Other Income	(11)	40	(52)	154	243	(89)	260	260	243	-	-	243
Internal Revenue	19	48	(29)	226	243	(18)	269	269	358	(115)	-	243
Total Income attributable to Operations	2,540	2,945	(405)	16,658	16,265	393	18,035	18,035	17,730	(1,465)	-	16,265
Operating Expenses												
Employee Costs	3.346	3.113	(233)	28.629	28.890	262	37.295	37.295	29.249	(359)		28,890
Borrowing Costs	3,346	3,113		28,629	28,890	(19)	37,295	37,295	29,249	(359)	-	28,890
Materials and Services	2,046	2.766	(6) 720	11.329	14.373	3.044	12.902	12.902	16.385	(0.044)	-	14.373
Depreciation and Amortisation	2,046 78	2,766 504	720 426	8.434	8.856	3,044	(558)	(558)	16,385	(2,011) 7,176	-	8.856
Other Expenses	1.471	1.246	(225)	5.277	5.074	(203)	5.582	5.582	5.941	(868)	-	5.074
Loss on Disposal	1,447.1	1,240	(223)	102	3,074	(102)	3,362	3,362	3,941	(000)	-	3,074
Internal Expenses	615	316	(299)	5.575	3.995	(1.580)	5.013	5.013	4.870	(875)	-	3.995
Overheads	644	644	(299)	7.732	7,732	(1,580)	5,013 8.928	8,928	6.122	1.610	-	7,732
Total Expenses attributable to Operations	8.216	8.600	384	67,117	68,940	1.823	69,159	69,159	64.267	4,673		68,940
Total Expenses attributable to operations	0,2.0	0,000	004	0,,	00,040	1,020	00,100	00,100	04,207	4,070		00,040
Operating Result after Overheads and before Capital Amounts	(5,676)	(5,656)	(21)	(50,460)	(52,675)	2,216	(51,124)	(51,124)	(46,537)	(6,138)		(52,675)
Capital Grants	33	250	(217)	305	754	(448)	1.596	1.596	500	254	_	754
Capital Contributions	1,853	1.408	445	15.319	13.340	1.979	12.395	12.395	22.412	(9,072)	_	13.340
Grants and Contributions Capital Received	1,885	1,658	228	15,625	14,094	1,531	13,991	13,991	22,912	(8,818)	-	14,094
Net Operating Result	(3,791)	(3.998)	207	(34.835)	(38,581)	3,746	(37,133)	(37,133)	(23.625)	(14,956)		(38,581)
Net Operating Result	(3,791)	(3,998)	207	(34,835)	(38,581)	3,746	(37,133)	(37,133)	(23,625)	(14,956)	-	(38,581)



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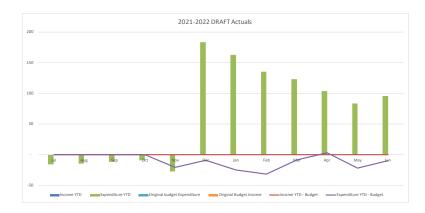
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05.01. Environment and Planning Executive DRAFT Operating Statement



June 2022

	Adopted Budget \$'000	\$'000	\$'000	Adopted Budget \$'000	\$'000	Last Year YTD Actuals \$'0000	Last Year Actual \$'000	Original Budget \$'000	Adopted Changes \$'000	Proposed Changes \$1000	Year End Forecast \$'000	Status	Status Comments
Joerating Income Rates and Annual Charges User Charges and Feee Other Revenue Interest Interest Gain on Disposal Other Income Interest Other Income Interest Interest Operating Expenses Employee Costs Employee Costs Deprating Expenses Interest Int	- - - - - - -	\$'000		-	-	-				\$'000	\$'000	- 0	
Rates and Annual Changes User Charges and Fees Cher Revenue Huerest Cannon Disposal Cannon Disposal Cannon Disposal Cher Income Cher Revenue Cher Reven	- - - - - - - - - - - - - - - - - - -		9 788	- - - - - - - - -			600		-	-		- 0	
User Charges and Fees	- - - - - - - - - - - - - - - - - - -		9 788	- - - - - - - -				- - - - - - -	- - - - - - - -	- - - - - -		- 0	
Other Revenue	- - - - - - - - - - - - - - - - - - -		9 788	- - - - - -	- (129)	- - - - - - - - - - - - - - - - - - -	-	- - - - - -	- - - - - - -	- - - - -		- 0	
Interest	- - - - - - 71		9 788	- - - - - -		- - - - - - -	601	-	- - - - -	- - - - -		- 0	
Grants and Contributions	- - - - - - 71		9 788	- - - - -	- (129)	- - - - -	601	-	- - - - -	- - - - -		- 0	
Gain on Disposal	- - - - - 71 - 1	· · · · · · · · · · · · · · · · · · ·	9 788	- - - - -	(129)	- - - - -	604	- - - - -	-	- - - -		- 0	
Gain on Disposal Other Income Internal Revenue Cotal Income attributable to Operations Operating Expenses Employee Cotal Deproved Cotal Employee Cotal Deproved Cotal Deproved Cotal Deproved Cotal Deproved Cotal Loss on Disposal Loss on Disposal Loss on Disposal Internal Expenses O	- - - - 71 - 1	· · · · · · · · · · · · · · · · · · ·	9 788		(129)	- - - -		-	-	-		- 0	
Other Income	- - - 71 - 1		9 788		(129)	691	609	-	-	-		- 0	
Internal Revenue	71 -		9 788	660	(129)	691	601	=	-	-	-		
otal Income attributable to Operations - Sperating Expenses Employee Costs 62 Borrowing Costs Materials and Senices 11 Depreciation and Amortisation Other Expenses Loss on Disposal Internal Expenses 0	71 - 1	Ş	9 788	660	(129)	691	601	-	1	-			
Operating Expenses	71 - 1	Ş	9 788	660	(129)	691	601						
Employee Costs 62	71 - 1	9	9 788	660	(129)	691	601						
Borrowing Costs	71 - 1	9	9 788	660	(129)	691	601						
Borrowing Costs	- 1							664	(4)	-	660	0 0	Higher than budget for the year due to staff termination costs
Depreciation and Amortisation	1			-	-	-		-	` _	-		- 0	
Other Expenses - Loss on Disposal - Internal Expenses 0		(9) 21	42	21	30	30	35	7	-	42	2	
Loss on Disposal Internal Expenses 0	-		1 -	-		-		-	-	-		- ŏ	
Loss on Disposal Internal Expenses 0	-		-	-	_	-		-	-	-		- ŏ	
Internal Expenses 0					_				_			- ŏ	
	1		1 15	17	2	46	46	23	(5)	_	17		
	(61)		(729)	(729)		(767)	(767)		(8)	_	(729		
otal Expenses attributable to Operations 12	12	-	0 95	(10)	(105)		(101)	(12.1)	(10)	_	(10		
otal Expenses attributable to Operations 12	12	,	33	(10)	(103)			-	(10)	-	(10	4	
Operating Result													
fter Overheads and before Capital Amounts (12)	(12)	((95)	10	(105)				10		- 10	0	
Capital Grants -												-	
Capital Grants - Capital Contributions -	-		-	-	-	-		-	-	-			
			1	-	-	-		-		-	-	- 0	
irants and Contributions Capital Received -	-		1 -	-	-	-		-	-	-	1	1	
	(12)		0 (95)						10		- 10		
et Operating Result (12)				10	(105)								



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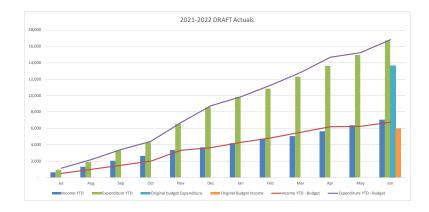
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05.02. Development Assessment DRAFT Operating Statement



June 2022

	CURRENT MONTH 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		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	653	414	239	6,787	6,450	337	6,861	6,861	5,963	487	-	6,450	ŏ	monthly fees and charges slightly up on anticipated.
Other Revenue	12	1	11	109	16	93	19	19	16		_	16	ŏ	other revenue slightly up on anticipated
Interest			_	-					-	_	_		ŏ	
Grants and Contributions	_	117	(117)	155	292	(137)		_	-	292	_	292	ŏ	Slight shortfall in grants received based on timing of payments.
Gain on Disposal	_		()	100	202	(107)				202	_	202	ĕ	
Other Income	_	_		_				_	_				ŏ	
Internal Revenue				(0)		(0)			_				~	
Total Income attributable to Operations	665	533	133	7.050	6.758	292	6.880	6.880	5,979	779		6,758	0	
Total modific attributable to operations		000		7,000	0,700	202	0,000	0,000	0,070	110		0,700		
Operating Expenses														
Employee Costs	1,164	937	(227)	9,032	8,907	(125)	10,952	10,952	8,807	100	-	8,907	0	employee costs slightly up on anticipated as a result of recruitment of new staff and overtime to deal with workloads. Offset by increased fees received and lower materials and services costs.
Borrowing Costs	-	-	-	-	-	-		-	-	-	-	-		
Materials and Services	132	198	66	1,523	1,772	249	1,073	1,073	1,500	272	-	1,772		materials and services spending for month slightly lower than anticipated.
Depreciation and Amortisation	-	-	-	-	-	-		-	-	-	-	-		
Other Expenses	-	-	-	-	-	-	(1)	(1)	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Expenses	31	29	(2)	454	441	(13)	546	546	581	(140)	-	441		
Overheads	479	479	1	5,745	5,745	-	4,033	4,033	2,794	2,950	-	5,745		
Total Expenses attributable to Operations	1,806	1,643	(163)	16,753	16,864	111	16,604	16,604	13,682	3,182	-	16,864]
,]
Operating Result	(1,141)	(1,110)	(04)	(9,703)	(10,107)	403	(9,723)	(0.700)	(7.700)	(0.400)		40.40		
after Overheads and before Capital Amounts	(1,141)	(1,110)	(31)	(9,703)	(10,107)	403	(9,723)	(9,723)	(7,703)	(2,403)	-	(10,107)		
·														
Capital Grants	_	_		_	_	_			-	_	_			
Capital Contributions		_	_	136	_	136	4	4	-	_	_	-	ĕ	
Grants and Contributions Capital Received				136		136	4	4						1
capital received				100		100								1
Net Operating Result	(1,141)	(1,110)	(31)	(9,568)	(10.107)	539	(9,720)	(9,720)	(7,703)	(2.403)		(10,107)		1
	(1,141)	(1,110)	(0.)	(0,000)	(10,107)	000	(0,120)	(0,720)	(1,100)	(2,400)		(10,101)	—	1



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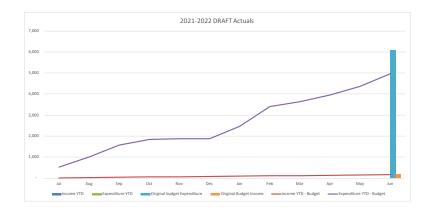
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05.03. Strategic Planning DRAFT Operating Statement



June 2022

	CUI	RRENT MON	TH	YEAR TO DATE						FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Ctatus	Status Comments
							Actuals						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	13	16	214	161	53	183	183	161	-		161		
Other Revenue	-	-	_	-	-	-	-	-	-	-				
Interest	-	-	-	-	-	-	-	-	-	-				
Grants and Contributions	7	20	(13)	17	20	(3)	220	220	20	_		20	ŏ	Income less than forecast but offset by increased income in fees and charges
Gain on Disposal	-		()		-	(-/				-			ŏ	, ,
Other Income	_	_	_		-	_	_	_	_	_			ŏ	
Internal Revenue	_	_		_	_	_		_	_		_		ě	
Total Income attributable to Operations	36	33	3	231	181	50	403	403	181			181)	
Total moonie atarbatable to operations	- 00	- 00	, i	201	101	- 00	400	400	101					
Operating Expenses														
Employee Costs	411	432	21	3,534	3.832	298	5.963	5.963	4,059	(227)	_	3,832		
Borrowing Costs	16	10	(6)	39	20		(7)	(7)	20	(227)		20	ŏ	Costs up slightly for the month, offset by savings elsewhere.
Materials and Services	137	133	(4)	596	726			698	884	(157)	_	726		Costs up slightly for the month, however well within budget for the year.
Depreciation and Amortisation	1	4	(*)	7	11	3	7	7	11	(0)	_	11	ŏ	
Other Expenses		1	_			_				(0)			ŏ	
Loss on Disposal													ŏ	
Internal Expenses				148	152	2	253	253	315	(163)		152	ě	
Overheads	10	10		227	227	3	1,364	1.364	797	(571)	-	227		
Total Expenses attributable to Operations	591	607	15	4,552	4.967	415		8,278		(1,118)		4.967	•	
Total Expenses attributable to Operations	591	607	15	4,552	4,367	413	0,210	0,210	6,005	(1,110)		4,367		1
Operating Result														
after Overheads and before Capital Amounts	(555)	(573)	18	(4,321)	(4,786)	465	(7,875)	(7,875)	(5,905)	1,118		(4,786)		
· · · · · · · · · · · · · · · · · · ·														
Capital Grants			-	-										
Capital Contributions	475	1.408	(933)	13.719	13.340	379	11.693	11.693	22.412	(9.072)		13.340	0	Proposed contributions income less than forecast due to less development activity.
Grants and Contributions Capital Received	475	1,408	(933)	13,719				11,693	22,412			13,340		1
		.,	(111)	,	,		,	,		(=)=:=/		,		1
Net Operating Result	(80)	834	(915)	9.398	8,554	844	3,817	3,817	16,508	(7.954)		8.554		1
	(00)	00-4	(0.0)	0,000	0,004	044	0,017	0,017	10,000	(1,004)		0,004	_	₫



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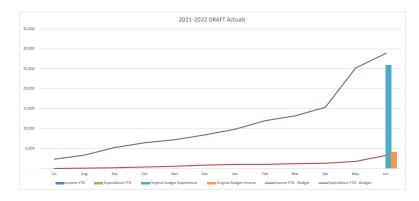
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05.04. Environmental Management DRAFT Operating Statement



June 2022

	CU	RRENT MONT	TH		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	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000				
Operating Income																
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-				
User Charges and Fees	43	36	7	494	440	54	215	215	71	369		440				
Other Revenue	-	-	-	55	55	-	6	6	-	55	-	55				
Interest	0	-	0	0	-	0	0	0	-	-		-				
Grants and Contributions	384	1,434	(1,050)	1,687	2,659	(972)	2,514	2,514	3,815	(1,156)	-	2,659	•	Project Delays from staff reductions, and flood response and recovery actions have resulted in some flow on delays in grants and contributions. Project delays are offset with underspends in Materials and Services associated with those projects		
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-				
Other Income	-	-	-		-		-	-	-	-		-				
Internal Revenue	9	38	(29)	102	123	(22)	114		238	(115)		123	0	Nursery income is less than expected due to staffing reductions and delays in projects associated with disaster response and recovery.		
Total Income attributable to Operations	437	1,508	(1,071)	2,338	3,277	(939)	2,850	2,850	4,123	(846)		3,277				
Operating Expenses																
Employee Costs	796	839	43	7,205	7,753	548	9,656	9,656	7,886	(133)		7,753				
Borrowing Costs	-	-	-		-			-	-	-		-				
Materials and Services	1,104	2,132	1,029	4,591	7,207	2,616	6,616	6,616	10,157	(2,950)		7,207				
Depreciation and Amortisation	46	337	291	8,024	8,332	308	1,117	1,117	1,155	7,177	-	8,332				
Other Expenses	78	2	(76)	161	85	(76)	63	63	-	85		85	•	Overspend is attributed to budget for a grant funded project being attributed to Materials rather that as a contribution to a regional body who delivered the project. Cost impact is offset by a corresponding underspend against the Materials and Services budget.		
Loss on Disposal	_	_	_	79	_	(79)	-	-	_	_		_		Finance have reviewed assets which have resulted in this \$79K unbudgeted loss on disposal. Funds available in		
Internal Expenses	212	161	(51)	1,921	1,914	(7)	1,783	1,783	2,357	(443)		1,914	0	Depreciation and Amortisation will offset total budget impact. Overspend on Internal Expenses is largely attributed to higher than expected costs associated to Emergency Works on Natural Reserves (such as illegal trail closure etc.). Costs will be offset by corresponding higher than		
														anticipated Internal Revenue for Plant and Fleet.		
Overheads	303	303	-	3,632	3,632		4,000	4,000	4,302	(670)		3,632				
Total Expenses attributable to Operations	2,538	3,774	1,236	25,613	28,923	3,310	23,234	23,234	25,857	3,066		28,923				
Operating Result after Overheads and before Capital Amounts	(2,101)	(2,266)	164	(23,275)	(25,646)	2,371	(20,384)	(20,384)	(21,734)	(3,912)		(25,646)				
Capital Grants	33	250	(217)	305	754	(448)	600	600	500	254	-	754	•	Unfavourable variance due to delays in grant funded capital project delivery as part of the Environment Restoration Fund. Restricted Capital Grant income has been received, and will offset expenditure when completed.		
Capital Contributions		-	-	87	-	87	-		-	-		-				
Grants and Contributions Capital Received	33	250	(217)	392	754	(362)	600	600	500	254		754		_		
Net Operating Result	(2,069)	(2,016)	(53)	(22,883)	(24,892)	2,009	(19,784)	(19,784)	(21,234)	(3,658)		(24,892)				



Dataset: CCC General Ledger (Primary) Loc: Name: CCC Operating Statement - 01 CEO

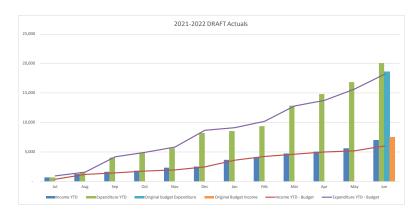
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05.05. Environmental Compliance Services **DRAFT Operating Statement**



June 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	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	-	-	-		
User Charges and Fees	187	266	(79)	1,274	1,211	63	2,078	2,078	1,771	(560)	-	1,211		
Other Revenue	829	227	602	3,882	2,795	1,086	2,607	2,607	2,539	256	-	2,795		
Interest	-	-	-	0	-	0	1	1	-	-	-	-		
Grants and Contributions	386	327	60	1,604	1,681	(77)	2,802	2,802	2,774	(1,094)	-	1,681	0	Budgeted Grants and Contributions low for the month, offset by total positive operating income variance.
Gain on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Other Income	(11)	40	(52)	154	243	(89)	260	260	243	-	-	243	•	Income low primarily due to ongoing effects of COVID-19 to businesses and general lack of revenu throughout the financial year as a result. Offset by total positive operating income variance.
Internal Revenue	10	10	-	124	120	4	155	155	120	-	-	120		
Total Income attributable to Operations	1,401	870	531	7,038	6,049	989	7,902	7,902	7,447	(1,398)		6,049		
Operating Expenses														Employee Costs slightly high for June, primarily due to overtime across two Sections related to
Employee Costs	913	834	(79)	8,069	7,739	(330)	10,033	10,033	7,834	(95)	-	7,739		ongoing wet weather events.
Borrowing Costs		_		_		_	5	5		_	_			ongoing not notation overto.
Materials and Services	663	302	(361)	4,598	4,625	27	4,486	4.486	3,809	817	_	4,625		
Depreciation and Amortisation	31	163	132	403	513		(1,683)	(1,683)	513	_	-	513		
Other Expenses	1,394	1,245	(149)	5,115	4,989	(127)	5,520	5,520	5,941	(953)	-	4,989	0	Slightly high for the year relating partly to "Bad and Doubtful Debts" for Ranger Services Operational and Parking
Loss on Disposal		-	-	22		(22)		-		-		-		Finance have reviewed assets which have resulted in this \$22K unbudgeted loss on disposal.
Internal Expenses	363	116	(247)	3,037	1,471	(1,566)	2,384	2,384	1,595	(124)		1,471		Currently 51.6% unfavourable. Relates primarily to disaster response and recovery costed to this
· ·			(247)			(1,566)					-		_	area across Council.
Overheads	(95)	(95)	-	(1,142)	(1,142)	-	298	298	(1,050)	(91)	-	(1,142)		
Total Expenses attributable to Operations	3,268	2,564	(704)	20,103	18,196	(1,907)	21,044	21,044	18,642	(447)	-	18,196		
Operating Result after Overheads and before Capital Amounts	(1,867)	(1,694)	(173)	(13,065)	(12,146)	(918)	(13,142)	(13,142)	(11,195)	(951)	-	(12,146)		
Capital Grants							996	996						
Capital Contributions	1,378	-	1,378	1,378	-	1.378	699	699	-		-	-		
Grants and Contributions Capital Received	1,378		1,378	1,378		1,378	1,695	1,695					9	1
Grants and Contributions Capital Received	1,3/0	-	1,3/0	1,370		1,370	1,093	1,095			-			1
Net Operating Result	(489)	(1,694)	1,205	(11.687)	(12,146)	459	(11,446)	(11,446)	(11,195)	(951)		(12.146)		1
not operating recount	(403)	(1,034)	1,203	(11,007)	(12,140)	433	(11,440)	(11,440)	(11,100)	(331)		(12,140)	_	4



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DRAFT Corporate Affairs Monthly Financial Reports

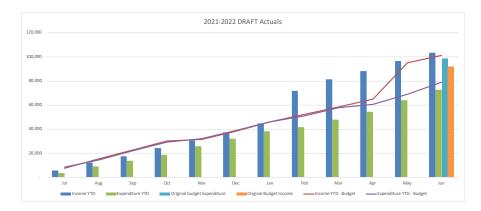
June 2022

06. Corporate Services DRAFT Operating Statement



June 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	800	628	172	13.698	13.022	676	14.810	14.810	13.236	(215)	-	13.022
Other Revenue	574	350	224	4.679	3.478	1.201	5.057	5.057	3.396	82	-	3,478
Interest	-	-		.,	-,	.,	3	3	-,	-	_	-,
Grants and Contributions	143	164	(21)	1.833	1.685	148	2.912	2.912	2.492	(807)	-	1.685
Gain on Disposal	800		800	25.933	24.812	1.121	2.609	2.609		24.812	-	24.812
Other Income	247	390	(143)	4 546	4,913	(366)	4 354	4 354	5 103	(191)	-	4.913
Internal Revenue	4.380	4.506	(126)	52.829	53.213	(384)	55.850	55,850	67.857	(14,644)	-	53,213
Total Income attributable to Operations	6,943	6,038	905	103,519	101,122	2,397	85,594	85,594	92,085	9,037		101,122
· ·									•			
Operating Expenses												
Employee Costs	4.935	5.321	386	45.079	49.116	4.037	66.714	66.714	50.383	(1.267)	-	49.116
Borrowing Costs	_	-	_	_		-	16	16	-	, , , ,	-	_
Materials and Services	6.939	7.431	492	68.908	70.717	1.809	78.676	78,676	76.306	(5.589)	-	70.717
Depreciation and Amortisation	1.614	1.814	200	17.215	17.450	235	17.946	17,946	21,517	(4.067)	-	17,450
Other Expenses	9	128	119	487	613	126	630	630	503	110	-	613
Loss on Disposal				84	70	(14)	432	432	-	70	-	70
Internal Expenses	409	424	14	5.903	5.828	(75)	6.758	6.758	7.843	(2.015)	_	5.828
Overheads	(5.424)	(5,424)		(65,089)	(65,089)	()	(69,195)	(69.195)	(58.157)	(6,932)	-	(65,089)
Total Expenses attributable to Operations	8,483	9,694	1,211	72,588	78,706	6,118	101,978	101,978	98,394	(19,688)	-	78,706
Operating Result after Overheads and before Capital Amounts	(1,539)	(3,655)	2,116	30,931	22,416	8,515	(16,383)	(16,383)	(6,309)	28,725		22,416
Capital Grants Capital Contributions	44	250	(206)	126	618	(492)	2,430 305	2,430 305	500	118	-	618
Grants and Contributions Capital Received	44	250	(206)	126	618	(492)	2.735	2.735	500	118		618
Granto and Contributions Capital Received	44	250	(206)	120	610	(432)	2,735	2,735	500	110		010
Net Operating Result	(1,495)	(3,405)	1,910	31,057	23,034	8,023	(13,648)	(13,648)	(5,809)	28,843	-	23,034
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06.01. Corporate Services Executive DRAFT Operating Statement



June 2022

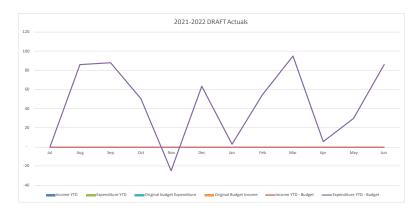
	CU	RRENT MON	TH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	Last Year YTD Actuals	Last Year Actual	Original Budget	Adopted Changes	Proposed Changes	Year End Forecast	Status	Status Comments
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000	\$'000	\$'000		
perating Income														
Rates and Annual Charges	-	-	-	-	-	-		-	-	-	-			
User Charges and Fees	-	-	-	-	-	-		-	-	-	-			
Other Revenue	-	-	-		-	-	(196)	(196)	-	-	-			
Interest	-	-		-	-	_				_				
Grants and Contributions	-	_	_		-	_		-		_				
Gain on Disposal	-	-		-	-			-	-		-			
Other Income				_		_		-		_				
Internal Revenue	_	_	_	_	_	_		_	_	_	_		1	
Total Income attributable to Operations							(196)	(196)						
otal moonie atanbatable to operations							(100)	(100)					1	
perating Expenses														
Employee Costs	85	73	(12)	713	689	(24)	1.011	1.011	689	-	-	689		Termination payment for Director
Borrowing Costs	-	-		-	-	1 2	-	-	-	-	-			
Materials and Services	8	2	(6)	746	817	71	657	657	607	210	-	817		
Depreciation and Amortisation	-	-			-	-		-	-	-	-			
Other Expenses	-	-	-		-	-		-	-	-	-			
Loss on Disposal	-	-	-	-	-	-		-		-				
Internal Expenses	1	1	(0)	10	10	(0)	55	55	35	(25)		10		
Overheads	(113)	(113)	(-)	(1,357)	(1,357)	(-/	(1,959)	(1,959)	(1,331)	(25) (26)		(1,357)		
otal Expenses attributable to Operations	(20)	(37)	(17)			47		(235)		158		158		
	(=-/	()	(/				(===)	(=1-1)						
perating Result	20	37		(112)	(158)	47	39	39		(450)		(158)		
fter Overheads and before Capital Amounts	20	3/	(17)	(112)	(158)	4/	39	39		(158)		(158)		
·														
Capital Grants						_				_				
Capital Contributions	-				-									
rants and Contributions Capital Received														1
ranto ana contributions capital Received	-	-	_	-	-								1	1
et Operating Result	20	37	(17)	(112)	(158)	47	39	39		(158)		(158)		1
or operating result	20	31	(17)	(112)	(130)	47	33	39		(130)	•	(130)	1	1



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06.02. Finance DRAFT Operating Statement June 2022

	CII	RRENT MON	ITH		YEAR T	O DATE				FULL YEAR				
	Actuals	Adopted	Variance	Actuals		Variance	Last Year	Last Year				W		
	Actuals	Adopted Budget	Variance	Actuals	Adopted Budget	Variance	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	\$1000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	_	_	-	-	_	_	-		
User Charges and Fees	-	-	-	-	-	-	-	-	-	-	-	-		
Other Revenue	-	-	-	4	-	4	6	6	-	_	-	-		
Interest	-	-	-	-	-	-	3	3	-	-	-	-		
Grants and Contributions	-	-	-	-	-	-	-	_	-	_	-			
Gain on Disposal	-	-	-	-	-	-	148	148	-	-	-	-		
Other Income	-	-	-	-	-	_	_	-	-	_	_	-		
Internal Revenue	-	-	-	-	-	-		-	-	-	-			
Total Income attributable to Operations	-	-	-	4	-	4	157	157	-		-	-		
•														
Operating Expenses														
Employee Costs	591	576	(15)	5,226	5,360	134	7,912	7,912	5,626	(266)	-	5,360		
Borrowing Costs	-	-		-	-	-	1	1	-	1 1	-	-	_	
Materials and Services	349	327	(22)	4,747	4,826	79	4,841	4,841	4,256	570	-	4,826		
Depreciation and Amortisation	-	-	-	-	-	-	-	-	-	-	-	-		
Other Expenses	-	-	-	0	-	(0)	2	2	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	2	2	-	-	-	-		
Internal Expenses	2	2	0	90	90	(0)	163	163	141	(51)	-	90		
Overheads	(849)	(849)		(10,190)	(10,190)		(12,763)	(12,763)	(10,024)	(167)	-	(10,190)		
Total Expenses attributable to Operations	93	56	(37)	(127)	86	213	157	157	-	86	-	86		
Operating Result after Overheads and before Capital Amounts	(93)	(56)	(37)	131	(86)	217	0	0		(86)	-	(86)		
Capital Grants	-	-	-	-	-	-		-		-	-			
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-		-	-	-	-	-		
·														
Net Operating Result	(93)	(56)	(37)	131	(86)	217	0	0		(86)	-	(86)		
					1									



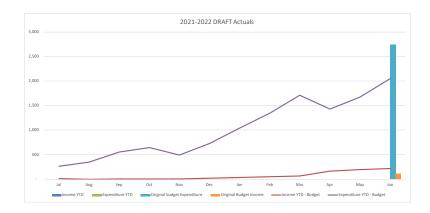
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06.03. Communications Marketing and Customer Engagement DRAFT Operating Statement Coast Council

June 2022

	CUF	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	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	_	-	-	-	-	-	-		
User Charges and Fees	20	10	10	162	152	10	1	1	1	151	-	152		
Other Revenue	0	1	(0)	6	7	(1)	9	9	42	(35)	-	7		
Interest	-	-		-	-			-	-	-	-	-		
Grants and Contributions	-	5	(5)	23	35	(12)	44	44	-	35	-	35	Ö	
Gain on Disposal	-		(-)		-	(/		-	-	-	-	-	ŏ	
Other Income	_	-		_	_	_	-	_	-	_	_	-	Ö	
Internal Revenue		10	(10)	15	23	(8)	55	55	73	(50)	_	23	ŏ	
Total Income attributable to Operations	21	26		207	217	(11)	108	108		102	-	217	_	
						` '								
Operating Expenses														
Employee Costs	588	688	100	5.463	6.325	863	7,728	7.728	6,721	(395)	_	6.325		
Borrowing Costs	-	-			-,	-			-	()	-	-,	ŏ	
Materials and Services	471	245	(226)	1,989	2,334	345	1,981	1,981	2,680	(346)	_	2,334	Ö	
Depreciation and Amortisation	9	19	10	109	120	11	117		120		_	120	ŏ	
Other Expenses	-					- 1	-		-	-	_		ŏ	
Loss on Disposal				-		_		_		-			Ö	
Internal Expenses	1	2	1	103	108	4	132	132	178	(70)	_	108	ŏ	
Overheads	(569)	(569)		(6,832)	(6,832)	1	(7,827)	(7,827)	(6,956)	(70) 124	_	(6,832)	ĕ	
Total Expenses attributable to Operations	499	385		832	2.055	1,223	2,131	2,131		(687)		2.055)	
Total Expenses a tanbatable to operations	400	000	(1.14)	002	2,000	1,220	2,101	2,101	2,140	(007)		2,000		
Operating Result														
after Overheads and before Capital Amounts	(478)	(359)	(120)	(626)	(1,838)	1,213	(2,023)	(2,023)	(2,628)	789	-	(1,838)		
and a substantial							<u> </u>		,			,		
Capital Grants							50	50						
Capital Contributions		-		-	-	-	30	30	_	1		-		
Grants and Contributions Capital Received							50	50					9	
Grants and Contributions Capital Received		-	-	-			50	50	-	- 1	-			
Net Operating Result	(478)	(359)	(120)	(626)	(1,838)	1,213	(1,973)	(1,973)	(2,628)	789		(1,838)		
Net Operating Result	(4/8)	(359)	(120)	(626)	(1,838)	1,213	(1,973)	(1,973)	(2,628)	/89	-	(1,838)		



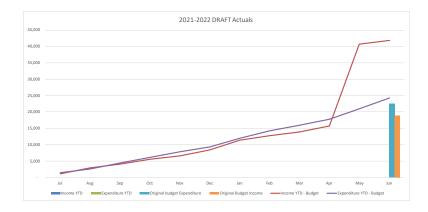
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06.04. Economic Development and Property DRAFT Operating Statement



June 2022

	CUE	RRENT MON	TU		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	\$1000	\$'000	\$'000	\$'000	\$'000	\$'000	\$1000		
Operating Income														
Rates and Annual Charges	-	-	_	-	-	-	-	-	-	-		-		
User Charges and Fees	676	462	214	11,579	10,927	652	12,813	12,813	11,365	(438)		10,927		
Other Revenue	245	327	(82)	2,174	2,040	134	3,267	3,267	2,315	(275)		2,040		
Interest	-	-	-	-	-	-	-	-	-	1			_	
Grants and Contributions	10	16	(6)	29	23	6	231	231	84	(61)	-	23		
Gain on Disposal	800	-	800	24.874	24.013	861	454	454	-	24.013		24,013	ŏ	
Other Income	247	390	(143)	4,546	4,913	(366)	4,354	4,354	5,103	(191)	-	4,913	•	Commercial Rental Income down on budget due to COVID rental concessions. Some further accruals still need to be processed which may alter this figure.
Internal Revenue	-	-	-	1	-	1	1	1	-	-		-		
Total Income attributable to Operations	1,978	1,195	783	43,203	41,916	1,288	21,119	21,119	18,867	23,049		41,916		
Operating Expenses														
Employee Costs	506	412	(94)	3,742	3,761	19	4,740	4,740	3,861	(101)	-	3,761		
Borrowing Costs	-	-		-	-	_	14	14	-	` 1			_	
Materials and Services	847	2,097	1,249	8,456	10,133	1,677	11,167	11,167	10,307	(174)		10,133		
Depreciation and Amortisation	302	320	18	4,981	5,036	55	3,357	3,357	3,558	1,478		5,036		
Other Expenses	9	127	118	487	598	111	628	628		110	-	598	ŏ	
Loss on Disposal	-	-	1	-	-	-	170	170					_	
Internal Expenses	96	126	30	1,708	1,695	(14)	2,000	2,000	1,813	(118)		1,695		Higher Water Charges than budgeted for the year at the Stadium
Overheads	255	255	-	3.058	3.058	` 1	3.890	3.890	2.522	537		3.058	_	
Total Expenses attributable to Operations	2,015	3,336	1,321	22,432	24,280	1,848	25,966	25,966	22,549	1,731		24,280		
Operating Result	(37)	(2,141)	2.104	20.771	17.636	3.136	(4,847)	(4,847)	(3,682)	21.317		17,636		
after Overheads and before Capital Amounts	(51)	(2,141)	2,104	20,771	17,030	3,130	(4,047)	(4,047)	(3,002)	21,517		17,030		
Capital Grants	-	250	(250)	10	500	(490)	2,380	2,380	500	-	-	500		The Capital grant was not obtained
Capital Contributions	-						207	207		-	-			
Grants and Contributions Capital Received	-	250	(250)	10	500	(490)	2,587	2,587	500	-		500		1
Net Operating Result	(37)	(1,891)	1,854	20,781	18,136	2,646	(2,260)	(2,260)	(3,182)	21,317		18,136		1



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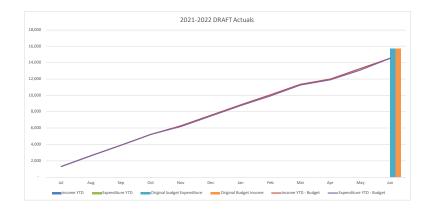
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06.05. Procurement and Project Management DRAFT Operating Statement



June 2022

	CIII	RRENT MON	TU		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)	(0)	-	-	-	-		
Other Revenue	-	5	(5)	24	60	(36)	26	26	60	_	_	60		
Interest		_		-	-	-		_		-	_	-	ŏ	
Grants and Contributions		_	_	_	-	_	_	_		_	_	_	ŏ	
Gain on Disposal		_	_	-	-	_	_		-	_	_		ŏ	
Other Income	_	_	_		-	_	_	_		_	_	_	ŏ	
Internal Revenue	1.225	1.295	(70)	14.086	14.496	(409)	15.016	15.016	15.618	(1.122)		14.496		Unfavourable variance in internal income attributed to favourable variance in energy expenditure
Total Income attributable to Operations	1,225	1,300	(75)	14,111	14,556	(445)	15.042	15,042		(1,122)		14,556		
rotal moonie atarbatable to operations	1,220	1,000	(10)	14,111	14,000	(440)	10,042	10,042	10,010	(1,122)		14,000	_	
Operating Expenses														
Employee Costs	426	475	49	3.905	4.256	352	7.037	7.037	4.361	(105)	_	4.256		
Borrowing Costs	-	_	-	-	-	-	-	-	-		-		ŏ	
Materials and Services	1.304	1,393	89	14,365	14,796	431	15,494	15,494	15,726	(930)	_	14.796	ŏ	Favourable variance attributed to reduction in energy expenditure
Depreciation and Amortisation	-	15	15	4	57	53	46	46	57	-		57	ŏ	
Other Expenses	-	_		-	-	-			-	-	-		ŏ	
Loss on Disposal	-	-	_		-			_		_			ŏ	
Internal Expenses	38	34	(4)	487	477	(11)	442	442	752	(275)	_	477	ŏ	
Overheads	(417)	(417)	(-)	(5.006)	(5.006)	()	(5.522)	(5,522)	(5,218)	212		(5,006)	ĕ	
Total Expenses attributable to Operations	1,351	1,500	149		14,580	826	17,497	17,497	15,678	(1,098)		14,580	_	
	.,,	.,,		,	,		,	,	,	(.,,,		,		
Operating Result														
after Overheads and before Capital Amounts	(127)	(200)	73	356	(24)	380	(2,455)	(2,455)	(0)	(24)	-	(24)		
Capital Grants	_					_		_		_	_			
Capital Contributions					-	_							ĕ	
Grants and Contributions Capital Received														1
Siamouna Commissions Capital Received	l			-	-									
Net Operating Result	(127)	(200)	73	356	(24)	380	(2.455)	(2.455)	(0)	(24)		(24)		1
not operating resourt	(127)	(200)	/3	330	(24)	300	(2,400)	(2,433)	(0)	(24)		(24)		4



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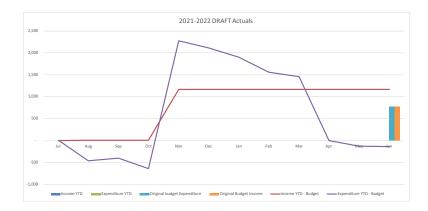
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06.06. Governance Risk and Legal DRAFT Operating Statement



June 2022

	2111	DENT HOL			VEADT	0.0475				ELUL VEAD				
		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	2	1	1	19	13	6	23	23	10	4	-	13		
Other Revenue	246	-	246	1,870	1,155	715	845	845	764	391	-	1,155		
Interest	-			-	-	-		-	-	-		-	0	
Grants and Contributions	_			_	_	_		_	-	_	_	-	ŏ	
Gain on Disposal	_			-	-	-		-	-	-		-	ŏ	
Other Income	_			_	_	_		_	-	_	_	-	ŏ	
Internal Revenue	_			_		_	_	_		_			ě	
Total Income attributable to Operations	247	1	246	1.890	1,168	721	867	867	773	395		1,168	_	
		•		.,,,,,	.,							.,		
Operating Expenses														
Employee Costs	393	564	170	4,813	5,710	898	6,244	6,244	5,824	(114)	-	5,710		
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	201	477	276	5,555	6,815	1,259	6,448	6,448	10,500	(3,685)	-	6,815		
Depreciation and Amortisation	1	8	7	8	16	8	13	13	16	0	-	16		
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-		
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Expenses	3	3	0	67	68	0	132	132		(46) 2,932	-	68		
Overheads	(1,062)	(1,062)	-	(12,749)	(12,749)	-	(8,458)	(8,458)	(15,680)	2,932	-	(12,749)		
Total Expenses attributable to Operations	(464)	(12)	453	(2,305)	(140)	2,165	4,379	4,379	773	(913)		(140)		
Operating Result after Overheads and before Capital Amounts	712	12	699	4,194	1,308	2,886	(3,512)	(3,512)	0	1,308		1,308		
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-		
Capital Contributions	-		-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-		-	-	-		-	-	-	-	-		
1														
Net Operating Result	712	12	699	4,194	1,308	2,886	(3,512)	(3,512)	0	1,308	-	1,308		
· -														



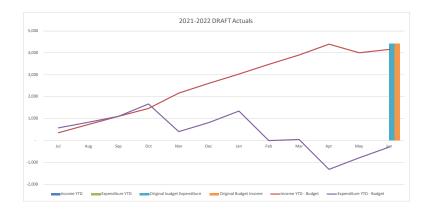
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06.07. Information and Technology DRAFT Operating Statement



June 2022

Actuals Adopted Budget Variance Budget Changes Changes Changes Status Status Comments \$ 1000 \$		CIII	DDENT MON	TII		VEAD T	O DATE				FULL YEAR				
Budget Budget Budget Rates Actual Budget Changes Changes Forecast Status Comments															
Description Company		Actuals		Variance	Actuals		Variance	YTD						Status	Status Comments
Rates and Annual Charges User Charges and Fees 102 155 (54) 1,338 1,930 8 1,974 1,882 68 - 1,930 Other Revenue 115 0 13 22 2 2 21 30 30 30 2 - 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
User Charges and Fees	Operating Income														
Other Reviews 13 0 15 22 2 21 30 30 2 - 2 2	Rates and Annual Charges	-	-	_	-	-	-	-	-	-	-	-	-		
Interest (User Charges and Fees	102	155	(54)	1,938	1,930	8	1,974	1,974	1,862	68	-	1,930		
hterest (Carls and Contributions (Carls on Disposal Carls On Dispo	Other Revenue	13	0	13	23	2	21	30	30	2	_	_	2		
Grants and Contributions	Interest		_	_	_	_	-		_	-	-	_			
Cain on Disposal	Grants and Contributions		_	_	_	_	_	0	0	-	_	_			
Other Income Internal Revenue			_	_	_	_		-	-	-	_	_	-		
Internal Revenue - - - - - - - - -		_	_	_	_	_	_	_	_	-	_	_			
Total Income attributable to Operations 115		_			2 222	2 222	0	3 020	3.020	2 540	(319)	_	2 222		
Operating Expenses Say S		115	155	(41)	4.182		29								
Employee Costs 834 880 46 7.76 7.97 754 12.341 12.341 8.186 (216) - 7.970				(/	.,	.,		-,,,_		.,	(,		.,		
Employee Costs 834 880 46 7.76 7.97 754 12.341 12.341 8.186 (216) - 7.970	Operating Expenses														
Borrowing Costs		834	880	46	7.216	7.970	754	12.341	12.341	8.186	(216)	_	7.970		
Depreciation and Amortisation 794 804 10 5,483 5,510 27 6,598 6,598 8,751 (3,241) -5,510		-	-	-	-		-	1	1	-	,	-			
Depreciation and Amortisation 794 804 10 5,483 5,510 27 6,598 6,596 8,751 (3,241) - 5,510 0		1.456	1.222	(234)	16.967	15.000	(1.968)	21.001	21.001	17.621	(2.622)	_	15.000		Unfavourable variance due to asset write off for Property & Rating and Asset System Projects.
Cher Expenses	Depreciation and Amortisation			10								_			
Loss on Disposal Internal Expenses 3 3 3 0 138 137 0 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Other Expenses	-	_	-	-	-	-	-	-	-	-	-	-		
hternal Expenses 3 3 3 0 138 137 0 96 96 310 (173 137 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		-	_	-	-	-	-	1	1	-	-	-			
Overheads (2,409) (2,409) - (28,907) (28,907) - (31,449) (31,449) (33,449) (1,557) - (28,907) (701 Captal press attributable to Operations (678 500 (178) 896 (290) (1,186) 8,590 (8,590 (4,40) (4,694) 1,557 (28,907) (28,907) (28,907) (1,186) (1,187) (1,		3	3	0	136	137	0	96	96	310	(173)	_	137		
Total Expenses attributable to Operations 678 500 (178) 896 (290) (1,186) 8,590 8,590 4,404 (4,694) . (290) Operating Result fifter Overfleads and before Capital Amounts (563) (345) (218) 3,286 4,443 (1,157) (3,566) (0) 4,443 - 4,443 Capital Crantis Capital Crantis Grants and Contributions Capital Received		(2.409)	(2.409)	1			1				1.557	-			
Operating Result Capital Amounts Capital Amounts Capital Amounts Capital Grants Capital Contributions Capital Received Capital Amounts Capital Contributions Capital Received Capital Capita	Total Expenses attributable to Operations		500	(178)	896	(290)	(1.186)			4,404	(4,694)	-		_	1
ther Overheads and before Capital Amounts (963) (345) (218) 5.266 4.443 (1,157) (3,366) (0, 4,443 4.44				` '			, , , , ,			,					
Capital Grants Capital Contributions Grants	Operating Result	(500)	(0.45)	(040)	0.000		(4.4ET)	(0.500)	(0.500)	(0)	4.440				
Capital Contributions	after Overheads and before Capital Amounts	(563)	(345)	(218)	3,286	4,443	(1,15/)	(3,566)	(3,566)	(0)	4,443	-	4,443		
Capital Contributions															
Capital Contributions	Capital Grants	_	_		_		_		_		_	_			
Grants and Contributions Capital Received			_	_	_				_			_			
														_	1
Net Operating Result (563) (345) (218) 3,286 4,443 (1,157) (3,566) (3,566) (0) 4,443 4,443	ouplantecorrec														1
	Net Operating Result	(563)	(345)	(218)	3.286	4.443	(1.157)	(3.566)	(3.566)	(0)	4.443		4.443		1
	g	(000)	(040)	(2.0)	0,200	4,440	(1,107)	(0,000)	(0,000)	(0)	7,770		4,440		1



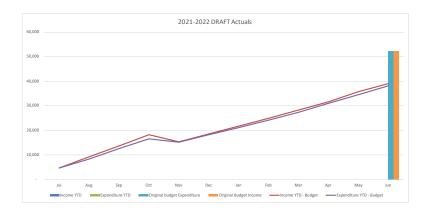
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06.08. Plant and Fleet DRAFT Operating Statement



June 2022

		RENT MON	TH		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	-	-	-	(0)	-	(0)	-	-	-	-	-	-		
Other Revenue	71	18	53	578	213	365	1,073	1,073	213	-		213		
Interest	-	-	-	-	-	-	-	-	-	-		_		
Grants and Contributions	133	143	(11)	1,781	1,627	154	2,638	2,638	2,408	(781)		1,627	ŏ	
Gain on Disposal	-	-	` _	1,059	799		2,007	2,007	-	799		799	ŏ	
Other Income	-	-	_	_	-	-		-	-	-		_		
Internal Revenue	3.155	3,201	(46)	36.505	36.472	32	37.758	37.758	49.626	(13,154)		36,472	ŏ	
Total Income attributable to Operations	3,358	3,362	(4)	39,922	39,111	811		43,476		(13,136)		39,111	_	
	- //	.,			,									
Operating Expenses														
Employee Costs	831	967	136	7,800	8,654	854	11.710	11,710	8,813	(159)		8,654		
Borrowing Costs		-	-	-	-	-	-	-	-			_	ŏ	
Materials and Services	1,885	1,497	(389)	14,708	14,497	(211)	15,560	15,560	12,297	2,200		14,497	0	Fuel and external plant hire - main contributors to variation, partially offset by employee costs and depreciation / amortisation.
Depreciation and Amortisation	508	648	139	6.626	6.706	80	7,811	7.811	9.010	(2,304)		6.706		
Other Expenses	-		_	0,020	-	-	.,	.,	-	(=,00.)			ŏ	
Loss on Disposal		_	_	84	70	(14)	260	260		70		70	ĕ	
Internal Expenses	256	248	(9)	3,121	3,103					(1,157)		3,103	ŏ	
Overheads	431	431		5.170	5.170		4.671	4.671	17.868	(12.698)		5.170	ě	
Total Expenses attributable to Operations	3,911	3.790	(122)	37,509	38,200		43,495			(14,047)		38,200	_	
	-,	-,:	(1==/	,	,		10,100	,	,	(1.1,2.1.)		,		
Operating Result after Overheads and before Capital Amounts	(553)	(428)	(125)	2,413	911	1,502	(20)	(20)	(0)	911		911		
Capital Grants	44		44	116	118	(2)				118		118		
Capital Contributions	444]	44	110	110	(2)				110		110		
Grants and Contributions Capital Received	44		44	116	118	(2)				118		118		
Granicana continuacións capital Received	44		44	110	110	(2)	_			110		110		
Net Operating Result	(509)	(428)	(81)	2.530	1.029	1.501	(20)	(20)	(0)	1.029		1.029		
	(000)	(420)	(0.)	2,000	1,020	1,001	(20)	(20)	(0)	1,020		1,020	_	1



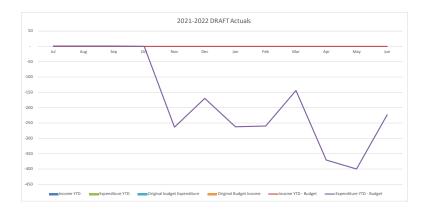
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06.09. People and Culture DRAFT Operating Statement



June 2022

i														
	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	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Operating Income														
Rates and Annual Charges	-	-	-	-	-	-	-	-	-	_	-	-		
User Charges and Fees	-	-	-	-	-	-	-		-	-	-	-		
Other Revenue	-	-	-	-	-	-	(3)	(3)	-	_	-	-		
Interest	-	-	-	-		-		-	-	-		-	ŏ	
Grants and Contributions	-	-	-	_	_	_	_	-	-	_	-	-	ŏ	
Gain on Disposal	-	-	-	-	-	-			-	-		-	ŏ	
Other Income	-	-	-	_	_	_		_	-	_	-	_	ŏ	
Internal Revenue				_		_	_			_			ŏ	
Total Income attributable to Operations		-					(3)	(3)	-				_	
							(-/	(-)						
Operating Expenses														
Employee Costs	681	686	5	6,202	6,391	188	7,990	7.990	6,302	88		6,391		
Borrowing Costs	-	-	-	-	-	-	-	-	-	-	-	-		
Materials and Services	418	171	(246)	1,375	1,500	125	1,526	1,526	2,311	(811)	-	1,500		
Depreciation and Amortisation	0	1	0	4	4	0	4	4	4	Ó	-	4		
Other Expenses	-	1	1	-	15	15	-	-	15	_	-	15		
Loss on Disposal	-	-	-	-	-	-	-	-	-	-	-	-		
Internal Expenses	11	6	(4)	179	142	(37)	255	255	242	(99)		142		
Overheads	(690)	(690)	` -	(8,277)	(8,277)	` -	(9,778)	(9,778)	(8,874)	597	-	(8,277)	ŏ	
Total Expenses attributable to Operations	420	176	(244)	(516)	(224)	292	(3)	(3)	-	(224)	-	(224)		
· ·														
Operating Result after Overheads and before Capital Amounts	(420)	(176)	(244)	516	224	292	0	0	-	224	-	224		
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-		
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-	-		
Grants and Contributions Capital Received	-	-	-	-	-	-			-	-				
Net Operating Result	(420)	(176)	(244)	516	224	292	0	0	-	224		224		
		l	l						l					



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		Central Coast Cou f Investments as a		22			
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%	0.90%
Macquarie Bank	At Call	A-1	А	Daily	21,115,244	3.36%	1.00%
Commonwealth Bank of Australia	Business On-line Saver	A-1+	AA	Daily	1,000	0.00%	0.95%
Westpac Banking Corporation	At Call - Workcover security	A-1+	AA	Daily	9,755,207	1.55%	RBA Cash rate
AMP limited	At Call	A-2	BBB	Daily	3,365	0.00%	0.55%
Total Cash At Call					30,876,607	4.92%	
TERM DEPOSITS, FLOATING RATE NOTES & BONDS:							
Judo Bank	Term Deposit	A3	BBB	06-Jul-2022	5,000,000	0.80%	0.75
AMP limited	Term Deposit	A-2	BBB	11-Jul-2022	5,000,000	0.80%	0.95%
Judo Bank	Term Deposit	A3	BBB	18-Jul-2022	5,000,000	0.80%	0.75%
Judo Bank	Term Deposit	A3	BBB	25-Jul-2022	5,000,000	0.80%	0.75%
Members Equity Bank	Term Deposit	A2	BBB	03-Aug-2022	5,000,000	0.80%	0.919
Members Equity Bank	Term Deposit	A2	BBB	10-Aug-2022	5,000,000	0.80%	0.919
Judo Bank	Term Deposit	A3	BBB	17-Aug-2022	5,000,000	0.80%	1.00%
Judo Bank	Term Deposit	A3	BBB	24-Aug-2022	5,000,000	0.80%	1.00%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	31-Aug-2022	5,000,000	0.80%	1.679
	·	A-1+ A3	BBB	-	10,000,000	1.59%	0.80%
Auswide Bank	Term Deposit			07-Sep-2022			
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	14-Sep-2022	5,000,000	0.80%	1.87%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	21-Sep-2022	5,000,000	0.80%	1.80%
Members Equity Bank	Term Deposit	A2	BBB	22-Sep-2022	5,000,000	0.80%	0.65%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	28-Sep-2022	5,000,000	0.80%	1.84%
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	28-Sep-2022	5,000,000	0.80%	2.03%
Members Equity Bank	Term Deposit	A2	BBB	05-Oct-2022	5,000,000	0.80%	1.97%
Members Equity Bank	Term Deposit	A2	BBB	12-Oct-2022	5,000,000	0.80%	2.07%
Members Equity Bank	Term Deposit	A2	BBB	21-Oct-2022	5,000,000	0.80%	0.65%
Bendigo and Adelaide Bank	Term Deposit	A-2	BBB	26-Oct-2022	5,000,000	0.80%	2.27%
MyState Bank	Term Deposit	P-2	BBB	02-Nov-2022	5,000,000	0.80%	2.72%
Members Equity Bank	Term Deposit	A2	BBB	09-Nov-2022	5,000,000	0.80%	2.80%
MyState Bank	Term Deposit	P-2	BBB	16-Nov-2022	5,000,000	0.80%	2.86%
MyState Bank	Term Deposit	P-2	BBB	23-Nov-2022	5,000,000	0.80%	2.96%
Rabo Bank	Term Deposit	P-1	Α	12-Dec-2022	10,000,000	1.59%	3.18%
Westpac Banking Corporation	Term Deposit	A-1+	AA	22-Feb-2023	10,000,000	1.59%	0.889
Industrial & Commercial Bank of China Ltd	Floating Rate Note	A	A	24-Feb-2023	9,996,243	1.59%	1.849
Members Banking Group Limited t/as RACQ Bank	Floating Rate Note	A2	BBB	24-Feb-2023	1,000,902	0.16%	2.00%
National Australia Bank	Term Deposit	A-1+	AA	02-Mar-2023	5,000,000	0.80%	0.889
Canadian Imperial Bank of Commerce	Floating Rate Note	A	A	09-Jun-2023	3,013,950	0.48%	2.83%
Canadian Imperial Bank of Commerce	Floating Rate Note	Α	A	09-Jun-2023	5,023,250	0.80%	2.83%
Bank of China Australia	Floating Rate Note	A1	Α Α	18-Aug-2023	3,395,258	0.54%	1.889
Bank of Communications Co. Ltd. Sydney Branch	Float TCD	A-	Α	29-Sep-2023	2,898,225	0.46%	2.63%
Bank of China Australia				-	2,793,404	0.44%	1.319
Bank of China Australia Bank of China Australia	Float TCD	A1 A1	A A	27-Oct-2023	7,982,419	1.27%	1.75%
	Float TCD Term Deposit			06-Nov-2023 27-Nov-2023			2.029
Westpac Banking Corporation	Term Deposit	A-1+	AA	27-Nov-2023	5,000,000	0.80%	
MyState Bank	Term Deposit	P-2	BBB	26-Feb-2024	5,000,000	0.80%	1.70%
MyState Bank	Term Deposit	P-2	BBB	04-Mar-2024	5,000,000	0.80%	1.70%
MyState Bank	Term Deposit	P-2	BBB	11-Mar-2024	5,000,000	0.80%	1.70%
Auswide Bank	Floating Rate Note	A3	BBB	22-Mar-2024	11,934,225	1.90%	2.38%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	22-Mar-2024	4,477,211	0.71%	2.53%
National Australia Bank	Term Deposit	A-1+	AA	14-Jun-2024	10,000,000	1.59%	1.15%
National Australia Bank	Floating Rate Note	A-1+	AA	19-Jun-2024	5,018,374	0.80%	2.769
Bank of Queensland	Floating Rate Note	A-2	BBB	22-Jul-2024	4,000,000	0.64%	0.869
Suncorp Bank	Bonds	A	A	30-Jul-2024	951,677	0.15%	1.85%
SunCorp Bank	Bonds	A	A	30-Jul-2024	1,427,515	0.23%	1.85%
Macquarie Bank	Bonds	A-1	Α	07-Aug-2024	9,480,338	1.51%	1.75%
Macquarie Bank	Floating Rate Note	A-1	Α	07-Aug-2024	2,990,567	0.48%	1.749
Macquarie Bank	Bonds	A-1	Α	07-Aug-2024	1,896,068	0.30%	1.75
Macquarie Bank	Floating Rate Note	A-1	A	07-Aug-2024	996,856	0.16%	1.749
Westpac Banking Corporation	Bonds	A-1+	AA	16-Aug-2024	2,691,527	0.43%	2.25%
	Bonds	A-2	BBB	06-Sep-2024	5,090,948	0.81%	1.70%
Bendigo and Adelaide Bank		· · ·			3,000,010		
Bendigo and Adelaide Bank Bendigo and Adelaide Bank	Bonds	A-2	BBR	06-Sep-2024	2.361.293	0.38%	1.709
Bendigo and Adelaide Bank Bendigo and Adelaide Bank Bendigo and Adelaide Bank	Bonds Bonds	A-2 A-2	BBB BBB	06-Sep-2024 06-Sep-2024	2,361,293 1,416,776	0.38%	1.70%

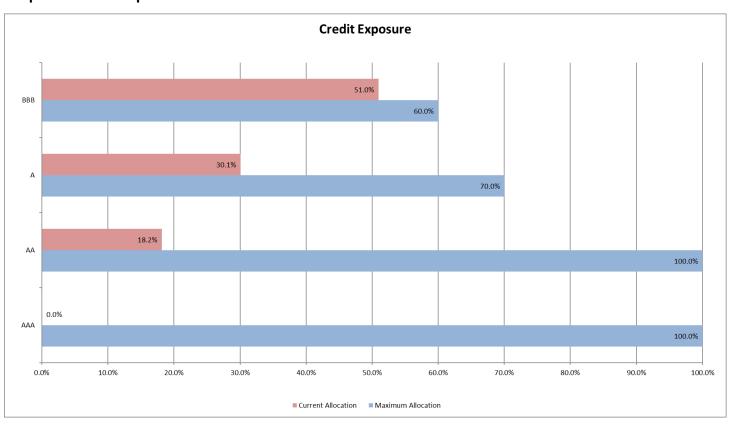
		Central Coast Cou f Investments as a		22			
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	As a % of the total Portfolio	Interest Rate %
Bank of Queensland	Term Deposit	A-2	BBB	26-Sep-2024	10,000,000	1.59%	2.00%
HSBC Sydney Branch	Bonds	A-1	AA	27-Sep-2024	1,392,689	0.22%	1.50%
Bank of Queensland	Floating Rate Note	A-2	BBB	30-Oct-2024	4,011,008	0.64%	1.819
Bank of Queensland	Floating Rate Note	A-2	BBB	30-Oct-2024	3,008,256	0.48%	1.819
MyState Bank	Floating Rate Note	P-2	BBB	22-Nov-2024	11,891,611	1.89%	1.65%
Macquarie Bank	Bonds	A-1	Α	12-Feb-2025	13,947,489	2.22%	1.70%
Macquarie Bank	Bonds	A-1	A	12-Feb-2025	9,298,326	1.48%	1.70%
Auswide Bank	Floating Rate Note	A3	BBB	14-Feb-2025	4,961,462	0.79%	1.75%
Auswide Bank	Floating Rate Note	A3	BBB	17-Mar-2025	4,968,444	0.79%	2.70%
NSW Treasury Corporation	Bonds	A-1+	AA	20-Mar-2025	1,884,794	0.30%	1.25%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	19-May-2025	4,985,643	0.79%	2.37%
Auswide Bank	Floating Rate Note	A3	BBB	10-Jun-2025	4,997,912	0.80%	2.819
			BBB		10,000,000	1.59%	1.53%
Bank of Queensland	Term Deposit	A-2 P-2		16-Jun-2025	9,402,647	1.59%	2.39%
MyState Bank	Floating Rate Note		BBB	16-Jun-2025	3,610,902	0.57%	1.20%
UBS Australia Limited	Bonds	A	Α .	30-Jul-2025			
UBS Australia Limited	Floating Rate Note	Α	Α .	30-Jul-2025	4,983,714	0.79%	1.58%
UBS Australia Limited	Floating Rate Note	A	A	30-Jul-2025	4,983,714	0.79%	1.58%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,786,384	1.56%	1.749
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,786,384	1.56%	1.749
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	9,786,384	1.56%	1.749
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	978,638	0.16%	1.749
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	02-Dec-2025	4,403,873	0.70%	1.749
Macquarie Bank	Floating Rate Note	A-1	Α	09-Dec-2025	9,788,405	1.56%	1.96%
Macquarie Bank	Floating Rate Note	A-1	Α	09-Dec-2025	9,788,405	1.56%	1.96%
SunCorp Bank	Floating Rate Note	А	Α	24-Feb-2026	4,877,143	0.78%	1.52%
UBS Australia Limited	Floating Rate Note	A	Α	26-Feb-2026	6,670,732	1.06%	1.59%
UBS Australia Limited	Floating Rate Note	A	Α	26-Feb-2026	11,771,879	1.87%	1.59%
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	04-Mar-2026	973,939	0.16%	1.87%
Credit Union Australia	Floating Rate Note	A2	BBB	22-Apr-2026	10,704,858	1.70%	1.149
Bank of Queensland	Floating Rate Note	A-2	BBB	06-May-2026	4,883,069	0.78%	1.55%
Teachers Mutual Bank	Floating Rate Note	A2	BBB	16-Jun-2026	1,644,547	0.26%	2.429
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	18-Jun-2026	9,794,388	1.56%	2.49%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	18-Jun-2026	2,252,709	0.36%	2.49%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	BBB	18-Jun-2026	2,938,317	0.47%	2.49%
-					5,000,000	0.47 %	0.889
Bank of Queensland	Term Deposit	A-2	BBB	08-Jul-2026			
Bank of Queensland	Floating Rate Note	A-2	BBB	22-Jul-2026	3,000,000	0.48%	1.049
National Australia Bank	Floating Rate Note	A-1+	AA .	24-Aug-2026	6,851,455	1.09%	1.489
SunCorp Bank	Floating Rate Note	A	A	15-Sep-2026	2,820,053	0.45%	2.19%
Suncorp Bank	Floating Rate Note	A	A	15-Sep-2026	9,724,319	1.55%	2.19%
Bank of Queensland	Floating Rate Note	A-2	BBB	27-Oct-2026	6,851,244	1.09%	1.33%
Bank of Queensland	Floating Rate Note	A-2	BBB	27-Oct-2026	14,681,238	2.34%	1.33%
Northern Territory Treasury Corporation	Bonds	A	AA	15-Dec-2026	5,000,023	0.80%	1.40%
Commonwealth Bank of Australia	Floating Rate Note	A-1+	AA	14-Jan-2027	6,424,592	1.02%	1.03%
Suncorp Bank	Floating Rate Note	A	Α	25-Jan-2027	12,726,373	2.03%	1.319
Westpac Banking Corporation	Floating Rate Note	A-1+	AA	25-Jan-2027	15,797,988	2.52%	1.23%
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	10-Feb-2027	3,023,253	0.48%	1.93%
NSW Treasury Corporation	Bonds	A-1+	AA	15-Nov-2028	14,232,588	2.27%	3.00%
Total Term Deposit & Bonds:					597,128,674	95.08%	
TOTAL PORTFOLIO					628,005,280	100.00%	
Current					194,910,952	31.04%	
Non-Current					433,094,329	68.96%	
TOTAL PORTFOLIO					628,005,280	100.00%	

Green Investments

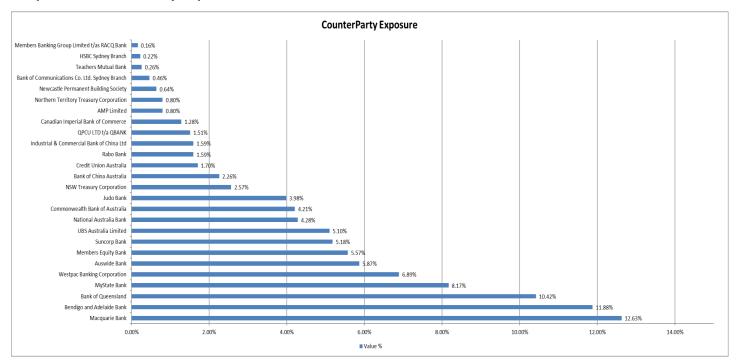
SUMMARY OF RESTRICTIONS as at 30 June 2022

FILLE	201122	Jun-2
FUND	SOURCE	Principal Amount \$'000
GENERAL FUND	Developer contributions	109,40
	Developer contributions – bonus provisions	5,61
	Developer Contributions – Sec 94A Levy	19,17
	Developer contributions – VPA	2,73
	Specific purpose unexpended grants	14,42
	Self insurance claims	5,66
	Stormwater Levy	57
	RMS Advance	
	Holiday Parks	16,02
	Cemeteries	79
	Coastal Open Space	6,73
	Bio Banking	32
	Crown Land Business Enterprises	1,67
	Crown Land Patonga Camping Ground	1,17
	Other External	26
	Terrigal Tourism Special Rate Levy	
	Tourism Special Rate	3,47
	Gosford CBD Special Rate Levy	-,
	Gosford Parking Station Special Rate Levy	1,17
	The Entrance Town Centre Special Rate Levy	
	Toukley Town Centre Special Rate Levy	
	Wyong Town Centre Special Rate Levy	
	TOTAL GENERAL FUND RESTRICTIONS	189,23
WATER FUND	Developer contributions	6,20
	Developer contributions – VPA	1,05
	Specific purpose unexpended grants	2,31
	Self insurance claims	1,08
	Other External	
	TOTAL WATER FUND RESTRICTIONS	10,66
SEWER FUND	Developer contributions	20,57
	Developer contributions – VPA	49
	Self insurance claims	2,16
	Specific purpose unexpended grants	2,10
	Other External	3
	TOTAL SEWER FUND RESTRICTIONS	23,28
DRAINAGE FUND	Developer contributions	36,06
DRAINAGE FOND	Developer contributions – VPA	1,37
	Specific purpose unexpended grants	1,57
	Other External	10
	TOTAL DRAINAGE FUND RESTRICTIONS	37,72
DOMESTIC WASTE FUND		37,72
DOMESTIC WASTE FUND	Specific purpose unexpended grants	01.00
	Domestic Waste Management	91,68
	TOTAL WASTE FUND RESTRICTIONS	91,68
	TOTAL EXTERNALLY RESTRICTED FUNDS	352,59
ENERAL FUND		93,37
ATER FUND		98
EWER FUND		85
RAINAGE FUND		1
OMESTIC WASTE FUND		5

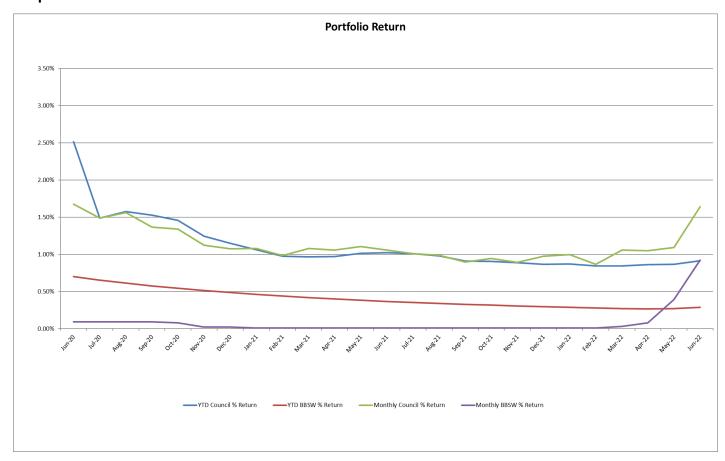
Graph 1 – Credit Exposure



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-	-	5,003,365.24 Book	10.00 % of 636,946,606.78	63,694,660.68	8.00	92.00	58,691,295	0.00	0
ANZ Banking Group Ltd	AA+ to AA-		0.00 Book	30.00 % of 636,946,606.78	191,083,982.03	0.00	100.00	191,083,982	0.00	0
Auswide Bank Limited	BBB+ to BBB	-	37,000,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	58.00	42.00	26,694,661	0.00	0
Bank of China (Australia) Limited	A+ to A-		8,000,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	6.00	94.00	119,389,321	0.00	0
Bank of China Limited	A+ to A-		6,200,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	5.00	95.00	121,189,321	0.00	0
Bank of Communications Co. Ltd. Sydney Branch	A+ to A-		2,900,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	2.00	98.00	124,489,321	0.00	0
Bank of Melbourne	AA+ to AA-	Westpac Banking Corporation Ltd	43,556,997.66 Book	30.00 % of 636,946,606.78	191,083,982.03	23.00	77.00	147,526,984	0.00	0
Bank of Queensland Ltd	A+ to A-		101,000,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	79.00	21.00	26,389,321	0.00	0
BankSA	AA+ to AA-	Westpac Banking Corporation Ltd	43,556,997.66 Book	30.00 % of 636,946,606.78	191,083,982.03	23.00	77.00	147,526,984	0.00	0
BankWest Ltd	AA+ to AA-	Commonwealth Bank of Australia Ltd	26,501,000.00 Book	30.00 % of 636,946,606.78	191,083,982.03	14.00	86.00	164,582,982	0.00	0
Bendigo & Adelaide Bank Ltd	A+ to A-		76,190,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	60.00	40.00	51,199,321	0.00	0
Canadian Imperial Bank of Commerce	AA+ to AA-		8,000,000.00 Book	30.00 % of 636,946,606.78	191,083,982.03	4.00	96.00	183,083,982	0.00	0
China Construction Bank	A+ to A-		0.00 Book	20.00 % of 636,946,606.78	127,389,321.36	0.00	100.00	127,389,321	0.00	0
Commonwealth Bank of Australia Ltd	AA+ to AA-		26,501,000.00 Book	30.00 % of 636,946,606.78	191,083,982.03	14.00	86.00	164,582,982	0.00	0
Credit Union Australia Ltd t/as Great Southern Bank	k BBB+ to BBB	-	11,000,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	17.00	83.00	52,694,661	0.00	0
HSBC Bank Australia Ltd	A+ to A-		0.00 Book	20.00 % of 636,946,606.78	127,389,321.36	0.00	100.00	127,389,321	0.00	0
HSBC Sydney Branch	A+ to A-		1,480,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	1.00	99.00	125,909,321	0.00	0
Industrial & Commercial Bank of China Ltd	A+ to A-		10,000,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	8.00	92.00	117,389,321	0.00	0
Judo Bank	BBB+ to BBB	-	25,000,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	39.00	61.00	38,694,661	0.00	0
Macquarie Bank	A+ to A-		82,115,243.88 Book	20.00 % of 636,946,606.78	127,389,321.36	64.00	36.00	45,274,077	0.00	0
Members Banking Group Limited t/as RACQ Bank	BBB+ to BBB	-	1,000,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	2.00	98.00	62,694,661	0.00	0
Members Equity Bank Ltd	A+ to A-	Bank of Queensland Ltd	101,000,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	79.00	21.00	26,389,321	0.00	0
MyState Bank Ltd	BBB+ to BBB	-	51,500,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	81.00	19.00	12,194,661	0.00	0
National Australia Bank Ltd	AA+ to AA-		27,000,000.00 Book	30.00 % of 636,946,606.78	191,083,982.03	14.00	86.00	164,083,982	0.00	0
Newcastle Permanent Building Society Ltd	BBB+ to BBB	-	4,100,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	6.00	94.00	59,594,661	0.00	0
Northern Territory Treasury Corporation	AA+ to AA-		5,000,000.00 Book	30.00 % of 636,946,606.78	191,083,982.03	3.00	97.00	186,083,982	0.00	0
NSW Treasury Corporation	AA+ to AA-		17,000,000.00 Book	30.00 % of 636,946,606.78	191,083,982.03	9.00	91.00	174,083,982	0.00	0
QPCU LTD t/a QBANK	BBB+ to BBB	-	9,500,000.00 Book	10.00 % of 636,946,606.78	63,694,660.68	15.00	85.00	54,194,661	0.00	0
Rabobank Australia Ltd	A+ to A-		10,000,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	8.00	92.00	117,389,321	0.00	0
Rural Bank Ltd	A+ to A-	Bendigo & Adelaide Bank Ltd	76,190,000.00 Book	20.00 % of 636,946,606.78	127,389,321.36	60.00	40.00	51,199,321	0.00	0

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1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded Lir (with Issuer Group) Bo Face Value Er Notional	ook or	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)		Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
St George Bank Limited	AA+ to AA-	Westpac Banking Corporation Ltd	43,556,997.66 Bo	ook 30.00	% of 636,946,606.78	191,083,982.03	23.00	77.00	147,526,984	0.00	0
Suncorp-Metway Ltd	A+ to A-		33,400,000.00 Bo	ook 20.00	% of 636,946,606.78	127,389,321.36	26.00	74.00	93,989,321	0.00	0
Teachers Mutual Bank Ltd	BBB+ to BBB-		1,700,000.00 Bo	ook 10.00	% of 636,946,606.78	63,694,660.68	3.00	97.00	61,994,661	0.00	0
UBS Australia Ltd	AA+ to AA-		32,800,000.00 Bo	ook 30.00	% of 636,946,606.78	191,083,982.03	17.00	83.00	158,283,982	0.00	0
Westpac Banking Corporation Ltd	AA+ to AA-		43,556,997.66 Bo	ook 30.00	% of 636,946,606.78	191,083,982.03	23.00	77.00	147,526,984	0.00	0
		-	971,308,599.76			4,649,710,229.49			3,678,401,625		0
		(Excluding Parent Group Duplicates)	636,946,606.78								



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	17,000,000.00 Book	100.00 % of 636,946,606.78	636,946,606.78	3.00	97.00	619,946,607	0.00	0
AA+ to AA-	111,737,997.66 Book	100.00 % of 636,946,606.78	636,946,606.78	18.00	82.00	525,208,609	0.00	0
A+ to A-	227,405,243.88 Book	70.00 % of 636,946,606.78	445,862,624.75	51.00	49.00	218,457,381	0.00	0
A1+	43,000,000.00 Book	100.00 % of 636,946,606.78	636,946,606.78	7.00	93.00	593,946,607	0.00	0
A1	20,000,000.00 Book	70.00 % of 636,946,606.78	445,862,624.75	4.00	96.00	425,862,625	0.00	0
A2	76,000,000.00 Book	60.00 % of 636,946,606.78	382,167,964.07	20.00	80.00	306,167,964	0.00	0
A3	25,000,000.00 Book	60.00 % of 636,946,606.78	382,167,964.07	7.00	93.00	357,167,964	0.00	0
BBB+ to BBB-	116,803,365.24 Book	60.00 % of 636,946,606.78	382,167,964.07	31.00	69.00	265,364,599	0.00	0
	636,946,606.78		3,949,068,962.04			3,312,122,356		0
Mara								

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.

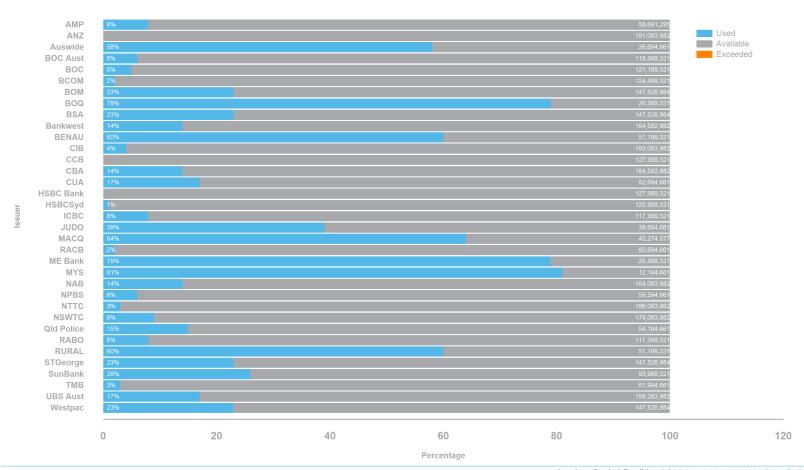


3 Term Group Trading Limits

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	194,876,606.78 Book	100.00 % of 636,946,606.78	636,946,606.78	31.00	69.00	442,070,000	0.00	0
1-3 Year	206,270,000.00 Book	70.00 % of 636,946,606.78	445,862,624.75	46.00	54.00	239,592,625	0.00	0
3-5 Year	220,800,000.00 Book	40.00 % of 636,946,606.78	254,778,642.71	87.00	13.00	33,978,643	0.00	0
5+ Year	15,000,000.00 Book	5.00 % of 636,946,606.78	31,847,330.34	47.00	53.00	16,847,330	0.00	0
	636,946,606.78		1,369,435,204.58			732,488,598		0
								-



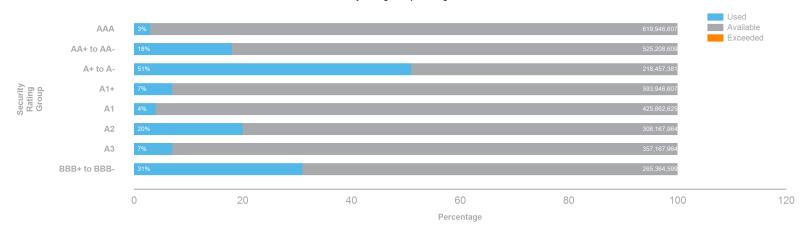
Issuer Trading Limits

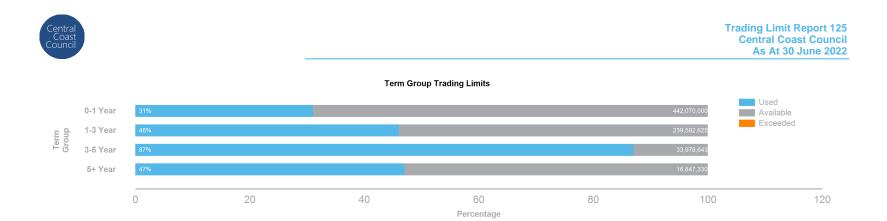


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Security Rating Group Trading Limits





Trading Limits Report at 30 June 2022



Trading Limit Report 125 Central Coast Council As At 30 June 2022

Disclaimer:

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Report Code: TBSBP125EXT-00.16
Report Description: Trading Limit Performance As At Date Parameters:
As AVScenario Date: 30 June 2022
Balance Date: 12 July 2022 (but 30 Jun 2022 used instead)
Trading Entity: Central Coast Council
Trading Book: Central Coast Council
Report Mode: BalOnly
Using Face Value
Trading Entity and Book Limits
Tfeters of Parent/Child Issuers Not Innoved



Investment Report Pack

Central Coast Council

1 June 2022 to 30 June 2022



Investment Report Pack Central Coast Council 1 June 2022 to 30 June 2022

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1. Securities Held By Trading Book Maturing Post 30 June 2022

Latest Deal Code	Latest Deal Settlement Date Issuer	ISIN Matur	WAL / Interim ity Date	Next Coupon Date	Coupon Rate/Latest Coupon Yield Frequence	Security cy Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
Central Coas	st Council									
LC147106	30 Jun 2022 Macquarie Bank	1.5	ul 2022		0.30 Nil	At Call In	Moodys A2	21,115,243.88	21,115,243.88	21,115,243.88
LC145390	1 Jun 2022 AMP Bank Ltd	1 J	ul 2022		0.55 Nil	At Call	S&P BBB	3,365.24	3,365.24	3,365.24
LC146966	3 Jun 2022 Westpac Banking Corporation Ltd	1 J	ul 2022		0.10 Nil	At Call	S&P AA-	9,755,207.26	9,755,207.26	9,755,207.26
LC112808	9 Sep 2021 Westpac Banking Corporation Ltd	1 J	ul 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 J	ul 2022		0.00 Nil	At Call	S&P AA-	1,000.00	1,000.00	1,000.00
LX137815	30 Mar 2022 Judo Bank	6.5	ul 2022	6 Jul 2022	0.75 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,452.05
LC134403	11 Feb 2022 AMP Bank Ltd	11 J	ul 2022	11 Jul 2022	0.95 Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,018,089.05
LX137816	30 Mar 2022 Judo Bank	18 J	ul 2022	18 Jul 2022	0.75 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,452.05
LX137817	30 Mar 2022 Judo Bank	25 J	ul 2022	25 Jul 2022	0.75 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,452.05
LX141111	19 Apr 2022 Members Equity Bank Ltd	3 A	ıg 2022	3 Aug 2022	0.91 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,008,975.35
LX141112	19 Apr 2022 Members Equity Bank Ltd	10 A	ıg 2022	10 Aug 2022	0.91 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,008,975.35
LC141115	19 Apr 2022 Judo Bank	17 A	ıg 2022	17 Aug 2022	1.00 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,863.00
LX141116	19 Apr 2022 Judo Bank	24 Aı	ıg 2022	24 Aug 2022	1.00 Maturity	TD	S&P ST A3	5,000,000.00	5,000,000.00	5,009,863.00
LC145352	24 May 2022 Commonwealth Bank of Australia Ltd	31 A	ıg 2022	31 Aug 2022	1.67 Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,008,464.40
LX135901	1 Mar 2022 Auswide Bank Limited	7 Se	ep 2022	7 Sep 2022	0.80 Maturity	TD	Moodys ST P-2	10,000,000.00	10,000,000.00	10,026,520.50
LC146973	3 Jun 2022 Commonwealth Bank of Australia Ltd	14 Se	ep 2022	14 Sep 2022	1.87 Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,006,916.45
LC145353	24 May 2022 Commonwealth Bank of Australia Ltd	21 Se	ep 2022	21 Sep 2022	1.80 Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,009,123.30
LX135380	24 Feb 2022 Members Equity Bank Ltd	22 Se	ep 2022	22 Sep 2022	0.65 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,011,219.20
LX145321	3 Jun 2022 Bendigo & Adelaide Bank Ltd	28 Se	ep 2022	28 Sep 2022	2.03 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,007,508.20
LC145354	24 May 2022 Commonwealth Bank of Australia Ltd	28 Se	ep 2022	28 Sep 2022	1.84 Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,009,326.05
LX143928	24 May 2022 Members Equity Bank Ltd	5 C	ct 2022	5 Oct 2022	1.97 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,009,984.95
LX143929	24 May 2022 Members Equity Bank Ltd	12 C	ct 2022	12 Oct 2022	2.07 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,010,491.80
LX135381	24 Feb 2022 Members Equity Bank Ltd	21 C	ct 2022	21 Oct 2022	0.65 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,011,219.20
LX145322	3 Jun 2022 Bendigo & Adelaide Bank Ltd	26 C	ct 2022	26 Oct 2022	2.27 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,008,395.90
LX147025	30 Jun 2022 MyState Bank Ltd	2 N	ov 2022	2 Nov 2022	2.72 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,000,000.00
LX147023	30 Jun 2022 Members Equity Bank Ltd	9 N	ov 2022	9 Nov 2022	2.80 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,000,000.00
LX147027	30 Jun 2022 MyState Bank Ltd	16 N	ov 2022	16 Nov 2022	2.86 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,000,000.00
LX147026	30 Jun 2022 MyState Bank Ltd	23 N	ov 2022	23 Nov 2022	2.96 Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,000,000.00
LC96634	13 Dec 2017 Rabobank Australia Ltd	12 D	ec 2022	12 Dec 2022	3.18 Annual	TD	Moodys Aa3	10,000,000.00	10,000,000.00	10,173,375.30
LC135800	25 Feb 2022 Westpac Banking Corporation Ltd	22 Fe	eb 2023	22 Aug 2022	0.88 Quarterly	TD	S&P ST A1+	10,000,000.00	10,000,000.00	10,009,161.60
LC103143	4 Mar 2021 Members Banking Group Limited t/as RACQ Bank	AU3FN0053146 24 Fe	eb 2023	24 Aug 2022	2.00 Quarterly	FRN	Moodys Baa1	1,000,000.00	1,000,000.00	1,002,930.00

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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
LC100672	27 Jan 2021	Industrial & Commercial Bank of China Ltd	AU3FN0053161	24 Feb 2023	24 Aug 2022	1.84	Quarterly	FRN	S&P A	10,000,000.00	10,000,000.00	10,014,900.00
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	5,015,068.50
LC100262	12 Jan 2021	Canadian Imperial Bank of Commerce	AU3FN0054441	9 Jun 2023	9 Sep 2022	2.83	Quarterly	FRN	Fitch AA-	8,000,000.00	8,000,000.00	8,050,240.00
LC100248	12 Jan 2021	Bank of China Limited	AU3FN0055463	18 Aug 2023	18 Aug 2022	1.88	Quarterly	FRN	S&P A	3,400,000.00	3,400,000.00	3,402,788.00
LC100250	12 Jan 2021	Bank of Communications Co. Ltd. Sydney Branch	AU3FN0056529	29 Sep 2023	29 Sep 2022	2.63	Quarterly	FloatTCD	S&P A-	2,900,000.00	2,900,000.00	2,898,434.00
LC100260	12 Jan 2021	Bank of China Limited	AU3FN0057162	27 Oct 2023	27 Jul 2022	1.31	Quarterly	FloatTCD	S&P A	2,800,000.00	2,800,000.00	2,799,832.00
LC97432	23 Nov 2020	Bank of China (Australia) Limited	AU3FN0057337	6 Nov 2023	8 Aug 2022	1.75	Quarterly	FloatTCD	Moodys A1	8,000,000.00	8,000,000.00	8,003,520.00
LC97342	26 Nov 2018	Westpac Banking Corporation Ltd		26 Nov 2023	26 Aug 2022	2.02	Quarterly	FRD	S&P AA-	5,000,000.00	5,000,000.00	5,009,661.90
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	5,029,342.45
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	5,029,342.45
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	5,029,342.45
LC103795	22 Mar 2021	Auswide Bank Limited	AU3FN0059317	22 Mar 2024	22 Sep 2022	2.38	Quarterly	FRN	Moodys Baa2	12,000,000.00	12,000,000.00	11,940,480.00
LC103940	22 Mar 2021	QPCU LTD t/a QBANK	AU3FN0059416	22 Mar 2024	22 Sep 2022	2.53	Quarterly	FRN	S&P BBB-	4,500,000.00	4,500,000.00	4,479,705.00
LC96635	16 Jun 2020	National Australia Bank Ltd		14 Jun 2024	16 Jun 2023	1.15	Annual	TD	S&P AA-	10,000,000.00	10,000,000.00	10,004,411.00
LC112880	28 Sep 2021	National Australia Bank Ltd	AU3FN0048724	19 Jun 2024	19 Sep 2022	2.76	Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	5,022,150.00
LX109584	22 Jul 2021	Bank of Queensland Ltd		22 Jul 2024	22 Jul 2022	0.86	Quarterly	FRD	Moodys A3	4,000,000.00	4,000,000.00	4,006,527.20
LC112603	20 Sep 2021	Suncorp-Metway Ltd	AU3CB0265403	30 Jul 2024	30 Jul 2022	1.85	Semi Annual	Fixed	S&P AA-	2,500,000.00	2,500,000.00	2,398,325.00
LC111489	-	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	11,458,680.00
LC137826	1 Apr 2022	Macquarie Bank	AU3FN0049367	7 Aug 2024	8 Aug 2022	1.74	Quarterly	FRN	S&P A+	4,000,000.00	4,000,000.00	3,997,360.00
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	2,714,656.00
LC116230	10 Dec 2021	Bendigo & Adelaide Bank Ltd	AU3FN0050019	6 Sep 2024	6 Sep 2022	2.21	Quarterly	FRN	Moodys A3	6,000,000.00	6,000,000.00	6,008,580.00
LC112605		Bendigo & Adelaide Bank Ltd	AU3CB0266377	6 Sep 2024	6 Sep 2022		Semi Annual	Fixed	Moodys A3	9,390,000.00	9,390,000.00	8,919,748.80
LC96636		Bank of Queensland Ltd		26 Sep 2024	26 Sep 2022		Annual	TD	Moodys A3	10,000,000.00	10,000,000.00	10,151,780.80
LC100324		HSBC Sydney Branch	AU3CB0267078	27 Sep 2024	27 Sep 2022		Semi Annual	Fixed	S&P AA-	1,480,000.00	1,480,000.00	1,398,466.80
LC137827	1 Apr 2022	Bank of Queensland Ltd	AU3FN0051272	30 Oct 2024	29 Jul 2022	1.81	Quarterly	FRN	Fitch A-	7,000,000.00	7,000,000.00	7,040,810.00
LC114925	22 Nov 2021	MyState Bank Ltd	AU3FN0064705	22 Nov 2024	22 Aug 2022	1.65	Quarterly	FRN	Moodys Baa2	12,000,000.00	12,000,000.00	11,912,280.00
LC100354		Macquarie Bank	AU3CB0270387	12 Feb 2025	12 Aug 2022		Semi Annual	Fixed	S&P A+	25,000,000.00	25,000,000.00	23,406,500.00
LC133971	14 Feb 2022	Auswide Bank Limited	AU3FN0066320	14 Feb 2025	15 Aug 2022	1.75	Quarterly	FRN	Moodys Baa2	5,000,000.00	5,000,000.00	4,972,250.00
LC136560	17 Mar 2022	Auswide Bank Limited	AU3FN0067393	17 Mar 2025	19 Sep 2022	2.70	Quarterly	FRN	Moodys Baa2	5,000,000.00	5,000,000.00	4,973,250.00
LC141827	21 Nov 2019	NSW Treasury Corporation	AU3SG0002025	20 Mar 2025	20 Sep 2022	1.25	Semi Annual	Fixed	Moodys Aaa	2,000,000.00	2,000,000.00	1,891,780.00
LC143209	17 May 2022	QPCU LTD t/a QBANK	AU3FN0069175	19 May 2025	17 Aug 2022	2.37	Quarterly	FRN	S&P BBB-	5,000,000.00	5,000,000.00	4,999,900.00
LC145373	10 Jun 2022	Auswide Bank Limited	AU3FN0069555	10 Jun 2025	12 Sep 2022	2.81	Quarterly	FRN	Moodys Baa2	5,000,000.00	5,000,000.00	5,005,600.00

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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
LC96637	16 Jun 2020 Bank of Queensland Ltd		16 Jun 2025	16 Jun 2023	1.53 Annual	TD	Moodys A3	10,000,000.00	10,000,000.00	10,005,868.50
LC107738	16 Jun 2021 MyState Bank Ltd	AU3FN0061024	16 Jun 2025	16 Sep 2022	2.39 Quarterly	FRN	Moodys Baa2	9,500,000.00	9,500,000.00	9,411,365.0
LC100329	14 Jan 2021 UBS Australia Ltd	AU3CB0273407	30 Jul 2025	30 Jul 2022	1.20 Semi Annual	Fixed	Moodys Aa3	4,000,000.00	4,000,000.00	3,630,760.0
LC104737	7 Apr 2021 UBS Australia Ltd	AU3FN0055307	30 Jul 2025	29 Jul 2022	1.58 Quarterly	FRN	S&P A+	10,000,000.00	10,000,000.00	9,994,300.0
LC112609	20 Sep 2021 Bendigo & Adelaide Bank Ltd	AU3FN0057634	2 Dec 2025	2 Sep 2022	1.74 Quarterly	FRN	Moodys A3	35,500,000.00	35,500,000.00	34,788,935.0
LX105597	19 Apr 2021 Macquarie Bank	AU3FN0057709	9 Dec 2025	9 Sep 2022	1.96 Quarterly	FRN	Moodys A2	20,000,000.00	20,000,000.00	19,599,400.00
LC112608	20 Sep 2021 Suncorp-Metway Ltd	AU3FN0058343	24 Feb 2026	24 Aug 2022	1.52 Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	4,884,850.00
LC103543	11 Mar 2021 UBS Australia Ltd	AU3FN0058608	26 Feb 2026	26 Aug 2022	1.59 Quarterly	FRN	Moodys Aa3	18,800,000.00	18,800,000.00	18,471,188.00
LC103141	4 Mar 2021 Newcastle Permanent Building Society Ltd	AU3FN0058699	4 Mar 2026	5 Sep 2022	1.87 Quarterly	FRN	S&P BBB	1,000,000.00	1,000,000.00	975,170.00
LC105450	22 Apr 2021 Credit Union Australia Ltd t/as Great Southern Bank	AU3FN0059721	22 Apr 2026	22 Jul 2022	1.14 Quarterly	FRN	Moodys Baa1	11,000,000.00	11,000,000.00	10,728,630.00
LC109088	9 Jul 2021 Bank of Queensland Ltd	AU3FN0060406	6 May 2026	8 Aug 2022	1.55 Quarterly	FRN	S&P BBB+	5,000,000.00	5,000,000.00	4,894,750.00
LC137828	1 Apr 2022 Teachers Mutual Bank Ltd	AU3FN0061016	16 Jun 2026	16 Sep 2022	2.42 Quarterly	FRN	Moodys Baa1	1,700,000.00	1,700,000.00	1,646,127.00
LC109586	23 Jul 2021 Bendigo & Adelaide Bank Ltd	AU3FN0061081	18 Jun 2026	19 Sep 2022	2.49 Quarterly	FRN	Moodys A3	15,300,000.00	15,300,000.00	14,995,836.00
LX109029	8 Jul 2021 Bank of Queensland Ltd		8 Jul 2026	8 Jul 2022	0.88 Quarterly	FRD	Moodys A3	5,000,000.00	5,000,000.00	5,009,948.65
LX109587	22 Jul 2021 Bank of Queensland Ltd		22 Jul 2026	22 Jul 2022	1.04 Quarterly	FRD	Moodys A3	3,000,000.00	3,000,000.00	3,005,916.2
LC112610	20 Sep 2021 National Australia Bank Ltd	AU3FN0062659	24 Aug 2026	24 Aug 2022	1.48 Quarterly	FRN	S&P AA-	7,000,000.00	7,000,000.00	6,861,960.00
LC113804	15 Oct 2021 Suncorp-Metway Ltd	AU3FN0062964	15 Sep 2026	15 Sep 2022	2.19 Quarterly	FRN	S&P AA-	12,900,000.00	12,900,000.00	12,555,957.00
LC116445	17 Dec 2021 Bank of Queensland Ltd	AU3FN0063764	27 Oct 2026	27 Jul 2022	1.33 Quarterly	FRN	S&P BBB+	22,000,000.00	22,000,000.00	21,583,760.00
LC111486	26 Aug 2021 Northern Territory Treasury Corporation		15 Dec 2026	15 Dec 2022	1.40 Semi Annual	Fixed	Moodys Aa3	5,000,000.00	5,000,000.00	5,002,900.00
LC116992	14 Jan 2022 Commonwealth Bank of Australia Ltd	AU3FN0065579	14 Jan 2027	14 Jul 2022	1.03 Quarterly	FRN	Moodys Aa3	6,500,000.00	6,500,000.00	6,438,705.00
LC117127	25 Jan 2022 Suncorp-Metway Ltd	AU3FN0065694	25 Jan 2027	25 Jul 2022	1.31 Quarterly	FRN	Fitch A+	13,000,000.00	13,000,000.00	12,756,640.00
LC117174	25 Jan 2022 Westpac Banking Corporation Ltd	AU3FN0065702	25 Jan 2027	25 Jul 2022	1.23 Quarterly	FRN	S&P AA-	16,000,000.00	16,000,000.00	15,832,960.00
LC137829	1 Apr 2022 Newcastle Permanent Building Society Ltd	AU3FN0066221	10 Feb 2027	11 Aug 2022	1.93 Quarterly	FRN	S&P BBB	3,100,000.00	3,100,000.00	3,031,614.00
LC142120	15 Nov 2018 NSW Treasury Corporation	AU3SG0001878	15 Nov 2028	15 Nov 2022	3.00 Semi Annual	Fixed	Moodys Aaa	15,000,000.00	15,000,000.00	14,289,300.00
								636,946,606.78	636,946,606.78	629,647,918.2
								636,946,606.78	636,946,606.78	629,647,918.2

Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists.



2. Interest and Distribution Income Received For 1 June 2022 to 30 June 2022

Security ISIN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional	Income Type	Trading Book
AU3FN0057634	BENAU 0.52 02 Dec 2025 FRN	Bendigo & Adelaide Bank Ltd	IEI226027	2 Jun 2022	35,500,000.00	54,135.07	Security Coupon Interest	Central Coast Council
	NAB 0.33 03 Jun 2022 364DAY TD	National Australia Bank Ltd	IEI169776	3 Jun 2022	807,000.00	2,655.80	Security Coupon Interest	Central Coast Council
AU3FN0050019	BENAU 0.97 06 Sep 2024 FRN	Bendigo & Adelaide Bank Ltd	IEI226206	6 Jun 2022	6,000,000.00	16,529.59	Security Coupon Interest	Central Coast Council
AU3FN0058699	NPBS 0.63 04 Mar 2026 FRN	Newcastle Permanent Building Society Ltd	IEI226207	6 Jun 2022	1,000,000.00	1,927.13	Security Coupon Interest	Central Coast Council
	JUDO 0.92 07 Jun 2022 181DAY TD	Judo Bank	IEI190414	7 Jun 2022	5,000,000.00	22,810.96	Security Coupon Interest	Central Coast Council
AU3FN0054441	CIB 1.35 09 Jun 2023 FRN	Canadian Imperial Bank of Commerce	IEI226417	9 Jun 2022	8,000,000.00	30,161.88	Security Coupon Interest	Central Coast Council
AU3FN0057709	MACQ 0.48 09 Dec 2025 FRN	Macquarie Bank	IEI226418	9 Jun 2022	20,000,000.00	31,547.18	Security Coupon Interest	Central Coast Council
	ME Bank 0.5 09 Jun 2022 365DAY TD	Members Equity Bank Ltd	IEI226359	9 Jun 2022	5,000,000.00	25,000.00	Security Coupon Interest	Central Coast Council
	AMP 1.4 14 Jun 2022 728DAY TD	AMP Bank Ltd	IEI227731	14 Jun 2022	5,000,000.00	69,616.44	Security Coupon Interest	Central Coast Council
	NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	Northern Territory Treasury Corporation	IEI230141	15 Jun 2022		95.89	Security Coupon Interest Adjustment - Income	Central Coast Council
	NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	Northern Territory Treasury Corporation	IEI228761	15 Jun 2022	5,000,000.00	34,904.11	Security Coupon Interest	Central Coast Council
AU3FN0062964	SunBank 0.48 15 Sep 2026 FRN	Suncorp-Metway Ltd	IEI228762	15 Jun 2022	12,900,000.00	20,630.81	Security Coupon Interest	Central Coast Council
	BOQ 1.53 16 Jun 2025 1826DAY TD	Bank of Queensland Ltd	IEI228972	16 Jun 2022	10,000,000.00	153,000.00	Security Coupon Interest	Central Coast Council
AU3FN0061024	MYS 0.65 16 Jun 2025 FRN	MyState Bank Ltd	IEI228973	16 Jun 2022	9,500,000.00	19,249.55	Security Coupon Interest	Central Coast Council
	NAB 1.15 14 Jun 2024 1459DAY TD	National Australia Bank Ltd	IEI228971	16 Jun 2022	10,000,000.00	115,000.00	Security Coupon Interest	Central Coast Council
AU3FN0061016	TMB 0.68 16 Jun 2026 FRN	Teachers Mutual Bank Ltd	IEI228974	16 Jun 2022	1,700,000.00	3,573.20	Security Coupon Interest	Central Coast Council
AU3FN0067393	Auswide 0.9 17 Mar 2025 FRN	Auswide Bank Limited	IEI229540	17 Jun 2022	5,000,000.00	13,355.12	Security Coupon Interest	Central Coast Council
AU3FN0061081	BENAU 0.65 18 Jun 2026 FRN	Bendigo & Adelaide Bank Ltd	IEI229870	20 Jun 2022	15,300,000.00	32,420.57	Security Coupon Interest	Central Coast Council
AU3FN0048724	NAB 0.92 19 Jun 2024 FRN	National Australia Bank Ltd	IEI229869	20 Jun 2022	5,000,000.00	13,714.82	Security Coupon Interest	Central Coast Council
AU3FN0059317	Auswide 0.6 22 Mar 2024 FRN	Auswide Bank Limited	IEI230453	22 Jun 2022	12,000,000.00	23,640.72	Security Coupon Interest	Central Coast Council
AU3FN0059416	Qld Police 0.75 22 Mar 2024 FRN	QPCU LTD t/a QBANK	IEI230454	22 Jun 2022	4,500,000.00	10,566.64	Security Coupon Interest	Central Coast Council
AU0000049520	CCB 0.93 24 Jun 2022 FRN	China Construction Bank	IEI231198	24 Jun 2022	9,000,000.00	25,520.55	Security Coupon Interest	Central Coast Council
AU3FN0056529	BCOM 0.83 29 Sep 2023 FloatTCD	Bank of Communications Co. Ltd. Sydney Branch	IEI232096	29 Jun 2022	2,900,000.00	7,707.23	Security Coupon Interest	Central Coast Council
	ME Bank 0.5 30 Jun 2022 364DAY TD	Members Equity Bank Ltd	IEI232104	30 Jun 2022	5,000,000.00	24,931.51	Security Coupon Interest	Central Coast Council
					_	752,694.77		



3. Acquisitions, Disposals and Maturities Between 1 June 2022 and 30 June 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	-	LC145104	Disposal	1 Jun 2022	1 Jun 2022	842.56	842.56	1.00000000	100.000	0.000	100.000	(842.56)
AMP At Call	AMP Bank Ltd		LC145390	Acquisition	1 Jun 2022	1 Jun 2022	2.08	2.08	1.00000000	100.000	0.000	100.000	2.08
NAB 0.33 03 Jun 2022 364DAY TD	National Australia Bank Ltd		LC108589	Maturity	3 Jun 2022		807,000.00	807,000.00	1.00000000	100.000	0.000	100.000	(807,000.00)
Westpac At Call	Westpac Banking Corporation Ltd		LC146966	Acquisition	3 Jun 2022	3 Jun 2022	807,000.00	807,000.00	1.00000000	100.000	0.000	100.000	807,000.00
CBA 1.87 14 Sep 2022 103DAY TD	Commonwealth Bank of Australia Ltd		LC146973	Acquisition	3 Jun 2022	3 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
BENAU 2.03 28 Sep 2022 117DAY TD	Bendigo & Adelaide Bank Ltd		LX145321	Acquisition	3 Jun 2022	3 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
BENAU 2.27 26 Oct 2022 145DAY TD	Bendigo & Adelaide Bank Ltd		LX145322	Acquisition	3 Jun 2022	3 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
JUDO 0.92 07 Jun 2022 181DAY TD	Judo Bank		LX116222	Maturity	7 Jun 2022		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
ME Bank 0.5 09 Jun 2022 365DAY TD	Members Equity Bank Ltd		LX107765	Maturity	9 Jun 2022		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
Auswide 1.3 10 Jun 2025 FRN	Auswide Bank Limited	AU3FN0069555	LC145373	Acquisition	6 Jun 2022	10 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
AMP 1.4 14 Jun 2022 728DAY TD	AMP Bank Ltd		LC96633	Maturity	14 Jun 2022		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
CCB 0.93 24 Jun 2022 FRN	China Construction Bank	AU0000049520	LC98637	Maturity	24 Jun 2022		9,000,000.00	9,000,000.00	1.00000000	100.000	0.000	100.000	(9,000,000.00)
MACQ At Call In	Macquarie Bank		LC147106	Acquisition	30 Jun 2022	30 Jun 2022	12,032.52	12,032.52	1.00000000	100.000	0.000	100.000	12,032.52
ME Bank 0.5 30 Jun 2022 364DAY TD	Members Equity Bank Ltd		LX108726	Maturity	30 Jun 2022		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
ME Bank 2.8 09 Nov 2022 132DAY TD	Members Equity Bank Ltd		LX147023	Acquisition	30 Jun 2022	30 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 2.72 02 Nov 2022 125DAY TD	MyState Bank Ltd		LX147025	Acquisition	30 Jun 2022	30 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 2.96 23 Nov 2022 146DAY TD	MyState Bank Ltd		LX147026	Acquisition	30 Jun 2022	30 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
MYS 2.86 16 Nov 2022 139DAY TD	MyState Bank Ltd		LX147027	Acquisition	30 Jun 2022	30 Jun 2022	5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	5,000,000.00
												_	11,011,192.04

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 misleadnig maturity data, the reporting period should start immeiately 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 30 June 2022

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
LC145390 AMP At Call	1 Jul 2022	31 Oct 2020	26 Apr 2021		430	0.5500	Nil	3,365.24	3,365.24	2.08	3,365.24	21.80
LC105387 CBA At Call	1 Jul 2022	31 Oct 2020	31 Dec 2020		546	0.0100	Nil	1,000.00	1,000.00	69,000.00	1,000.00	0.15
LX137815 JUDO 0.75 06 Jul 2022 98DAY TD	6 Jul 2022	30 Mar 2022		6 Jul 2022	92	0.7500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,452.05	9,452.05
LC134403 AMP 0.95 11 Jul 2022 150DAY TD	11 Jul 2022	11 Feb 2022		11 Jul 2022	139	0.9500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,018,089.05	18,089.04
LX137816 JUDO 0.75 18 Jul 2022 110DAY TD	18 Jul 2022	30 Mar 2022		18 Jul 2022	92	0.7500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,452.05	9,452.05
LX137817 JUDO 0.75 25 Jul 2022 117DAY TD	25 Jul 2022	30 Mar 2022		25 Jul 2022	92	0.7500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,452.05	9,452.05
LX141111 ME Bank 0.91 03 Aug 2022 106DAY TD	3 Aug 2022	19 Apr 2022		3 Aug 2022	72	0.9100	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,975.35	8,975.34
LX141112 ME Bank 0.91 10 Aug 2022 113DAY TD	10 Aug 2022	19 Apr 2022		10 Aug 2022	72	0.9100	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,975.35	8,975.34
LC141115 JUDO 1 17 Aug 2022 120DAY TD	17 Aug 2022	19 Apr 2022		17 Aug 2022	72	1.0000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,863.00	9,863.01
LX141116 JUDO 1 24 Aug 2022 127DAY TD	24 Aug 2022	19 Apr 2022		24 Aug 2022	72	1.0000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,863.00	9,863.01
LC145352 CBA 1.67 31 Aug 2022 99DAY TD	31 Aug 2022	24 May 2022		31 Aug 2022	37	1.6700	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,464.40	8,464.38
LX135901 Auswide 0.8 07 Sep 2022 190DAY TD	7 Sep 2022	1 Mar 2022		7 Sep 2022	121	0.8000	Maturity	10,000,000.00	10,000,000.00	10,000,000.00	10,026,520.50	26,520.55
LC146973 CBA 1.87 14 Sep 2022 103DAY TD	14 Sep 2022	3 Jun 2022		14 Sep 2022	27	1.8700	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,006,916.45	6,916.44
LC145353 CBA 1.8 21 Sep 2022 120DAY TD	21 Sep 2022	24 May 2022		21 Sep 2022	37	1.8000	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,123.30	9,123.29
LX135380 ME Bank 0.65 22 Sep 2022 210DAY TD	22 Sep 2022	24 Feb 2022		22 Sep 2022	126	0.6500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,011,219.20	11,219.18
LX145321 BENAU 2.03 28 Sep 2022 117DAY TD	28 Sep 2022	3 Jun 2022		28 Sep 2022	27	2.0300	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,007,508.20	7,508.22
LC145354 CBA 1.84 28 Sep 2022 127DAY TD	28 Sep 2022	24 May 2022		28 Sep 2022	37	1.8400	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,326.05	9,326.03
LX143928 ME Bank 1.97 05 Oct 2022 134DAY TD	5 Oct 2022	24 May 2022		5 Oct 2022	37	1.9700	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,009,984.95	9,984.93
LX143929 ME Bank 2.07 12 Oct 2022 141DAY TD	12 Oct 2022	24 May 2022		12 Oct 2022	37	2.0700	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,010,491.80	10,491.78
LX135381 ME Bank 0.65 21 Oct 2022 239DAY TD	21 Oct 2022	24 Feb 2022		21 Oct 2022	126	0.6500	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,011,219.20	11,219.18
LX145322 BENAU 2.27 26 Oct 2022 145DAY TD	26 Oct 2022	3 Jun 2022		26 Oct 2022	27	2.2700	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,008,395.90	8,395.89
LC96634 RABO 3.18 12 Dec 2022 1825DAY TD	12 Dec 2022	13 Dec 2017	13 Dec 2021	12 Dec 2022	199	3.1800	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,173,375.30	173,375.34
LC135800 Westpac 0.88 22 Feb 2023 362DAY TD	22 Feb 2023	25 Feb 2022	23 May 2022	22 Aug 2022	38	0.8800	Quarterly	10,000,000.00	10,000,000.00	10,000,000.00	10,009,161.60	9,161.64
LC103143 RACB 0.93 24 Feb 2023 FRN	24 Feb 2023	24 Feb 2020	24 May 2022	24 Aug 2022	37	2.0005	Quarterly	1,000,000.00	1,000,000.00	1,008,600.00	1,002,930.00	2,027.90
LC100672 ICBC 0.77 24 Feb 2023 FRN	24 Feb 2023	24 Feb 2020	24 May 2022	24 Aug 2022	37	1.8405	Quarterly	10,000,000.00	10,000,000.00	10,077,800.00	10,014,900.00	18,657.12
LX135605 NAB 0.88 02 Mar 2023 370DAY TD	2 Mar 2023	25 Feb 2022		2 Mar 2023	125	0.8800	Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,015,068.50	15,068.49
LC100262 CIB 1.35 09 Jun 2023 FRN	9 Jun 2023	9 Jun 2020	9 Jun 2022	9 Sep 2022	21	2.8331	Quarterly	8,000,000.00	8,000,000.00	3,068,280.00	8,050,240.00	13,040.02
LC100248 BOC 0.8 18 Aug 2023 FRN	18 Aug 2023	18 Aug 2020	18 May 2022	18 Aug 2022	43	1.8800	Quarterly	3,400,000.00	3,400,000.00	3,426,112.00	3,402,788.00	7,530.30
LC100250 BCOM 0.83 29 Sep 2023 FloatTCD	29 Sep 2023	29 Sep 2020	29 Jun 2022	29 Sep 2022	1	2.6344	Quarterly	2,900,000.00	2,900,000.00	2,920,387.00	2,898,434.00	209.31
LC100260 BOC 0.78 27 Oct 2023 FloatTCD	27 Oct 2023	27 Oct 2020	27 Apr 2022	27 Jul 2022	64	1.3093	Quarterly	2,800,000.00	2,800,000.00	2,824,304.00	2,799,832.00	6,428.12
LC97432 BOC Aust 0.83 06 Nov 2023 FloatTCD	6 Nov 2023	6 Nov 2020	6 May 2022	8 Aug 2022	55	1.7504	Quarterly	8,000,000.00	8,000,000.00	8,045,280.00	8,003,520.00	21,100.71

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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
LC97342	Westpac 0.93 26 Nov 2023 1826DAY FRD	26 Nov 2023	26 Nov 2018	26 May 2022	26 Aug 2022	35	2.0152	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,009,661.90	9,661.92
LX135382	MYS 1.7 26 Feb 2024 732DAY TD	26 Feb 2024	24 Feb 2022		24 Feb 2023	126	1.7000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,029,342.45	29,342.47
LX135383	MYS 1.7 04 Mar 2024 739DAY TD	4 Mar 2024	24 Feb 2022		24 Feb 2023	126	1.7000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,029,342.45	29,342.47
LX135384	MYS 1.7 11 Mar 2024 746DAY TD	11 Mar 2024	24 Feb 2022		24 Feb 2023	126	1.7000	Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,029,342.45	29,342.47
LC103795	Auswide 0.6 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Jun 2022	22 Sep 2022	8	2.3783	Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	11,940,480.00	6,255.25
LC103940	Qld Police 0.75 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Jun 2022	22 Sep 2022	8	2.5283	Quarterly	4,500,000.00	4,500,000.00	4,500,000.00	4,479,705.00	2,493.67
LC96635	NAB 1.15 14 Jun 2024 1459DAY TD	14 Jun 2024	16 Jun 2020	16 Jun 2022	16 Jun 2023	14	1.1500	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,004,411.00	4,410.96
LC112880	NAB 0.92 19 Jun 2024 FRN	19 Jun 2024	19 Jun 2019	20 Jun 2022	19 Sep 2022	10	2.7562	Quarterly	5,000,000.00	5,000,000.00	5,091,550.00	5,022,150.00	3,775.62
LX109584	BOQ 0.4 22 Jul 2024 1096DAY FRD	22 Jul 2024	22 Jul 2021	22 Apr 2022	22 Jul 2022	69	0.8632	Quarterly	4,000,000.00	4,000,000.00	4,000,000.00	4,006,527.20	6,527.21
LC112603	SunBank 1.85 30 Jul 2024 Fixed	30 Jul 2024	30 Jul 2019	30 Jan 2022	30 Jul 2022	151	1.8500	Semi Annual	2,500,000.00	2,500,000.00	1,554,390.00	2,398,325.00	19,133.56
LC111489	MACQ 1.75 07 Aug 2024 Fixed	7 Aug 2024	7 Aug 2019	7 Feb 2022	7 Aug 2022	143	1.7500	Semi Annual	12,000,000.00	12,000,000.00	2,062,420.00	11,458,680.00	82,273.97
LC137826	MACQ 0.8 07 Aug 2024 FRN	7 Aug 2024	7 Aug 2019	9 May 2022	8 Aug 2022	52	1.7437	Quarterly	4,000,000.00	4,000,000.00	1,004,010.00	3,997,360.00	9,936.70
LC112606	Westpac 2.25 16 Aug 2024 Fixed	16 Aug 2024	16 May 2019	16 Feb 2022	16 Aug 2022	134	2.2500	Semi Annual	2,800,000.00	2,800,000.00	2,940,476.00	2,714,656.00	23,128.77
LC116230	BENAU 0.97 06 Sep 2024 FRN	6 Sep 2024	6 Sep 2019	6 Jun 2022	6 Sep 2022	24	2.2117	Quarterly	6,000,000.00	6,000,000.00	6,084,180.00	6,008,580.00	8,725.61
LC112605	BENAU 1.7 06 Sep 2024 Fixed	6 Sep 2024	6 Sep 2019	6 Mar 2022	6 Sep 2022	116	1.7000	Semi Annual	9,390,000.00	9,390,000.00	1,542,195.00	8,919,748.80	50,731.73
LC96636	BOQ 2 26 Sep 2024 1827DAY TD	26 Sep 2024	26 Sep 2019	26 Sep 2021	26 Sep 2022	277	2.0000	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,151,780.80	151,780.82
LC100324	HSBCSyd 1.5 27 Sep 2024 Fixed	27 Sep 2024	27 Sep 2019	27 Mar 2022	27 Sep 2022	95	1.5000	Semi Annual	1,480,000.00	1,480,000.00	1,533,132.00	1,398,466.80	5,778.08
LC137827	BOQ 1.1 30 Oct 2024 FRN	30 Oct 2024	30 Oct 2019	29 Apr 2022	29 Jul 2022	62	1.8120	Quarterly	7,000,000.00	7,000,000.00	3,031,830.00	7,040,810.00	21,545.42
LC114925	MYS 0.6 22 Nov 2024 FRN	22 Nov 2024	22 Nov 2021	23 May 2022	22 Aug 2022	38	1.6544	Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	11,912,280.00	20,668.67
LC100354	MACQ 1.7 12 Feb 2025 Fixed	12 Feb 2025	12 Feb 2020	12 Feb 2022	12 Aug 2022	138	1.7000	Semi Annual	25,000,000.00	25,000,000.00	10,510,000.00	23,406,500.00	160,684.93
LC133971	Auswide 0.75 14 Feb 2025 FRN	14 Feb 2025	14 Feb 2022	16 May 2022	15 Aug 2022	45	1.7500	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	4,972,250.00	10,787.67
LC136560	Auswide 0.9 17 Mar 2025 FRN	17 Mar 2025	17 Mar 2022	17 Jun 2022	19 Sep 2022	13	2.6989	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	4,973,250.00	4,806.26
LC141827	NSWTC 1.25 20 Mar 2025 Fixed	20 Mar 2025	21 Nov 2019	20 Mar 2022	20 Sep 2022	102	1.2500	Semi Annual	2,000,000.00	2,000,000.00	2,004,760.00	1,891,780.00	6,986.30
LC143209	Qld Police 1.35 19 May 2025 FRN	19 May 2025	17 May 2022		17 Aug 2022	44	2.3653	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	4,999,900.00	14,256.60
LC145373	Auswide 1.3 10 Jun 2025 FRN	10 Jun 2025	10 Jun 2022		12 Sep 2022	20	2.8062	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,005,600.00	7,688.22
LC96637	BOQ 1.53 16 Jun 2025 1826DAY TD	16 Jun 2025	16 Jun 2020	16 Jun 2022	16 Jun 2023	14	1.5300	Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,005,868.50	5,868.49
LC107738	MYS 0.65 16 Jun 2025 FRN	16 Jun 2025	16 Jun 2021	16 Jun 2022	16 Sep 2022	14	2.3926	Quarterly	9,500,000.00	9,500,000.00	9,500,000.00	9,411,365.00	8,718.24
LC100329	UBS Aust 1.2 30 Jul 2025 Fixed	30 Jul 2025	30 Jul 2020	30 Jan 2022	30 Jul 2022	151	1.2000	Semi Annual	4,000,000.00	4,000,000.00	4,120,240.00	3,630,760.00	19,857.53
LC104737	UBS Aust 0.87 30 Jul 2025 FRN	30 Jul 2025	30 Jul 2020	29 Apr 2022	29 Jul 2022	62	1.5820	Quarterly	10,000,000.00	10,000,000.00	5,083,750.00	9,994,300.00	26,872.33
LC112609	BENAU 0.52 02 Dec 2025 FRN	2 Dec 2025	2 Dec 2020	2 Jun 2022	2 Sep 2022	28	1.7358	Quarterly	35,500,000.00	35,500,000.00	4,512,240.00	34,788,935.00	47,270.83
LX105597	MACQ 0.48 09 Dec 2025 FRN	9 Dec 2025	9 Dec 2020	9 Jun 2022	9 Sep 2022	21	1.9631	Quarterly	20,000,000.00	20,000,000.00	9,979,100.00	19,599,400.00	22,589.10
LC112608	SunBank 0.45 24 Feb 2026 FRN	24 Feb 2026	24 Feb 2021	24 May 2022	24 Aug 2022	37	1.5205	Quarterly	5,000,000.00	5,000,000.00	5,010,350.00	4,884,850.00	7,706.64
LC103543	UBS Aust 0.5 26 Feb 2026 FRN	26 Feb 2026	26 Feb 2021	26 May 2022	26 Aug 2022	35	1.5852	Quarterly	18,800,000.00	18,800,000.00	12,013,800.00	18,471,188.00	28,577.03
LC103141	NPBS 0.63 04 Mar 2026 FRN	4 Mar 2026	4 Mar 2021	6 Jun 2022	5 Sep 2022	24	1.8717	Quarterly	1,000,000.00	1,000,000.00	1,002,420.00	975,170.00	1,230.71
LC105450	CUA 0.68 22 Apr 2026 FRN	22 Apr 2026	22 Apr 2021	22 Apr 2022	22 Jul 2022	69	1.1432	Quarterly	11,000,000.00	11,000,000.00	11,000,000.00	10,728,630.00	23,772.30

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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
LC109088 BOQ 0.63 06 May 2026 FRN	6 May 2026	6 May 2021	6 May 2022	8 Aug 2022	55	1.5504	Quarterly	5,000,000.00	5,000,000.00	5,026,950.00	4,894,750.00	11,681.10
LC137828 TMB 0.68 16 Jun 2026 FRN	16 Jun 2026	16 Jun 2021	16 Jun 2022	16 Sep 2022	14	2.4226	Quarterly	1,700,000.00	1,700,000.00	1,674,194.00	1,646,127.00	1,579.67
LC109586 BENAU 0.65 18 Jun 2026 FRN	18 Jun 2026	18 Jun 2021	20 Jun 2022	19 Sep 2022	10	2.4862	Quarterly	15,300,000.00	15,300,000.00	3,019,110.00	14,995,836.00	10,421.61
LX109029 BOQ 0.58 08 Jul 2026 1826DAY FRD	8 Jul 2026	8 Jul 2021	8 Apr 2022	8 Jul 2022	83	0.8750	Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,009,948.65	9,948.63
LX109587 BOQ 0.58 22 Jul 2026 1826DAY FRD	22 Jul 2026	22 Jul 2021	22 Apr 2022	22 Jul 2022	69	1.0432	Quarterly	3,000,000.00	3,000,000.00	3,000,000.00	3,005,916.24	5,916.23
LC112610 NAB 0.41 24 Aug 2026 FRN	24 Aug 2026	24 Aug 2021	24 May 2022	24 Aug 2022	37	1.4805	Quarterly	7,000,000.00	7,000,000.00	7,012,180.00	6,861,960.00	10,505.47
LC113804 SunBank 0.48 15 Sep 2026 FRN	15 Sep 2026	15 Sep 2021	15 Jun 2022	15 Sep 2022	15	2.1853	Quarterly	12,900,000.00	12,900,000.00	9,989,800.00	12,555,957.00	11,585.08
LC116445 BOQ 0.8 27 Oct 2026 FRN	27 Oct 2026	27 Oct 2021	27 Apr 2022	27 Jul 2022	64	1.3293	Quarterly	22,000,000.00	22,000,000.00	15,059,400.00	21,583,760.00	51,278.20
LC111486 NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	15 Dec 2026	26 Aug 2021	15 Jun 2022	15 Dec 2022	15	1.4000	Semi Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,002,900.00	2,876.71
LC116992 CBA 0.7 14 Jan 2027 FRN	14 Jan 2027	14 Jan 2022	14 Apr 2022	14 Jul 2022	77	1.0292	Quarterly	6,500,000.00	6,500,000.00	6,500,000.00	6,438,705.00	14,112.73
LC117127 SunBank 0.78 25 Jan 2027 FRN	25 Jan 2027	25 Jan 2022	26 Apr 2022	25 Jul 2022	65	1.3074	Quarterly	13,000,000.00	13,000,000.00	13,000,000.00	12,756,640.00	30,267.21
LC117174 Westpac 0.7 25 Jan 2027 FRN	25 Jan 2027	25 Jan 2022	26 Apr 2022	25 Jul 2022	65	1.2274	Quarterly	16,000,000.00	16,000,000.00	16,000,000.00	15,832,960.00	34,972.49
LC137829 NPBS 1 10 Feb 2027 FRN	10 Feb 2027	10 Feb 2022	10 May 2022	11 Aug 2022	51	1.9303	Quarterly	3,100,000.00	3,100,000.00	3,097,768.00	3,031,614.00	8,361.11
LC142120 NSWTC 3 15 Nov 2028 Fixed	15 Nov 2028	15 Nov 2018	15 May 2022	15 Nov 2022	46	3.0000	Semi Annual	15,000,000.00	15,000,000.00	14,700,900.00	14,289,300.00	56,712.33
								586,074,365.24	586,074,365.24		578,775,676.73	1,642,659.78

- 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.



5. Portfolio Valuation As At 30 June 2022

	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
At Call Deposit												
	AMP At Call	S&P BBB		3,365.24	3,365.24	100.000		0.000	3,365.24	0.00%	0.55%	
	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%	
	Westpac At Call	S&P AA-		9,755,207.26	9,755,207.26	100.000		0.000	9,755,207.26	1.55%	0.10%	
				9,761,362.90	9,761,362.90				9,761,362.90	1.55%		0.10%
At Call Investment												
	MACQ At Call In	Moodys A2		21,115,243.88	21,115,243.88	100.000		0.000	21,115,243.88	3.35%	0.30%	
				21,115,243.88	21,115,243.88				21,115,243.88	3.35%		0.30%
Fixed Rate Bond												
	BENAU 1.7 06 Sep 2024 Fixed	Moodys A3	AU3CB0266377	9,390,000.00	9,390,000.00	94.456		0.536	8,919,748.80	1.42%	1.64%	
	HSBCSyd 1.5 27 Sep 2024 Fixed	S&P AA-	AU3CB0267078	1,480,000.00	1,480,000.00	94.104		0.387	1,398,466.80	0.22%	1.45%	
	MACQ 1.75 07 Aug 2024 Fixed	S&P A+	AU3CB0265593	12,000,000.00	12,000,000.00	94.798		0.691	11,458,680.00	1.82%	1.70%	
	MACQ 1.7 12 Feb 2025 Fixed	S&P A+	AU3CB0270387	25,000,000.00	25,000,000.00	92.978		0.648	23,406,500.00	3.72%	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		0.058	5,002,900.00	0.79%	1.40%	
	NSWTC 1.25 20 Mar 2025 Fixed	Moodys Aaa	AU3SG0002025	2,000,000.00	2,000,000.00	94.243		0.346	1,891,780.00	0.30%	1.25%	
	NSWTC 3 15 Nov 2028 Fixed	Moodys Aaa	AU3SG0001878	15,000,000.00	15,000,000.00	94.887		0.375	14,289,300.00	2.27%	3.06%	
	SunBank 1.85 30 Jul 2024 Fixed	S&P AA-	AU3CB0265403	2,500,000.00	2,500,000.00	95.161		0.772	2,398,325.00	0.38%	1.79%	
	UBS Aust 1.2 30 Jul 2025 Fixed	Moodys Aa3	AU3CB0273407	4,000,000.00	4,000,000.00	90.268		0.501	3,630,760.00	0.58%	1.17%	
	Westpac 2.25 16 Aug 2024 Fixed	S&P AA-	AU3CB0263275	2,800,000.00	2,800,000.00	96.119		0.833	2,714,656.00	0.43%	2.15%	
			•	79,170,000.00	79,170,000.00				75,111,116.60	11.93%		1.88%
Floating Rate Deposit												
	BOQ 0.4 22 Jul 2024 1096DAY FRD	Moodys A3		4,000,000.00	4,000,000.00	100.000		0.163	4,006,527.20	0.64%	0.86%	
	BOQ 0.58 08 Jul 2026 1826DAY FRD	Moodys A3		5,000,000.00	5,000,000.00	100.000		0.199	5,009,948.65	0.80%	0.88%	
	BOQ 0.58 22 Jul 2026 1826DAY FRD	Moodys A3		3,000,000.00	3,000,000.00	100.000		0.197	3,005,916.24	0.48%	1.04%	
	Westpac 0.93 26 Nov 2023 1826DAY FRD	S&P AA-		5,000,000.00	5,000,000.00	100.000		0.193	5,009,661.90	0.80%	2.02%	
			•	17,000,000.00	17,000,000.00				17,032,053.99	2.71%		1.24%
Floating Rate Note	:											
	Auswide 0.6 22 Mar 2024 FRN	Moodys Baa2	AU3FN0059317	12,000,000.00	12,000,000.00	99.452		0.052	11,940,480.00	1.90%	2.38%	
	Auswide 0.75 14 Feb 2025 FRN	Moodys Baa2	AU3FN0066320	5,000,000.00	5,000,000.00	99.229		0.216	4,972,250.00	0.79%	1.75%	
	Auswide 0.9 17 Mar 2025 FRN	Moodys Baa2	AU3FN0067393	5,000,000.00	5,000,000.00	99.369		0.096	4,973,250.00	0.79%	2.70%	
	Auswide 1.3 10 Jun 2025 FRN	Moodys Baa2	AU3FN0069555	5,000,000.00	5,000,000.00	99.958		0.154	5,005,600.00	0.79%	2.81%	
	BOC 0.8 18 Aug 2023 FRN	S&P A	AU3FN0055463	3,400,000.00	3,400,000.00	99.861		0.221	3,402,788.00	0.54%	1.87%	
	BOQ 1.1 30 Oct 2024 FRN	Fitch A-	AU3FN0051272	7,000,000.00	7,000,000.00	100.275		0.308	7,040,810.00	1.12%	1.79%	

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Attachment 5



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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	Weighte Runnir Yie
	BOQ 0.63 06 May 2026 FRN	S&P BBB+	AU3FN0060406	5,000,000.00	5,000,000.00	97.661		0.234	4,894,750.00	0.78%	1.54%	
	BOQ 0.8 27 Oct 2026 FRN	S&P BBB+	AU3FN0063764	22,000,000.00	22,000,000.00	97.875		0.233	21,583,760.00	3.43%	1.33%	
	BENAU 0.97 06 Sep 2024 FRN	Moodys A3	AU3FN0050019	6,000,000.00	6,000,000.00	99.998		0.145	6,008,580.00	0.95%	2.18%	
	BENAU 0.52 02 Dec 2025 FRN	Moodys A3	AU3FN0057634	35,500,000.00	35,500,000.00	97.864		0.133	34,788,935.00	5.53%	1.73%	
	BENAU 0.65 18 Jun 2026 FRN	Moodys A3	AU3FN0061081	15,300,000.00	15,300,000.00	97.944		0.068	14,995,836.00	2.38%	2.48%	
	CIB 1.35 09 Jun 2023 FRN	Fitch AA-	AU3FN0054441	8,000,000.00	8,000,000.00	100.465		0.163	8,050,240.00	1.28%	2.77%	
	CBA 0.7 14 Jan 2027 FRN	Moodys Aa3	AU3FN0065579	6,500,000.00	6,500,000.00	98.840		0.217	6,438,705.00	1.02%	1.03%	
	CUA 0.68 22 Apr 2026 FRN	Moodys Baa1	AU3FN0059721	11,000,000.00	11,000,000.00	97.317		0.216	10,728,630.00	1.70%	1.14%	
	ICBC 0.77 24 Feb 2023 FRN	S&P A	AU3FN0053161	10,000,000.00	10,000,000.00	99.962		0.187	10,014,900.00	1.59%	1.83%	
	MACQ 0.8 07 Aug 2024 FRN	S&P A+	AU3FN0049367	4,000,000.00	4,000,000.00	99.686		0.248	3,997,360.00	0.63%	1.72%	
	MACQ 0.48 09 Dec 2025 FRN	Moodys A2	AU3FN0057709	20,000,000.00	20,000,000.00	97.884		0.113	19,599,400.00	3.11%	1.97%	
	RACB 0.93 24 Feb 2023 FRN	Moodys Baa1	AU3FN0053146	1,000,000.00	1,000,000.00	100.090		0.203	1,002,930.00	0.16%	1.98%	
	MYS 0.6 22 Nov 2024 FRN	Moodys Baa2	AU3FN0064705	12,000,000.00	12,000,000.00	99.097		0.172	11,912,280.00	1.89%	1.65%	
	MYS 0.65 16 Jun 2025 FRN	Moodys Baa2	AU3FN0061024	9,500,000.00	9,500,000.00	98.975		0.092	9,411,365.00	1.49%	2.39%	
	NAB 0.92 19 Jun 2024 FRN	S&P AA-	AU3FN0048724	5,000,000.00	5,000,000.00	100.367		0.076	5,022,150.00	0.80%	2.71%	
	NAB 0.41 24 Aug 2026 FRN	S&P AA-	AU3FN0062659	7,000,000.00	7,000,000.00	97.878		0.150	6,861,960.00	1.09%	1.48%	
	NPBS 0.63 04 Mar 2026 FRN	S&P BBB	AU3FN0058699	1,000,000.00	1,000,000.00	97.394		0.123	975,170.00	0.15%	1.87%	
	NPBS 1 10 Feb 2027 FRN	S&P BBB	AU3FN0066221	3,100,000.00	3,100,000.00	97.524		0.270	3,031,614.00	0.48%	1.93%	
	Qld Police 0.75 22 Mar 2024 FRN	S&P BBB-	AU3FN0059416	4,500,000.00	4,500,000.00	99.494		0.055	4,479,705.00	0.71%	2.53%	
	Qld Police 1.35 19 May 2025 FRN	S&P BBB-	AU3FN0069175	5,000,000.00	5,000,000.00	99.713		0.285	4,999,900.00	0.79%	2.37%	
	SunBank 0.45 24 Feb 2026 FRN	S&P AA-	AU3FN0058343	5,000,000.00	5,000,000.00	97.543		0.154	4,884,850.00	0.78%	1.52%	
	SunBank 0.48 15 Sep 2026 FRN	S&P AA-	AU3FN0062964	12,900,000.00	12,900,000.00	97.243		0.090	12,555,957.00	1.99%	2.19%	
	SunBank 0.78 25 Jan 2027 FRN	Fitch A+	AU3FN0065694	13,000,000.00	13,000,000.00	97.895		0.233	12,756,640.00	2.03%	1.31%	
	TMB 0.68 16 Jun 2026 FRN	Moodys Baa1	AU3FN0061016	1,700,000.00	1,700,000.00	96.738		0.093	1,646,127.00	0.26%	2.46%	
	UBS Aust 0.87 30 Jul 2025 FRN	S&P A+	AU3FN0055307	10,000,000.00	10,000,000.00	99.674		0.269	9,994,300.00	1.59%	1.55%	
	UBS Aust 0.5 26 Feb 2026 FRN	Moodys Aa3	AU3FN0058608	18,800,000.00	18,800,000.00	98.099		0.152	18,471,188.00	2.93%	1.58%	
	Westpac 0.7 25 Jan 2027 FRN	S&P AA-	AU3FN0065702	16,000,000.00	16,000,000.00	98.737		0.219	15,832,960.00	2.51%	1.23%	
				306,200,000.00	306,200,000.00				302,275,370.00	48.01%		1.8
loating Rate TCE)											
	BOC Aust 0.83 06 Nov 2023 FloatTCD	Moodys A1	AU3FN0057337	8,000,000.00	8,000,000.00	99.780		0.264	8,003,520.00	1.27%	1.74%	
	BOC 0.78 27 Oct 2023 FloatTCD	S&P A	AU3FN0057162	2,800,000.00	2,800,000.00	99.764		0.230	2,799,832.00	0.44%	1.30%	
	BCOM 0.83 29 Sep 2023 FloatTCD	S&P A-	AU3FN0056529	2,900,000.00	2,900,000.00	99.939		0.007	2,898,434.00	0.46%	2.62%	
				13,700,000.00	13,700,000.00				13,701,786.00	2.18%		1.8

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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
	AMP 0.95 11 Jul 2022 150DAY TD	S&P ST A2	5,000,000.00	5,000,000.00	100.000		0.362	5,018,089.05	0.80%	0.95%	
	Auswide 0.8 07 Sep 2022 190DAY TD	Moodys ST P-2	10,000,000.00	10,000,000.00	100.000		0.265	10,026,520.50	1.59%	0.80%	
	BOQ 2 26 Sep 2024 1827DAY TD	Moodys A3	10,000,000.00	10,000,000.00	100.000		1.518	10,151,780.80	1.61%	2.00%	
	BOQ 1.53 16 Jun 2025 1826DAY TD	Moodys A3	10,000,000.00	10,000,000.00	100.000		0.059	10,005,868.50	1.59%	1.53%	
	BENAU 2.03 28 Sep 2022 117DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.150	5,007,508.20	0.80%	2.03%	
	BENAU 2.27 26 Oct 2022 145DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.168	5,008,395.90	0.80%	2.27%	
	CBA 1.67 31 Aug 2022 99DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000		0.169	5,008,464.40	0.80%	1.67%	
	CBA 1.87 14 Sep 2022 103DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000		0.138	5,006,916.45	0.80%	1.87%	
	CBA 1.8 21 Sep 2022 120DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000		0.182	5,009,123.30	0.80%	1.80%	
	CBA 1.84 28 Sep 2022 127DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000		0.187	5,009,326.05	0.80%	1.84%	
	JUDO 0.75 06 Jul 2022 98DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.189	5,009,452.05	0.80%	0.75%	
	JUDO 0.75 18 Jul 2022 110DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.189	5,009,452.05	0.80%	0.75%	
	JUDO 0.75 25 Jul 2022 117DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.189	5,009,452.05	0.80%	0.75%	
	JUDO 1 17 Aug 2022 120DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.197	5,009,863.00	0.80%	1.00%	
	JUDO 1 24 Aug 2022 127DAY TD	S&P ST A3	5,000,000.00	5,000,000.00	100.000		0.197	5,009,863.00	0.80%	1.00%	
	ME Bank 0.91 03 Aug 2022 106DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.180	5,008,975.35	0.80%	0.91%	
	ME Bank 0.91 10 Aug 2022 113DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.180	5,008,975.35	0.80%	0.91%	
	ME Bank 0.65 22 Sep 2022 210DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.224	5,011,219.20	0.80%	0.65%	
	ME Bank 1.97 05 Oct 2022 134DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.200	5,009,984.95	0.80%	1.97%	
	ME Bank 2.07 12 Oct 2022 141DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.210	5,010,491.80	0.80%	2.07%	
	ME Bank 0.65 21 Oct 2022 239DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.224	5,011,219.20	0.80%	0.65%	
	ME Bank 2.8 09 Nov 2022 132DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.000	5,000,000.00	0.79%	2.80%	
	MYS 2.72 02 Nov 2022 125DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.000	5,000,000.00	0.79%	2.72%	
	MYS 2.86 16 Nov 2022 139DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.000	5,000,000.00	0.79%	2.86%	
	MYS 2.96 23 Nov 2022 146DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	100.000		0.000	5,000,000.00	0.79%	2.96%	
	MYS 1.7 26 Feb 2024 732DAY TD	Moodys Baa2	5,000,000.00	5,000,000.00	100.000		0.587	5,029,342.45	0.80%	1.70%	
	MYS 1.7 04 Mar 2024 739DAY TD	Moodys Baa2	5,000,000.00	5,000,000.00	100.000		0.587	5,029,342.45	0.80%	1.70%	
	MYS 1.7 11 Mar 2024 746DAY TD	Moodys Baa2	5,000,000.00	5,000,000.00	100.000		0.587	5,029,342.45	0.80%	1.70%	
	NAB 0.88 02 Mar 2023 370DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000		0.301	5,015,068.50	0.80%	0.88%	
	NAB 1.15 14 Jun 2024 1459DAY TD	S&P AA-	10,000,000.00	10,000,000.00	100.000		0.044	10,004,411.00	1.59%	1.15%	
	RABO 3.18 12 Dec 2022 1825DAY TD	S&P ST A1	10,000,000.00	10,000,000.00	100.000		1.734	10,173,375.30	1.62%	3.18%	
	Westpac 0.88 22 Feb 2023 362DAY TD	S&P ST A1+	10,000,000.00	10,000,000.00	100.000		0.092	10,009,161.60	1.59%	0.88%	
			190,000,000.00	190,000,000.00				190,650,984.90	30.28%		1.59%
Total Portfolio			636,946,606.78	636,946,606.78				629,647,918.27	100.00%		1.67%

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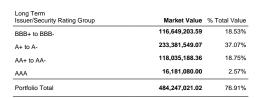


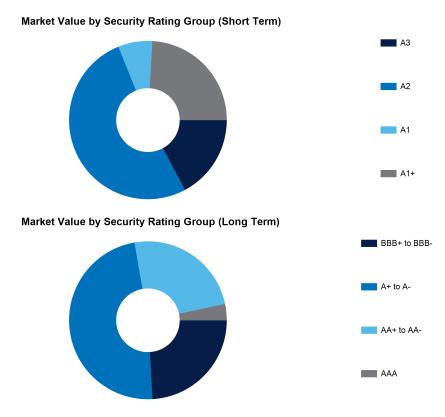
Investment Report Pack Central Coast Council 1 June 2022 to 30 June 2022

6. Portfolio Valuation By Categories As At 30 June 2022

Short Term Issuer/Security Rating Group	Market Value	% Total Value
A3	25,048,082.15	3.98%
A2	75,121,379.50	11.93%
A1	10,173,375.30	1.62%
A1+	35,058,060.30	5.57%
Portfolio Total	145,400,897.25	23.09%

Market Value	% Total Value
25,048,082.15	3.98%
75,121,379.50	11.93%
10,173,375.30	1.62%
35,058,060.30	5.57%
145,400,897.25	23.09%
	25,048,082.15 75,121,379.50 10,173,375.30 35,058,060.30



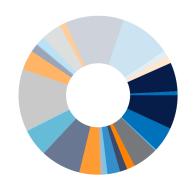


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Market Value % Total Value Issuer 5.021.454.29 AMP Bank Ltd 36,918,100.50 5.86% Auswide Bank Limited 1.27% 8,003,520.00 Bank of China (Australia) Limited 6.202.620.00 0.99% Bank of China Limited Bank of Communications Co. Ltd. 2,898,434.00 0.46% Sydney Branch 65.699.361.39 10.43% Bank of Queensland Ltd 74,729,003.90 11.87% Bendigo & Adelaide Bank Ltd 8,050,240.00 1.28% Canadian Imperial Bank of Commerce 26,473,535.20 4 20% Commonwealth Bank of Australia Ltd Credit Union Australia Ltd t/as Great 10.728.630.00 1.70% 1,398,466.80 0.22% HSBC Sydney Branch Industrial & Commercial Bank of China 10,014,900.00 1.59% 25,048,082.15 3.98% Judo Bank 79,577,183.88 12.64% Macquarie Bank Members Banking Group Limited t/as 1,002,930.00 0.16% RACQ Bank 35,060,865.85 5.57% Members Equity Bank Ltd 51,411,672.35 8.17% MyState Bank Ltd 26,903,589.50 4.27% National Australia Bank Ltd Newcastle Permanent Building Society 4,006,784.00 0.64% 5,002,900.00 0.79% Northern Territory Treasury Corporation 16,181,080.00 2.57% NSW Treasury Corporation 9,479,605.00 1.51% QPCU LTD t/a QBANK 10,173,375.30 1.62% Rabobank Australia Ltd 32,595,772.00 5.18% Suncorp-Metway Ltd 1,646,127.00 0.26% Teachers Mutual Bank Ltd 32,096,248.00 5.10% UBS Australia Ltd 43,323,437.16 6.88% Westpac Banking Corporation Ltd Portfolio Total 629,647,918.27

Market Value by Issuer



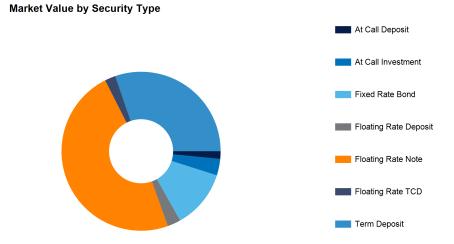


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Security Type	Market Value	% Tota Value
At Call Deposit	9,761,362.90	1.55%
At Call Investment	21,115,243.88	3.35%
Fixed Rate Bond	75,111,116.60	11.93%
Floating Rate Deposit	17,032,053.99	2.71%
Floating Rate Note	302,275,370.00	48.01%
Floating Rate TCD	13,701,786.00	2.18%
Term Deposit	190,650,984.90	30.28%
Double Total	200 247 040 07	400.000

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Term Remaining	Market Value	% Total Value
0 to < 1 Year	195,345,574.03	31.02%
1 to < 3 Years	203,322,737.35	32.29%
3 to < 5 Years	216,690,306.89	34.41%
5+ Years	14,289,300.00	2.27%
Portfolio Total	629,647,918.27	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.

Market Value by Term Remaining





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7. Performance Statistics For Period Ending 30 June 2022

Trading Book		1 Month	3 Month	12 Month	Since Inception
Central Coast Council					
	Portfolio Return (1)	-0.06%	-0.29%	-1.24%	-0.49%
	Performance Index (2)	0.05%	0.07%	0.10%	0.07%
	Excess Performance (3)	-0.11%	-0.36%	-1.34%	-0.56%

Notes

- 1 Portfolio performance is the rate of return of the portfolio over the specified period
- 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)
- 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
Central Coast Council	1.67



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9. Realised Gains (Losses) - Fixed Interest Dealing For 1 June 2022 to 30 June 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 June 2022 to 30 June 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 June 2022 to 30 June 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 30 June 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)
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	99.452000	99.452000	11,934,240.00	11,934,240.00	(65,760.00)
					12,000,000.00		12,000,000.00	100.000	12,000,000.00			11,934,240.00	11,934,240.00	(65,760.00)
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	99.229000	99.229000	4,961,450.00	4,961,450.00	(38,550.00)
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			4,961,450.00	4,961,450.00	(38,550.00)
Auswide 0.9 17 Mar 2025 FRN														
	LC136560	10 Mar 2022	0.900000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	99.369000	99.369000	4,968,450.00	4,968,450.00	(31,550.00)
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			4,968,450.00	4,968,450.00	(31,550.00)
Auswide 1.3 10 Jun 2025 FRN														
	LC145373	6 Jun 2022	1.300000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	99.958000	99.958000	4,997,900.00	4,997,900.00	(2,100.00)
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			4,997,900.00	4,997,900.00	(2,100.00)
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	99.939000	99.939000	2,898,231.00		(21,199.00)
					2,900,000.00		2,900,000.00	100.670	2,919,430.00			2,898,231.00	2,898,231.00	(21,199.00)
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	97.864000	97.864000	9,786,400.00	9,786,400.00	(256,300.00)
	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	97.864000	97.864000	9,786,400.00	9,786,400.00	(236,500.00)
	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	97.864000	97.864000	9,786,400.00	9,786,400.00	(231,900.00)
	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	97.864000	97.864000	978,640.00	978,640.00	(23,820.00)
	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	97.864000	97.864000	4,403,880.00	4,403,880.00	(107,190.00)
-					35,500,000.00		35,500,000.00	100.274	35,597,430.00			34,741,720.00	34,741,720.00	(855,710.00)
BENAU 0.65 18 Jun 2026 FRN				40.000.000.00	40.000.000.00				40.000.400.00				0.704.400.00	(000 000 00)
	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	97.944000	97.944000	9,794,400.00	9,794,400.00	(239,000.00)
	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	97.944000	97.944000	2,252,712.00	2,252,712.00	(56,074.00)
	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	97.944000	97.944000	2,938,320.00	2,938,320.00	(78,870.00)
DENAULO 07 00 0 0004 EDN					15,300,000.00		15,300,000.00	100.388	15,359,376.00			14,985,432.00	14,985,432.00	(373,944.00)
BENAU 0.97 06 Sep 2024 FRN	1.0440000	0 D 0004	0.450000	0.000.000.00	0.000.000.00	4 00000000	0.000.000.00	404.000	0.000 500 00	00 000000	00 000000	F 000 000 00	F 000 000 00	(00.040.00)
	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	99.998000	99.998000	5,999,880.00	5,999,880.00	(83,640.00)
DENIALLA 7 OF Con 2024 Fixed					6,000,000.00		6,000,000.00	101.392	0,083,520.00			5,999,880.00	5,999,880.00	(83,640.00)
BENAU 1.7 06 Sep 2024 Fixed	LC100360	12 Jan 2021	0.600000	E 200 000 00	5 200 000 00	1.00000000	E 200 000 00	103.956	5,603,228.40	94.456000	94.456000	5,091,178.40	5 001 179 40	(512,050.00)
				5,390,000.00	5,390,000.00		5,390,000.00							
	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	94.456000	94.456000	2,361,400.00	2,361,400.00	(211,000.00)

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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)
BENAU 1.7 06 Sep 2024 Fixed	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	94.456000	94.456000	1,416,840.00	1,416,840.00	(124,365.00)
					9,390,000.00		9,390,000.00	103.481	9,716,833.40			8,869,418.40	8,869,418.40	(847,415.00)
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	99.764000	99.764000	2,793,392.00	2,793,392.00	(25,984.00)
					2,800,000.00		2,800,000.00	100.692	2,819,376.00			2,793,392.00	2,793,392.00	(25,984.00)
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	99.861000	99.861000	3,395,274.00	3,395,274.00	(26,622.00)
					3,400,000.00		3,400,000.00	100.644	3,421,896.00			3,395,274.00	3,395,274.00	(26,622.00)
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	99.780000	99.780000	7,982,400.00	7,982,400.00	(59,680.00)
					8,000,000.00		8,000,000.00	100.526	8,042,080.00			7,982,400.00	7,982,400.00	(59,680.00)
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	97.661000	97.661000	4,883,050.00	4,883,050.00	(138,050.00)
					5,000,000.00		5,000,000.00	100.422	5,021,100.00			4,883,050.00	4,883,050.00	(138,050.00)
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	97.875000	97.875000	6,851,250.00	6,851,250.00	(158,690.00)
	LC116445	15 Dec 2021	0.740000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	100.278	15,041,700.00	97.875000	97.875000	14,681,250.00	14,681,250.00	(360,450.00)
					22,000,000.00		22,000,000.00	100.235	22,051,640.00			21,532,500.00	21,532,500.00	(519,140.00)
BOQ 1.1 30 Oct 2024 FRN														
	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	100.275000	100.275000	4,011,000.00	4,011,000.00	(56,840.00)
	LC137827	30 Mar 2022	0.750300	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.868	3,026,040.00	100.275000	100.275000	3,008,250.00	3,008,250.00	(17,790.00)
					7,000,000.00		7,000,000.00	101.341	7,093,880.00			7,019,250.00	7,019,250.00	(74,630.00)
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	98.840000	98.840000	6,424,600.00	6,424,600.00	(75,400.00)
					6,500,000.00		6,500,000.00	100.000	6,500,000.00			6,424,600.00	6,424,600.00	(75,400.00)
CIB 1.35 09 Jun 2023 FRN														
	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	100.465000	100.465000	5,023,250.00	5,023,250.00	(84,150.00)
	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	100.465000	100.465000	3,013,950.00	3,013,950.00	(50,490.00)
					8,000,000.00		8,000,000.00	102.148	8,171,840.00			8,037,200.00	8,037,200.00	(134,640.00)
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	97.317000	97.317000	10,704,870.00	10,704,870.00	(295,130.00)
					11,000,000.00		11,000,000.00	100.000	11,000,000.00			10,704,870.00	10,704,870.00	(295,130.00)

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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	94.104000	94.104000	1,392,739.20	1,392,739.20	(133,703.20)
ICBC 0.77 24 Feb 2023 FRN					1,480,000.00		1,460,000.00	103.136	1,526,442.40			1,392,739.20	1,392,739.20	(133,703.20)
10B0 0.77 241 eb 2023 1 KN	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	99.962000	99.962000	9,996,200.00	9,996,200.00	(67,700.00)
				-	10,000,000.00	-	10,000,000.00	100.639	10,063,900.00			9,996,200.00	9,996,200.00	(67,700.00)
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	97.884000	97.884000	9,788,400.00	9,788,400.00	(216,200.00)
	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	97.884000	97.884000	9,788,400.00	9,788,400.00	(184,900.00)
				=	20,000,000.00	-	20,000,000.00	99.890	19,977,900.00			19,576,800.00	19,576,800.00	(401,100.00)
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	99.686000	99.686000	2,990,580.00	2,990,580.00	(53,190.00)
	LC137826	30 Mar 2022	0.680000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.275	1,002,750.00	99.686000	99.686000	996,860.00	996,860.00	(5,890.00)
					4,000,000.00		4,000,000.00	101.163	4,046,520.00			3,987,440.00	3,987,440.00	(59,080.00)
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	92.978000	92.978000	13,946,700.00	13,946,700.00	(1,710,900.00)
	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	92.978000	92.978000	9,297,800.00	9,297,800.00	(1,140,600.00)
					25,000,000.00		25,000,000.00	104.384	26,096,000.00			23,244,500.00	23,244,500.00	(2,851,500.00)
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	94.798000	94.798000	9,479,800.00	9,479,800.00	(805,700.00)
	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	94.798000	94.798000	1,895,960.00	1,895,960.00	(164,560.00)
MYS 0.6 22 Nov 2024 FRN					12,000,000.00	-	12,000,000.00	102.884	12,346,020.00			11,375,760.00	11,375,760.00	(970,260.00)
W13 0.0 22 NOV 2024 I KN	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	99.097000	99.097000	11,891,640.00	11,891,640.00	(108,360.00)
				-	12,000,000.00	-	12,000,000.00	100.000				11,891,640.00	11,891,640.00	(108,360.00)
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	98.975000	98.975000	9,402,625.00	9,402,625.00	(97,375.00)
				-	9,500,000.00		9,500,000.00	100.000	9,500,000.00			9,402,625.00	9,402,625.00	(97,375.00)
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	97.878000	97.878000	6,851,460.00	6,851,460.00	(158,550.00)
				_	7,000,000.00	-	7,000,000.00	100.143	7,010,010.00			6,851,460.00	6,851,460.00	(158,550.00)
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	100.367000	100.367000	5,018,350.00	5,018,350.00	(72,200.00)
				_	5,000,000.00		5,000,000.00	101.811	5,090,550.00			5,018,350.00	5,018,350.00	(72,200.00)

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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	1.0400444	0.14 0004	0.580000	4 000 000 00	4 000 000 00	4 00000000	4 000 000 00	400.040	4 000 400 00	07.004000	07.004000	070 040 00	973.940.00	(00.400.00)
	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	97.394000	97.394000	973,940.00	973,940.00	(28,480.00)
NPBS 1 10 Feb 2027 FRN					1,000,000.00		1,000,000.00	100.242	1,002,420.00			373,340.00	370,340.00	(20,400.00)
	LC137829	30 Mar 2022	1.050000	3,100,000.00	3,100,000.00	1.00000000	3,100,000.00	99.781	3,093,211.00	97.524000	97.524000	3,023,244.00	3,023,244.00	(69,967.00)
				_	3,100,000.00	-	3,100,000.00	99.781	3,093,211.00			3,023,244.00	3,023,244.00	(69,967.00)
NSWTC 1.25 20 Mar 2025 Fixed													-	
	LC141827	14 Nov 2019	1.245300	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.025	2,000,500.00	94.243000	94.243000	1,884,860.00	1,884,860.00	(115,640.00)
					2,000,000.00		2,000,000.00	100.025	2,000,500.00			1,884,860.00	1,884,860.00	(115,640.00)
NSWTC 3 15 Nov 2028 Fixed														
	LC142120	15 Nov 2018	3.235000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	98.006	14,700,900.00	94.887000	94.887000	14,233,050.00	14,233,050.00	(467,850.00)
					15,000,000.00		15,000,000.00	98.006	14,700,900.00			14,233,050.00	14,233,050.00	(467,850.00)
NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed					=		5 000 000 00						= aaa aaa aa	
	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
Qld Police 0.75 22 Mar 2024 FRN					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,000,000.00	5,000,000.00	0.00
QIQ 1 01100 0.70 22 Mai 2024 1 MM	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	99,494000	99.494000	4.477.230.00	4.477.230.00	(22,770.00)
				_	4,500,000.00	-	4,500,000.00	100.000	4,500,000.00			4,477,230.00	4,477,230.00	(22,770.00)
Qld Police 1.35 19 May 2025 FRN													<u> </u>	(, ,
	LC143209	10 May 2022	1.350000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	99.713000	99.713000	4,985,650.00	4,985,650.00	(14,350.00)
				_	5,000,000.00	_	5,000,000.00	100.000	5,000,000.00			4,985,650.00	4,985,650.00	(14,350.00)
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	100.090000	100.090000	1,000,900.00	1,000,900.00	(7,490.00)
-					1,000,000.00		1,000,000.00	100.839	1,008,390.00			1,000,900.00	1,000,900.00	(7,490.00)
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	97.543000	97.543000	4,877,150.00	4,877,150.00	(131,500.00)
SunBank 0.48 15 Sep 2026 FRN					5,000,000.00		5,000,000.00	100.173	5,008,650.00			4,877,150.00	4,877,150.00	(131,500.00)
3u1bank 0.40 13 3ep 2020 i KN	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	97.243000	97.243000	2.820.047.00	2.820.047.00	(89,813.00)
	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	97.243000	97.243000	9.724.300.00	9.724.300.00	(261,500.00)
				_	12,900,000.00	-	12,900,000.00	99.966	12,895,660.00			12,544,347.00	12,544,347.00	(351,313.00)
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	97.895000	97.895000	12,726,350.00	12,726,350.00	(273,650.00)
				_	13,000,000.00	-	13,000,000.00	100.000	13,000,000.00			12,726,350.00	12,726,350.00	(273,650.00)

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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)
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	95.161000	95.161000	951,610.00	951,610.00	(81,610.00)
	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	95.161000	95.161000	1,427,415.00	1,427,415.00	(123,060.00)
				_	2,500,000.00	-	2,500,000.00	103.348	2,583,695.00		•	2,379,025.00	2,379,025.00	(204,670.00)
TMB 0.68 16 Jun 2026 FRN														
	LC137828	30 Mar 2022	1.079900	1,700,000.00	1,700,000.00	1.00000000	1,700,000.00	98.445	1,673,565.00	96.738000	96.738000	1,644,546.00	1,644,546.00	(29,019.00)
				_	1,700,000.00	_	1,700,000.00	98.445	1,673,565.00			1,644,546.00	1,644,546.00	(29,019.00
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	98.099000	98.099000	6,670,732.00	6,670,732.00	(135,932.00)
	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	98.099000	98.099000	11,771,880.00	11,771,880.00	(239,640.00)
				_	18,800,000.00	_	18,800,000.00	100.097	18,818,184.00			18,442,612.00	18,442,612.00	(375,572.00)
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	99.674000	99.674000	4,983,700.00	4,983,700.00	(120,350.00)
	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	99.674000	99.674000	4,983,700.00	4,983,700.00	(91,850.00)
				_	10,000,000.00	_	10,000,000.00	101.796	10,179,600.00			9,967,400.00	9,967,400.00	(212,200.00)
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	90.268000	90.268000	3,610,720.00	3,610,720.00	(487,600.00)
				_	4,000,000.00	_	4,000,000.00	102.458	4,098,320.00			3,610,720.00	3,610,720.00	(487,600.00)
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	98.737000	98.737000	15,797,920.00	15,797,920.00	(202,080.00)
				_	16,000,000.00	-	16,000,000.00	100.000	16,000,000.00		-	15,797,920.00	15,797,920.00	(202,080.00)
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	96.119000	96.119000	2,691,332.00	2,691,332.00	(243,152.00)
				_	2,800,000.00	-	2,800,000.00	104.803	2,934,484.00			2,691,332.00	2,691,332.00	(243,152.00)
													-	(11,826,275.20
	Note: Th		- A ilaiti C	al Daise and the Co	hand a common and a	al			-h O)
	Note: The st	Note: The summary values for Acquisition Capital Price are the weighted average acquisition capital prices based upon the Balance Face Value Current for each security.												

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Investment Report Pack Central Coast Council 1 June 2022 to 30 June 2022

11b. Unrealised Unit/Share Capital Gains (Losses) As At 30 June 2022

No unrealised gains or losses (for unit trusts and shares) to report for entered period.



12. Associated Cash Statement for Settlement Period 1 June 2022 to 30 June 2022 inclusive

No associated cash transactions to report for entered period.



13. Tax Summary For 1 June 2022 to 30 June 2022

Interest Income	752,694.77
Realised Gains (Losses) - Fixed Interest Dealing	0.00
Realised Gains (Losses) - Principal Repayments	0.00
Total	752,694.77



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Report Code: TEPACK020EXT-01.83
Report Description: Investment Report Pack
Parameters:
Trading Entity: Central Coast Council
Trading Book: Central Coast Council
Settlement Date Base
History Start Date: 1 Jan 2000
Income Expense Status: Authorised
F1 Deal Status: Contract
Exclude Unallocated Cash



1/03/2022

Policy No: CCC ####

(Policy numbers are issued via Governance. Please send your draft document to governance@centralcoast.nsw.gov.au)

[REMOVE these instructions once a policy number is obtained]

Policy owner: Community & Culture
Date of approval: Day/Month/Year
Policy category: Operational
Content Manager No: D#######
Review date: 2 years after adoption

Central Coast Council P: 1300 463 954 W: centralcoast.nsw.gov.au Wyong Administration Building: 2 Hely St / PO Box 20, Wyong NSW 2259

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Purpose

The purpose of this policy is to inform Council's street banner program to promote interest and vibrancy throughout Central Coast LGA.

The objectives of this policy are to:

- Define the current locations of banner infrastructure available across the Central Coast
- Establish the purpose of street banners
- Outline the conditions of use for the banner sites
- Outline the administration of the banner program and sites

Policy summary

Central Coast Council control a range of banner sites across the LGA. Many of these are in highly visible areas and therefore are desirable locations for promotional purposes. It is important that Council actively manage the banners, poles and stands to ensure they are being utilised for their intended purpose and the opportunity exists for events or initiatives of significant community interest to make application for their use.

Scope

Council banner sites are available for temporary use by both Council and external organisations to publicise events and activities considered appropriate by Council. External organisations can apply to use the banner sites when not in use by Council.

General

Purpose of Banner Program

The banner program is designed to:

- Promote significant events, festivals, tourism, civic or community programs, as well as major economic development or sporting events of public interest throughout the LGA
- Visually enhance the streetscape of the Central Coast
- Create a sense of community and a sense of place for visitors and residents
- Foster inclusivity and community connection
- Stimulate local economic activity

Street Banner Pole Locations

The policy refers to the current twelve (12) banner pole locations available for hire and any future banner pole locations installed by Central Coast Council:

- Umina Town Centre West St, Umina
- Ettalong Town Centre Ocean View Rd & Picnic Parade, Ettalong
- Woy Woy Town Centre The Boulevarde, Woy Woy
- Terrigal Town Centre The Esplanade & Scenic Highway, Terrigal
- Gosford Town Centre Mann St & Donnison St, Gosford
- Brian McGowan Bridge, Gosford
- Long Jetty Town Centre The Entrance Rd, Long Jetty
- The Entrance Town Centre The Entrance Rd & Marine Pde, The Entrance
- The Entrance Bridge The Entrance
- Toukley Town Centre Main Rd & The Village Green, Toukley
- Wyong Town Centre Pacific Highway & Alison Rd, Wyong
- Tuggerah Straight Pacific Highway, Tuggerah

Banner Stand Locations

The policy refers to the current eight (8) roadside banner stands available for hire and any future banner stand locations installed by Central Coast Council:

- West Gosford Central Coast Hwy opposite Hely St
- Gosford Waterfront Masons Pde
- Woy Woy Rogers Park Crescent, Ocean Beach Rd and McMasters Rd
- Forresters Beach The Entrance Rd
- Erina corner of Avoca Dr and The Entrance Rd
- Kincumber corner Davies St and Avoca Dr
- Wyong Apex Park
- Long Jetty Saltwater Creek Park

Conditions of Use of Banner Infrastructure

Council currently operates an annual calendar for all locations, with preference given to initiatives that fall under the direct control of Council, including:

- Council-run events, activations, and campaigns
- The celebration of Christmas
- The acknowledgement of Anzac Day, Reconciliation Week and NAIDOC Week
- Brand Identity of the town centres

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An application is required to be submitted by community organisation for Council's consideration for the following items only:

- One off or annual events or initiatives that are sponsored by Council
- One off or annual events or initiatives of significant community interest

Applications will not be considered for items that do not fall under one of these categories.

Application for the Use of Council Banner Infrastructure

The banner application form is accessible on Council's website and through Customer Service Centres.

Applications will be assessed by Council based on the following criteria:

- Level of community interest and/or significance of event or initiative
- The event or initiative is accessible and inclusive to the whole community
- Relevance to the site location
- Availability of nominated locations within the calendar

Any fees associated with the hire of banner poles and stands will be published in the Fees and Charges.

Applications should be submitted at least three (3) months before intended installation date.

Council reserves the right to decline any application that is not consistent with this policy or the design specifications outlined within the *Banner Guide*.

Banner allocations are subject to availability and submission of an application does not guarantee use of sites unless approval is provided by Council in writing.

Design Approval and Production

All banner guidelines, advice and design and production specifications are presented within the Banner Guide. Banner designs are subject to Council approval.

Banners may incorporate national flag elements within the designs provided the flag component does not exceed 50% of the overall size, however banners are not appropriate for display of national or official flags alone as per Council's *Flying of Flag Policy*.

Council reserves the right to reject any banner design that does not comply with this policy, the Banner Guide or is considered unsuitable. Council is the final arbiter of what constitutes unsuitable.

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Once designs are approved by Council, the Hirer can proceed with production.

Banners remain the property of the Hirer and Council does not take responsibility for any lost, stolen or damaged banners.

Installation and Deinstallation

Costs associated with infrastructure maintenance and with installation and deinstallation of banners will be met through Council's annual fees and charges.

Hirers are required to deliver their banners to the nominated Council site at least seven (7) days prior to installation.

Banner installation may experience delays such as traffic, weather conditions, the number of banners being installed as well as other external factors. Hirers should allow up to five (5) days variation on the installation date.

Hirers are responsible for collecting their banners from the nominated Council site as soon as they have been removed. Council will not be held responsible for any uncollected banners. Banners not collected within one month after de-install may be discarded.

Roles and Responsibilities relating to External Hirers

Council will be responsible for:

- a) Maintaining the schedule of banner campaigns across all sites
- b) Providing advice, guidance and specifications to external applicants
- c) Assessing external applications
- d) Approving all banner designs prior to production
- e) The coordination of banner installation and deinstallation

Hirers will be responsible for:

- a) Submission of application to use Council owned banner sites
- b) The design of banners
- c) Providing Council with reasonable time to approve designs, and make any reasonable requested amendments to designs
- d) The cost and coordination of banner production to specifications

- 6 -

e) The cost and coordination of any cleaning, maintenance or re-manufacturing required on banners upon their return after deinstallation

Definitions

In this policy:

Council means Central Coast Council

LGA means Local Government Area

Policy means Street Banner Policy

Banner means a material item bearing a distinctive graphic design installed on Council-owned and/ or operated infrastructure across town centres and open spaces.

Banner Stand refers to Council-owned and/ or operated road site horizontal banner infrastructure **Banner Pole** refers to Council-owned and/ or operated vertical banner pole

Hirer refers to any external organisation seeking use of Council-owned banner sites at locations outlined in this document.

Related resources

Legislation:

a. Local Government Act 1993 (NSW)

Associated documents:

- a) Central Coast Council Banner Guide
- b) Central Coast Council Flying of Flags Policy
- c) Ausgrid NS183 Installation of Private Attachments on Ausgrid Poles

History of revisions

Policy amendment history and version details

Amendment history	Details				
Original approval authority details	<remove amend="" as="" or="" required=""></remove>				
	X				
	<first name=""> <surname> Chief Executive Officer, Central Coast Council</surname></first>				
	XX/XX/20XX <insert <remove="" adopting="" and="" council="" date="" if="" meeting="" minute="" needed="" not="" number="" of="" policy="" resolutions="" the=""></insert>				
	State reasons for creation of policy				



1/03/2022

Policy No: CCC ####

(Policy numbers are issued via Governance. Please send your draft document to governance@centralcoast.nsw.gov.au)

[REMOVE these instructions once a policy number is obtained]

Policy owner: Community & Culture
Date of approval: Day/Month/Year
Policy category: Operational
Content Manager No: D#######
Review date: 2 years after adoption

Central Coast Council P: 1300 463 954 W: centralcoast.nsw.gov.au Wyong Administration Building: 2 Hely St / PO Box 20, Wyong NSW 2259

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Purpose

The objective of this policy is to establish guidelines for the flying of official flags on Central Coast Council owned or operated buildings or property.

Policy Summary

Central Coast Council control a range of flag poles. These poles are for official and national flags to be flown, included the Australian National flag, the Aboriginal flag, the Torres Strait Islander flag, the State of New South Wales flag and the Central Coast Council official flag. The administration of these flag poles is guided by State and Federal Government protocols.

Policy Scope

This policy applies to all official flags flown across Central Coast Council owned or operated sites.

This policy does not apply to banner poles and other infrastructure outlined in Council's *Street Banner Policy*.

Policy Statement

Protocols

Flags flown at Central Coast Council sites will be in accordance with the Australian Flags Booklet publication of the Department of Prime Minister and Cabinet and the Premiers Department of New South Wales publication 'Flags and Emblems of NSW'.

Flying of flags outside Council Administration Building

The Aboriginal flag, NSW State flag, Australian flag, Torres Strait Islander flag and Central Coast Council flag will be permanently flown from the Administration Building flagpoles. They will be placed in abovementioned order, left to right, from the view of an observer facing the Administration Building.

Flags will not be flown if damaged, faded or dilapidated.

Flying of flags inside Council Chambers

The Australian flag, Aboriginal flag, Central Coast Council flag and NSW State flag will be permanently on display within Council Chambers. They will be placed in the abovementioned order, from left to right, from the view of the observer facing them.

Flags will not be flown if damaged, faded or dilapidated.

Flying of flags on Council owned public spaces

Flags flown on flag poles situated on Council owned and operated public or open spaces will be done so in accordance with State and Federal Protocols.

Flags will be raised on appropriate occasions at the discretion of the Chief Executive Officer.

Flying of flags outside Council operated community facilities

Flags flown on flag poles situated on Council operated community facilities will be done so in accordance with State and Federal Protocols.

Flags will be raised on appropriate occasions at the discretion of the Chief Executive Officer.

Flags other than the Australian, Aboriginal, Torres Strait Islander, State or Council flags

Flags other than the Australian, Aboriginal, Torres Strait Islander, NSW State or Central Coast Council flags are only to be flown at the Administration Building, Council-owned public spaces or Council-owned community facilities on occasions to be determined by the Chief Executive Officer.

Flying of flags at half mast

Council will fly flags at half mast as a sign of mourning on appropriate occasions at the discretion of the Chief Executive Officer.

Definitions

In this policy:

Council means Central Coast Council

LGA means Local Government Area

Policy means Flying of Flags Policy

Flag means a material item bearing official or national symbols including the Australian National Flag, the Aboriginal Flag, Torres Strait Islander Flag, the State of New South Wales Flag and the Central Coast Council official flag

Flagpole refers to Council-owned and/ or operated vertical flagpole

Half Mast means when the top of a flag is one third of the distance down from the top of the flagpole.

Related resources

Legislation:

Flags Act 1953

Associated documents:

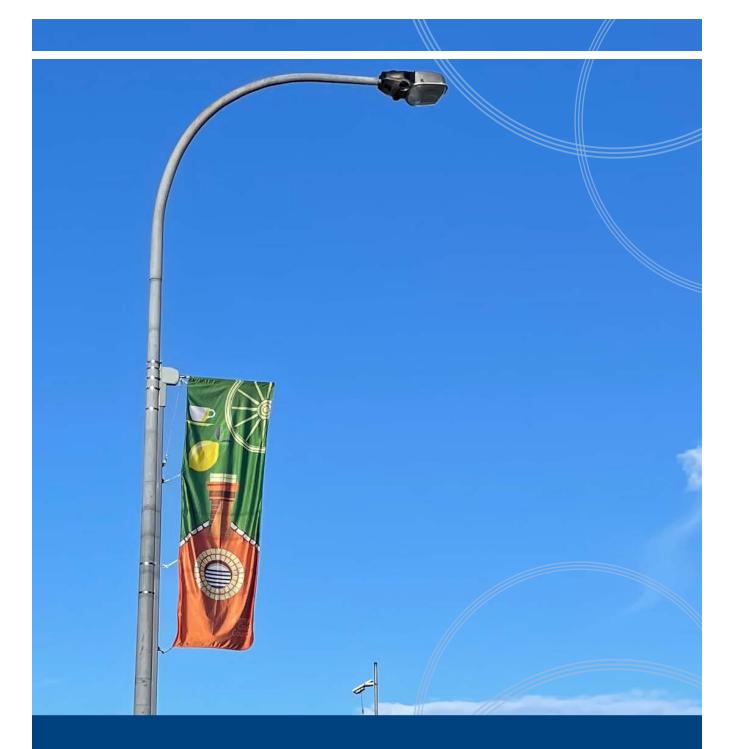
The Australian Flags Booklet, Department of Prime Minister and Cabinet

'Flags and Emblems of NSW' Premiers Department of New South Wales

History of revisions

Policy amendment history and version details

Amendment history	Details
Original approval authority details	<remove amend="" as="" or="" required=""></remove>
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	State reasons for creation of policy



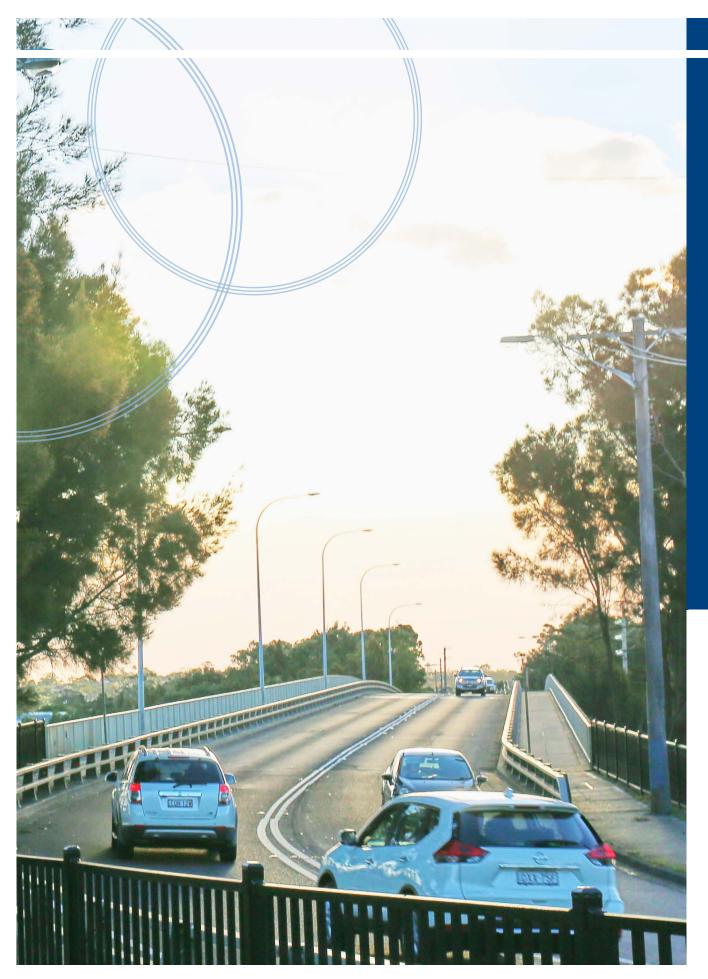
Central Coast Council

Street Banner Guide



Central Coast Council 2 Hely St / PO Box 20 Wyong NSW 2259 P 1300 463 954 | W centralcoast.nsw.gov.au

April 2022 Version: 0.1 Draft



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Introduction

The purpose of this guide is to provide information to external organisations who wish to utilise Central Coast Council's banner infrastructure and should be read in conjunction with Council's Street Banner Policy.

Council banner sites are available for temporary use by both Council departments and external organisations to publicise events and activities considered appropriate by Council. External organisations can apply to utilise banner sites when not in use by Council.

Guide Objectives

The objectives of this Guide are to:

- · Outline the administration of the banner program
- · Define the current locations of banner poles and stands available across the Central Coast
- · Provide design guidelines and specifications for banners
- · Provide production specifications for banners

Booking Process

Hirers to complete Council's banner application form on Council website and submit for consideration a minimum of twelve (12) weeks prior to anticipated installation date.

Banner allocations are subject to availability and submission of an application does not guarantee use of sites unless approval is provided by Council in writing.

Key Dates

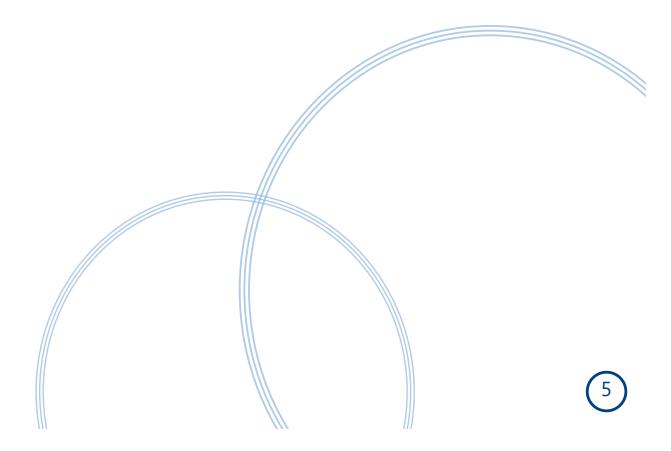
Minimum 12 weeks prior to proposed install date	Submit application to Council. Application outcome to be confirmed within 7 days.			
8 weeks prior to confirmed install date	Submit banner design to Council for approval. Outcome to be confirmed within 7 days.			
1 week prior to confirmed install date	Arrange delivery of banners and install brief to Council's nominated location			
Within 4 weeks of de-install date	Collect banners from Council's nominated location			

Design Guidelines

All designs for street banners need to meet the design standards and be approved by Council prior to production. Design standards include:

- Designs are prohibited to advertise commercial products or services or political campaigns. Use of organisation logos to indicate sponsorship of events is permissible.
- Recommended use of bold graphics, images and colours. Your designs should be vibrant
 and contribute to the overall amenity of the streetscape.
- Use a high degree of contrast between text colour and background colour and use legible fonts so banners are accessible to read for everyone.
- Designs must meet industry standard accessibility requirements in terms of layout, colour, font and image selection.
- Avoid using dates on your designs if you would like the banners to be re-used.
- Up to two (2) different designs can be used on street banner poles at a time per campaign.
- One (1) design can be used on banner stands at a time per campaign.
- Designs incorporating offensive, illegal or discriminatory language, symbols or imagery are prohibited.
- Banners may incorporate national flag elements within the designs however are not appropriate for display of national or official flags alone as per Council's Flying of Flag Policy.
- Please note fabricators will have printing specifications for designs including bleed, resolution
 and design element requirements and it is the responsibility of the Hirer to understand these
 from their nominated printing supplier.

Council reserves the right to reject any banner design that does not comply with this guide, the *Street Banner Policy* or is considered unsuitable. Council is the final arbiter of what constitutes unsuitable.



Banner Pole Locations

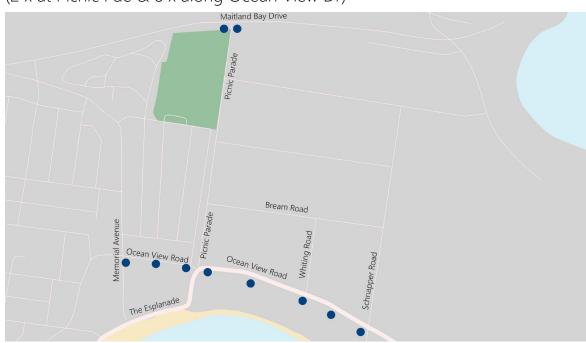
There are currently twelve (12) Council operated street banner pole locations across the Central Coast region:

Location	Size (mm)	Number of Flags	Details
Ettalong	1000 x 3000mm	10	Ocean View Road & Picnic Parade
Umina	800 x 2500mm	40	West Street
Woy Woy	800 x 2500mm	7	The Boulevarde
Terrigal	800 x 2500mm	27	Scenic Highway & The Esplanade
Gosford	800 x 2500mm	44	Mann Street & Donnison Street
Brian McGowan Bridge	800 x 2500mm	24	Gosford
Long Jetty	900 x 2700mm	50	The Entrance Road
Toukley	900 x 2700mm	14	Main Road & The Village Green
The Entrance	1500 x 4000mm	16	The Entrance Road & Marine Parade
The Entrance Bridge	800 x 2500mm	23	The Entrance
Wyong	800 x 2500mm	9	Pacific Highway & Alison Road
Tuggerah Straight	800 x 2500mm	42 (21 double sided poles)	Pacific Highway

6

Ettalong – 10 poles

(2 x at Picnic Pde & 8 x along Ocean View Dr)



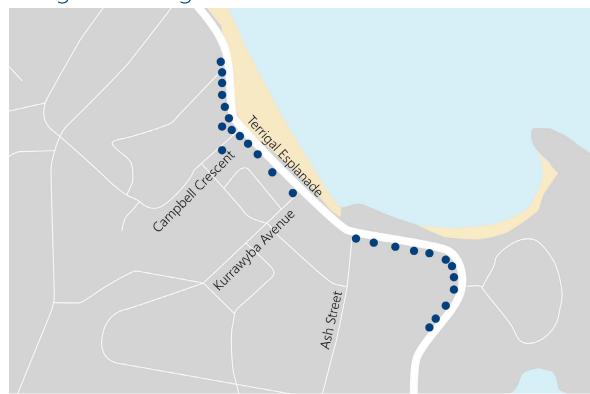
Umina – 40 flags



Woy Woy – 7 poles



Terrigal – 27 flags



Gosford (Town Centre) – 44 flags



Brian McGowan Bridge Gosford – 24 flags across bridge

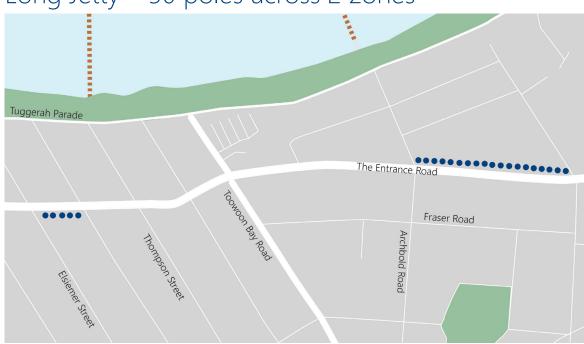
(12 either side)

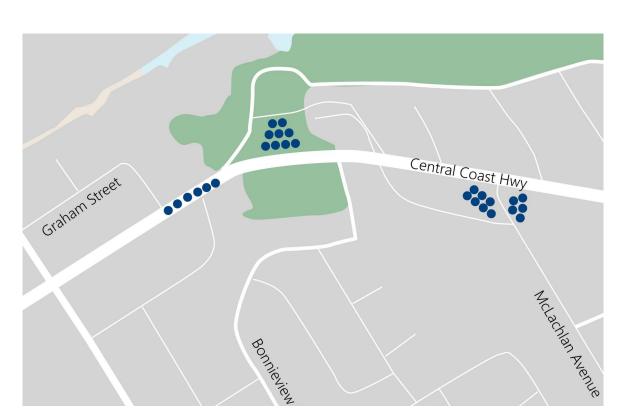


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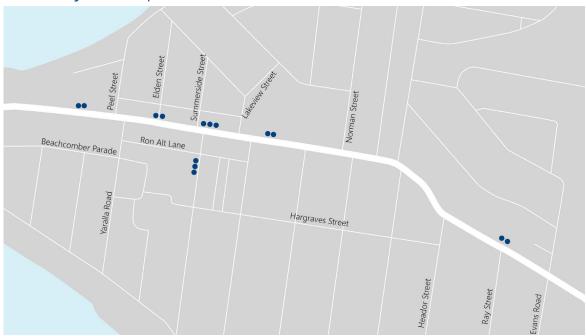


Long Jetty – 50 poles across 2 zones

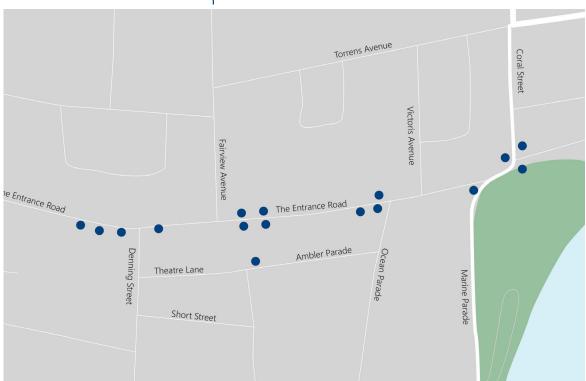




Toukley – 14 poles



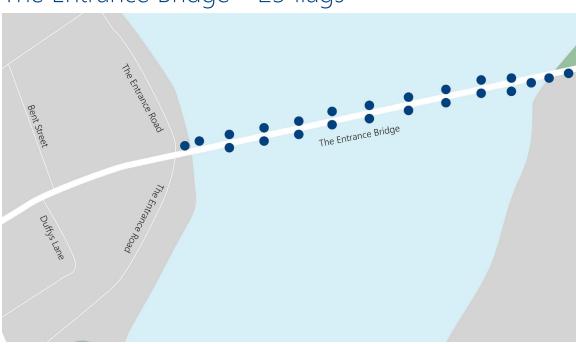
The Entrance – 16 poles







The Entrance Bridge – 23 flags





Tuggerah Straight – 21 poles

(42 flags – 2 x per pole)





Banner Stand Locations

There are currently eight (8) Council operated banner stand locations across the Central Coast region:

Location	Size (mm)	Details
West Gosford	1000 x 5500mm	Central Coast Highway opposite Hely Street
Gosford Waterfront	1000 x 5500mm	Masons Parade in Public Reserve opposite waterfront
Woy Woy	1000 x 5500mm	Ocean Beach Rd opposite McMasters Road
Forresters Beach	1000 x 5500mm	The Entrance Road opposite Bakali Street
Erina	1000 x 5500mm	Corner of Avoca Drive and Central Coast Highway
Kincumber	1000 x 5500mm	Corner of Davies Street and Avoca Drive
Wyong	1000 x 5500mm	Apex Park
Long Jetty	1000 x 5500mm	Saltwater Creek Park

Banner Fabrication Specifications

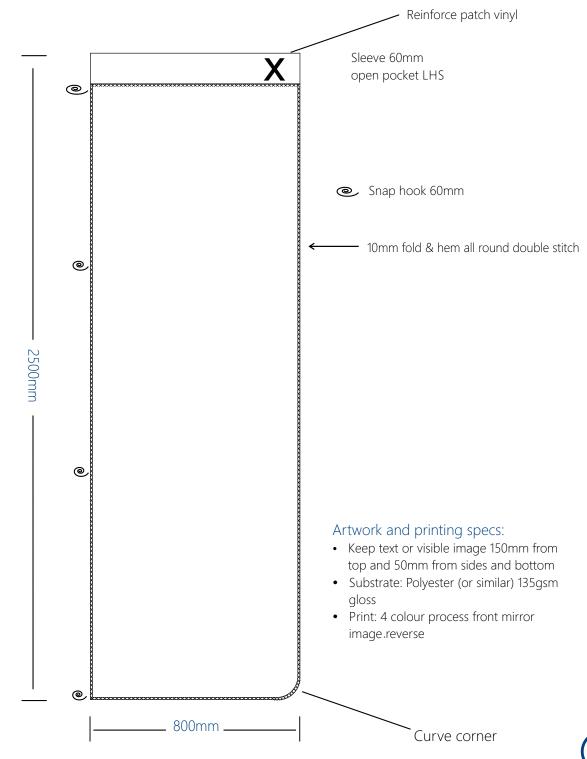
Fabrication of banners is the responsibility of the Hirer. Council provide specifications as a guide only and further printing advice should be sought from their chosen supplier.

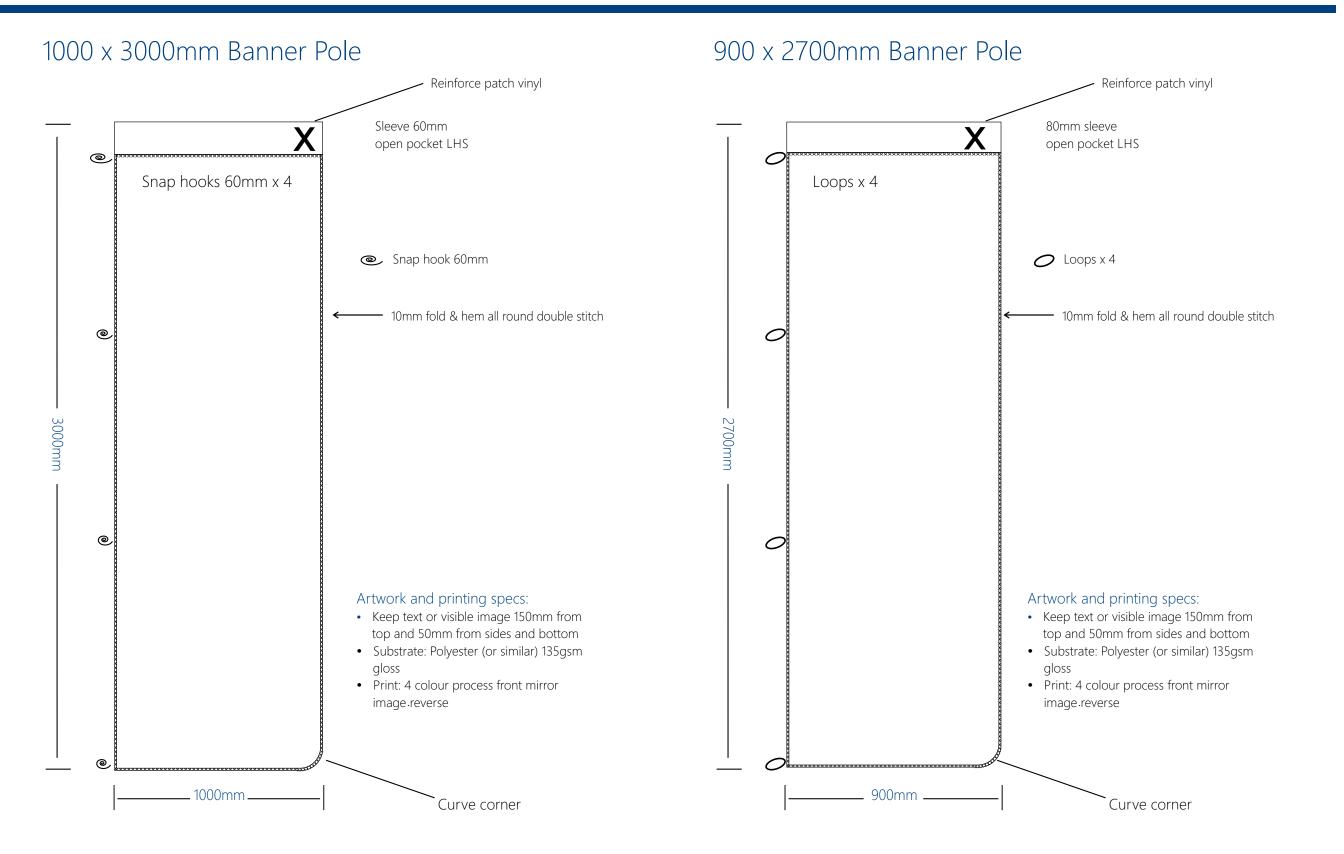


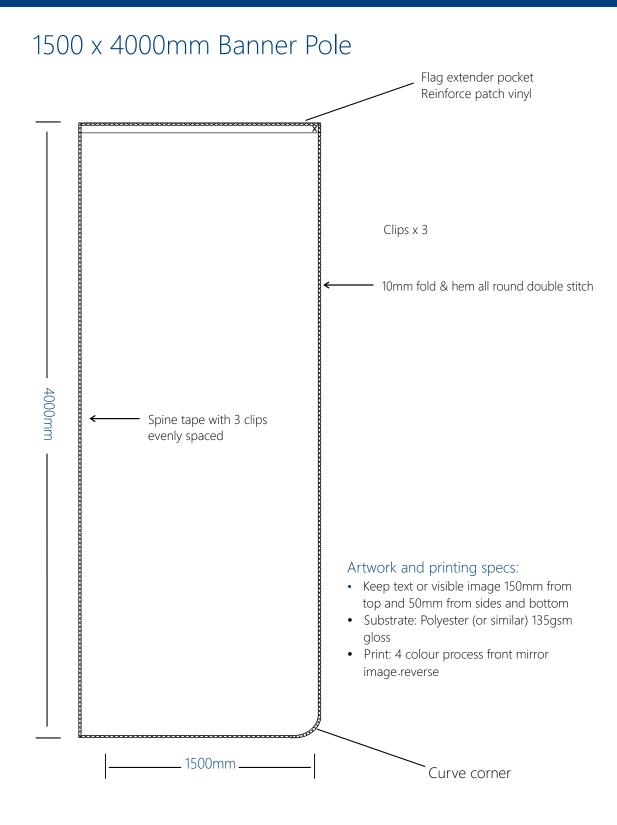
Banner Poles

There are 4 x different banner pole sizes for banner poles across the LGA:

800 x 2500mm Banner Pole



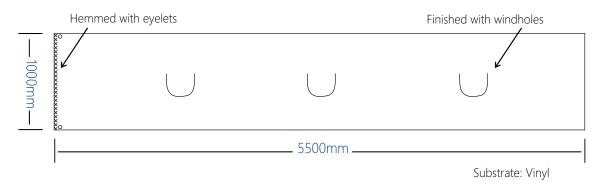




Banner Stands

There is 1 x banner stand size across the LGA:

1000 x 5500mm Banner Stand



Installation and De-Installation

Hirers are required to deliver their banners to the nominated Council site at least seven (7) days prior to installation. Install briefs and maps are to be provided to outline curation if more than one designs is being used on banner poles.

Banner installation may experience delays such as traffic, weather conditions, the number of banners being installed as well as other external factors. Hirers should allow up to five (5) days variation on the installation date.

Hirers are responsible for collecting their banners from the nominated Council site as soon as they have been removed. Council will not be held responsible for any uncollected banners. Banners not collected within one month after de-install may be discarded.





Central Coast Council Banner Guide

Central Coast Council
2 Hely St / PO Box 20 Wyong NSW 2259
P 1300 463 954
centralcoast.nsw.gov.au
ABN 73 149 644 003

July 2022

Development Activity for October 2021 to March 2022 period

Development Applications Determined Under Delegation by Council Staff

Туре:	Number Determined	Number Approved	Estimated Value of <u>Approved</u> Development \$
Residential – Single new dwelling, Residential – New Second Occupancy, Residential – Alterations and Additions Residential – New Multi-Unit	864	858	\$196,790,270
Residential – Seniors Living, Residential Other	41	41	\$12,020,221
Commercial / Retail / Office / Tourist/ Community Facility	26	24	\$15,009,768
Industrial and Infrastructure	16	15	\$9,751,159
Subdivision only	25	25	\$531,500
Mixed	6	5	\$6,629,675
Other	81	80	\$7,816,226
Section 4.55	206	199	\$63,517,256
Total	1265	1247	\$312,066,075

Development Applications received by Council but determined other than under staff delegations

Determined by	Number Determined	Number Approved	Estimated Value of <u>Approved</u> Development
Local Planning Panel *	14	10	\$40,264,395
Regional Planning Panel *	2	1	\$11,200,000
Other (including LEC)	0	0	\$0
Total	16	11	\$51,464,395

^{*} For the October 2021 to March 2022 period, all Development Applications determined by the Local & Regional Planning Panel were determined in accordance with staff recommendations.

Development Activity - October 2021 to March 2022

State Significant Development (SSD) Applications involving New Dwellings

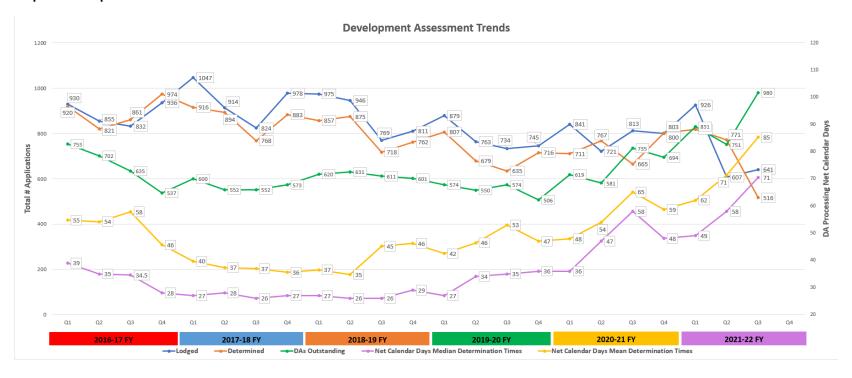
There are a number of circumstances under which new dwellings may be approved, but for which Central Coast Council is not the assessing or determining authority. This includes State Significant Development Applications for which applications are made directly to the Department of Planning Industry & Environment and where either the Minister (or Ministers delegate) or the Independent Planning Commission are the consent authority.

SSD Determined by the IPC within the October 2021 to March 2022 period

ID	App/	Proposal	CIV \$m	Decision	Decision	Date
	Mod			Maker		Determined
SSD-9439-Mod-1	Mod	Mod 1 - staging conditions and design changes.		Department	Approved	21-Jan-22
SSD-8660	Арр	Kariong Sand and Soil Supplies Facility	\$14.87	IPC-N	Approved	16-Dec-21
SSD-23588910	Арр	CCQ Northern Tower	\$52.13	Department	Approved	31-Mar-22
SSD-10321	Арр	Residential Development at John Whiteway Dr	\$111.52	Department	Approved	14-Oct-21

^{*}Data provided by Department of Planning, Industry and Environment

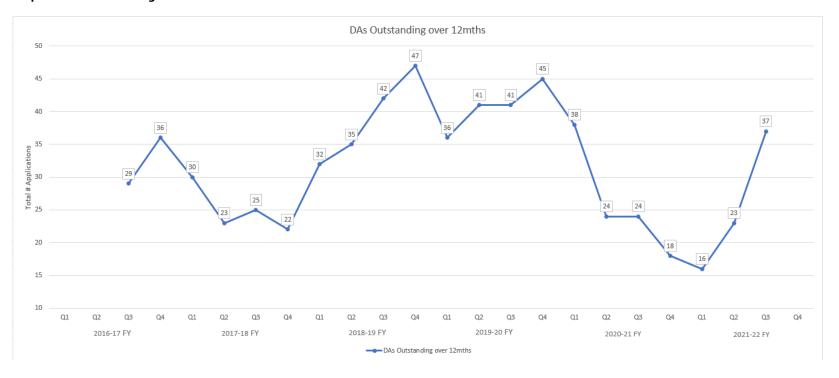
Graph 1: Development Assessment Trends



Graph 2: Total Value DA's Determined



Graph 3: DA's Outstanding Over 12 months



Attachment 1 – Summary of Submissions

Comment	Council Response
Consistency with DPE's LEP Making Guidelines	by adding benchmark timeframes.
Reference the planning proposal categories as per DPE LEP Making Guidelines.	The Policy is intended to outline the broad parameters for guiding and assessing planning proposals and states "all Council-initiated requests must be prepared in accordance with the Department of Planning and Environment's 'Local Environmental Plan Making Guideline.' The LEP Making Guideline identifies the specific planning proposal categories and Council will adopt these categories. Council's LEP webpage and supporting Planning Proposal Procedures document also provide further information on the planning proposal categories as per the DPE LEP Making Guidelines. Council will confirm which category a planning proposal is at the pre-lodgement meeting.
Reference the Review Process outlined in the LEP Making Guidelines.	The Policy notes LEP Amendment Requests will be assessed in accordance with the procedures outlined in DPE's LEP Making Guidelines. This includes the Review Process. Council's <i>Planning Proposal Procedures</i> document will be made available on Council's LEP webpage with the Policy. The Procedures provide further information on the process for reviews and appeals including when a rezoning or gateway review is available to a proponent and timeframes.
Include Council's timing for issuing a return if a request is deemed deficient.	As per DPE's LEP Making Guidelines, once a proponent-initiated planning proposal is formally lodged (i.e. lodged on the Planning Portal and fees paid) Council will undertake an initial evaluation of the planning proposal. If the planning proposal is illegible or unclear, Council may reject the planning proposal within 14 days of lodgement.
Provide the benchmark timing for referral to the LPP as outlined in DPE's LEP Making Guideline December 2021.	As per the Policy, Council will implement the benchmark timeframes outlined in DPE's LEP Making Guideline.
Add Council's timeframe for seeking advice and direction from DPE in the event "a LPP does not provide advice as to whether or not to forward the Planning Proposal to the Minister".	Council has never had any issue with the LPP refusing to provide advice on a planning proposal. If a LPP does not provide advice as to whether or not to forward the planning proposal to the Minister, Council would seek advice and direction from the DPE.
Include the benchmark timeframes from Table 2 of DPE's LEP Making Guideline December 2021.	The DPE LEP Making Guidelines identify the benchmark timeframes for each category of planning proposal. A link to the LEP Making Guideline is provided on Council's website. The aim of the Policy is to broadly establish the parameters in which Council will assess LEP Amendment Requests. The Policy is supported by procedures that outline the specific guidelines and criteria that must be met, including benchmark timeframes referred to in DPE's LEP Making Guidelines.

In Item 24 (adequate record keeping and information to stakeholders), include the words "Council staff will provide the proponent with a monthly 'invoice' detailing assessment time spent on the proposal."	
Enhance Useability	
Recommend including the full names of documents including dates and providing direct links to all documents or URLs relevant to the	Council's LEP webpage provides a detailed overview of the LEP Making Process and includes hyperlinks to all documents relevant to planning proposals.
application process.	As discussed above, the Policy is a guiding principle used to set the strategic direction for the efficient assessment of planning proposals. The Policy will be uploaded to Council's LEP webpage and a link to
For ease of use, we recommend linking in every instance within the Policy and also in the "Related resources" section at the end. As these linked documents or URLs may change over time, we believe Council should prioritise useability and commit to keeping its Policy current.	each relevant document referenced in the Policy will be provided on the one page.
Include link to DPE LEP Making Guidelines and	A link to DPE's LEP Making Guidelines and Council's documented procedures is provided on Council's
Council's documented procedure for amendments	LEP webpage. The LEP webpage contains all the relevant planning proposal resources and is considered
to LEPs.	the most appropriate location for links to DPE LEP Making Guidelines and other procedures.
	Notwithstanding this, links to Council's LEP webpage have been provided in the updated Policy.
Include link to Planning Proposal Documentation Requirements.	A link to the Planning Proposal Documentation Requirements is provided on Council's LEP webpage.
Include links to Procedure to Amendments to WLEP and GLEP.	A link to the Procedure to Amendments to CCLEP is provided on Council's LEP webpage.
Clarify whether this LEP Amendment Request Policy replaces both or either of the above documents.	Neither. The Policy is a new policy. The objective of the Policy is to outline the principles of dealing with deficient applications and encourage the lodgement of good quality planning proposals. The Policy describes Council's processes for the assessment of LEP amendment requests and aims to ensure the necessary information is included to enable an efficient and timely review and assessment. It is supported by detailed <i>Planning Proposal Procedures</i> that provide further information on pre-lodgement and lodgement processes, planning proposal review criteria, submission requirements, refunds and fees, planning proposal authorities, reviews and appeals.

Link to contact to book pre-lodgement meeting service. Link to Council's Plan and Build webpage. Name and link to "Council's documented procedures for amending an LEP". Link to NSW Planning Portal planning proposal tracker.	A link to Council's pre-lodgement booking service is provided on Council's LEP webpage. The webpage clearly outlines the steps involved in the pre-lodgement process and includes a link to the pre-lodgement booking form, scoping template and email address that all pre-lodgement documentation must be sent to.
Link directly to the NSW Planning Portal URL address where LEP amendment requests are lodged.	Council's LEP webpage provides instructions on how to lodge a planning proposal via the planning portal.
Name and link to "Council's documented procedures for amending an LEP".	As discussed above, a link to Council's documented procedures for amending an LEP and Planning Proposal Documentation Requirements is provided on Council's LEP webpage.
Link to Council's 'Planning Proposal Documentation Requirements'.	
Use of pre-lodgement meetings	
Council should acknowledge there may be instances where they are not necessary to support the efficient assessment of an application.	The Policy has been amended to provide further clarity on the role and requirement for pre-lodgement meetings. Prior to lodgement, a pre-lodgement meeting is required for all LEP amendment requests. It is an important first step of the planning proposal process as a proposal's early alignment with the strategic planning framework can reduce time and cost later in preparing the planning proposal and making the LEP.
Can the required "discussion with Council" be informal, or is a formal pre-lodgement meeting (with fees) required (versus "encouraged")?	All pre-lodgement discussions are charged as per Council's "Fees and Charges."
The pre-lodgement meeting required merely to obtain written advice for the benefit of the proponent, or is it a prerequisite to lodging any request to amend the LEP?	The Policy has been amended to provide further clarity on the role and requirement for pre-lodgement meetings. A pre-lodgement meeting is required for all LEP amendment requests. Following the pre-lodgement meeting and depending on the complexity and scope of the proposal, a pre-lodgement review of the planning proposal and specialist reports is also recommended.
It is unclear whether the pre-lodgement review is required in all instances.	Whilst DPE's LEP Making Guidelines do not specifically stipulate a pre-lodgement meeting is mandatory, Council are requesting all planning proposals are discussed with Council's Strategic Planning Team prior to lodgement.
We assume these Items imply that a pre- lodgement meeting is required for all requests to	As per above, the Policy has been amended to provide further clarity on the role and requirement for pre-lodgement meetings.

amend the LEP, but we are not sure. Again, it may not be appropriate to require the pre-lodgement meeting in every instance. We recommend being more explicit about when a pre-lodgement meeting is required, and allowing for some discretion where it may not be necessary.	
Be explicit about when a pre-lodgement meeting is required and allow for some discretion where a pre-lodgement meeting may not be necessary.	Noted. As per the Policy, Council's pre-lodgement process will be consistent with the process outlined in DPE's LEP Making Guideline.
Council's Policy should be consistent with the pre- lodgement process as outlined in DPE's LEP Making Guideline December 2021, including the participation of agencies in the pre-lodgement meeting, and issuance of high-quality meeting minutes within 10 working days.	



July 2022

Policy No: CCC 105

Policy owner: Strategic Planning Unit
Approved by: Environment and Planning

Date of approval: Tba

Policy category: Operational
Content Manager No: Tba

Review date: July 2026 or as required by legislative change

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Purpose

1. The purpose of this policy is to establish a framework for the efficient assessment of requests to amend Council's Local Environmental Plan (LEP) under the *Environmental Planning and Assessment Act 1979* (EP&A Act). These applications are also known as planning proposals or rezoning requests.

Policy Summary

- This Policy describes Council's process for the assessment of LEP amendment requests and aims to ensure the necessary information is included to enable an efficient and timely review and assessment.
- In assessing these requests, Council will consider a range of local and state policy to
 determine if the request has merit and if additional reports or justification will be required,
 ensuring that the LEP amendment request is consistent with the strategic planning
 framework.
- 4. Council requires that all LEP amendment requests are supported by the relevant justification and technical documentation.
- 5. LEP amendment requests will be assessed in a consistent, equitable, efficient, and transparent manner as per the guidelines contained within the Department of Planning and Environment's 'Local Environmental Plan Making Guideline.'

Scope

- 6. This Policy applies to all LEP amendment requests submitted to Central Coast Council.
- 7. Council may also initiate an LEP amendment or a new LEP by drafting a planning proposal and submitting it to the Department of Planning and Environment for Gateway determination. Council is responsible for preparing the information and supporting documentation for any Council-initiated proposal, however may engage an independent consultant for probity, transparency, independence or other reasons. All Council-initiated requests must be prepared in accordance with the Department of Planning and Environment's 'Local Environmental Plan Making Guideline.'

Background

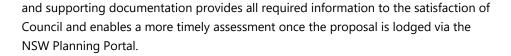
8. A LEP prescribes what can be undertaken on land and is supported by mapping (including land use zones, lot size maps etc.). Through zoning and development controls, the LEP allows Council to manage the way in which land is used to shape our local communities.

- 9. LEP amendment requests are often made where an LEP does not allow a particular form of desired development, or where new/improved development controls are required to facilitate a particular form of development. Requests may seek to change the development controls and/or zoning applying to the land. These requests are referred to as 'planning proposals.'
- 10. Information on how Council processes planning proposals is described in Council's 'Planning Proposal Procedures' document available at https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planning-controls/local-environmental-plan-amendment-requests
- 11. Relevant supporting information and studies must be submitted with the 'Lodgement Form', as described in Council's document 'Planning Proposal Documentation Requirements' available at https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planning-controls/local-environmental-plan-amendment-requests
- 12. Prior to lodgement, proponents are required to attend a pre-lodgement meeting with Council to discuss the proposal and ensure all issues are considered and addressed. The procedures for organising a pre-lodgement meeting are described in the *Planning Proposal Procedures* document available at https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planning-controls/local-environmental-plan-amendment-requests. Depending on the complexity and scope of the proposal, a pre-lodgement review may also be required.
- 13. The onus is on the proponent to ensure that the request, when submitted, is complete and ready for assessment.

General

Pre-Lodgement & Lodgement of Planning Proposals

- 14. To facilitate the lodgement and assessment of good quality and complete requests, Council provides the following services:
 - a. A pre-lodgement meeting (fees apply) with relevant planning and technical staff is required to give written advice as to the suitability of a proposed LEP amendment and the information to be lodged with a request to amend an LEP. The meeting will provide prospective proponents an overview of the process and procedures involved in the preparation, assessment, progression and timing of LEP amendments. The written advice will be referred to at the time of lodgement to ensure the applicant has provided all information as per the written advice.
 - b. A pre-lodgement review service whereby Council staff review all draft reports and supporting technical studies prior to lodgement. This ensures the planning proposal



- c. Availability of all LEPs, Development Control Plans and site constraint mapping (e.g. flooding, bushfire etc.) on Council's website.
- d. Additional information on Council's website regarding the planning proposal process can be found within Council's *'Planning Proposal Procedures.'*
- e. Once an application is lodged, public access to the request is provided through the NSW Planning Portal including progress tracking and supporting documentations.
- f. Clear and direct communication with applicants. Council will communicate directly with the applicant who is responsible for communicating with all other associated parties.
- 15. All LEP amendment requests are to be lodged via the NSW Planning Portal at www.planningportal.nsw.gov.au.
- 16. All LEP amendment requests will be processed in accordance with Council's documented 'Planning Proposal Procedures' available at https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planning-controls/local-environmental-plan-amendment-requests.
- 17. All LEP amendment requests will be evaluated against criteria established by Council's
 'Planning Proposal Documentation Requirements' available at
 https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planningcontrols/local-environmental-plan-amendment-requests. Relevant supporting information
 and studies to be included and submitted with the Lodgement Form are described in this
 document.
- 18. If an LEP amendment request is deemed deficient it will be returned to the proponent via the Planning Portal outlining the reason/s for return. Such reasons may include, but are not limited to:
 - a. Not meeting the pre-lodgement review criteria.
 - b. No evidence of prior discussion with Council's strategic planning unit.
 - c. No strategic merit justification or assessment against regional and local strategies.
 - d. No consideration of relevant legislation including SEPPs / Ministerial Directions.
 - e. Insufficient or inadequate supporting studies to address environmental, economic and social impacts.

- f. Not meeting the minimum requirements for the lodgement of LEP amendment requests as outlined in Planning Proposal Documentation Requirements.
- 19. A planning proposal must be referred to the relevant Local Planning Panel (LPP) in accordance with the referral criteria and procedural requirements set by the Minister's Local Planning Panel Direction. The relevant LPP will undertake an assessment of the proposal and provide independent advice to the Council as the Planning Proposal Authority.
- 20. In accordance with the Minister's Local Planning Panels Direction given under section 9.1 of the *Environmental Planning and Assessment Act 1979*, all planning proposals must be referred to the Local Planning Panel for advice, unless Council's Chief Executive Officer (or their delegate) determines the planning proposal relates to:
 - a. The correction of an obvious error in a LEP.
 - b. Matters that are of a consequential, transitional, machinery or other minor nature, or
 - c. Matters that Council's Chief Executive Officer considers will not have any significant adverse impact on the environment or adjoining land.
- 21. The Local Planning Panel must give its advice on the planning proposal before Council considers whether or not to forward it to the Minister under section 3.34 of the *Environmental Planning and Assessment Act 1979*. If a LPP does not provide advice as to whether or not to forward the planning proposal to the Minister, Council would seek advice and direction from the Department of Planning and Environment.
- 22. Where Council assumes the planning authority role, Council assesses planning proposals on merit in accordance with the provisions of the *Environmental Planning and Assessment Act* 1979, State Environmental Planning Policies, relevant LEPs, regional plans, district plans and local strategies including the *Central Coast Local Strategic Planning Statement* and *Central Coast Community Strategic Plan*.
- 23. The key probity principles supporting all stages of the planning proposal assessment process are accountability and transparency. Accountability and transparency give proponents and stakeholders confidence in the decisions being made and reduce opportunities for corrupt conduct, fraud and omission.
- 24. Staff are required to keep adequate records that will leave an auditable trail, show willingness to open decision-making processes, provide reasons for all decisions that are made and provide appropriate information to relevant stakeholders.
- 25. Council maintains the discretion to terminate a request and if it is terminated, that no damages, penalties or other costs are payable by the Council in respect of any costs incurred by the proponent in relation to the request.

- 26. Where fees are outstanding, Council will not be compelled to undertake any further work on the request until applicable fees have been paid.
- 27. The process may stop and/or be extinguished at any stage by Council (EP&A Act, 1979 s.3.35 (1)) or the Minister (EP&A Act, 1979 s. 3.34 (7)).

Compliance, monitoring and review

- 28. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.
- 29. This policy will be reviewed every four years, following the election of a new Council, or as required by legislative change.

Records management

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

Definitions

In this policy:

Act: means the Environmental Planning and Assessment (EP&A) Act, 1979.

Council: means the Central Coast Council which includes any reference to the former Wyong Shire Council or Gosford City Council.

Guidelines: means the operational procedures and assessment Guidelines, as amended from time to time, and endorsed by the DCC or CEO

NSW Planning Portal: a digital space where community, industry and government can work together to better understand and meet their obligations under the Environmental Planning and Assessment Act 1979.

Related resources

- 1. Legislation:
 - a. Local Government Act 1993 (NSW)

- 7 -

- b. Environmental Planning and Assessment Act 1979 (NSW) https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203#pt.3-div.3.4
- 2. Associated documents:
 - a. Planning Proposal Procedures
 - b. Department of Planning and Environment's *Local Environmental Plan Making Guideline* (December 2021).
 - c. Planning Proposal Documentation Requirements
 - d. Local Environmental Plan (LEP) Amendment Request Form
 - e. These documents can be accessed on the Central Coast Council website: https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planning-controls/local-environmental-plan-amendment-requests

Central Coast Local Environmental Plan

 $\frac{https://www.centralcoast.nsw.gov.au/plan-and-build/land-use-planning/planning-controls/central-coast-local-environmental-plan-2022}{}$

History of revisions

Policy amendment history and version details

Amendment history	Details
Original approval authority details	<remove amend="" as="" or="" required=""></remove>
	X
	<first name=""> <surname> Chief Executive Officer, Central Coast Council</surname></first>
	XX/XX/20XX <insert <remove="" adopting="" and="" council="" date="" if="" meeting="" minute="" needed="" not="" number="" of="" policy="" resolutions="" the=""></insert>
	State reasons for creation of policy
Version # <remove if="" needed="" not=""></remove>	XX/XX/20XX <insert 'minute="" adopting="" and="" council="" date="" meeting="" number'="" of="" policy<="" resolution="" td="" the=""></insert>
	CM document number
	State reasons for amendments
Version # <remove if="" needed="" not=""></remove>	XX/XX/20XX <insert 'minute="" adopting="" and="" council="" date="" meeting="" number'="" of="" policy<="" resolution="" td="" the=""></insert>
	CM document number
	State reasons for amendments

Note: delete lines or add in additional lines as required



Voluntary Planning Agreement Under section 7.4 of the Environmental Planning and Assessment Act, 1979 Central Coast Council & Proponent

Final Version
Central Coast Council
June 22



Voluntary Planning Agreement Author: Central Coast Council

Central Coast Council & LGJJ Developments Pty Limited

Date: June 22 Final Version

Approved by: Ordinary Council Meeting xx July 2022

Date of Approval: 26 July 2022

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Opening Hours 8.30am - 5.00pm

Voluntary Planning Agreement Central Coast Council & LGJJ Developments Pty Limited

Draft/Final Version

date

Voluntary Planning Agreement

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Voluntary Planning Agreement Central Coast Council & LGJJ Developments Pty Limited

Draft/Final Version
date

Voluntary Planning Agreement

SUMMARY SHEET

Council:

Name: Central Coast Council

Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 I P 02 4350 5555

Email: ask@centralcoast.nsw.gov.au
Representative: Chief Executive Officer

Proponent:

Name: LGJJ Developments Pty Limited

Address: 1-2 GOORIWA ROAD HOLGATE NSW 2250

Telephone: 0412430824 **Email:** larry@delcare.com.au **Representative:** Larry Delahunty

Land:

See definition of Land in Clause 4.1

Development:

See definition of Development in Clause 4.1

Application of s7.11 s7.12 and s7.24 of the Act:

See Clause 3

Registration:

See Clause 9

Dispute Resolution:

See Clause 7

DATE: date

BACKGROUND

- A. The Proponent is the registered proprietor of the Land.
- B. The Proponent wishes to undertake the Development on the Land.
- C. The Proponent intends to:
 - Lodge a Subdivision Certificate application to widen a public road (being the Road Land) and to create a public reserve (being the Corridor Land), it being noted such subdivision may proceed as exempt development pursuant to Clause 2.75 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 - ii. Lodge a Development Application for consent to subdivide the Residential Land.
- D. The Proponent has sought the Instrument Change so that the Development is permissible on the Land
- E. The Proponent agrees, on the terms setout in this Agreement, to:
 - i. Undertake works on the Corridor Land and the Road Land prior to transfer of that land to Council;
 - ii. Transfer of the Corridor Land and the Road Land to Council, at no cost to Council;
 - iii. Pay the Corridor Contribution to Council, as a contribution for the rehabilitation and maintenance of the Corridor Land;
 - iv. Pay the Indexed Contribution Amount to Council;
 - v. Design and construct the Pump Station Works, at no cost to Council that meets the Council's specifications;
 - vi. Pay the Pump Station Contribution to Council, for the operation, maintenance and decommissioning of the Pump Station; and
 - vii. Undertake any necessary Fire Trail Works, at no cost to Council, and pay any relevant Fire Trail Maintenance Contribution.

OPERATIVE PROVISIONS

1 PLANNING AGREEMENT UNDER THE ACT

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

2 APPLICATION OF THIS AGREEMENT

2.1 This Agreement applies to the Development of the Land and the Instrument Change.

3 OPERATION OF THIS AGREEMENT

- 3.1 This Agreement takes effect once executed by all parties.
- 3.2 For the purposes of s. 7.4(3)(d) of the Act, this Agreement does exclude the operation of s. 7.11, 7.12 and 7.24 of the Act.
- 3.3 Having regard to clause 3.2 above, s. 7.4(3)(e) of the Act does not apply.
- 3.4 This Agreement does not apply to any obligation that the Proponent may have to pay contributions, fees or charges under section 7.11 and section 7.12 of the Act or the Water Management Act 2000 in respect to the Development of the Land.

4 DEFINITIONS AND INTERPRETATION

4.1 In this Agreement the following definitions apply:

Act means the Environmental Planning and Assessment Act 1979.

Approved Pump Station Works Drawings means the detailed design and construction drawings for the Pump Station Works that are approved in accordance with cl. 6.2(a) or 6.4(a) of this Agreement.

Consent means the consent granted to the development application for Residential Subdivision.

CPI means the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician.

Corridor Land means the part of the Land that is identified in Schedule 2 as "Lot 3 – Proposed Wadalba Wildlife Corridor".

Corridor Contribution means the contribution to be paid pursuant to cl. 5.1 of this Agreement, as calculated in accordance with cl. 5.3 of this Agreement.

Council means Central Coast Council (ABN 73 149 644 003) of 2 Hely St, Wyong and 49 Mann Street Gosford, in the State of New South Wales and its successors.

Development means the Preliminary Subdivision and the Residential Subdivision.

Development Application means any development application under Part 4 of the Act seeking consent for the Residential Subdivision.

Draft Pump Station Works Drawings means detailed design and construction drawings, in accordance with the specifications set out in Schedule 3 to this Agreement, for the Pump Station Works.

Fire Trail Works means any works required for the bushfire protection of any residential development within the Residential Land by the Consent.

Instrument Change means the amendment of the Wyong LEP 2013 so as to render the Development of the Land permissible, and includes:

- a) Amendment of the Zone Map in the Wyong LEP 2013 to rezone the Corridor Land, Residential Land and Road Land from the "RU6 – Transition" zone to the "E2 Environmental Conservation", "R2 Low Density Residential" and "SP2 Infrastructure" zones respectively;
- b) Amendment of the Minimum Lot Size Map in the Wyong LEP 2013 so that the minimum lot size for the Corridor Land and the Residential Land will be 400,000m² and 450m² respectively; and
- c) Amendment of the Urban Release Area Map in the Wyong LEP 2013 to include the Road Land as being land to be acquired for road widening purposes.

Land means the land identified as Lot 27 DP 663622, having a street address of 137 Johns Road, Wadalba, NSW and identified on Schedule 1 to this Agreement.

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

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

Preliminary Subdivision means the subdivision of the Land to:

- a) widen Johns Road by creating the Road Land;
- b) create a public reserve being the Corridor Land; and
- c) establish the remaining land, being the Residential Land, on one allotment.

Proponent means LGJJ Developments Pty Limited (ABN 78 637 628 525) of 1-2 GOORIWA ROAD HOLGATE NSW 2250 (PO Box 3289 Fountain Plaza Erina NSW 2250), in the State of New South Wales along with any successor(s) in title to the Land.

Pump Station Works means the construction of a sewage pump station on the Corridor Land, and the construction of associated infrastructure on or in any land necessary to connect the sewage pump station to necessary utilities and to Council's existing sewer system.

Pump Station Contribution means the contribution to be paid pursuant to cl. 5.2 of this Agreement, and calculated in accordance with cl. 5.4 of this Agreement.

Regulation means the Environmental Planning and Assessment Regulation 2000.

Residential Land means all of the Land except for the Corridor Land and the Road Land.

Residential Subdivision means the subdivision of the Residential Land to create allotments suitable for the later erection of housing, with or without associated earthworks and infrastructure works within the Residential Land.

Road Land means the part of the Land that is identified in Schedule 2 as Lot 2 - Proposed Road.

Wyong LEP 2013. means the Wyong Local Environmental Plan 2013.

5 PAYMENT OF MONETARY CONTRIBUTIONS

- 5.1 The Proponent must pay the Corridor Contribution to the Council on or before the earliest of the following events:
 - a) The transfer of the Corridor Land to Council by the Proponent; or
 - b) The issue of a subdivision certificate for the Residential Subdivision.
- 5.2 The Proponent must pay the Pump Station Contribution to the Council on or before the earliest of the following events:
 - a) The commencement of construction of the Pump Station on the Corridor Land; or
 - b) The issue of any subdivision certificate for the Residential Subdivision.
- 5.3 For the purposes of this Agreement, the Corridor Contribution is the amount calculated in accordance with the following formula:

Corridor Contribution = \$175,400 x CPI-B/CPI-A

where **CPI-A** is the CPI at the date of commencement of this Agreement and **CPI-B** is the CPI at the date of payment.

5.4 For the purposes of this Agreement, the Pump Station Contribution is the amount calculated in accordance with the following formula:

Pump Station Contribution = \$41,063 x CPI-C/CPI-A

where **CPI-A** is the CPI at the date of commencement of this Agreement and **CPI-C** is the CPI at the date of payment.

- 5.5 The Parties acknowledge that the Corridor Contribution is to be paid to Council to assist with the rehabilitation and maintenance of the Corridor Land.
- 5.6 The Proponent must pay the Indexed Contribution Amount for each residential lot in the Residential Subdivision on or before the issue of a subdivision certificate for the Residential Subdivision, in accordance with the following formula:

Indexed Contribution Amount = \$29,660 x CPI-C/CPI-A

where **CPI-A** is the CPI at the date of commencement of this Agreement and **CPI-C** is the CPI at the date of payment.

The Monetary Contribution is to be used by Council towards the works listed in the Warnervale District Contribution Plan.

- 5.7 The payment required by Clause 5.6 of this Agreement may be offset by a credit to be given to the Proponent by Council for the land and works outlined in Schedule 4 of the agreement and approved by SCC/58/2020.
- 5.8 Reduction in monetary contributions
 - To enable the reduction of monetary contributions, the proponent must provide to Council the tender costs of works consistent with Schedule 4 and Schedule 5 and works approved in SCC/58/2020;

- b) Council must advise the Proponent within 20 Business Days of receiving the tender costs, whether or not it agrees with the tender costs;
- c) If Council agrees with the tender costs, the Monetary contributions in Clause 5.6 of the Planning Agreement will be reduced by the amount specified in the tender schedule;
- d) Works are to be completed as approved under SCC/58/2020 and the Contribution Works Procedure outlined in Schedule 5.

6 DESIGN AND CONSTRUCTION OF PUMP STATION AND RELATED INFRASTRUCTURE

- 6.1 The Proponent must submit Draft Pump Station Works Drawings, along with any necessary studies and reports, to Council as part of the Development Application.
- 6.2 Within 45 days of receipt of Draft Pump Station Works Drawings from the Proponent the Council must notify the Proponent, in writing, whether it:
 - a) Approves the Draft Pump Station Works Drawings; or
 - b) Requires identified modifications to the Draft Pump Station Works Drawings.
- 6.3 If the Council gives notice to the Proponent pursuant to cl. 6.2(b) that it requires identified modifications to be made to the Draft Pump Station Works Drawings, the Proponent must do one of the following within 21 days of receipt of that notice:
 - a) Submit amended Draft Pump Station Works Drawings to Council that incorporate all of the modifications requested in Council's notice under cl. 6.2(b); or
 - b) Inform the Council, in writing, that it will not submit amended Draft Pump Station Drawings to Council that incorporate all the modifications requested in Council's notice under cl. 6.2(b).
- 6.4 If the Proponent submits amended Draft Pump Station Works Drawings to Council pursuant to cl.
 6.3(a), the Council must do one of the following within 21 days of the date of receipt of those amended Draft Pump Station Works Drawings from the Proponent:
 - a) Advise the Proponent in writing that it approves the amended Draft Pump Station Works Drawings; or
 - b) Advise the Proponent in writing that it does not approve the amended Draft Pump Station Works Drawings.
- 6.5 The Parties acknowledge that if cl. 6.4(b) applies then there is a dispute concerning the Draft Pump Station Drawings which either Party may seek to resolve pursuant to the dispute resolution procedures set out in clause 13;
- 6.6 Within 24 months of the date of the commencement of the Consent, the Proponent must construct, in a proper and workmanlike manner, the Pump Station Works in accordance with the Approved Pump Station Works Drawings.
- 6.7 The Proponent must secure each of the following in respect to the Pump Station Works it is to undertake pursuant to cl. 6.6:
 - a) All statutory consents, approvals, permits and certificates for the Pump Station Works;
 - b) All necessary approvals or permissions from the owner of any land on which any part of the Pump Station Works are to be constructed. For land owned by the Council, the Council shall not withhold its consent and shall apply its best endeavors to provide its approval / permission in a prompt and timely fashion; and

- c) Easements to drain sewage, in accordance with Part 4 of Schedule 4A of the Conveyancing Act 1919.
- 6.8 The Proponent must transfer all of its right, title and interest in the constructed Pump Station Works to Council on the practical completion of those works. For the purposes of this cl. 6.8, "practical completion" means the stage when all of the Pump Station Works are complete except for minor defects that do not affect the capability to use the Pump Station Works for their intended purpose and can be rectified without prejudicing the convenient use of those constructed Pump Station Works.
- 6.9 Where there are "minor defects" of the kind set out in cl. 6.8, the Proponent must rectify those minor defects within 30 days of the date of transfer of the constructed Pump Station Works to Council.
- 6.10 In the event the Proponent fails to comply with its obligations under cl. 6.9 Council may rectify any unresolved defects and recover the cost of such rectification from the Proponent.
- 6.11 The Proponent is to meet its obligations under cl. 6.1, 6.2, 6.3, 6.4, 6.6, 6.7, 6.8 and 6.9 at no cost to Council.
- 6.12 The Council acknowledges that related infrastructure includes basins for the detention and / or treatment of stormwater and that such basin/s may be located on the Corridor Land provided that the environmental impact and performance of the basin/s is assessed by the Council to be satisfactory. For the avoidance of doubt, the Council's decision on related infrastructure and its location is in no way fettered. The Council must be satisfied that any development application for such works warrants approval.

7 LAND MANAGEMENT COMMITMENTS

- 7.1 Prior to the transfer of the Corridor Land and Road Land and at no cost to Council, the Proponent must undertake the following:
 - a) Remove all waste materials and sheds from the Road Land and the Corridor Land:
 - b) Provide copies of all information and reports held by the Proponent relating to the analysis of soil (including but not limited to nutrients such as phosphates and nitrates) on the Corridor Land and the Road, to assist Council in species selection for replanting areas in the Corridor Land;
 - c) Recovery and placement of hollow trees from the Residential Land in an appropriate location and in a manner to be agreed with Council for future rehabilitation purposes.
- 7.2 Prior to the issue by Council of a subdivision certificate for the Preliminary Subdivision, the Proponent and one or more officers of the Council must inspect, for the purposes of this agreement, the Land to verify satisfaction of clauses 7.1(a) and 7.1(c).
- 7.3 Within three working days of the inspection carried out pursuant to clause 7.2, the Council must give written notice to the Proponent which either:
 - a) Confirms satisfaction of clauses 7.1(a) and 7.1(c); or
 - b) Lists works the Proponent is required to undertake to comply with clauses 7.1(a) and 7.1(c).
- 7.4 If the Council issues a notice pursuant to clause 7.3(b), the Proponent shall undertake the required work and then arrange a further inspection in accordance with Clause 7.2.
- 7.5 The Council will not release a subdivision certificate for the Preliminary Subdivision until such time as a notice has been issued under Clause 7.3(a).

8 TRANSFER OF THE CORRIDOR LAND AND THE ROAD LAND TO COUNCIL

- 8.1 The Proponent must transfer all of its right, title and interest in the Corridor Land and the Road Land to the Council on or before the issuing of a Subdivision Certificate for the Residential Subdivision.
- 8.2 The Proponent is to meet its obligations under cl. 8.1 at no cost to Council.
- 8.3 In the event that any works required within the Road Land require any offset, contribution, purchase of credit/s or any transaction that has a monetary value under any Commonwealth or State legislation, the Council as the owner or future owner of the Road Land shall be responsible for satisfying the cost of that offset, contribution, purchase of credit/s or other transaction with a monetary value.

9 FIRE TRAIL WORKS AND FIRE TRAIL MAINTENANCE CONTRIBUTION

- 9.1 If the Consent imposes an obligation for the construction of any fire trail on any part of the Residential Land, the construction of any such fire trail is to be carried out by the Proponent at no cost to Council prior to the issue of a subdivision certificate for the Residential Subdivision.
- 9.2 If the Consent imposes an obligation for the construction of any fire trail on any part of the Residential Land, the Proponent must pay the following Fire Trail Maintenance Contribution to the Council prior to the issue of any subdivision certificate in respect to the Residential Subdivision:

Fire Trail Maintenance Contribution = \$180 x LM x CPI-D/CPI-A

where:

- **CPI-A** is the CPI at the date of commencement of this Agreement;
- **CPI-D** is the CPI at the date of payment; and
- **LM** is the linear length, in metres, of any such fire trail.

10 WARRANTIES

- 10.1 The Proponent warrants to Council that:
 - a) It is the registered owner of the Land;
 - b) It is able to fully comply with its obligations under this Agreement;
 - c) It has full capacity to enter into this Agreement; and
 - d) There is no legal impediment to it entering into this Agreement, or performing its obligations under this Agreement.

11 REVIEW OF THIS AGREEMENT

11.1 Any amendments, variation or modification to or of, or consent to any departure by any Party from the terms of this Agreement shall have no force or effect unless effected by a document executed by the parties following the requirements of Section 7.5 of the Act having been observed.

12 FURTHER AGREEMENT RELATING TO THIS AGREEMENT

12.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject matter of this Agreement for the purpose of implementing this Agreement that are not inconsistent with this agreement.

13 DISPUTE RESOLUTION

- 13.1 If a dispute arises out of or relates to this Agreement (including any dispute as to the meaning, performance, validity, subject matter, breach or termination of this Agreement or as to any claim in tort, in equity or pursuant to any statute) (**Dispute**), any court or arbitration proceedings shall not be commenced by or against Council, the Proponent or their successors or assigns, relating to the Dispute unless the parties to the Dispute have complied with this clause, except where a Party seeks urgent interlocutory relief.
- 13.2 A Party claiming that a Dispute has arisen under or in relation to this Agreement is to give written notice to the other Party to the Dispute, specifying the nature of the Dispute.
 - a) The Parties agree to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales and to take action to have the Dispute mediated within 7 working days of the receipt of written notice of the Dispute;
 - b) The Parties agree that the President of the Law Society of New South Wales or the President's nominee will select the mediator and determine the mediator's remuneration;
 - The Parties to the mediation will be jointly responsible for the fees of the mediation and each party shall bear its own costs;
 - d) The Parties may, but are not required, to enter into a written agreement before mediating a Dispute;
 - e) If any procedural aspects are not specified sufficiently in the rules under this clause 10, the Parties agree to conduct the mediation regarding those aspects in accordance with the determination of the mediator whose decision regarding those aspects is final and binding on the Parties;
 - f) A legal representative acting for either of the Parties may participate in the mediation.
- 13.3 From the time when a notice of Dispute is served, neither party shall take action to terminate this Agreement, until after the conclusion of the mediation.
- 13.4 Should mediation fail to resolve any dispute then the dispute shall be determined by arbitration pursuant to the *Commercial Arbitration Act 2010* and the General Manager of the Council shall request the President for the time being of the Law Society of New South Wales to appoint an arbitrator to carry out such arbitration in accordance with the provisions of such Act.
- 13.5 Despite clause 10.1, either Council or the Proponent may institute court proceedings to seek urgent equitable relief in relation to a dispute or difference arising out of or in connection with this Agreement.

14 COSTS

- 14.1 The Proponent agrees to pay or reimburse the costs of Council in connection with the:
 - a) Negotiation, preparation and execution of this planning agreement, to a maximum of \$2,500.00.
 - b) Advertising and exhibiting this planning agreement in accordance with the Act, to a maximum of \$350.00 and
 - c) All costs related to registration of this planning agreement where required, within 7 working days after receipt of a tax invoice from Council.

15 REGISTRATION OF THIS AGREEMENT

- 15.1 The parties agree to register this Agreement for the purposes of section 7.6(1) of the Act.
- 15.2 On execution, the Proponent is to provide Council with each of the following, at no cost to Council:

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- a) An instrument in registrable form requesting registration of this Agreement on the title to the Land duly executed by the Proponent, and
- b) The written and irrevocable consent of each person to referred in section 7.6(1) of the Act to that registration; and
- c) Production of the certificate of title for the Land, for the purpose of procuring the registration of this Agreement.
- 15.3 The Proponent is to do such other things as are reasonably necessary to remove any notation relating to this Agreement from the title to the Land once the Proponent has completed its obligations under this Agreement or this Agreement is terminated or otherwise comes to an end for any other reason.

16 NOTICES

- 16.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
 - a) Delivered or posted to that Party at its address set out in (b) below.
 - b) Faxed or emailed to that Party at the relevant details set out below.

(i) Council: Central Coast Council

Attention: Chief Executive Officer Address: DX 7306 WYONG Fax No: (02) 4350 2098

Email: <u>ask@centralcoast.nsw.gov.au</u>

(ii) Proponent: LGJJ Developments Pty Limited

Attention: Brian McGregor

Address: C/- ADW Johnson 5 Pioneer Avenue Tuggerah NSW 2259

Email: brianm@adwjohnson.com.au

- 16.2 If a party gives the other party 3 working days' notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that other party if it is delivered, posted or faxed to the latest address or fax number.
- 16.3 Any notice, consent, information, application or request is to be treated or given or made at the following time:
 - a) If it is delivered, when it is left at the relevant address.
 - b) If it is sent by post, 2 working days after it is posted.
 - c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
- 16.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if it is on a business day, after 5.00pm on that day in the place of the party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

17 ENTIRE AGREEMENT

17.1 This Agreement contains everything to which the parties have agreed in relation to the matters it deals with. No party can rely on an earlier document, or anything said or done by another party, or by a

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director, officer, agent or employee of that party before this Agreement was executed, except as permitted by law.

18 FURTHER ACTS

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

19 GOVERNING LAW AND JURISDICTION

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

20 NO FETTER

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

21 SEVERABILITY

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

22 WAIVER

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

23 EXPLANATORY NOTE

- 23.1 The Appendix contains the Explanatory Note relating to this Agreement required by Clause 25E of the Regulation.
- 23.2 Pursuant to Clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note in the Appendix is not to be used to assist in construing this Agreement.

EXECUTION PANEL

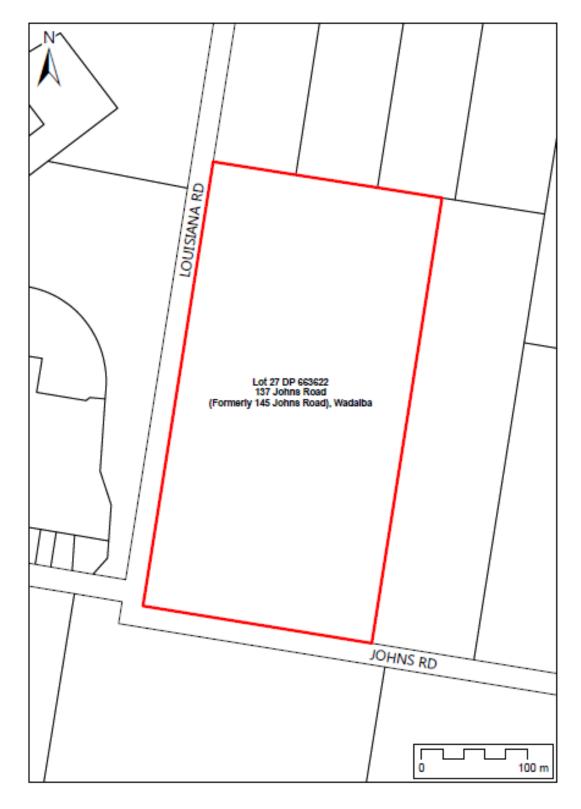
EXECUTED as a Voluntary Planning Agreement

Date: date

Executed pursuant to delegated authority under section 377 of the *Local Government Act, 1993*, in accordance with the resolution of the Central Coast Council dated date.

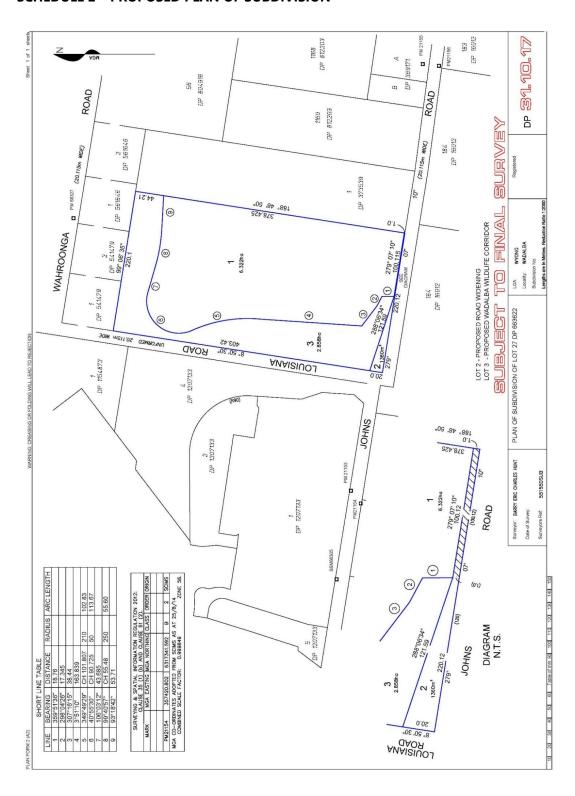
Chief Executive Officer	Witness		
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SCHEDULE 1 – THE LAND



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SCHEDULE 2 – PROPOSED PLAN OF SUBDIVISION



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SCHEDULE 3 – PUMP STATION SPECIFICATION

Appropriate Standard(s)

- Design to generally follow the WSAA Sewerage Pumping Station Code of Australia (SWC Edition).
- Four hour hold time required between Top Water Level and Overflow Level. Otherwise provision of permanent standby diesel pump is required;
- Council's existing functional description for operational setpoints/alarms;
- "Temporary" stations cannot be guaranteed to be temporary and are to be designed as per a permanent station. Future refurbishment of temporary stations should not become a burden on the rest of the community;
- Septicity control required where detention time exceeds four hours. Average dry weather flow used in calculation to be 240L/EP/day @ 2.4EP/ET;
- Pump arrangement and rising main selection to be duty/standby, Xylem N series pumps with regard given to septicity, slime control and water hammer considerations when designing the rising main;
- Valves (Stop valves and Reflux Valves, Bypass Tee, Scour Valve) to be located in external valve pit;
- · Council to provide existing specifications for use by the designer;
- The access road and site general arrangement must allow council's design vehicle (fitter's crane truck)
 to legally enter the site and access the pumps/valves using the truck mounted crane. Turning templates
 and crane details will be provided by Council.

Electrical Design

- Design in accordance with Council's Standard Specifications for New Electrical Assets (ES-01);
- Council has a standard switchboard design for all sites up to 45kW. Small sites (<5kW) to utilise DOL starters rather than soft starters;
- Instrumentation required as described in SPS functional description and ES-01.

Access Covers

 WSC Standard aluminium lid design and locking arrangement to be modified to suit proposed opening size.

Internal Ladders/Platforms

· Generally single stainless steel vertical ladder to be provided with no internal platforms or ladder cages.

SCHEDULE 4 – WORKS AND LAND DEDICATION OFFSETS

Work Item	Work Item	Quantity	Description		
1	Shared pathway – Louisiana Road Corridor	52m metres	Provision of a 2.5m wide shared path from existing shared path adjacent to Lot 306 DP 1209924 to the eastern side of the Louisiana Road corridor		
2	Shared pathway across Wadalba Wildlife Corridor	121 metres	Provision of a 2.5m wide shared path from the eastern side of Louisiana Road corridor to western end of proposed lot 60 DP 1282625		
3	Share pathway adjacent to proposed Lots 59 & 60 DP 1282625	90 metres	Provision of a 2.5m wide shared path form the western end of proposed lot 60 to eastern end of proposed lot 59		
4	Pavement construction in Johns Road, Wadalba	172.5 metres	Half road pavement reconstruction for the realignment of Johns Road from Ch71.079 to Ch243.642 across the frontage of the Louisiana Road Corridor and the Wadalba Wildlife Corridor. The pavement credit will be calculated as the difference in cost between a local and collector road, to be consistent with the Warnervale District Contribution Plan 2021.		
5	Land dedication – Road Widening, Johns Road Wadalba	172.5 metres	The land dedication rates to be consistent with item R49-12 within the Warnervale District Contribution Plan 2021.		
6	Stormwater culvert upgrade under Johns Road, Wadalba – SW Line 12 (western culverts)	19.3 metres	Upgrade from 2 x 900mm dia RCP to 3x1500x1200 Box Culverts		
7	Stormwater culvert upgrade under Johns Road, Wadalba – SW Line 13 (eastern culverts)	26.7 metres	Upgrade from 2 x 900mm dia RCP to 2x1500x1200 Box Culverts		
8	Stormwater Line 7, Johns Road Wadalba	104.43 metres	Construction of stormwater line 7 in Johns Road, Wadalba from Ch215 to Ch110.57		

SCHEDULE 5 – CONTRIBUTION WORKS PROCEDURE

1. Obligation to Carry Out Works

- 1.1 The Applicant is to carry out and complete the Works on the Land at the locations shown on the Location Plan in Schedule 4.
- 1.2 The Applicant's obligation under clause 1.1 exists irrespective of whether the Applicant:
 - 1.2.1 Carries out the Works itself, or
 - 1.2.2 Enters into an agreement with another person under which the other person carries, out the Works on the Applicant's behalf.
- 1.3 The Applicant is to carry out and complete the Works in a good and workmanlike manner having regard to the intended purpose of the Works and otherwise to the satisfaction of Council in accordance with:
 - 1.3.1 The Development Consent, and
 - 1.3.2 The Construction Certificate with reference number SCC/58/2020, and

all applicable laws, including those relating to occupational health and safety, and

- 1.3.3 This Agreement to the extent that it is not inconsistent with the Development Consent or an applicable law.
- 1.4 In the event of an inconsistency between the Planning Agreement and the Development Consent or any applicable law, the Development Consent or the law prevails to the extent of the inconsistency.
- 1.5 It is the Applicant's responsibility to ensure that everything necessary for the proper performance of its obligations under the Planning Agreement is supplied or made available.
- 1.6 The Works is to be Handed-Over to the Council in accordance with Schedule 3 of the Planning Agreement.

2. Ownership of Works, etc

- 2.1 Nothing in, or done under, this Agreement gives the Applicant:
 - 2.1.1 any right, title or interest in the Works, or
 - 2.1.2 any estate or interest in the Land, whether at law or in equity.

3. Effect of Applicant's Compliance with this Agreement

- 3.1 For the purposes of condition 5.16 of the Development Consent and s7.4 of the Act:
 - 3.1.1 the Hand-Over of the Works under this Agreement by the Applicant satisfies the Applicant's obligation under the Planning Agreement to make the Monetary Contributions to the extent of the sum of all Contribution Values, and
 - 3.1.2 the Applicant is not required to pay the Monetary Contributions to that extent.

4. Determination of Value

- 5.1 For the purposes of this Agreement, the Parties acknowledge that the Value in relation to the Works is the value of the Works specified in the tender costs and agreed between the Parties
- If the Applicant's actual cost of carrying out the Works, including any costs incurred pursuant to this Agreement, determined at the date on which the Works is Handed-Over to the Council:
 - 5.2.1 Exceeds the agreed Works Value, the Applicant is not entitled to claim credit or reimbursement, as the case may be, for the difference, or an increase to the Work Value,
 - 5.2.2 Is less than the agreed work Value, then for the purposes of this Agreement the agreed work Value is taken to be the actual cost of carrying out the Works.

5. Access to the Land

5.1 Subject to any applicable law, the Party that owns the Land authorises the other Party to enter the Land for the purposes of this Agreement.

6. Protection of People and Property

- 6.1 The Applicant is to ensure in relation to the carrying out of the Works that:
 - 6.1.1 Necessary measures are taken to protect people and property, and
 - 6.1.2 Unnecessary interference with the passage of people and vehicles is avoided, and
 - 6.1.3 Nuisances and unreasonable noise and disturbances are prevented.

7. Damage and Repairs to the Works

7.1 The Applicant, at its own cost, is to repair and make good to the satisfaction of the Council any loss or damage to the Works from any cause whatsoever which occurs prior to the date on which the Works is Handed-Over to the Council.

8. Hand-Over of Works

- 8.1 The Applicant is to give the Council not less than 20 calendar days written notice of the date on which it proposes to Hand-Over the Works to the Council, which is not to be later than the Hand-Over Date.
- 8.2 The Council may, at any time before the date specified in the notice referred to in clause 8.1, direct the Applicant in writing:
 - 8.2.1 To carry out work specified in the notice to complete the Works in accordance with clause 1.3 before it is Handed-Over to the Council, and
 - 8.2.2 To Hand-Over the Works completed in accordance with the Council's direction to the Council by a specified date, irrespective of whether that date is later than the Hand- Over Date.
- 8.3 The Applicant is to comply with a direction referred to in clause 8.2 according to its terms and at the Applicants own cost.
- 8.4 Before the Works are handed-over to the Council, the Applicant is to remove from the Land:

- 8.4.1 Any rubbish or surplus material, and
- 8.4.2 Any temporary works, and
- 8.4.3 Any construction plant and equipment;

relating to the carrying out of the Works as the case requires.

- 8.5 The Works is taken, to be Handed-Over to the Council when all of the following have occurred:
 - 8.5.1 The Council gives the Applicant written notice that the Works, including any direction given under clause 8.2 have been completed to the Council's satisfaction, and
 - 8.5.2 The Council issues the Subdivision Certificate for the Development, and
 - 8.5.3 The Council gives the Applicant written notice that Works-As-Executed-Plan satisfactory to the Council have been provided to the Council, and
 - 8.5.4 The Applicant has given the Council Security under clause 13.

9. Works-As-Executed-Plan

9.1 Works As Executed Plans are to be submitted to Council prior to the issue of the Subdivision Certificate for the Development.

10. Rectification. of Defects

- 10.1 During the Defects Liability Period the Council may give to the Applicant a Rectification Notice in relation to the Works specifying:
 - 10.1.1 the Works requiring rectification,
 - 10.1.2 the action required to be undertaken by the Applicant to rectify those Works, and
 - 10.1.3 the date on which those Works are to be rectified.
- 10.2 The Applicant must comply with a Rectification Notice at its own cost according to the terms of the Notice whether or not the cost of doing so exceeds the amount of Security provided under clause 13.
- 10.3 When the Applicant considers that rectification is complete, the Applicant may give to the Council a Rectification Certificate relating to the Works the subject of the relevant Rectification Notice.
- 10.4 A Rectification Certificate discharges the Applicant from any further obligation to comply with the relevant Rectification Notice.
- 10.5 If the Applicant does not comply with a Rectification Notice, the Council may do such things as are necessary to rectify the defect and may:
 - 10.5.1 Call upon the Security to meet its costs in rectifying the defect, and
 - 10.5.2 Recover, as a debt due in a court of competent jurisdiction, any difference between the amount of the Security and the costs incurred by the Council in rectifying the defect.

11. Cost of Works carried out by the Council

- 11.1 The Parties acknowledge and agree that where, in accordance with this Agreement, the Council incurs a cost in carrying out, completing or rectifying a defect in the Works, the Council may recover from the Applicant in a court of competent jurisdiction its full costs, including costs determined in accordance with clause 11.2.1-11.2.3.
- 11.2 The Council's costs of carrying out, completing or rectifying the Works in accordance with this Agreement include, but are not limited to:
 - 11.2.1 The reasonable costs of the Council's servants, agents and contractors reasonably incurred for that purpose
 - 11.2 2 All fees and charges necessarily or reasonably incurred by the Council in order to have the Works carried out, completed or rectified,
 - 11.2:3 Without limiting the generality of the preceding sub-clause, all legal costs and expenses reasonably incurred by the Council, by reason of the Applicant's failure to comply with this Agreement.

12. Indemnity and Insurance

- 12.1 The Applicant indemnifies the Council, its employees, officers, agents, contractors and workmen from and against all losses, damages, costs (including legal costs on a full indemnity basis), charges, expenses, actions, claims and demands whatsoever which may be sustained, suffered, recovered or made arising in connection with the carrying out by the Applicant of the Works and any other obligation under this Agreement.
- 12.2 The Applicant is to take out and keep current to the satisfaction of the Council the following insurances in relation to the Works up until the relevant date of Hand-Over to Council:
 - 12.2.1 Contract works insurance, noting the Council as an interested party, for the full replacement value of the Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Applicant's liability in respect of damage to or destruction of the Works,
 - 12.2.2 Public liability insurance for at least \$20,000,000 for a single occurrence, which covers the Council, the Applicant and any subcontractor of the Applicant, for liability to any third party,
 - 12.2.3 Workers compensation insurance as required by law, and
 - 12.2.4 Any other insurance required by law.
- 12.3 If the Applicant fails to comply with clause 12.2, the Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Applicant to the Council and may be recovered by the Council as it deems appropriate including:
 - 12.3.1 By calling upon the Security provided by the Applicant to the Council under this Agreement, or
 - 12.3.2 Recovery as a debt due in a court of competent jurisdiction.

12.4 The Applicant is not to commence to carry out the Works unless it has first provided to the Council satisfactory written evidence of all the insurances specified in clause 12.2.

13. Provision of Security

- 13.1 Prior to the works being Handed Over to the Council and the Council giving notice under Clause 8.5 the Applicant must provide the Council with Security in the amount of 5 percent (5%) of the cost of works.
- 13.2 The Council may call upon the Security if the Council considers that the Applicant has failed to comply with a Rectification Notice issued under clause 11 or any, notice referred to in clause 13.1 in respect of a Rectification Notice.
- 13.3 If the Council calls on the Security, the Council may, by notice in writing to the Applicant require the Applicant to provide a further Security in an amount which, together with any unused portion of any existing Security does not exceed the amount specified in clause 13.1.
- 13.4 The Council may apply the Security in satisfaction of:
 - 13.4.1 The carrying out of the Works, and
 - 13.4.2 Any liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Applicant to comply with this Agreement.
- 13.5 The Council is to release and return the Security to the Applicant, less any amount of the Security called upon by the Council, in accordance with clause 13.2, on the later of:
 - 13.5.1 60 days after the expiry of the Defects Liability Period, and
 - 13.5.2 All Rectification Certificates relating to Works the subject of all Rectification Notices having been given to the Council under clause 11.

14. Failure to Carry out Works

- 14.1 Subject to clause 14, if the Council considers the Applicant is in breach of any obligation under this Agreement relating to the carrying out of the Works, the Council may but is not obliged to give the Applicant a notice requiring:
 - 14.1.1 The breach to be rectified to the Council's satisfaction, or
 - 14.1.2 The carrying out of the Works immediately cease and the breach to be rectified to the Council's satisfaction.
- 14.2 A notice given under clause 14.1 is to allow the Applicant a period of not less than 28 days to rectify the breach
- 14.3 Without limiting any other rights Council has to enforce this Agreement, the Council may, if the Applicant does not comply with a notice given under clause14.1:
 - 14.3.1 Call upon the Security in accordance with clause 14, and
 - 14.3.2 Carryout and complete the Works.

14.4 For the purposes of clause 14.3, any difference between the amount of the Security called upon by the Council and the costs incurred by the Council in completing the Works may be recovered by the Council from the Applicant as a debt due in a court of competent jurisdiction.

APPENDIX

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

EXPLANATORY NOTE

Voluntary Planning Agreement

Under Section 7.4 of the Environmental Planning and Assessment Act, 1979

Parties

Central Coast Council (ABN 73 149 644 003) of Council Chambers, Hely Street, Wyong, and 49 Mann Street Gosford, in the State of New South Wales **(Council)**

and

Proponent LGJJ Developments Pty Limited (ABN 78 637 628 525) of 1-2 GOORIWA ROAD HOLGATE NSW 2250 (PO Box 3289 Fountain Plaza Erina NSW 2250), in the State of New South Wales **(Proponent)**

Description of the Land to which the Planning Agreement Applies

Lot 27 DP 663236 also known as 137 Johns Road, Wadalba.

Description of Proposed Development

Development means the subdivision of the land to create a wildlife corridor, road and land for residential housing.

Summary of Objectives, Nature and Effect of the Planning Agreement

Objectives of the Agreement

The objective of the Agreement is to specify the funding arrangements and land transfer requirements for land to be transferred into Council ownership for embellishment of the Wadalba Wildlife Corridor, future road widening and the operation; maintenance and decommissioning of a temporary sewer pump station to service the development.

Nature of the Planning Agreement

The Agreement is a planning agreement under s7.4 of the *Environmental Planning and Assessment Act* 1979 (Act). It is an agreement between the Council and the Proponent. The Agreement is a voluntary agreement under which provisions are made by the Proponent for the provision of infrastructure and conservation or enhancement of the natural environment s7.4(2)(f).

Effect of the Agreement

The Agreement:

- · Relates to the Instrument Change,
- · Relates to the carrying out by the Proponent of the Development on the Land,
- Excludes the application of s7.12, s7.11 or s7.24 to the Development

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- Requires the Proponent to pay monetary contributions to Council for the operation, maintenance
 and decommissioning of a temporary sewer pumping station to service the future development in
 addition to funding the rehabilitation and ongoing maintenance of land adjoining the Wadalba
 Wildlife corridor. The agreement also requires the transfer of land into Council ownership for
 conservation and road widening purposes.
- Is to be registered on the title to the Land,
- Provides dispute resolution methods for a dispute under the Agreement, being mediation and arbitration, and
- Provides that the Agreement is governed by the law of New South Wales.

Assessment of the Merits of the Agreement

Planning Purposes Served by the Agreement

The Agreement provides for the provision of infrastructure to meet the demands generated by the development for new infrastructure, and provides for environmental conservation outcomes to the broader region through contribution of land to the Wadalba Wildlife Corridor.

How the Agreement Promotes the Public Interest

The Agreement promotes the public interest and objects of the Act including:

- The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
- · The promotion and co-ordination of the orderly and economic use and development of land, and
- The protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats.

For Planning Authorities:

Development Corporations - How the Agreement Promotes is Statutory Responsibilities

Not Applicable.

Other Public Authorities – How the Agreement Promotes the Objects of the Act under which it is Constituted

Not Applicable.

Councils - How the Agreement Promotes the Council's Charter

The Agreement promotes the following elements of the Council's Charter:

 To properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development

Whether the Agreement Conforms with Council's Capital Works Program

Not Applicable.

Whether the Agreement specifies that certain requirements be complied with before issuing a Construction Certificate, Subdivision Certificate or Occupation Certificate

Yes.

The Agreement specifies that the following is required:

- a. Undertaking specified land management actions prior to the transfer of the Corridor Land and Road Land to Council.
- b. Payment of any contribution for the restoration and maintenance of the Transfer Land Corridor Land (excluding that portion of the Transfer Land proposed for a future road splay) prior to the transfer of the Corridor Land to Council or a Subdivision Certification for the residential subdivision.
- c. Proponent must submit Draft Pump Station Works Drawings, along with any necessary studies and reports, to Council as part of a future development application for the subdivision of the land.
- d. Payment of the pump station contribution prior to a subdivision certificate for the residential subdivision
- e. Construct the pumps station within 24 months of the development consent for the residential subdivision
- f. Transfer title for the Corridor Land and Road Land prior to a subdivision certificate for the residential subdivision
- g. Construct a fire trial (if required as a condition of development consent for subdivision) and pay a fire trail contribution (if required) prior to the subdivision certificate for the residential subdivision.



Voluntary Planning Agreement
Under Section 7.4 of the Environmental Planning and Assessment Act, 1979
Central Coast Council & Zaychan Pty Ltd

Central Coast Council of 2 Hely Street, Wyong in the State of New South Wales and

Zaychan Pty Ltd of Unit 401, 710 Military Road, Mosman in the State of New South Wales

BACKGROUND

- A. The Proponent owns the Land.
- B. The Proponent wishes to undertake the Development on the Land.
- C. The Proponent intends to:
 - i lodge a Subdivision Certificate application to widen a public road (being the Road Land) and to create a public reserve (being the Corridor Land), it being noted such subdivision may proceed as exempt development pursuant to clause 2.75 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 - ii lodge a Development Application for consent to subdivide the Residential Land.
- D. The Proponent has sought the Instrument Change so that the Development is permissible on the Land.
- E. The Proponent agrees, on the terms set out in this Agreement, to:
 - Undertake works on the Corridor Land and the Road Land prior to transfer of that land to Council;
 - ii Transfer of the Corridor Land and the Road Land to Council, at no cost to Council;
 - iii Pay the Corridor Contribution to Council, as a contribution for the rehabilitation and maintenance of the Corridor Land;
 - iv Pay the Indexed Contribution Amount to Council;
 - Design and construct the Pump Station Works, at no cost to Council that meets the Council's specifications;
 - Pay the Pump Station Contribution to Council, for the operation, maintenance and decommissioning of the Pump Station; and
 - vii Undertake any necessary Fire Trail Works, at no cost to Council, and pay any relevant Fire Trail Maintenance Contribution.



OPERATIVE PROVISIONS

PLANNING AGREEMENT UNDER THE ACT

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

2 APPLICATION OF THIS AGREEMENT

2.1 This Agreement applies to the Development of the Land and the Instrument Change

3 OPERATION OF THIS AGREEMENT

- 3.1 This Agreement takes effect once executed by all parties.
- 3.2 For the purposes of s. 7.4(3)(d) of the Act, this Agreement does exclude the operation of s. 7.11, 7.12 of the Act.
- 3.3 Having regard to clause 3.2 above, s. 7.4(3)(e) of the Act does not apply.
- 3.4 For the avoidance of doubt, nothing in this Agreement affects or influences the imposition of contributions under the Water Management Act 2000 in respect to any development of the Land

4 DEFINITIONS AND INTERPRETATION

4.1 In this Agreement the following definitions apply:

Act means the Environmental Planning and Assessment Act 1979.

Approved Pump Station Works Drawings means the detailed design and construction drawings for the Pump Station Works that are approved in accordance with cl. 6.2(a) or 6.4(a) of this Agreement.

Consent means the consent granted to the development application for Residential Subdivision.

CPI means the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician.

Corridor Land means the part of the Land that is identified in Schedule 2 as "lot 3 - proposed Wadalba Wildlife Corridor".

Corridor Contribution means the contribution to be paid pursuant to cl. 5.1 of this Agreement, as calculated in accordance with cl. 5.3 of this Agreement.

Council means Central Coast Council and its successors.

Development means the Preliminary Subdivision and the Residential Subdivision.

Development Application means any development application under Part 4 of the Act seeking consent for the Residential Subdivision.

Draft Pump Station Works Drawings means detailed design and construction drawings, in accordance with the specifications set out in Schedule 3 to this Agreement, for the Pump Station Works.

Fire Trail Works means any works required for the bushfire protection of any residential development within the Residential Land by the Consent



Fire Trail Maintenance Contribution means the contribution required by clause 9.2 of this Agreement.

Instrument Change means the amendment of the Wyong LEP 2013 so as to render the Development of the Land permissible, and includes:

- a. Amendment of the Zone Map in the Wyong LEP 2013 to rezone the Corridor Land, Residential Land and Road Land from the "RU6 – Transition" zone to the "E2 Environmental Conservation", "R2 Low Density Residential" and "SP2 Infrastructure" zones respectively; and
- Amendment of the Minimum Lot Size Map in the Wyong LEP 2013 so that the minimum lot size for the Corridor Land and the Residential Land will be 400,000m² and 450m² respectively; and
- c. Amendment of the Urban Release Area Map in the Wyong LEP 2013 to include the Road Land as being land to be acquired for road widening purposes.

Land means the land identified as Lot 27 DP 663622, having a street address of 137 Johns Road, Wadalba, NSW and identified on Schedule 1 to this Agreement.

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

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

Preliminary Subdivision means the subdivision of the Land to:

- a. widen Johns Road by creating the Road Land;
- b. create a public reserve being the Corridor Land; and
- c. establish the remaining land, being the Residential Land, on one allotment.

Proponent means Zaychan Pty Ltd (ABN 67080485338), a company having its registered principal place of business at Unit 401, 710 Military Road, Mosman NSW along with any successor(s) in title to the Land.

Pump Station Works means the construction of a sewage pump station on the Corridor Land, and the construction of associated infrastructure on or in any land necessary to connect the sewage pump station to necessary utilities and to Council's existing sewer system.

Pump Station Contribution means the contribution to be paid pursuant to cl. 5.2 of this Agreement, and calculated in accordance with cl. 5.4 of this Agreement.

Regulation means the Environmental Planning and Assessment Regulation 2000.

Residential Land means all of the Land except for the Corridor Land and the Road Land.

Residential Subdivision means the subdivision of the Residential Land to create allotments suitable for the later erection of housing, with or without associated earthworks and infrastructure works within the Residential Land.

Road Land means the part of the Land that is identified in Schedule 2 as lot 2- proposed road.

Wyong LEP 2013 means the Wyong Local Environmental Plan 2013.



PAYMENT OF MONETARY CONTRIBUTIONS

- 5.1 The Proponent must pay the Corridor Contribution to the Council on or before the earliest of the following events:
 - (a) The transfer of the Corridor Land to Council by the Proponent; or
 - (b) The issue of a subdivision certificate for the Residential Subdivision.
- 5.2 The Proponent must pay the Pump Station Contribution to the Council on or before the earliest of the following events:
 - (a) The commencement of construction of the Pump Station on the Corridor Land; or
 - (b) The issue of any subdivision certificate for the Residential Subdivision.
- 5.3 For the purposes of this Agreement, the Corridor Contribution is the amount calculated in accordance with the following formula:

Corridor Contribution = \$175,400 x CPI-B/CPI-A

where **CPI-A** is the CPI at the date of commencement of this Agreement and **CPI-B** is the CPI at the date of payment.

5.4 For the purposes of this Agreement, the Pump Station Contribution is the amount calculated in accordance with the following formula:

Pump Station Contribution = \$41,063 x CPI-C/CPI-A

where **CPI-A** is the CPI at the date of commencement of this Agreement and **CPI-C** is the CPI at the date of payment.

- 5.5 The Parties acknowledge that the Corridor Contribution is to be paid to Council to assist with the rehabilitation and maintenance of the Corridor Land.
- 5.6 The Proponent must pay the Indexed Contribution Amount for each residential lot in the Residential Subdivision on or before the issue of a subdivision certificate for the Residential Subdivision, in accordance with the following formula:

Indexed Contribution Amount = \$29,660 x CPI-C/CPI-A

where **CPI-A** is the CPI at the date of commencement of this Agreement and **CPI-C** is the CPI at the date of payment.

5.7 The payment required by Clause 5.6 of this Agreement may be offset by a credit to be given to the Proponent by Council for the transfer of that part of the "Road Land" which is shown by hatching on the map in Schedule 2. The quantum of that credit is to be calculated according to its area (100.12m²) multiplied by greater of \$45 per square metre or a rate per square metre introduced by a Contributions Plan that applies to that land at the date of payment.



6 DESIGN AND CONSTRUCTION OF PUMP STATION AND RELATED INFRASTRUCTURE

- 6.1 The Proponent must submit Draft Pump Station Works Drawings, along with any necessary studies and reports, to Council as part of the Development Application.
- 6.2 Within 45 days of receipt of Draft Pump Station Works Drawings from the Proponent the Council must notify the Proponent, in writing, whether it:
 - (a) Approves the Draft Pump Station Works Drawings; or
 - (b) Requires identified modifications to the Draft Pump Station Works Drawings.
- 6.3 If the Council gives notice to the Proponent pursuant to cl. 6.2(b) that it requires identified modifications to be made to the Draft Pump Station Works Drawings, the Proponent must do one of the following within 21 days of receipt of that notice:
 - (a) Submit amended Draft Pump Station Works Drawings to Council that incorporate all of the modifications requested in Council's notice under cl. 6.2(b); or
 - (b) Inform the Council, in writing, that it will not submit amended Draft Pump Station Drawings to Council that incorporate all the modifications requested in Council's notice under cl. 6.2(b).
- 6.4 If the Proponent submits amended Draft Pump Station Works Drawings to Council pursuant to cl.6.3(a), the Council must do one of the following within 21 days of the date of receipt of those amended Draft Pump Station Works Drawings from the Proponent:
 - (a) Advise the Proponent in writing that it approves the amended Draft Pump Station Works Drawings; or
 - (b) Advise the Proponent in writing that it does not approve the amended Draft Pump Station Works Drawings.
- 6.5 The Parties acknowledge that if cl. 6.4(b) applies then there is a dispute concerning the Draft Pump Station Drawings which either Party may seek to resolve pursuant to the dispute resolution procedures set out in clause 13;
- 6.6 Within 24 months of the date of the commencement of the Consent, the Proponent must construct, in a proper and workmanlike manner, the Pump Station Works in accordance with the Approved Pump Station Works Drawings.
- 6.7 The Proponent must secure each of the following in respect to the Pump Station Works it is to undertake pursuant to cl. 6.6:
 - (a) all statutory consents, approvals, permits and certificates for the Pump Station Works; and
 - (b) all necessary approvals or permissions from the owner of any land on which any part of the Pump Station Works are to be constructed. For land owned by the Council, the Council shall not withhold its consent and shall apply its best endeavors to provide its approval / permission in a prompt and timely fashion;
 - (c) easements to drain sewage, in accordance with Part 4 of Schedule 4A of the Conveyancing Act 1919.
- The Proponent must transfer all of its right, title and interest in the constructed Pump Station Works to Council on the practical completion of those works. For the purposes of this cl. 6.8, "practical completion" means the stage when all of the Pump Station Works are complete except for minor defects that do not affect the capability to use the Pump Station Works for their intended purpose and can be rectified without prejudicing the convenient use of those constructed Pump Station Works.
- 6.9 Where there are "minor defects" of the kind set out in cl. 6.8, the Proponent must rectify those minor



defects within 30 days of the date of transfer of the constructed Pump Station Works to Council.

- 6.10 In the event the Proponent fails to comply with its obligations under cl. 6.9 Council may rectify any unresolved defects and recover the cost of such rectification from the Proponent.
- 6.11 The Proponent is to meet its obligations under cl. 6.1, 6.2, 6.3, 6.4, 6.6, 6.7, 6.8 and 6.9 at no cost to Council.
- 6.12 The Council acknowledges that related infrastructure includes basins for the detention and / or treatment of stormwater and that such basin/s may be located on the Corridor Land provided that the environmental impact and performance of the basin/s is assessed by the Council to be satisfactory. For the avoidance of doubt, the Council's decision on related infrastructure and its location is in no way fettered. The Council must be satisfied that any development application for such works warrants approval.

7 LAND MANAGEMENT COMMITMENTS

- 7.1 Prior to the transfer of the Corridor Land and Road Land and at no cost to Council, the Proponent must undertake the following:
 - (a) Remove all waste materials and sheds from the Road Land and the Corridor Land.
 - (b) Provide copies of all information and reports held by the Proponent relating to the analysis of soil (including but not limited to nutrients such as phosphates and nitrates) on the Corridor Land and the Road, to assist Council in species selection for replanting areas in the Corridor Land.
 - (c) Recovery and placement of hollow trees from the Residential Land in an appropriate location and in a manner to be agreed with Council for future rehabilitation purposes.
- 7.2 Prior to the issue by Council of a subdivision certificate for the Preliminary Subdivision, the Proponent and one or more officers of the Council must inspect, for the purposes of this agreement, the Land to verify satisfaction of clauses 7.1(a) and 7.1(c).
- 7.3 Within three working days of the inspection carried out pursuant to clause 7.2, the Council must give written notice to the Proponent which either:
 - (a) confirms satisfaction of clauses 7.1(a) and 7.1(c); or
 - (b) lists works the Proponent is required to undertake to comply with clauses 7.1(a) and 7.1(c).
- 7.4 If the Council issues a notice pursuant to clause 7.3(b), the Proponent shall undertake the required work and then arrange a further inspection in accordance with clause 7.2.
- 7.5 The Council will not release a subdivision certificate for the Preliminary Subdivision until such time as a notice has been issued under clause 7.3(a).

8 TRANSFER OF THE CORRIDOR LAND AND THE ROAD LAND TO COUNCIL

- 8.1 The Proponent must transfer all of its right, title and interest in the Corridor Land and the Road Land to the Council on or before the issuing of a subdivision certificate for the Residential Subdivision
- 8.2 The Proponent is to meet its obligations under cl. 8.1 at no cost to Council.
- 8.3 In the event that any works required within the Road Land require any offset, contribution, purchase of credit/s or any transaction that has a monetary value under any Commonwealth or State legislation, the Council as the owner or future owner of the Road Land shall be responsible for satisfying the cost of that offset, contribution, purchase of credit/s or other transaction with a monetary value.



9. Fire Trail Works and Fire Trail Maintenance Contribution

- 9.1 If the Consent imposes an obligation for the construction of any fire trail on any part of the Residential Land, the construction of any such fire trail is to be carried out by the Proponent at no cost to Council prior to the issue of a subdivision certificate for the Residential Subdivision.
- 9.2 If the Consent imposes an obligation for the construction of any fire trail on any part of the Residential Land, the Proponent must pay the following Fire Trail Maintenance Contribution to the Council prior to the issue of any subdivision certificate in respect to the Residential Subdivision:

Fire Trail Maintenance Contribution = \$180 x LM x CPI-D/CPI-A

where:

- CPI-A is the CPI at the date of commencement of this Agreement;
- · CPI-D is the CPI at the date of payment; and
- LM is the linear length, in metres, of any such fire trail.

10 WARRANTIES

- 10.1 The Proponent warrants to Council that:
 - (a) It is the registered owner of the Land;
 - (b) It is able to fully comply with its obligations under this Agreement;
 - (c) It has full capacity to enter into this Agreement; and
 - (d) There is no legal impediment to it entering into this Agreement, or performing its obligations under this Agreement.

11 REVIEW OF THIS AGREEMENT

11.1 Any amendments, variation or modification to or of, or consent to any departure by any Party from the terms of this Agreement shall have no force or effect unless effected by a document executed by the parties following the requirements of Section 7.5 of the Act having been observed.

12 FURTHER AGREEMENT RELATING TO THIS AGREEMENT

12.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject matter of this Agreement for the purpose of implementing this Agreement that are not inconsistent with this agreement.



13 DISPUTE RESOLUTION

- 13.1 If a dispute arises out of or relates to this Agreement (including any dispute as to the meaning, performance, validity, subject matter, breach or termination of this Agreement or as to any claim in tort, in equity or pursuant to any statute) (**Dispute**), any court or arbitration proceedings shall not be commenced by or against Council, the Proponent or their successors or assigns, relating to the Dispute unless the parties to the Dispute have complied with this clause, except where a Party seeks urgent interlocutory relief.
- 13.2 A Party claiming that a Dispute has arisen under or in relation to this Agreement is to give written notice to the other Party to the Dispute, specifying the nature of the Dispute.
 - (a) The Parties agree to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales and to take action to have the Dispute mediated within 7 working days of the receipt of written notice of the Dispute.
 - (b) The Parties agree that the President of the Law Society of New South Wales or the President's nominee will select the mediator and determine the mediator's remuneration.
 - (c) The Parties to the mediation will be jointly responsible for the fees of the mediation and each Party shall bear its own costs.
 - (d) The Parties may, but are not required, to enter into a written agreement before mediating a Dispute.
 - (e) If any procedural aspects are not specified sufficiently in the rules under this clause 13, the Parties agree to conduct the mediation regarding those aspects in accordance with the determination of the mediator whose decision regarding those aspects is final and binding on the Parties.
 - (f) A legal representative acting for either of the Parties may participate in the mediation.
- 13.3 From the time when a notice of Dispute is served, neither Party shall take action to terminate this Agreement, until after the conclusion of the mediation.
- 13.4 Should mediation fail to resolve any dispute then the dispute shall be determined by arbitration pursuant to the *Commercial Arbitration Act 2010* and the General Manager of the Council shall request the President for the time being of the Law Society of New South Wales to appoint an arbitrator to carry out such arbitration in accordance with the provisions of such Act.
- 13.5 Despite clause 13.1, either Council or the Proponent may institute court proceedings to seek urgent equitable relief in relation to a dispute or difference arising out of or in connection with this Agreement.

14 COSTS

- 14.1 The Proponent agrees to pay or reimburse the costs of Council in connection with the:
 - (a) Negotiation, preparation and execution of this planning agreement, to a maximum of \$2,500.00.
 - (b) Advertising and exhibiting this planning agreement in accordance with the Act, to a maximum of \$350.00, and
 - (c) All costs related to registration of this planning agreement where required, within 7 working days after receipt of a tax invoice from Council.



15 REGISTRATION OF THIS AGREEMENT

- 15.1 The parties agree to register this Agreement for the purposes of s. 7.6(1) of the Act.
- 15.2 On execution, the Proponent is to provide Council with each of the following, at no cost to Council:
 - (a) An instrument in registrable form requesting registration of this Agreement on the title to the Land duly executed by the Proponent, and
 - (b) The written and irrevocable consent of each person to referred in s. 7.6H(1) of the Act to that registration; and
 - (c) Production of the certificate of title for the Land, for the purpose of procuring the registration of this Agreement.
- 15.3 The Proponent is to do such other things as are reasonably necessary to remove any notation relating to this Agreement from the title to the Land once the Proponent has completed its obligations under this Agreement or this Agreement is terminated or otherwise comes to an end for any other reason. To the extent that the Council's co-operation is required to enable the Proponent to comply with this clause, such co-operation shall be promptly provided.

16 NOTICES

- 16.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
 - (a) Delivered or posted to that Party at its address set out in (b) below.
 - (b) Faxed or emailed to that Party at the relevant details set out below.

(i) Council: Central Coast Council

Attention: Chief Executive Officer Address:

PO Box 20, WYONG NSW 2259

Fax No: (02) 4350 2098

Email: <u>ask@centralcoast.nsw.gov.au</u>

(ii) Proponent: Zaychan Pty Ltd

C/- Swaab Attorneys

Attention: Colin McFadzean

Address: Level 1, 20 Hunter Street,

SYDNEY NSW 2000

Email: csm@swaab.com.au

16.2 If a Party gives the other Party 3 working days' notice of a change of its address, fax number or email address, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address, fax number or email address.



- 16.3 Any notice, consent, information, application or request is to be treated or given or made at the following time:
 - (a) If it is delivered, when it is left at the relevant address.
 - (b) If it is sent by post, 2 working days after it is posted.
 - (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
 - (d) If it is sent by email, as soon as the email was issued, unless the sender receives notice of the email not having been delivered.
- 16.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if it is on a business day, after 5.00pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

17 ENTIRE AGREEMENT

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

18 FURTHER ACTS

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

19 GOVERNING LAW AND JURISDICTION

19.1 This Agreement is governed by the law of New South Wales, Australia. The parties submit to the nonexclusive jurisdiction of its Courts and Courts of appeal from them. The parties will not object to the exercise of jurisdiction by those Courts on any basis provided that the dispute resolution provisions in clause 13 of this Agreement have first been satisfied.

20 NO FETTER

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

21 SEVERABILITY

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



22 WAIVER

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

23 EXPLANATORY NOTE

- 23.1 The Appendix contains the Explanatory Note relating to this Agreement required by Clause 25E of the Regulation.
- 23.2 Pursuant to Clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note in the Appendix is not to be used to assist in construing this Agreement.

EXECUTION PANEL

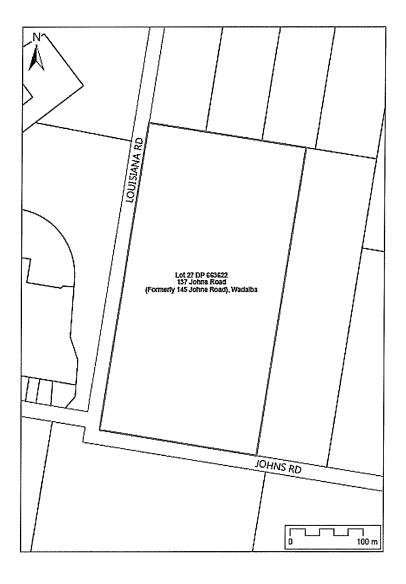
EXECUTED as a Voluntary Planning Agreement

Date:

Pursuant to a resolution of the former Wyong Shire Council made on the 10th day of December 2014, which has effect by the operation of Clause 17 of the Local Government (Council Amalgamations) Proclamation 2016.

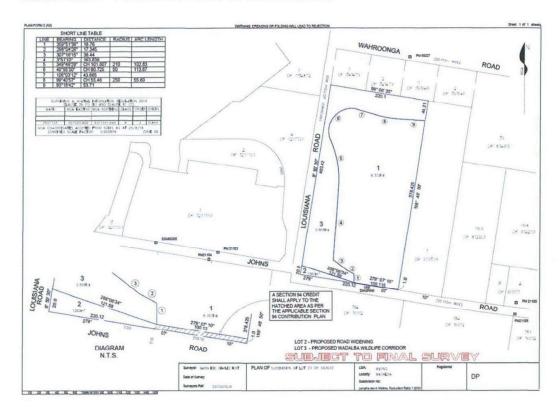
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SCHEDULE 1 – THE LAND





SCHEDULE 2 - PROPOSED PLAN OF SUBDIVISION





SCHEDULE 3 - PUMP STATION SPECIFICATION

Appropriate Standard(s)

- Design to generally follow the WSAA Sewerage Pumping Station Code of Australia (SWC Edition).
- Four hour hold time required between Top Water Level and Overflow Level. Otherwise provision of permanent standby diesel pump is required.
- · Council's existing functional description for operational setpoints/alarms
- "Temporary" stations cannot be guaranteed to be temporary and are to be designed as per a permanent station. Future refurbishment of temporary stations should not become a burden on the rest of the community.
- Septicity control required where detention time exceeds four hours. Average dry weather flow used in calculation to be 240L/EP/day @ 2.4EP/ET.
- Pump arrangement and rising main selection to be duty/standby, Xylem N series pumps with regard given to septicity, slime control and water hammer considerations when designing the rising main.
- Valves (Stop valves and Reflux Valves, Bypass Tee, Scour Valve) to be located in external valve pit.
- Council to provide existing specifications for use by the designer.
- The access road and site general arrangement must allow council's design vehicle (fitter's crane truck) to legally enter the site and access the pumps/valves using the truck mounted crane. Turning templates and crane details will be provided by Council.

Electrical Design

- Design in accordance with Council's Standard Specifications for New Electrical Assets (ES-01)
- Council has a standard switchboard design for all sites up to 45kW. Small sites (<5kW) to utilise DOL starters rather than soft starters.
- Instrumentation required as described in SPS functional description and ES-01.

Access Covers

 WSC Standard aluminium lid design and locking arrangement to be modified to suit proposed opening size.

Internal Ladders/Platforms

 Generally single stainless steel vertical ladder to be provided with no internal platforms or ladder cages.



APPENDIX

(Clause 20)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

EXPLANATORY NOTE Voluntary Planning Agreement

Under s7.4 of the Environmental Planning and Assessment Act, 1979

Parties

Central Coast Council (ABN73 149 644 003) of Council Chambers, 2 Hely Street, WYONG 2259, in the State of New South Wales **(Council)**

and

Zaychan Pty Ltd (ABN 67080485338; ACN 080485338) (Mr Bruce Robert Grant - Director) of Unit 401, 710 Military Road, MOSMAN 2088 (PO Box 137, SYLVANNIA SOUTHGATE), in the State of New South Wales (*Proponent*)

Description of the Land to which the Planning Agreement Applies

Lot 27 DP 663236 also known as 137 Johns Road, Wadalba.

Description of Proposed Development

Development means the subdivision of the land to create a wildlife corridor, road and land for residential housing.

Summary of Objectives, Nature and Effect of the Planning Agreement

Objectives of the Agreement

The objective of the Agreement is to specify the funding arrangements and land transfer requirements for land to be transferred into Council ownership for embellishment of the Wadalba Wildlife Corridor, future road widening and the operation; maintenance and decommissioning of a temporary sewer pump station to service the development.

Nature of the Planning Agreement

The Agreement is a planning agreement under s7.4 of the *Environmental Planning and Assessment Act* 1979 (Act). It is an agreement between the Council and the Proponent. The Agreement is a voluntary agreement under which provisions are made by the Proponent for the provision of infrastructure and conservation or enhancement of the natural environment s7.4(2)(f).



Effect of the Agreement

The Agreement:

- relates to the Instrument Change,
- relates to the carrying out by the Proponent of the Development on the Land,
- Excludes the application of s7.12, s7.11 to the Development
- requires the Proponent to pay monetary contributions to Council for the operation, maintenance and decommissioning of a temporary sewer pumping station to service the future development in addition to funding the rehabilitation and ongoing maintenance of land adjoining the Wadalba Wildlife corridor. The agreement also requires the transfer of land into Council ownership for conservation and road widening purposes.
- is to be registered on the title to the Land,
- provides dispute resolution methods for a dispute under the Agreement, being mediation and arbitration, and
- provides that the Agreement is governed by the law of New South Wales.

Assessment of the Merits of the Agreement

Planning Purposes Served by the Agreement

The Agreement provides for the provision of infrastructure to meet the demands generated by the development for new infrastructure, and provides for environmental conservation outcomes to the broader region through contribution of land to the Wadalba Wildlife Corridor.

How the Agreement Promotes the Public Interest

The Agreement promotes the public interest and objects of the Act including:

- the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
- the promotion and co-ordination of the orderly and economic use and development of land, and
- the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats.

For Planning Authorities:

Development Corporations - How the Agreement Promotes is Statutory Responsibilities

Not Applicable.

Other Public Authorities - How the Agreement Promotes the Objects of the Act under which it is Constituted

Not Applicable.

Voluntary Planning Agreement Central Coast Council & Zaychan Pty Ltd

Councils - How the Agreement Promotes the Council's Charter

The Agreement promotes the following elements of the Council's Charter:

 to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development

Whether the Agreement Conforms with Council's Capital Works Program

Not Applicable

Whether the Agreement specifies that certain requirements be complied with before issuing a Development Approval, Construction Certificate, Subdivision Certificate or Occupation Certificate

Yes.

The Agreement specifies that the following is required:

- (a) Undertaking specified land management actions prior to the transfer of the Corridor Land and Road Land to Council.
- (b) Payment of any contribution for the restoration and maintenance of the Transfer Land Corridor Land (excluding that portion of the Transfer Land proposed for a future road splay) prior to the transfer of the Corridor Land to Council or a Subdivision Certification for the residential subdivision.
- (c) Proponent must submit Draft Pump Station Works Drawings, along with any necessary studies and reports, to Council as part of a future development application for the subdivision of the land.
- (d) Payment of the pump station contribution prior to a subdivision certificate for the residential subdivision
- (e) Construct the pumps station within 24 months of the development consent for the residential subdivision
- (f) Transfer title for the Corridor Land and Road Land prior to a subdivision certificate for the residential subdivision
- (g) Construct a fire trial (if required as a condition of development consent for subdivision) and pay a fire trail contribution (if required) prior to the subdivision certificate for the residential subdivision.



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Item No: 2.12

Title: Planning Proposal RZ/113/2020 for 39 Dell Road,

West Gosford

Department: Environment and Planning

26 April 2022 Ordinary Council Meeting

Reference: F2020/00039 - D15078064

Author: Dean Fisher, Senior Strategic Planner

Scott Duncan, Section Manager Land Use and Policy

Manager: David Milliken, Unit Manager Strategic Planning
Executive: Alice Howe, Director Environment and Planning

Recommendation

- 1 That Council endorse the Planning Proposal for Lot 6 DP 3944, Dell Road, West Gosford, as exhibited.
- 2 That Council request the Chief Executive Officer to exercise delegation issued by the Department of Planning and Environment for RZ/113/2020 and proceed with the steps for drafting and making of the amendment to Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan 2022, whichever is in effect at the time.
- 3 That all those who made submissions during public exhibition be notified of Council's decision.

Report purpose

To consider the Planning Proposal on land at 39 Dell Road, West Gosford (Lot 6 DP 3944) following public exhibition and seek endorsement for the Planning Proposal through an amendment to the *Gosford Local Environmental Plan 2014* (GLEP 2014) or *Central Coast Local Environmental Plan 2022* (CCLEP 2022), whichever is in effect at the time.

Executive Summary

The Planning Proposal seeks to enable additional opportunities for industrial development of the land, and the dedication of C2 Environmental Conservation zoned land to Council for inclusion in the Coastal Open Space System (COSS), at 39 Dell Road, West Gosford (Lot 6 DP 3944), via amendments to the following controls:

- Expand the existing IN1 General Industrial zoned portion of the land, as currently zoned under GLEP 2014; and
- Zone the remainder of the land from 7(a) Conservation and Scenic Protection zone under Gosford Interim Development Order 122 (IDO 122) to C2



Environmental Conservation, under either GLEP 2014 or CCLEP 2022, whichever is in effect at the time.

The site was subject to a previous Planning Proposal for the same purpose (lodged in 2015). This Planning Proposal was withdrawn by the applicant in 2020, based on advice from the [then] Department of Planning, Industry and Environment (now Department of Planning & Environment (DPE)) that all Planning Proposals unresolved after four years would be discontinued if not finalised before 31 December 2020.

This report provides an overview of the outcome of NSW government agency and community feedback received during the public exhibition period.

Based on the community and agency consultation and Council staff review it is recommended that Council endorse the Planning Proposal through an amendment to the GLEP 2014 or the CCLEP 2022, whichever is in effect at the time.

Background

The Planning Proposal seeks to rezone 39 Dell Road, West Gosford (Lot 6 DP 3944) to enable additional opportunities for industrial development, and the dedication of C2 Environmental Conservation zoned land to Council for inclusion in the COSS. The request seeks to:

- Expand the existing IN1 General Industrial zoned portion of the land, as currently zoned under GLEP 2014; and
- Zone the remainder of the land from 7(a) Conservation and Scenic Protection zone under IDO 122 to C2 Environmental Conservation, under either GLEP 2014 or CCLEP 2022, whichever is in effect at the time.

On 11 May 2021 Council considered the Planning Proposal and resolved the following:

151/21 Resolved

- 1 That Council prepare a Planning Proposal to amend the Gosford Local Environmental Plan 2014 (GLEP 2014), or the Central Coast Council Local Environmental Plan (CCLEP) (if in effect), to rezone Lot 6 DP 3944, 39 Dell Road to IN1 General Industrial and E2 Environmental Conservation.
- 2 That Council forward the Planning Proposal to the Minister requesting a Gateway Determination.
- 3 That Council request delegation from the Minister to finalise and make the draft Local Environmental Plan.

- 4 That Council authorise the Chief Executive Officer (or delegate) to enter into a Planning Agreement (PA), and to negotiate and execute all documentation in relation to the finalisation of the PA (if required).
- 5 That Council prepare and exhibit a site-specific Development Control Plan Chapter (if required) to support the development of the land subject to this planning proposal.
- 6 That Council undertake public authority and community consultation in accordance with the Gateway Determination requirements, including the concurrent exhibition of the draft Planning Agreement and draft site-specific Development Control Plan Chapter (if required).

The site was subject to a previous Planning Proposal for the same purpose (lodged in 2015). This Planning Proposal was withdrawn by the applicant in 2020. A new Planning Proposal was lodged with Council on 6 December 2020. With respect to resolution 151/21(2), a Gateway Determination Alteration was issued by DPE on 20 October 2021.

This report responds to the above resolutions and provides details of the outcome of the Planning Proposal following public exhibition. The Planning Proposal is currently at the stage in the Local Environmental Plan Amendment Process shown in Figure 1.

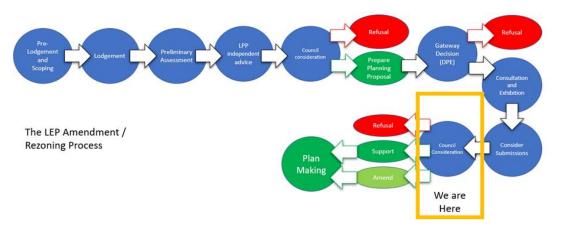


Figure 1: Local Environmental Plan Amendment/Rezoning Process

Report

The Site

The subject site (Figure 2) is located to the west of Nells Road, West Gosford. It is generally of a regular shape with an area of 9.7ha. The site comprises a single parcel (Lot 6 DP 3944) and is currently vacant. The site is located at the western extremity of the West Gosford Industrial Area.

The developable portion of the site is located close to the eastern boundary of the parcel, which is gently sloping and has street frontage to Nells Road. The most western portion of the land is part of the north- south escarpment, located to the west of Gosford City Centre. The escarpment is visually and environmentally significant, with large tracts of the area incorporated into the COSS.

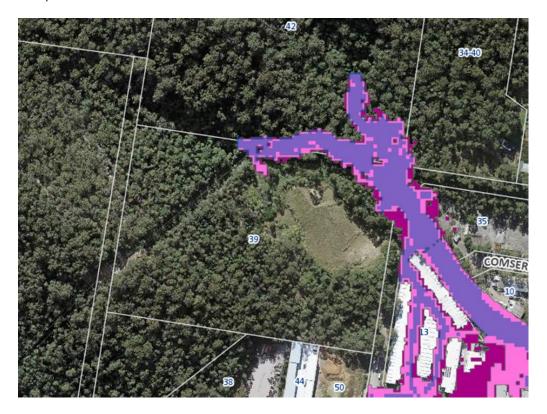


Figure 2: Aerial Photograph of site with flood extent

The site comprises a split zoning of IN1 General Industrial, under the GLEP 2014, and 7(a) Conservation and Scenic Protection zone, under Gosford IDO 122. The north-eastern portion of the site is identified as flood affected. However, the area is small and outside of any developable area (Figure 2).

2.12 Planning Proposal RZ/113/2020 for 39 Dell Road, West Gosford (contd)

Figure 3: Existing zoning of site under GLEP 2014

The Proposal

The Planning Proposal seeks to rezone 39 Dell Road, West Gosford (Lot 6 DP 3944) to enable additional opportunities for industrial development, and the dedication of C2 Environmental Conservation zoned land to Council for inclusion in the COSS, the request seeks to:

- Expand the existing IN1 General Industrial zoned portion of the land, as currently zoned under GLEP 2014; and
- Zone the remainder of the land from 7(a) Conservation and Scenic Protection zone under Gosford IDO 122 to C2 Environmental Conservation, under either GLEP 2014 or draft Central Coast Local Environmental Plan 2022 (CCLEP 2022) whichever is in effect at the time.

The proposed zoning plan is provided as Figure 4 and a summary of proposed amendments to planning controls for the site is provided in Table 1.

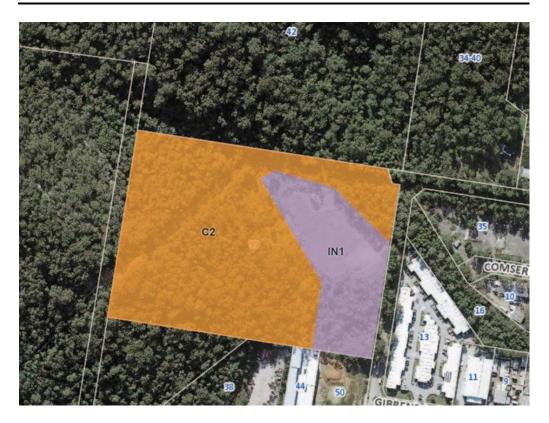


Figure 4: Proposed zoning for the site – C2 Environmental Conservation & IN1 General Industrial.

Regarding Resolution 151/21(5), referring to the development and exhibition of a site-specific Development Control Plan (DCP) for the site, it is determined that an amendment to the DCP is not required. This is a result of the relatively small area to be rezoned to IN1 General Industrial (1.4ha), directly adjacent to the existing industrial area of West Gosford. Additionally, the majority of the site is to be dedicated to Council for inclusion into the C2 Environmental Conservation zone. Consequently, existing Gosford DCP 2014 and GLEP 2014 provisions (or CCDCP and CCLEP 2022 if in force at the time of gazettal) will be sufficient.

Proposed Amendments – Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan				
Provisions	Existing Provision	Proposed Amendment	Outcome (Supported/Not Supported)	
Zoning	Lot 6 DP 3944 - Part Lot 7(a) Conservation under IDO 122 Part Lot IN1 - General Industrial	Split zoned part - Lot 6 DP 3944 - E2 & IN1	Supported	
Minimum Lot Size	7(a) - 40Ha IN1 – No Minimum.	E2 - 40Ha IN1 - N/A	Supported	
Height of Building	7(a) - 8m IN1 – No Minimum.	E2 - 8.5m IN1 – N/A	Supported	
Floor Space Ratio	NA	IN1 – N/A E2 – N/A	Supported	

Table 1: Summary of proposed planning control amendments

Naming change to Environmental Zones (current)

As of 1 December 2021, DPE announced changes to the Standard Instrument – Principal Local Environmental Plan (2006) to rename all "E" Environmental zones to "C" Conservation zones. A summary of the changes is provided in Table 2. The new naming variation does not affect the purpose or the controls within the zone other than the new 'C' classification. Therefore, the proposed E2 Environmental Conservation portion of the site is now referred to as C2 Environmental Conservation. To reiterate, the 'C' naming modification will not affect the existing controls of the conservation zones.

Current name	New name
Zone E1 – National Parks and Nature Reserves	Zone C1 – National Parks and Nature Reserves
Zone E2 – Environmental Conservation	Zone C2 – Environmental Conservation
Zone E3 – Environmental Management	Zone C3 – Environmental Management
Zone E4 – Environmental Living	Zone C4 – Environmental Living

Table 2: Summary of name changes for environmental zones

Naming change to Industrial Zones (Proposed)

DPE is also planning to implement name changes for Industrial zones, renaming "IN" Industrial and "B" Business zones to a new "E" Employment zones. However, this is to occur in the second half of 2022 and will not affect the current proposal. Figure 5 demonstrates how the zones will be presented when the new zone titles are introduced.



Figure 5: Proposed revised titles for 'C' Environmental and 'E' Industrial zones.

Planning Agreement

Resolution 151/21(4) required a Planning Agreement to be negotiated between Council and the applicant, which will facilitate the dedication of approximately 7.3ha of environmental lands to Council for inclusion into the COSS. The agreement reduces financial burden to Council by the inclusion of initial funds for the bush regeneration of the site and the construction of an access track for the Rural Fire Service (RFS) and Council if required for the purpose of maintenance.

The agreement was placed on exhibition at the same time as the Planning Proposal, with no objections received.

Consultation

Internal Consultation

Internal consultation has been undertaken as summarised below:

- **Environmental Planning** the portion of the site proposed for industrial is heavily disturbed, with no ecological constraints that need to be addressed by the Planning Proposal. The lands proposed for dedication to Council have been assessed as worthy of inclusion into the COSS, subject to a Planning Agreement between Council and the applicant.
- Environment and Health a Stage 2 Detailed Site Contamination Assessment was prepared generally in accordance with the NSW EPA's Contaminated Site Guidelines. Samples were analysed for all potential contaminants of concern and appropriate National Environment Protection (Assessment of Site Contamination) Measure (NEPM) health and ecological investigation levels in soils were selected (Residential A). All samples were below the adopted criteria, therefore, the site is considered suitable for the proposed industrial land use.
- **Floodplain Management** a very small portion of the north western corner of the site is impacted by flooding. However, the affected portion sits outside of the developable area of the site and therefore poses no material constraint to the proposed IN1 zoning.
- **Transport Planning** the site will integrate well with the existing industrial precinct of West Gosford and the established road network, with direct access to Manns Road and the Central Coast Highway. As such there are no material transport concerns with the proposed rezoning as the transport network has the capacity to cater for the proposed rezoning.
- Water and Sewer There are no significant constraints with respect to water supply and sewerage services. The development will be assessed as part of any subsequent Section 305 Applications under the Water Management Act 2000.

Government Agency Consultation

The Gateway Determination required that the NSW Rural Fire Service (RFS) and Department of Planning and Environment – Biodiversity and Conservation Branch (BDC) be consulted, with their assessment as follows:

• **RFS** - No objections to the proposal subject to future development demonstrating compliance with the relevant requirements of Planning for Bush Fire Protection (PBP) 2019. Future industrial development located on bush fire prone land will need to consider the provisions of Section 8.3.1 Buildings of Class 5 to 8 under the NCC of PBP 2019.

Biodiversity Conservation Division (BCD) - Satisfied with the ecological
assessment undertaken by Ecological Australia and support the inclusion of the
environmental conservation lands into COSS, with additional conditions to be
imposed.

Community Consultation

The proposal to transfer part of the subject land to the COSS has been discussed with the COSS Committee over many years. The Committee has not formally resolved on the proposal and did not make a submission on the Planning Proposal, but has indicated general support.

The Planning Proposal was publicly exhibited from 4 February 2022 to 4 March 2022, in accordance with the Gateway Determination. Two submissions were received during the public exhibition.

• **Submission 1:** The submission did not object to the proposed rezoning of a portion of the site for industrial purposes, but rather requested assurance from Council that the land to be dedicated to the COSS will remain as a conservation reserve, owned and managed by Council in perpetuity.

Response: In order to divest ownership of COSS land, Council would firstly need to pursue a recommendation that the lands are surplus to use and seek reclassification of the land from community to operational, in accordance with the *Local Government Act 1993*.

 Submission 2: The submission supported the rezoning to industrial land; however, felt that the site should be reserved as part of the Very Fast Train Corridor and would be best utilised as a freight terminal, commuter railway station and car park.

Response: It is agreed that a Very Fast Train linking the communities along the east coast of Australia is a desirable outcome. However, as the site is not within the existing rail corridor nor has it been examined as a site within a possible alternative rail corridor, there is currently no prospect that the site is potentially required for this purpose. Council has no ability to reserve the site for a future use at such an early stage in that future use's development.

Outcomes of Consultation

Based on the community and agency feedback, the Planning Proposal has satisfied relevant statutory requirements relating to consultation.

Financial Considerations

At its meeting held 19 October 2020, Council resolved the following:

1108/20 That any motions put before Council for the remainder of this term of Council that have financial implications require the Chief Executive Officer to provide a report on how those additional costs will be met.

The following statement is provided in response to this resolution of Council:

The adoption of this recommendation will result in the transfer approximately 7.3ha of environmental lands to Council for inclusion into the COSS. This will add to Council's asset base and there will be a marginal cost of maintenance of the land into the future. The planning agreement will reduce the financial burden to Council by the inclusion of initial funds for the bush regeneration of the site and the construction of an access track for the RFS and Council if required for the purposes of maintenance and firefighting. Upon expiry of the planning agreement, the marginal cost of maintenance would fall within Council's annual budget.

Link to Community Strategic Plan

Theme 1: Belonging

Goal A: Our community spirit is our strength

B-A1: Work within our communities to connect people, build capacity and create local solutions and initiatives.

Theme 2: Smart

Goal C: A growing and competitive region

S-C1: Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast.

S-C3: Facilitate economic development to increase local employment opportunites and provide a range of jobs for all residents.

Theme 3: Green

Goal F: Cherished and protected natural beauty

G-F2: Promote greening and the wellbeing of communities through the protection of local bushland, urban trees, and expansion of the Coastal Open Space System (COSS).

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-I3: Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.

Risk Management

There have been no material risks identified to the natural and built environment associated with the proposed amendment to GLEP 2014 (or the draft CCLEP 2022).

Options

- Endorse the Planning Proposal. The Planning Proposal is considered to have strategic merit, it has received a Gateway Determination, which received two submissions during the exhibition period. These submissions have been discussed within this report.
 This is the recommended option.
- 2 Refuse the finalisation of the Planning Proposal. The Planning Proposal has been assessed on its merit and is deemed to be a suitable proposal. In Council staff opinion there is no reason why it should be refused. Not recommended.

Attachments

Nil.



July 2022

Policy No: CCC114

Policy owner: Governance, Risk and Legal, Corporate Services

Approved by: Council
Date of approval: 26 July 2022
Policy category: Statutory
Content Manager No: D15206444
Review date: 26 July 2024

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1 Purpose

- 1.1 This Plan explains how Council manages personal and health information in accordance with
 - <u>Privacy and Personal Information Protection Act 1998</u> (NSW) (PPIP Act);
 - Health Records and Information Privacy Act 2002 (NSW) (HRIP Act);
 - Government Information (Public Access) Act 2009 (NSW) (GIPA);
 - <u>State Records Act 1998</u> (SRA); and
 - <u>Privacy Code of Practice for Local Government</u> (**Privacy Code**).
- 1.2 Under section 33 of the PPIP Act, Council is required to have a Privacy Management Plan. The Plan must include information on:
 - The devising of Council policies and practices in line in line with the State's information and privacy acts (including the PPIP and HRIP Acts);
 - How Council disseminates these policies, protocols and practices within the organisation and educates staff in their use;
 - Council's internal review procedures; and
 - Any other matters Council considers relevant in relation to privacy and the protection of any personal information it holds.

Scope

1.3 This Plan (as well as the provisions of the PPIP and HRIP Acts) covers personnel employed by Council; any person or organisation contracted to or acting on behalf of Council; and any person or organisation employed to work on Council premises or facilities and all activities of the Council.

2 Personal and Health Information

What is personal information?

- 2.1 Under section 4 of the PPIP Act, personal information defined as information or opinions about a person where that person's identity is apparent or can be reasonably ascertained from the information or opinion.
- 2.2 Personal information can information that forms part of a database and does not have to be recorded in a hard copy document or format.

What is <u>not</u> personal information?

2.3 There are some types of information that is <u>not</u> personal information, including:

- Information about a person who has been dead for more than 30 years;
- Information or an opinion about a person's suitability for appointment or employment as a public sector official; and
- Information about someone that is contained in a publicly available publication.
- 2.4 Council considers the following to be publicly available publications:
 - An advertisement containing personal information in a local, city or national newspaper;
 - Personal information on the Internet;
 - Books or magazines that are printed and broadly distributed to the general public;
 - Council business papers or that part that is available to the general public; and
 - Personal information that may be a part of a public display on view to the general public.
- 2.5 Personal information published in this way ceases to be covered by the PPIP Act. However, Council's decision to publish in this way must be in accordance with the PPIP Act.

What is health information?

- 2.6 Health information is a more specific type of personal information. It is defined under section 6 of the HRIP Act as personal information that is information or an opinion about a person's physical or mental health or disability (at any time).
- 2.7 Examples of health information could be a psychological report or blood tests, results from drug or alcohol tests and information about a person's medical appointments.

3 About Council

Council's Responsibilities

- 3.1 Central Coast Council has responsibilities under the *Local Government Act 1993* (NSW) (**LG Act**) and other Commonwealth and State legislation, including but not limited to:
 - Companion Animals Act 1998
 - Environmental Planning and Assessment Act 1979
 - Government Information (Public Access) Act 2009
 - Public Health Act 2010
 - Roads Act 1993
 - State Records Act 1998

3.2 Councils exist to:

- Provide a representative, informed and responsible decision-making body
- Develop the local community and its resources in a socially just and environmentally responsible way
- Ensure that local public services and facilities respond effectively to community needs.

- 6 -

- 3.3 Under the LG Act, Council's functions can be summarised as:
 - To provide for development in the local area;
 - To provide for local services and facilities that benefit ratepayers, residents and visitors;
 - To provide for the welfare and wellbeing of the local community;
 - To establish and support organisations and programs targeting the local community;
 - To protect the environment and improve local amenity;
 - To attract and provide infrastructure for commerce, tourism and industry;
 - To engage in long-term strategic planning on behalf of the local community.

Roles and Responsibilities

Chief Executive Officer

- 3.4 The CEO (or their delegate) is responsible for:
 - Ensuring this Plan is accurate and up to date
 - Ensuring that Council meets its obligations under the PPIP Act, the HRIP Act and this Plan
 - Appointing a Privacy Contact Officer
 - Determine requests for the suppression of personal information
 - Conduct internal reviews about Council's Privacy Contact Officer or their delegate, or the Mayor in accordance with this Plan
 - Conduct internal reviews in accordance with this Plan where Council's Privacy Contact Officer
 or their delegate, the Mayor or Councillors were initially involved

Privacy Contact Officer

- 3.5 The Privacy Contact Officer (or their delegate) is responsible for:
 - Assisting the CEO to meet their responsibilities pursuant to the PPIP Act, HRIP Act and this Plan
 - Creating awareness about this Plan
 - Coordinating steps to ensure Council complies with the PPIP Act, HRIP Act and this Plan
 - Coordinating requests for the suppression of personal information
 - Assessing and determine applications to access or amend Personal Information
 - Conducting internal reviews in accordance with this Plan
 - Reporting data breaches to the Privacy Commissioner
 - Providing advice on matters relating to privacy and personal information
 - Ensuring the compliance, monitoring and review of this Plan

Governance Team

- 3.6 Council's Governance Team is responsible for:
 - Assisting the Privacy Contact Officer and the CEO as required
 - Provide advice on matters relating to privacy and personal information

- 7 -

All Council Officials

- 3.7 All Council Officials are responsible for:
 - Collecting, store, accessing and disclosing personal information in accordance with this Plan and clauses relating to personal information contained in Council's Code of Conduct
 - Reporting breaches of personal information to the Privacy Contact Officer and Governance
 - Ensuring privacy disclaimers and disclosures are included when collecting personal information.

Promoting this Plan

3.8 Council promotes the principles of this Plan through its executive team, staff and public awareness.

Executive Leadership Team

- 3.9 Council's Executive Leadership Team (**ELT**) is committed to transparency and accountability in respect of Council's compliance with the PPIP Act and the HRIP Act.
- 3.10 ELT reinforces transparency and compliance with these Acts by:
 - Endorsing the Plan and making it publicly available on its website
 - Identifying privacy issues when implementing new systems
 - Ensuring all staff are aware of sound privacy management practices.

Council staff

- 3.11 Council ensures its staff is aware of and understand this Plan, particularly how it applies to the work that they do. Council has written this Plan in a practical way to ensure that staff members can understand what their privacy obligations are, how to manage personal and health information in their work and what to do if they are unsure.
- 3.12 Council makes its staff, including volunteers and contractors, aware of their privacy obligations by:
 - Publishing this Plan in a prominent place on its Intranet and website
 - Including this Plan as part of its induction training for new staff members and providing training as required
 - Providing refresher, specialised and on-the-job privacy training
 - Highlighting and promoting the Plan at least once a year (e.g. during Privacy Awareness Week)
- 3.13 When staff have questions about how to manage personal and health information under this Plan, they may consult their manager, Council's Governance Team or Council's Privacy Contact

Officer (see above). Councillors need to contact the Chief Executive Officer or Privacy Contact Officer for assistance.

Public awareness

- 3.14 This Plan is a guarantee of service to stakeholders on how Council manages personal and health information. Because it is integral to Council's operations and functions, this Plan is easy to access on Council's website and easy to understand. The Plan is publicly available as open access information under the GIPA Act.
- 3.15 Council promotes public awareness of this Plan by:
 - Writing the Plan in Plain English
 - Publishing it on its website
 - Providing hard copies of the Plan free of charge on request
 - Referring to the Plan in other policies, protocols and processes
 - Telling the community and stakeholders about this Plan when answering questions about how Council manages personal and health information

4 Access, Accuracy and Revising Your Information

Access and accuracy of personal information

4.1 Council must provide access to, and ensure the accuracy of, personal information in accordance with the PPIP Act, HRIP Act and the Privacy Code. The table below summarises these requirements:

IPP6 and HPP6 Council must advise individuals what personal individual is stored, what purposes it is used for and what rights an individual has to access it. IPP7 and HPP7 Accessible (section 14) HPP7 At the request of the information relates, Council Transparent (section 6 of Schedule 1) Council must advise individuals what personal individuals what personal individual is stored, what purposes it is used for and what rights an individual has to access it. N/A Accessible (section 7 of Schedule 1) At the request of the individual to who the		PPIP Act	Privacy Code	HRIP Act
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HPP7 and Accessible (section 14) At the request of the information relates, Council has to access it. Accessible (section 7 of Schedule 1) At the request of the individual to who the		what rights an individual		purposes it is used for and
IPP7 and HPP7 At the request of the information relates, Council N/A Accessible (section 7 of Schedule 1) At the request of the individual to who the		has to access it.		what rights an individual
HPP7 At the request of the individual to who the information relates, Council individual to who the				has to access it.
individual to who the At the request of the information relates, Council individual to who the	IPP7 and	Accessible (section 14)	N/A	Accessible (section 7 of
information relates, Council individual to who the	HPP7	At the request of the		Schedule 1)
		individual to who the		At the request of the
and all and an individual		information relates, Council		individual to who the
must allow an individual information relates, Council		must allow an individual		information relates, Council
access to their personal must allow an individual		access to their personal		must allow an individual
access to their health				access to their health

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	information without		information without
unno I	excessive delay or expense.	N1 /A	excessive delay or expense.
IPP8 and	Correct (section 15)	N/A	Correct (section 8 of
HPP8	At the request of the		Schedule 1)
	individual to who the		At the request of the
	information relates, Council		individual to who the
	must make appropriate		information relates, Council
	amendments (whether by		must make appropriate
	way of corrections,		amendments (whether by
	deletions, or additions), to		way of corrections,
	ensure that the personal		deletions or additions) to
	information is accurate,		ensure that the health
	relevant, up to date,		information is accurate,
	complete and not		relevant, up to date,
	misleading.		complete and not
			misleading.
IPP9 and	Accurate (section 16)	N/A	Accurate (section 9 of
НРР9	Before using any personal		Schedule 1)
	information, Council must		Before using any health
	take reasonable steps to		information, Council must
	ensure that that the		take reasonable steps to
	information is relevant,		ensure that that the
	accurate, up to date,		information is relevant,
	complete and not		accurate, up to date,
	misleading.		complete and not
	3		misleading.
Exemptions	Council does not have to	N/A	Council does not have to
	comply with the Privacy		comply with the Privacy
	Principles concerning the		Principles concerning the
	use of personal information		use of health information as
	as outlined in:		outlined in:
	Section 23		 Section 6(2) of
	Section 24		Schedule 1;
	 Section 25 		 Section 7(2) of
	.		

Schedule 1;
• Section 8(4) of Schedule 1.

Section 26

Amending or revising your information

- 4.2 Everyone has the right to access their personal and/or health information Council holds about them. They also have the right to amend their own personal and/or health information that Council holds, e.g. updating their contact details.
- 4.3 There are two ways in which you can amend your personal information:
 - By completing the relevant form on Council's website to amend your customer details such as your preferred name, email address or phone number; or
 - By completing the relevant form on Council's website to amend more specific personal or health information, such as medical history or speciality reports.
- 4.4 Council is required to provide you with access to the personal and/or health information it holds and allow you to amend this information without excessive delay or expense.
- 4.5 There is no fee to access or amend your personal and/or health information; however, Council may charge you a fee to access your personal and/or health information in accordance with Council's Fees and Charges.
- 4.6 Council will provide individuals with access to documents containing their personal information provided the individual can confirm their identity by producing one of the following pieces of identification:
 - Valid driver's licence;
 - Passport;
 - Birth certificate or birth extract;
 - Valid pension car or health care card issued by Centrelink;
 - Valid Medicare card;
 - Valid student photo identification card (issued by an Australian tertiary education institution);
 - Recent bank statement;
 - Recent rates notice.

Amending your customer details

4.7 To amend your name, your address and contact details, ownership details, gender details, regardless of whether you are acting in a personal or business capacity, complete the relevant form on Council's website, which can also sent by:

Email: ask@centralcoast.nsw.gov.au

Mail: 2 Hely Street, Wyong NSW 2259

4.8 Council treats such requests with priority and will endeavour have them actioned within **24** hours of having received them.

Amending specific personal or health information

4.9 To amend specific personal and/or health information such as your employment details, records displaying your religious practices, etc., please complete the relevant form on Council's website which can also be sent by:

Email: ask@centralcoast.nsw.gov.au

Mail: 2 Hely Street, Wyong NSW 2259

4.10 Council treats such requests with priority and will have them actioned within **5 working days of** having received them.

Accessing your personal information

4.11 To access any information or records that Council holds containing your personal or health information, please complete the relevant form on Council's website which can also be sent by:

Email: ask@centralcoast.nsw.gov.auMail: 2 Hely Street, Wyong NSW 2259

- 4.12 For your application to be valid, the application should:
 - Include your name and contact details, including your postal address, telephone number and email address;
 - Indicate whether you are making the application under the PPIP Act (to access personal information) or HRIP Act (to access health information);
 - Explain what personal or health information you want to access or amend; and
 - Explain how you want to access your information or amend it.
- 4.13 Council will acknowledge your application and advise you if it is valid or not within **5 working days** of receiving your application. Where applications are invalid, we will provide assistance in how these can become valid.
- 4.14 Council typically responds in writing to applications for accessing personal information within 20 working days. Council will contact you if your request is likely to take longer than expected.
- 4.15 If you believe Council staking an unreasonable amount of time to respond to your application for personal information, you are encouraged to contact Council for an update or progress of your application.
- 4.16 If Council decides not to provide access to or amend your personal or health information, the reason will be clearly explained to you in writing or over the telephone.
- 4.17 You also have the right to make a formal application to access information under the GIPA Act. For more information, please refer to the Access to Information page on Council's website.

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Accessing or amending other people's information

- 4.18 The PPIP Act and the HRIP Act gives people the right to access their own information; these Acts generally do not give people the right to access someone else's information.
- 4.19 However, section 26 of the PPIP Act allows a person to give consent to Council to disclose his or her personal information to someone else that would not normally have access to it.
- 4.20 Further, under sections 7 and 8 of the HRIP Act, an 'authorised person' can act on behalf of someone else. The Health Privacy Principles also contain information regarding other reasons that Council may be authorised to disclose health information, such as in the event of a serious and imminent threat to the life, health and safety of the individual, in order to help find a missing person or for compassionate reasons.
- 4.21 If none of the above scenarios are relevant, a third party can consider making an application for access to government information under the GIPA Act.

5 Your Rights

Request an internal review

- 5.1 You have the right to seek an internal review under the PPIP Act if you believe Council has breached the PPIP Act or the HRIP Act in relation to your personal and/or health information. You cannot seek an internal review for a breach of someone else's privacy unless you are the authorised representative of the other person.
- 5.2 Applications for an internal review must be made in writing and within six (6) months of when you first became aware of the breach. However, depending on the circumstances, Council may consider a late application for internal review.

Internal review process

You can request an internal review by completing the <u>internal review form</u> available on Council's website and send it (along with any other relevant information) to Council's Privacy Contact Officer by either:

Email: ask@centralcoast.nsw.gov.au

Mail: 2 Hely Street, Wyong NSW 2259

5.4 The Privacy Contact Officer reserves the discretion to conduct the internal review or delegate this function to someone else unless the internal review is about the conduct of the Privacy Conduct Officer. In that case, the Chief Executive Officer will appoint someone else within Council (who is suitably qualified to deal with the matters raised) to conduct the review.

- 5.5 Council aims to acknowledge receipt of an internal review within **5 working days** and complete an internal review within **60 calendar days**. The Privacy Contact Officer will inform you of the progress of the internal review and if it is likely to take longer than expected. In accordance with section 53(8) of the PPIP Act, the Privacy Contact Officer will respond in writing within **14** calendar days of determining the outcome of the internal review.
- 5.6 In accordance with section 54 of the PPIP Act, Council must notify the Privacy Commissioner an internal review is being conducted and inform the Privacy Commissioner of the findings of the review and of the action proposed to be taken by Council in relation to the matter.
- 5.7 The Privacy Commissioner is entitled to make submissions to Council in with his or her view on the matter.
- 5.8 If you disagree with the outcome of the internal review or are not notified of an outcome within **60 calendar days**, you have the right to seek an external review.

Request an external review

- 5.9 You have **28 calendar days** from the date of the internal review decision to seek an external review by the NSW Civil and Administrative Tribunal (**NCAT**) in accordance with section 53 of the *Administrative Decisions Review Act 1997* (NSW).
- 5.10 To apply for an external review or obtain more information about seeking an external review, including current forms and fees, you can contact the NCAT:

Website: https://www.ncat.nsw.gov.au

Phone: 1300 006 228

Visit/Post: Level 9 John Maddison Tower, 86-90 Goulburn Street Sydney NSW 2000

Other ways to resolve privacy concerns

- 5.11 Council welcomes the opportunity to discuss any privacy issues or concerns you may have. You are encouraged to try and resolve privacy issues with Council before lodging an internal review.
- 5.12 You can raise your concerns with Council by:
 - Contacting Council's Privacy Contact Officer;
 - Making a complaint directly to the Privacy Commissioner; or
 - Using Council's complaint handling process.
- 5.13 Please keep in mind that you have **six (6) months** from when you first became aware of the potential breach to seek an internal review. The six-month timeframe continues to apply even if attempts are being made to resolve privacy concerns informally. It is important you consider this

timeframe when deciding to make a formal request for an internal review or continue with informal resolution.

6 Offences

6.1 Both the PPIP Act and the HRIP Act (as well as other State Acts) contain offence provisions applicable to staff, agents and contractors who use or disclose personal or health information without authority. The below table summarises these offences:

Offence	Maximum	Legislative
	Penalty	Provision
It is a criminal offence for a public sector official to intentionally disclose or use personal or health information about another person to which the staff member has access in doing their job, for any other purpose than that which is authorised.	Fine of up to 100 penalty units (\$11,000); or Imprisonment for 2 years; or Both	Section 62 of the PPIP Act Section 68 of the HRIP Act
It is a criminal offence for a public sector official to offer to supply personal or health information that has been disclosed unlawfully.	Fine of up to 100 penalty units (\$11,000); or Imprisonment for 2 years; or Both	Section 63 of the PPIP Act Section 69 of the HRIP Act
It is a criminal offence for a person to wilfully: Obstruct, hinder or resist; or Fail or refuse to comply with any lawful requirement; or; Make any false statement to attempt to or mislead (or attempt to mislead); the Privacy Commissioner (or a member of their staff) in the exercise of their functions under the PPIP Act or any other Act.	Fine of up to 10 penalty units (\$1,100)	Section 68(1) of the PPIP Act
A person must not (by threat, intimidation, misrepresentation) persuade or attempt to persuade an individual to: • Refrain from making or pursuing a request for access to health information, a complaint to the Privacy Commission or NCAT or an application for an internal review; • Withdraw such a request, complaint or application.	Fine of up to 100 penalty units (\$11,000)	Section 70(1) of the HRIP Act

Offence	Maximum Penalty	Legislative Provision
A personal must not (by threat, intimidation or false representation) require another person to give consent under the HRIP Act or to do (without consent) an act for which consent is required.	Fine of up to 100 penalty units (\$11,000)	Section 70(2) of the HRIP Act
It is a criminal offence to access or modify restricted data held in a computer where authorisation has not been provided.	Imprisonment for 2 years	Section 308H of the <i>Crimes Act</i> 1900 (NSW)

7 Collection of Personal and Health Information by Council

Personal and health information provided to Council

- 7.1 Individuals may provide Council with personal and health information when they make an application for employment, make enquiries with Council and when Council delivers services to them. Examples of the information that may be provided includes names, contact details, opinions, housing or tenancy information, work and education details or health conditions. Individuals may also provide Council with personal information about other people.
- 7.2 If someone makes an enquiry with or writes to Council, a full copy of whatever is sent is saved by Council in its electronic document management system (Content Manager (**CM**)) or in a hard copy file. However, if someone calls over the phone and gives a lot of background information, Council may decide not to record all the personal information if it is irrelevant to the enquiry. For example, a Council staff member might make a general note, such as 'concerned about employer disclosing details of an illness' without recording details about the illness.
- 7.3 The provision of personal or health information to Council is generally voluntary and, in that respect, personal information may be provided that is unsolicited. Council recognises that some individuals may wish to remain anonymous. Council will provide those individuals with that opportunity where it is lawful and practicable to do so; however, Council must provide clear information regarding the consequences of remaining anonymous. For example, anonymous complaints concerning barking dogs are not investigated and it will be up to the person who contacted Council to decide whether they want to continue with the complaint or not.
- 7.4 Council's telephones will display the number of the person who has called, except for private and/or silent numbers. Telephone numbers that are displayed are stored and can be extracted from Council's phone system for reporting purposes. In accordance with Council's Contact Centre Call Recording Policy, all incoming and outcoming phone calls with Council's Customer

- Contact Centre (1300 463 954) are recorded and saved; however, the customer does have the option to opt out or decline to be recorded.
- 7.5 Council operates an online Customer Service Portal that allows members of the public to report issues or concerns, ask questions or leave feedback. Users are required to provide their name, address, phone number and/or email address when submitting a query. Anonymous complaints made through the Portal are unable to be tracked by the complainant and they will not receive updates on their request.
- 7.6 If someone has an enquiry that cannot be answered straight away by a staff member, that staff member may offer to take the customer's name and contact number so someone else in the office can contact the customer and respond to their request.
- 7.7 Contractors acting on behalf of Council may also collect personal or health information. Council includes a set of standard conditions and clauses in its contracts that require contractors to comply with the relevant and/or appropriate privacy obligations.

How Council collects personal and health information

7.8 Council collects and receives people's personal and health information in a variety of ways to carry out its functions and deliver services. Council must collect any personal or health information in accordance with the PPIP Act, the HRIP Act and the Privacy Code. The table below summarises these requirements:

	PPIP Act	Privacy Code	HRIP Act
IPP1 and	Lawful (section 8)	N/A	Lawful (section 1 of
HPP1	Personal information must be collected		Schedule 1)
	for a lawful purpose which is directly		Health information
	related to Council's functions or		must be collected for
	activities and necessary for that		a lawful purpose
	purpose.		directly related to
			Council's functions or
			activities and
			necessary for that
			purpose.
IPP2 and	Direct (section 9)	Personal	Relevant (section 2
HPP2	Personal information must be collected	information can be	of Schedule 1)
	directly from the individual concerned	collected by	Health information
	unless that individual has authorised	Council if:	collected must be
	collection of the information from	It is	relevant, not
	someone else or from a parent or	reasonably	excessive, accurate,
		necessary	up to date and

	PPIP Act	Privacy Code	HRIP Act
	guardian if that person is under the	when an	complete. Collection
	age of 16 years.	award, prize	of the information
		or similar	must not
		form of	unreasonably intrude
		recognition	on the individual's
		is intended	personal affairs.
		to be	
		conferred	
		upon the	
		person to	
		whom the	
		information	
		relates;	
		Any	
		statutory	
		exemptions;	
		or	
		 Unsolicited 	
		information	
		is provided.	
IPP3 and	Open (section 10)	Personal	Direct (section 3 of
НРР3	An individual must be informed or	information can be	Schedule 1)
	made aware as to why their personal	collected by	Health information
	information is being collected, what	Council if:	must be collected
	Council will do with it and who may	• It is	directly from the
	have access to it, whether the supply of	reasonably	individual concerned
	the information is required by law or is	necessary	(unless it is
	voluntary and if there are any right of	when an	unreasonable or
	access or the information. If someone	award, prize	impracticable to do
	else is collecting the information on	or similar	so) and in accordance
	behalf of Council, the individual	form of	with any guidelines
	collecting the information needs to be	recognition	issued by the Privacy
	informed of the name and address of	is intended	Commissioner
	the agency collecting and holding the	to be	relevant to this
	information.	conferred	principle.
		upon the	
		person to	
		whom the	

	PPIP Act	Privacy Code	HRIP Act
		 information relates; Any statutory exemptions; or Unsolicited information is provided. 	
IPP4 and HPP4	Relevant (section 11) Personal information collected must be relevant, not excessive, accurate, up to date and complete. Collection of the personal information must not unreasonably intrude on the individual's personal affairs.	N/A	Awareness (section 4 of Schedule 1) An individual must be informed as to why their health information is being collected, what Council will do with it and who may have access to it. If health information is collected about an individual from someone else, reasonable steps must be taken to ensure that the individual has been notified of the above unless making the individual aware would pose a serious threat to the health or life of any individual or the collection of their health information was in accordance with the guidelines

	PPIP Act	Privacy Code	HRIP Act
			issued by the Privacy
			Commissioner.
Exemptions	Council does not have to comply with		Council does not
	the Privacy Principles concerning		have to comply with
	collection of personal information as		the Health Privacy
	outlined in:		Principles in relation
	 Section 23(2); 		to collection of
	 Section 23(6A); 		information as
	Section 26(1);		outlined in section
	Section 27A;Section 27B.		4(4) of Schedule 1.

- 7.9 Council has a range of functions that require or involve the collection of an individual's personal or health information. These include (but may not be limited to):
 - Levying and collecting rates;
 - Providing services (e.g. libraries and waste collection);
 - Consultation with the community, visitors, businesses and other stakeholders;
 - Assessing development and other major project applications;
 - Recording, investigating and managing complaints and allegations;
 - Site inspections and audits;
 - Incident management;
 - Enforcing regulations and legislation;
 - Issuing approvals, consents, licences and permits;
 - Providing funding grants;
 - Maintaining the non-residential register of electoral information;
 - Employment; and
 - Fitness for work.
- 7.10 Council may collect personal or health information in any of the following ways:
 - Incident reports;
 - Photographs;
 - Written correspondence;
 - File notes;
 - Medical assessment reports;
 - Submissions;
 - Application forms;
 - CCTV footage;

- Public registers;
- Booking platforms;
- Financial transaction records;
- Contracts;
- Telephone enquiries;
- Counter enquiries; and
- Online services.

- 7.11 When Council collects personal information from an individual (e.g. their name, address, telephone number or email address), in accordance with the Privacy Principles, Council must make them aware of:
 - The purposes for which the information is being collected;
 - The intended recipients of the information;
 - Whether the supply of the information by the individual is required by law or is voluntary;
 - Any consequences for the individual if the information (or any part of it) is not provided;
 - Any right to access or correct the information; and
 - The name and address of the Council business unit that is collecting the information and will hold the information.
- 7.12 To ensure compliance with the PPIP Act, Council has included a Privacy Protection Notice on all forms, letters and documents that collect personal information from individuals, informing them of the information outlined above.

Council staff and recruitment

- 7.13 Council collects personal and health information from its staff members (including volunteers, work experience personnel and work placement students) as part of the recruitment process. Council will never ask for more personal information than is required for that purpose.
- 7.14 During the recruitment process and throughout an individual's employment with Council, information (including personal and/or health information) is collected for various reasons including leave management, workplace health and safety and to help Council operate with transparency and integrity.
- 7.15 In the exercise of its functions, Council collects and manages personal information about its staff including (but not limited to):
 - Medical conditions and illnesses
 - Next of kin and contact details
 - Education
 - Performance and development information
 - Family and care arrangements
 - Secondary employment
 - Conflicts of interest
 - Financial information for payroll purposes
 - Employment history
- 7.16 Information collected by Council is retained (to the extent necessary) and managed securely.
- 7.17 In the exercise of its functions, Council collects and manages personal information about its staff including (but not limited to):

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- 7.18 Candidates that are applying for jobs at Council send personal information, including their name, contact details, qualifications and work history. Council gives this information to the convenor of the interview panel for that position (as stated in the job description) in electronic or hard copy files.
- 7.19 The convener of the panel does not use this personal information except for the purposes of the recruitment process. This may include sharing the information within Council's People and Culture Team, relevant direct reports and members of the interview panel. Interview panels may include people not employed by Council. Conveners of the interview panel store this information securely.
- 7.20 After recruitment is finalised, convenors give all personal information to the People and Culture Team and they retain information relating to successful applicants and eligibility lists in accordance with Local Government retention requirements and the *State Records Act 1998* (NSW).
- 7.21 Successful candidates are invited to fill out various forms to commence employment/engagement with Council. These forms require further personal and health information, such as the candidate's bank account details, tax file number, superannuation, emergency contacts and any disabilities that may impact their work.
- 7.22 These forms also encourage candidates to provide sensitive personal information, such as racial or cultural information to collect data about the wider NSW public sector; however, disclosure of this information is voluntary.
- 7.23 These forms are sent to the People and Culture Team to be used for employment/engagement purposes, e.g., payroll and setting up personnel files and keeping copies of this information in secure storage areas.

Visitors and members of the public

- 7.24 When a member of the public visits Council's Administration Building, their attendance is registered to record the names of people who enter the office beyond the public area. It is the responsibility of the relevant business unit hosting that visitor to ensure this information is collected. Council collects this information for workplace health and safety purposes.
- 7.25 If requested, visitors are provided with a day pass. Only the visitors name and home telephone number are kept as part of this process.
- 7.26 When members of the public visit other Council facilities (such as Council's Works Depots), a visitor's book may be used to record the details of people who enter beyond the public area. This includes their name, company details (if applicable), contact details and signature. This

book may be displayed at the entry of each facility and is stored in accordance with Council procedures.

Enquiries to Council

- 7.27 Council handles enquiries from customers, residents and stakeholders about the functions that it performs. These enquiries are made by people and organisations and in the following formats:
 - Over the phone (call enter, direct call and voicemail services);
 - In writing (email, online forms and e-services);
 - In person (at Council's Administration Building, other Council facilities and at events including community engagement).
- 7.28 Council decides what level of information is appropriate to be collected for each enquiry on a case-by-case basis, with the understanding that the details collected must contain enough information to be an accurate record of the issue and assistance given but should not contained unnecessary personal or health information.

Feedback, determinations, assessments, policies and reports

- 7.29 Individuals may give feedback to Council on the functions it performs and certain directives it administers. Although not requested, they may decide to disclose their personal information such as contact details, personal opinions, stories, experiences and backgrounds. An individual may also disclose personal information about other people. Council may also ask for further personal information (but only to clarify the issue being raised).
- 7.30 Council stores this information on its computer network, in an electronic document management system and/or hard copy files. Generally, Council does not disclose personal information obtained through feedback (except by content or as outlined by law).
- 7.31 Council also publishes policies and documents to seek feedback on aspects concerning the functions it performs, such as infrastructure and development matters, corporate and community issues and planning and environment matters. Council does not ask for more information than what is helpful to its functions. Council may promote its consultation through various organisations, non-for-profit organisations, other agencies, the media, Council's website and social media channels; however, participation in these consultations is voluntary.
- 7.32 When new policies, procedures and guidelines are development, Council is required to refer to this Plan to ensure compliance with the PPIP Act and the HRIP Act. Staff can contact the Governance team for assistance and advice.
- 7.33 Council also provides guidance and advice to the public, other agencies and organisations in the form of sending back or publishing documents to achieve such outcomes. Council seeks consent from individuals if any of their personal information is contained in such documents

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prior to sending or publication. If an individual does not consent to their personal information being published, Council may publish the documents with the individual's personal information deidentified or redacted.

- 7.34 When writing reports and making findings or submissions publicly available (such as Council meeting agendas and minutes), Council does not identify people unless it relates to the purpose for which the information was collected or Council has already sought the consent of the relevant individuals or notified them in advance of how Council would disclose the information provided.
- 7.35 Council relies on people to give accurate information and to contact Council to amend the information if necessary.

Reviews, assessments, complaints and investigations

- 7.36 Council performs a number of activities concerning compliance and enforcement management, including (but not limited to):
 - Processing requests from people seeking a review or making a complaint to Council
 concerning the functions it performs, e.g.: Council's Complaint and Feedback Management
 Policy, Code of Conduct, Internal Reporting Policy and in accordance with any other
 compliance and enforcement legislation, practices and policies
 - Notification of reviews, complaints or investigations from other public agencies conducting
 - People sending their review applications or requests to pass along to other public agencies, organisations or individuals
 - People giving Council personal and/or health information about other people
 - Responding to Council requests for people to send further personal and/or information relating to a review, complaint or investigation
 - Making file notes containing personal and/or health information
 - Accessing information under the GIPA Act from public sector agencies and other organisations as it relates to Council's functions
 - Council entering the premises of public sector agencies, other organisations and individuals and accessing their information
 - Handling information received and collected by Council for legal proceedings, either at the proceedings or from submissions received by the parties

Subscriber, mailing and contact lists

- 7.37 Council facilitates subscriber, mailing and contact lists that contain personal information from people who have asked to be included on these lists.
- 7.38 Depending on the nature of the communication and stakeholder engagement, Council may use a third-party organisation (service provider) to collect, store and handle information collected. In

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- such instances, people are notified of this and are led to the service provider's privacy policy and practices for their consideration. Council does not accept responsibility for the privacy policies or practices of third parties/service providers linked to/from Council's website.
- 7.39 The information generally collected includes names, email addresses and in some cases, agency type. Council relies on people to provide accurate personal information and Council staff takes care to enter this information correctly.
- 7.40 The main lists that collect and hold personal information are:
 - Newsletter subscriber list to email Council's e-news to those who have requested a subscription.
 - Community stakeholders list to contact non-government organisations and other members
 of the community about Council's operations and services, such as economic development,
 community engagement, booking or cancelling events, refunding tickets, library memberships
 and activities; etc.
- 7.41 Other sections of Council may develop and manage their own contact lists.
- 7.42 All lists are kept separate from each other and each is solely used for the purpose intended. Council does not disclose individual email addresses when sending out bulk emails.
- 7.43 Anyone can subscribe and unsubscribe from the newsletter lists or can contact Council to change their details. Council does not destroy these lists; they are kept as long as they remain current. Individual entries are deleted upon request or if an error is received in response to a Council communication.

Community outreach

- 7.44 Council occasionally holds community events or participates in events held by other agencies or organisations. During these events, Council may collect general information such as number of visitors to a stall, questions visitors asked, what resources were provided and general demographic information such as gender.
- 7.45 Depending on the event, Council may intentionally or unintentionally collect health information or sensitive personal information about someone. For example, if Council participates in a session designed for people with disabilities or a particular cultural or racial background, it could be deduced that someone has or is likely to have a disability or has a particular cultural or racial background.
- 7.46 Council sometimes seeks voluntary completion of surveys to help it identify current issues. These surveys may collect different types of demographic data. Council ensures that any proposed survey or other kind of collection complies with the PPIP and HRIP Acts.

7.47 Council may also seek feedback from customers accessing Council's operations and services on their experience.

Website publishing, photography, filming and media

7.48 Council owns and maintains its main website at www.centralcoast.nsw.gov.au as well as several additional websites including:

Name of website	Functions it performs	Types of personal and health information kept
yourvoiceourcoast.com.au	Provides information on community	Non-personalised information and community feedback
	engagement projects and facilitates online engagement	
lovewater.centralcoast.nsw.gov.au	Provides information	Contact details via online
	and resources about	enquiry form or signing up to e-
	water for community and school	newsletter
	education	
loveourwaterways.centralcoast.nsw.gov.au	Provides information	Contact details via online
iovedarwaterways.cerni aredast.risw.gov.aa	and resources about	enquiry form or signing up to e-
	Central Coast	newsletter
	waterways for	
	community and	
	school education	
<u>lovecentralcoast.com</u>	Provides visitor-	Contact details via online
	related and tourism	enquiry form or signing up to e-
	information about	newsletter
	the Central Coast	N
emergency.centralcoast.nsw.gov.au	Provides information	None
	about emergency situations including	
	links to third party	
	websites	
protectionoftheenvironmenttrust.org.au	Provides information	No data collected; links to
	about the trust	payment gateway to donate
	activities and access	and grant application form
	to donate and apply for grants	

- 7.49 These websites are used to promote Council's operations and services, the functions it performs and publish resources and information to help our customers and stakeholders understand the same.
- 7.50 All these websites facilitate access to this Plan and they do not publish personal or health information without permission.
- 7.51 Website data is stored on secure servers.
- 7.52 Council may take photos of or film events that it holds or participates in and use the images for promotional purposes. Council will seek permission from people before taking photos or filming events and advise how Council will manage the images and what they will be used for. Those who agree will be asked to sign a consent form. Council respects the wishes of those who do not wish to be photographed or filmed.
- 7.53 Council stores photos and footage electronically on its secure computer network.

Unsolicited information

- 7.54 Where Council receives unsolicited personal or health information, the information will be treated in accordance with this Plan and the applicable IPP and/or HPP in relation to storage, access, use and disclosure of that information.
- 7.55 The IPP and HPP related to the collection of information do not apply to unsolicited information.

8 How Information is Managed by Council

Use of personal information

8.1 Council must use personal and health information in accordance with the PPIP Act, the HRIP Act and the Privacy Code. The below table summarises these requirements:

	PPIP Act	Privacy Code	HRIP Act
IPP10 and	Limited (section 17)	Council may use	Limited (section 10 of
HPP10	Council may only use	personal information	Schedule 1)
	personal information for the	for a purpose other	Council may only use health
	purpose for which it was	than the purpose for	information for the purpose
	collected for a directly related	which it was collected	for which it was collected
	purpose or if the individual	in the following	(primary purpose) unless
	has consented to use of the	circumstances:	the individual in question
	information for another	 Where the use 	has consented to the health
	purpose.	is for the	information being used for
		purpose of	another purpose

PPIP Act Privacy Code HRIP Act Council may use the undertaking (secondary purpose), i.e. Council's information for another the secondary purpose is lawful and purpose for which it was directly related to the proper collected if it is necessary to primary purpose and the function(s) and prevent or lessen a serious individual in question would Council is and imminent threat to that expect for Council to use satisfied that person's life, health or safety. the information for that the personal information is secondary purpose, or the reasonably secondary purpose of the necessary for information Council can use the exercise of it for is: such functions; To lessen or prevent Where a serious (and personal information is imminent) threat to to be used for life, health or safety the purpose of of the individual or conferring another person, or upon a to lessen or prevent particular a serious threat to person, an public health or award, prize, benefit or public safety similar form of (whether the health personal information is recognition. genetic or otherwise); or For the funding, management, planning or evaluation of health services; or For training of Council staff; Research, or the compilation of analysis or statistics, in the public interest;

For Council to ascertain the whereabouts of an

PPIP Act	Privacy Code	HRIP Act
PPIP ACC	Privacy Code	individual who has been reported as a missing person; For Council to provide the information to an immediate family member of the individual for compassionate reasons; For Council to conduct its investigation into suspected unlawful activity, unsatisfactory unprofessional conduct or breach of discipline; For Council to use it in the exercise of complaining handling functions or investigative functions by investigative agencies; or For other prescribed circumstances.
		In addition to the limitations above, there are further exemptions where Council may use health information for a secondary purpose. Otherwise, Council must seek consent from an individual to use their

	PPIP Act	Privacy Code	HRIP Act
			health information for a
			secondary purpose.
Exemptions	Council does not have to		Council does not have to
	comply with the Privacy		comply with the Health
	Principles concerning the use		Privacy Principles in relation
	of personal information as		to the use of health
	outlined in:		information as outlined in
	 Section 23(4); 		section 10(2) of Schedule 1.
	 Section 23(6A); 		
	 Section 24(2); 		
	• Section 25;		
	Section 27A; Section 27B;		
	Section 27B;Section 28(3)		

- 8.2 Council uses the information it collects to:
 - Perform its functions, conduct its operations and provide services to the community;
 - Conduct or undertake reviews, assessments, investigations or process complaints (and referring these to the relevant authorities if/when required);
 - Request advice, when required, from oversight bodies and third party service providers such as Council's legal representatives;
 - Advice Council Officials and stakeholders on recurring trends and issues;
 - Educate our stakeholders and the community about particular issues through published documents and reports;
- 8.3 Council makes sure personal information is accurate before using it. For example, Council would check contact details directly with a person to make sure the information is correct and will ask people to spell their names when necessary. This is to make sure that information and correspondence is sent to the right person.
- 8.4 Personal information of Council staff is used by management, or via relevant reporting lines, specific to the staff member. The information may also be forwarded and disclosed to the People and Culture team or other people management service providers supporting Council. Unless otherwise stated, the personal information collected by Council about its staff is used only for workforce management.

Disclosure of personal information

8.5 Council must disclose personal and health information in accordance with the PPIP Act, the HRIP Act and the Privacy Code. The below table summarises these requirements:

IPP11 and HPP11

PPIP Act

Restricted (section 18) Council may only disclose personal information to another body or person:

- With the individual's consent; or
- If the individual is likely to have been aware (or was made aware during collection) that information of that kind is usually disclosed to another body or person;
- If the use is for a directly related purpose and Council considers that the individual would not object to the disclosure;
- Disclosure is necessary to prevent or lessen a serious and imminent threat to the life or health of a person.

Privacy CodeCouncil may disclose

personal information for a purpose other than the purpose for which it was collected in the following circumstances:

- Where the use is for the purpose of undertaking Council's lawful and proper function(s) and Council is satisfied that the personal information is reasonably necessary for the exercise of such functions;
- Where personal information is to be used for the purpose of conferring upon a particular person, an award, prize, benefit or similar form of personal recognition.

HRIP Act

Limited (section 11 of Schedule 1)

Council may only disclose health information for the purpose for which it was collected (primary purpose) unless the individual in question has consented to the health information being used for another purpose (secondary purpose), i.e. the secondary purpose is directly related to the primary purpose and the individual in question would expect for Council to use the information for that secondary purpose, or the secondary purpose of the information Council can use

it for is:

- To lessen or prevent a serious (and imminent) threat to life, health or safety of the individual or another person, or to lessen or prevent a serious threat to public health or public safety (whether the health information is genetic or otherwise); or
- For the funding, management, planning or

PPIP Act	Privacy Code	HRIP Act
PPIP Act	Privacy Code	evaluation of health services; or For training of Council staff; Research, or the compilation of analysis or statistics, in the public interest; For Council to ascertain the whereabouts of an individual who has been reported as a missing person; For Council to provide the information to an immediate family member of the individual for compassionate reasons; For Council to conduct its investigation into suspected unlawful activity, unsatisfactory unprofessional conduct or breach of discipline; For Council to use it in the exercise of complaining handling functions
		·

	PPIP Act	Privacy Code	HRIP Act
			 For other prescribed circumstances.
			In addition to the limitations above, there are further exemptions where Council may use health information for a secondary purpose. Otherwise, Council must seek consent from an individual to use their health information for a secondary purpose.
IPP12	Safeguarded (section 19) Council cannot disclose an individual's sensitive personal information (ethnicity or racial origin, political opinions, religious or philosophical beliefs, health matters or sexual orientation or trade union membership) without their consent, unless: • Council believes that the recipient of the information would receive and handle the information in accordance with the principles for fair handling similar to the Privacy Principles under the PPIP Act; • The individual expressly consents to the disclosure consent; • The disclosure is necessary for the performance of a	Where Council is requested by a potential employer outside of New South Wales, Council can verify that: • A current or former employee works or has worked for Council; • The duration of their employment; and • The position occupied during their employment. This exception does not permit Council to give an opinion as to that person's suitability for a particular position	N/A

	PPIP Act	Privacy Code	HRIP Act
	contractor and as per request by the individual; The disclosure is for the benefit of the individual if they were consent to it; Council believes disclosure of the information would prevent a serious and imminent threat to life, health or safety; Council has ensured the information will not be handled by the recipient inconsistently with the Privacy Principles under the PPIP Act; or The disclosure is permitted or required by any legislation.	with any potential employer unless Council is satisfied that the person has provided their consent for Council to provide a reference (which may include an opinion as to that person's suitability for the position for which he/she has applied).	
Exemptions	Council does not have to comply with the Privacy Principles concerning the disclosure of personal information as outlined in: • Section 23(5) and (6); • Section 23A(2); • Section 24(1), (3), (4) and (5); • Section 25; • Section 26(2); • Section 27A; • Section 27B; • Section 28(3);		

Enquiries

- 8.6 Personal information is used by Council only when dealing with enquiries related to that person. If Council receives more enquiries, a complaint or review request from that person, it may look at past enquiries to get background information.
- 8.7 Council does not disclose information about a particular enquiry to anyone outside of Council without the consent of the enquirer.

Complaints, reviews, assessments and investigations

- 8.8 Council may discuss personal information with the relevant agency, organisation or individuals when processing a complaint, or conducting a review, assessment or investigation. To undertake its functions, Council may disclose the name of review applicants but only to an agency legally involved in such affairs and for which Council can do so under the PPIP and HRIP Acts.
- 8.9 Council includes relevant personal information in the reports it writes as a result of processing a complaint or conducting a review, assessment or investigation. If Council decides to share these reports, Council will generally send these reports to the parties associated with the matter or oversight bodies (provided there are no overriding presumptions against such disclosure).
- 8.10 When Council is involved in proceedings, it may disclose personal information relevant to that particular case. It may also refer issues to other oversight bodies.
- 8.11 Apart from the above, Council does not disclose personal information to anyone not directly involved in a complaint, investigation or review case unless authorised or required to do so by law.
- 8.12 Council is particularly careful when dealing with sensitive personal information, such as a racial origin, health information or sexuality.

Referrals to other oversight bodies

- 8.13 In accordance with a number of Acts, Regulations and other directives, Council can disclose information to:
 - Agency heads;
 - Government Ministers;
 - NSW Planning Panels;
 - The NSW Environment Protection Authority;
 - The Office of Local Government;
 - The Information and Privacy Commission;
 - The NSW Ombudsman;
 - The Independent Commission Against Corruption;

- NSW Parliament and NSW Parliamentary Committees; and
- Other NSW Government agencies.

Requests for personal information from other agencies

- 8.14 When Council receives requests from other agencies such as NSW Police, the NSW Environment Protection Authority and others, Council will ask that the request is made in writing with enough information to identify the agency, the legislation they rely on for the provision of the sought information and the purpose for which they intend to use this information.
- 8.15 Most of these requests are forwarded to Council's Governance Team to check their validity and action as appropriate. Any staff involved in the release of personal information in response to requests from other agencies have the relevant delegations and satisfactory training to do so.

GIPA Act

8.16 The GIPA Act restricts Council from disclosing any information to an individual or organisation with respect to Council's operations and services, processing complaints or undertaking a review, assessment or investigation where Council has determined there is an overriding public interest against disclosure and has decided not to release the information. This often includes personal information.

9 Storage and Security of Information

9.1 Council must store personal and health information in accordance with the PPIP Act, the HRIP Act and the Privacy Code. The below table summarises these requirements:

	PPIP Act	Privacy Code	HRIP Act
IPP5 and	Secure (section 12)	N/A	Secure (section 5 of
HPP5	Personal information must be		Schedule 1)
	stored securely, not kept any		Health information must be
	longer than as required by		stored securely, not kept
	the General Retention and		any longer than as required
	Disposal Authority for Local		by the General Retention
	Government Records (issued		and Disposal Authority for
	by the State Records		Local Government Records
	Authority of NSW) and		(issued by the State Records
	disposed of appropriately.		Authority of NSW) and
			disposed of appropriately.
	Council must take reasonable		
	steps to protect the		Council must take
	information from loss,		reasonable steps to protect

	PPIP Act	Privacy Code	HRIP Act
	unauthorised access, use,		the information from loss,
	modification or disclosure.		unauthorised access, use,
			modification or disclosure.
Exemptions	N/A	N/A	Council does not have to
			comply with Privacy
			Storages in relation to
			storage of health
			information as outlined in
			section 5(2) of Schedule 1.

- 9.2 Council stores personal information electronically and in hard copy files. Council mostly practices a 'clean desk' approach where possible, which means hard copy files are secured at the end of the day or when not in use where practicable.
- 9.3 Sometimes Council officials take files off-site to attend to their duties, such as conducting inspections. Council officials members do not leave sensitives files unattended and do not let anyone else access them.
- 9.4 Council records details of each enquiry on electronic enquiry registers and stores electronic and hard copies of written enquiries. No one other than Council staff can access these registers.

Systems, databases and information management

- 9.5 All of Council's electronic information and information collected in the performance of Council's functions is stored securely on Council's information management systems and servers in the Council Administration Building.
- 9.6 Council implements the following measures to ensure the integrity and confidentiality of the information it holds:
 - Council servers and data are backed up as part of scheduled back up and retention procedures;
 - Council networks are secure and require individual logins; and
 - Information is classified in accordance with General Authority 39 Local Government Records as set by the NSW State Archives and Records and the *State Records Act 1998* (NSW).
- 9.7 Council also contributes personal information to several online databases/tools or external organisations for compliance and reporting purposes. These include (but are not limited to):
 - The GIPA Tool managed by the IPC;
 - The Public Interest Disclosures online reporting managed by the NSW Ombudsman;
 - The Companion Animals Register managed by the OLG;
 - Revenue NSW in relation to the issuing of fines.

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Physical security

- 9.8 Hard copy files are located on Council premises. Only Council staff have access to these premises. Visitors cannot enter without permission. Council's Administration Building is locked outside of business hours.
- 9.9 When not being used, hard copy files and sensitive files are securely stored. Secure printing is used by Council by having staff use individual swipe cards to access and use the printers.
- 9.10 Council staff members have unique user accounts and passwords to access its computer systems in with Council's Information Security Policy.

Private sector companies, government agencies and contractors

- 9.11 Council may use private sector companies, contractors or other government agencies for services. If these organisations or individuals have or are likely to have access to personal information, Council ensure that personal and health information is managed in line with the PPIP and HRIP Acts and information security policies.
- 9.12 Council may do this by:
 - Asking for evidence of their information handling processes;
 - Inserting a privacy clause into our contracts;
- 9.13 Council will also consider how a private sector company, government agency or contractor will managed personal or health information they may have access to before engaging with them.
- 9.14 An external entity that may manage or collect personal information or behalf of Council includes but is not limited to:
 - The service providers noted above who are contracted by Council to provide information technology and systems and support;
 - A secure shredding company in order to carry out the destruction of sensitive documents;
 - A marketing or survey company that manages Council's mailing lists and newsletters;
 - Doctors and other practitioners who are engaged to provide employee-related services;
 - Event management companies in order to host events and manage registrations;
 - Agency and labour hire firms who provide temporary staff;
 - IT contractors.

10 Other requirements

Identifiers, anonymity and transfer

10.1 Council must comply with the HRIP Act in relation to certain aspects of health information. The below table summarises these requirements.

	PPIP Act	Privacy Code	HRIP Act
HPP12	N/A	N/A	Identifiers (section 12 of
			Schedule 1)
			Council should only assign
			identifiers to individuals if
			it is reasonably necessary
			to enable the organisation
			to carry out any of its
		N1 /A	functions efficiently.
HPP13	N/A	N/A	Anonymity (section 13 of
			Schedule 1)
			Council must be give
			individuals the opportunity
			not to identify themselves when receiving services
			from Council (where it is
			lawful and practicable).
HPP14	N/A	N/A	Controlled (section 14 of
	1477	14/74	Schedule 1)
			Council must not transfer
			health information about
			an individual to any person
			or body in a jurisdiction
			outside of NSW or a
			Commonwealth agency
			unless:
			 Council believes
			that the recipient of
			the information
			would receive and
			handle the
			information in
			accordance with
			_ 30 _

PPIP Act	Privacy Code	HRIP Act
		the principles for fair handling similar to the Privacy Principles under the HRIP Act; The individual expressly consents to the disclosure consent; The disclosure is necessary for the performance of a contractor and as per request by the individual; The disclosure is for the benefit of the individual if they were consent to it; Council believes disclosure of the information would prevent a serious and imminent threat to life, health or safety; Council has ensured the information will not be handled by the recipient inconsistently with the Privacy Principles under the HRIP Act; or The disclosure is permitted or required by any legislation.

	PPIP Act	Privacy Code	HRIP Act
HPP15		N/A	Authorised (section 15 of
			Schedule 1)
			Council should only use
			health records linkage
			systems if the individual
			has provided or expressed
			their consent.
HPP16	N/A	N/A	Storage (section 16 of
			Schedule 1)
			Where Council has used or
			disclosed health
			information in an
			emergency, Council must
			not hold that information
			longer than 18 months
			(unless extenuating
			circumstances apply or
			consent has been
			obtained).

11 Public registers

- 11.1 Part 6 of the PPIP Act governs how Council should manage personal information contained in public registers.
- 11.2 A public register is a register of personal information that is required by law to be made, or is made, publicly available or open to public inspection.
- 11.3 Before disclosing personal information contained a public register, except for the written returns register, Council must be satisfied that the individual requesting access to the personal information intends to use the information for a purpose directly related to the purpose of the public register or the Act under which the register is kept.
- 11.4 An individual may request access to personal information contained in a public register (except for the written returns register by:
 - Contacting the relevant area of Council;
 - Completing a statutory declaration stating the intended use of the information is consistent with the purpose for which holds that register. An example statutory declaration is provided as Appendix 1.

- 11.5 Council can determine whether to provide a copy of the whole or part of the register depending on whether such a disclosure fits with the purpose for which it was collected.
- 11.6 If access is requested to personal information which is not contained in a public register, Council will generally process such requests on an informal basis provided it is appropriate to do so. If not, individuals will be encouraged and assisted where possible to complete a formal access application which will be processed in accordance with the GIPA Act.
- 11.7 Council's public registers include:

Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
Local Government Act 1993 (NSW)	Section 53	Land Register	Identify all land vested in or under Council's control	Contact Customer Service OR Access to Information and Governance Officer
	Section 113	Record of approvals	Identify approvals granted under the LG Act	Register can be accessed on Council's website
	Section 328A	Political donations disclosures	Identify donations to Councillors	Contact Customer Service OR Development Services Contact Customer Service OR Access to Information and Governance Officer

Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
	Section 375A	Recording of voting on planning matters	Identify the names Councillors who voted for or against a planning decision	Register is available on Council's website
				Contact Customer Service OR Access to Information and Governance Officer
	Sections 377 and 378	Register of delegations	Identify functions delegated by the General Manager to Council officers	Register can accessed by request under the GIPA Act
	Section 602	Rates Records	Identify the value and rate liability of a parcel of land and its owner or lessee	Register can be accessed by request under the GIPA Act
Code of Conduct	Clauses 4.1 to 5.14	Disclosures in written returns	Identify pecuniary and non-pecuniary interests of the Chief Executive Officer, Designated Returns and Councillors	Redacted returns can be accessed on Council's website
				Customer Service OR Access to Information and Governance Officer

Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
Environmental, Planning and Assessment Act 1979 (NSW)	Section 4.58	Register of consents and approvals	Identify approvals and applications, consents and related appeals under the Act	Register can be accessed on Council's website Contact Customer
				Service OR Development Assessment
	Section 6.26	Record of building certificates	Identify building information certificates	Contact Customer Service OR Building Assessment and Certification
Protection of the Environment Operations Act 1997 (NSW)	Section 308	Public register of licences and notices	Identify licences and notices granted and issued under the Act	Contact Customer Service OR Environment and Public Health
Impounding Act 1993 (NSW)	Sections 30 and 31	Records of impounding	Identify impounding actions taken by Council	Contact Customer Service OR Community Safety and Development
Government Information (Public Access) Act 2009 (NSW)	Section 6(5)	Records of open access information	Identify government information Council holds that has been determined as 'open access information'	Records can be accessed on Council's website
				Contact Customer Service OR

Act /	Section /	Name of Register	Purpose	Access and
Regulation /	Clause			Contact
Directive				
				Access to
				Information
				and
				Governance
				Officer
	Section	Disclosure log of access	Identify access	Register can
	25	applications	applications where	be accessed
			there is a public	on Council's
			interest in favour of disclosure and	website
			Council has	Contact
			determined to	Customer
			provide access to	Service OR
			the information	Access to
				Information
				and
				Governance
				Officer
	Section	Register of government	Identify Council	Register can
	27	contracts	contracts that have	be accessed
			(or are likely to have)	on Council's
			a value of \$150,000	website
			or more	
				Contact
				Customer
				Service OR
				Access to
				Information
				and
				Governance
				Officer

How can personal information held in registers be suppressed?

11.8 Any person whose personal information is recorded in a public register has the right to request that their personal details be suppressed. Council will comply with that request if it is satisfied that the person's safety or wellbeing would be affected by not suppressing the information.

11.9 Applications to suppress personal information from a public register must be made in writing and addressed to the Chief Executive Officer pursuant to section 739 of the LG Act.

12 Closed Circuit Television (CCTV)

- 12.1 Council installs and maintains CCTV cameras on Council premises and facilities for a number of purposes, including by not limited to:
 - To ensure the safety and security of staff, students and visitors whilst on Council premises or facilities;
 - To protect assets and property of Council and others;
 - To assist in crime prevention and aid in the investigation of criminal activity or other suspected misconduct and or wrongdoing;
 - To assist Council to manage its premises and facilities, such as its car parks, playgrounds, libraries, parks, etc.
- 12.2 Prominent signage notifies all Council staff, contractors, volunteers and members of the public of the use of CCTV and that they may be under surveillance and the cameras are clearly visible.
- 12.3 The installation, use and monitoring of CCTV including the storage, retention, use and disclosure of footage is governed by appropriate Council policies developed and amended from time to time.

13 Data Breaches

- 13.1 A data breach occurs when there is a failure that has caused or has the potential to cause unauthorised access to Council's data. Examples include malware, hacking and data theft, accidental loss of a paper record, laptop or USB stick and emails sent to the wrong recipients if they contain classified or personal information.
- 13.2 Separate from this Plan, Council has a Data Breach Policy and Procedures that set outs Council's guidelines and processes for managing a data breach, including the considerations around notifying those persons whose privacy may be affected by the breach.

14 Review

Compliance, monitoring and review

14.1 Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.

14.2 This Policy will be reviewed at a minimum every two (2) years.

Records management

14.3 Staff must maintain all records relevant to administering this policy in a recognised Council recordkeeping system.

15 Definitions

15.1 In this policy:

CEO: means the Chief Executive Officer of Central Coast Council and includes their

delegate or authorised representative. References to the Chief Executive Officer are references to the General Manager appointed under the *Local Government*

Act 1993 (NSW).

Council Official: has the same meaning it has in Council's Code of Conduct.

Council: means Central Coast Council.

GIPA Act: means the Government Information (Public Access) Act 2009 (NSW).

HPP: means the Health Privacy Principles as outlined in Schedule1 of the *Health*

Records and Information Privacy Act 2002 (NSW).

HRIP Act: means the *Health Records and Information Privacy Act 2002* (NSW).

IPP: means the Information Protection Principles as outlined in the *Privacy and*

Personal Information Protection Act 1998 (NSW).

LG Act: means the *Local Government Act 1993* (NSW).

PPIP Act: means the *Privacy and Personal Information Protection Act 1998* (NSW).

16 Related resources

16.1 Legislation:

Government Information (Public Access) Act 2009

2.8

Privacy Management Plan

- Health Records and Information Privacy Act 2002
- Local Government Act 1993
- <u>Privacy and Personal Information Protection Act 1998</u>
- State Records Act 1998

16.2 Associated/Internal documents:

- Privacy Code of Practice for Local Government
- Code of Conduct (available on Council's website and intranet)

Appendices:

Appendix 1: Statutory Declaration for Access Under Section 57 of the *Privacy and Personal* Information Protection Act 1998 to a Public Register held by Council

STATUTORY DECLARATION

OATHS ACT 1900, NSW, EIGHTH SCHEDULE

l,		, of
	[name of declarant]	[address]
do sol	emnly and sincerely declare that I am	
[details	s of relationship of any, to person inquired about]	
l seek	to know whether	
[insert	name of person]	
is on t	he public register of	
[describ	be the relevant public register]	
The pu	urpose for which I seek this information is	
[insert	purpose]	
The pu	urpose for which the information is require	ed to
[insert	purpose]	
and I i	make this solemn declaration consciention	usly believing the same to be true, and by virtue of the provisions
of the	Oaths Act 1900.	
Declar	red at:	on
Deciai	[place]	[date]
in the	presence of an authorised witness, who sta	[signature of declarant] ates:
		, a
	[name of authorised witness]	[qualification of authorised witness]
certify	the following matters concerning the make	king of this statutory declaration by the person who made it:
[* pleas	se cross out any text that does not apply]	
		see the face of the person because the person was wearing a face had a special justification for not removing the covering, and
		OR *I have confirmed the person's identity using an identification document
a	and the document I relied on was	
	[describe identifica	ntion document relied on]
	[signature of authorised witness]	[date]
		40

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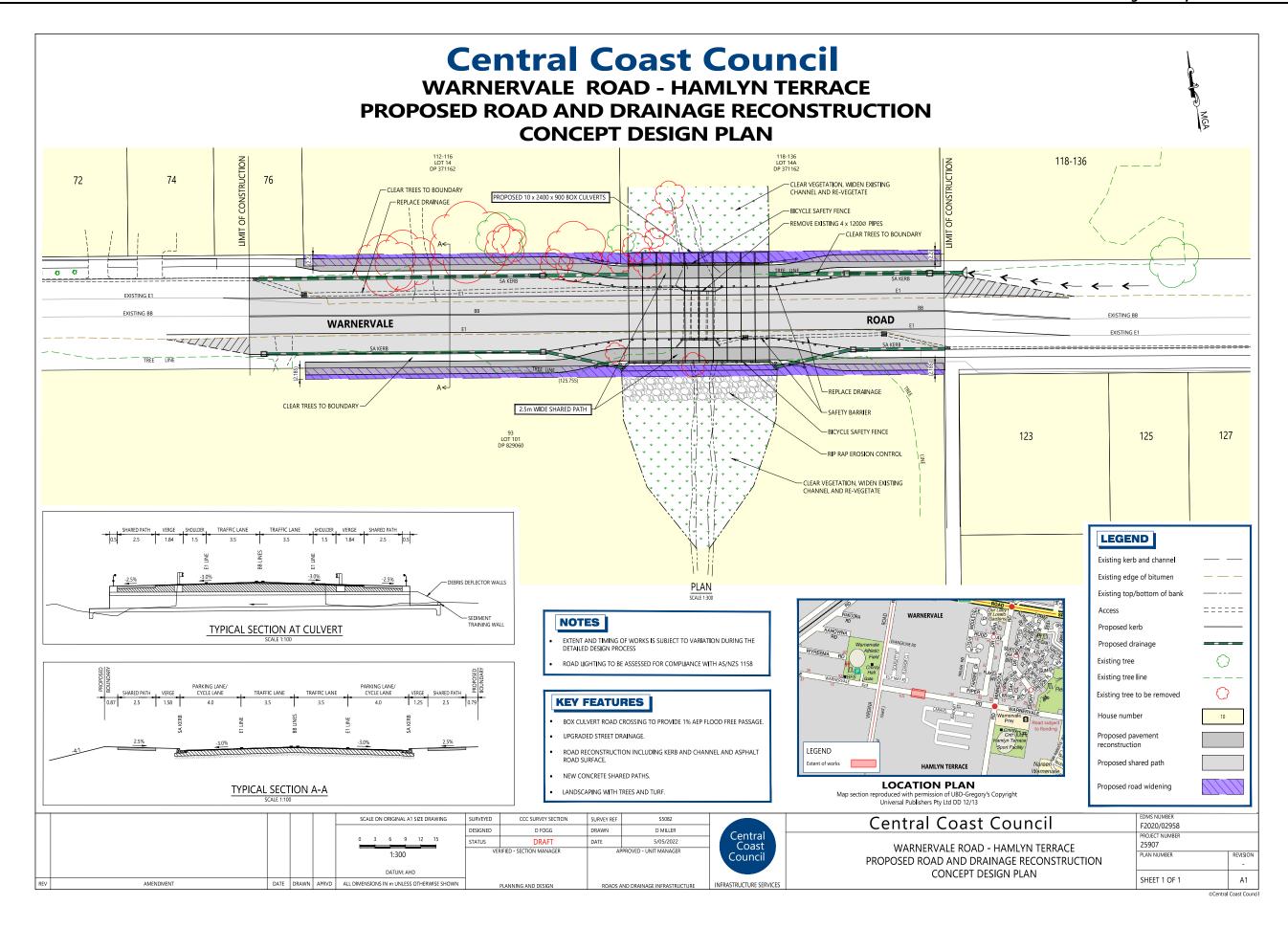
History of revisions

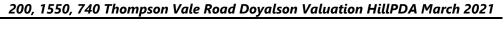
Policy amendment history and version details

Amendment history	Details		
Original approval authority details	<remove amend="" as="" or="" required=""></remove>		
	X		
	<first name=""> <surname> Chief Executive Officer, Central Coast Council</surname></first>		
	XX/XX/20XX <insert <remove="" adopting="" and="" council="" date="" if="" meeting="" minute="" needed="" not="" number="" of="" policy="" resolutions="" the=""></insert>		
	State reasons for creation of policy		
Version # <remove if="" needed="" not=""></remove>	XX/XX/20XX <insert 'minute="" adopting="" and="" council="" date="" meeting="" number'="" of="" policy<="" resolution="" td="" the=""></insert>		
	CM document number		
	State reasons for amendments		
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2.9







VALUATION REPORT

200, 1550, 740 Thompson Vale Road, Doyalson NSW 2262







Prepared for Central Coast Council

March 2021



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Quality Control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer



Report Details

Job Number	V21053
Version	Final
File Name	V21053 – 200, 1550, 740 Thompson Vale Road, Doyalson FINAL
Date Printed	Match 2021



EXECUTIVE SUMMARY

Item	Particulars
Address	200, 1550, 740 Thompson Vale Road,
la de la constanta de la const	Doyalson NSW 2262 ('subject property')
Instructing Party and prepared for	Central Coast Council ('Council')
Basis of Valuation	Market valuation on an 'as is' and 'as if complete' basis on the critical assumption that the property is free of contamination and biodiversity issues, exclusive of GST for market advice purposes
Interest being valued	Freehold interest
Valuation approach	Direct Comparison approach
Specific instructions	We have been instructed to provide an 'as is' value based on the current underlying zoning and on an 'as if complete' basis on the assumption of a rezoning to part of the subject property to 'IN1 General Industrial' or equivalent zoning.
Title details	Lot 762 in Deposited Plan 746526 Lots 31 & 32 in Deposited Plan 586913 Lot 78 in Deposited Plan 755245 (also known as Crown Plan 5758.2111)
Registered proprietor	Wyong Shire Council
Land area	144.02817 hectares (as per the Deposited Plans)
Town planning	Predominately part 'RU6 Transition' and part 'E2 Environmental Conservation'.
Land description and existing improvements	The subject property is a substantial landholding comprising 4 lots. The lot consolidation forms an irregular shaped parcel of land with an undulating topography of varying degrees. There is low lying land which may be prone to flooding and an elevated topography along the Doyalson Link Road/Motorway Link. The property is largely unimproved with the exception of a dilapidated and abandoned dwelling and fire trails.
Background	The subject property is known as the 'Woodbury Park Estate' and based on the Council's internal memorandum the property was purchased on the assumption of an industrial rezoning and has been discounted to reflect the current RU6 and E2 zoning.
Sale History	RPData revealed it was last transferred in June 2015 for \$7,000,000, exclusive of GST. Based on the comments provided by the valuation report, the report explicitly states that they were not instructed to address the value of the properties and that the sale price was an agreed upon amount.
DA status	Approval for the demolition of structures (DA 259-2017) and the date of approval is 28 March 2017.
	Coal Licence Agreement
Issues	Part of the land, more specifically Lot 78 is subject to a coal licence agreement which grants the right to use and occupy the property for the permitted use of a construction lay down area.

Attachment 1



Item	Particulars
	The start of the term is 1 July 2017 and the license term is 4 years plus an option for a further 12 months. The licence terminates on the 30 June 2021. A special condition for the license agreement includes the demolition of the improvements. The licence commencement date aligns with the DA for the demolition of improvements which does not appear to have commenced. The licence fee is \$10,000, exclusive of GST per annum. Based on the above comments, it is unlikely that the option term would be taken.
	On our site inspection we did not observe any quarry or extraction activities have recently been undertaken.
	Current global issues
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.
	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.
	We would recommend the following:
D	Further investigation or studies are undertaken to facilitate the rezoning and remove any uncertainty to improve the marketability of the property
Recommendation	 Undertake a biodiversity study is undertaken to determine whether any biodiversity credits are obtainable
	Approach Transport NSW to discuss the subject's development potential to leverage off future transport investment in the fast rail
Valuation Date	26 March 2021
Inspection Date	6 January 2021 & 26 March 2021
Market Value 'as is'	\$5,500,000, exclusive of GST
Market Value 'as if complete'	\$7,000,000, 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	200, 1550, 740 Thompson Vale Road, Doyalson NSW 2262 ('subject property')
Basis and purpose of valuation	Market valuation on an 'as is' and 'as if complete' basis on the critical assumption that the property is free of contamination and biodiversity issues, exclusive of GST for market advice purposes
Instructing party details	Central Coast Council ('Council')
Interest being valued	Freehold interest
Specific instructions	We have been instructed to provide an 'as is ' value based on the current underlying zoning and on an 'as if complete' basis on the assumption of a rezoning to part of the subject property to 'IN1 General Industrial' or an equivalent zoning.
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:

- 1. A restricted inspection was undertaken on the 6 January 2021 where the property was externally inspected from the street boundary and partly from the fire trails. The inspection on 26 March 2021 was from the Thompson Vale road only. This assessment is on the assumption that the areas that are not observable from the boundary is not affected by any adverse characteristics, for example site contamination. In addition to this, this assessment is on the assumption that there has been no changes since the date of the original inspection. If this is proven to be incorrect, we reserve the right to have this report returned for further comment and/or review
- 2. 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
- 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 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.

1.2 Definitions

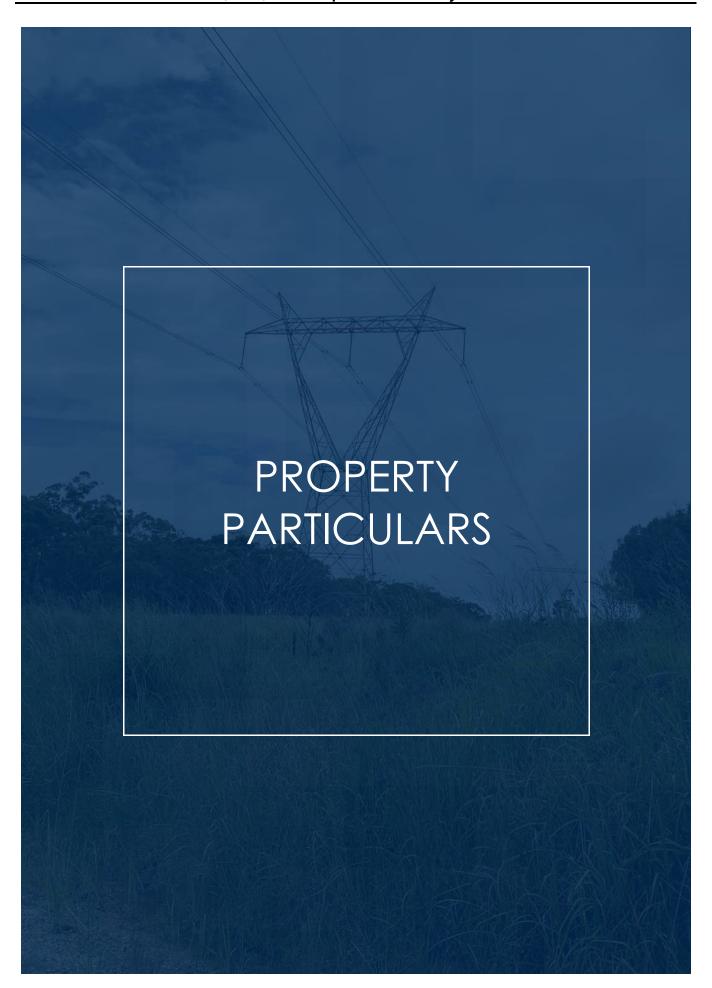
1.2.1 Definition of 'market value'

"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 Lot 762 in Deposited Plan 746526

Lots 31 & 32 in Deposited Plan 586913

Lot 78 in Deposited Plan 755245 (also known as Crown Plan 5758.2111)

Registered Proprietor Wyong Shire Council

Encumbrances and interests:

Lot 762 in Deposited Plan 746526

- Land excludes minerals and is subject to reservations and conditions in favour of the Crown see Crown Grant(s)
- Gov. gaz. 24.7.1964 fol. 2314 Easement for transmission line affecting the part of the land above described shown so burdened in the title diagram
 - 2151360 Easement vests in New South Wales electricity transmission authority
- DP746526 Restriction(s) on the use of land

Lot 31 in Deposited Plan 586913

- Land excludes minerals and is subject to reservations and conditions in favour of the Crown see Crown Grant(s)
- Q204301 Covenant

Lot 32 in Deposited Plan 586913

- Land excludes minerals and is subject to reservations and conditions in favour of the Crown see Crown Grant(s)
- DP645781 Right of way 7 wide affecting the part of the land above described shown so burdened in DP645781
- DP645781 Right of way 25 wide appurtenant to the land above described

Lot 78 in Deposited Plan 755245

- Land excludes minerals and is subject to reservations and conditions in favour of the Crown see Crown Grant(s)
- W812804 Easement for electricity purposes easement for electricity purposes affecting the part of the land shown so burdened in plan with W812804
- DP645781 Right of way 25 wide affecting the part of the land above described shown so burdened in DP645781

A Current Title search dated 16 December 2020 is annexed.

The above noted easement for electricity and right of way in Lot 78 is unidentifiable on the Crown Plan and we would recommend that legal advice is sought for clarification. If it comes to light that this would have an adverse effect on the redevelopment potential, we reserve the right to have this report returned for HillPDA's further review.

Lot 762 is burdened by easements for transmission line and restriction of use that adversely affects the northern boundary and dissects the site from east to west.

Lot 32 is burdened by right of way which appears to affect the southern and eastern boundary.

Lot 31 is subject to a historical covenant that refers to a restriction on the erection of a fence.



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.

Figure 1: Extract of Deposited Plan 586913



Figure 2: Extract of Deposited Plan 746526

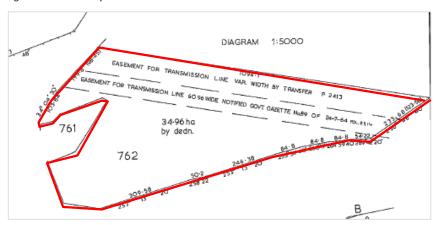




Figure 3: Extract of Deposited Plan 755245

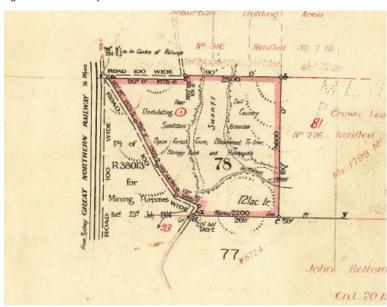


Figure 4: Consolidated site approximate boundary indicated



Source: SIX Maps 2020



2.2 Property details

The specific details of the property are:

Lot 762 in Deposited Plan 746526: 34.96ha

Lot 31 in Deposited Plan 586913: 18.21ha Lot 32 in Deposited Plan 586913: 41.77ha Lot 78 in Deposited Plan 755245: 49.07ha

Total: 144.02817 hectares (as per the Deposited Plans)

Identification The proposed subject site has been identified with reference to the street

number, deposited plan, crown plan and my restricted physical inspection along the fire trials. More particularly, the subject property is located on the northern elevation of Doyalson Link Road/Motorway Link and the eastern side of

Thompson Vale Road.

Land description The subject property is irregular in shape with a significant undulating topography

and is elevated along the Doyalson Link Road/Motorway Link. The property is largely unimproved with the exception of a dilapidated and abandoned dwelling

and fire trails.

Environmental issues Flooding

The property is not situated within a flood planning area as per Wyong Local

Environmental Plan 2013

Bushfire Prone Land

The property is recognised to be subject to bushfire prone land; vegetation

category 1 & 2 and vegetation buffer.

Terrestrial Biodiversity

The property is not affected by Terrestrial Biodiversity lands as per Wyong Local Environmental Plan 2013. However, the biodiversity values map and threshold tool by NSW Government revealed potential pockets of land which may have

biodiversity values.

Mine subsidence

The property is partly located within the mine subsidence district.

Contamination

intervention.

A search of the contaminated land database at http://www.epa.nsw.gov.au/prcImapp/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

■ V21053 Valuation report 200, 1550, 740 Thompson Vale Road, Doyalson NSW 2262



2.3 Planning details

Local authority
Planning scheme
Zoning

Central Coast Council

Wyong Local Environmental Plan 2013

Part 'E2 Environmental Conservation' and predominantly part 'RU6 Transition'. Figure 5: Zone map with approximate boundary of the subject property indicated



Objectives

E2 Environmental Conservation

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To protect endangered ecological communities, coastal wetlands and littoral rainforests.
- To enable development of public works and environmental facilities if such development would not have a detrimental impact on ecological, scientific, cultural or aesthetic values.

RU6 Transition

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that interim land uses do not have an adverse impact on the conservation or development potential of land identified for future investigation in the North Wyong Shire Structure Plan or Wyong Settlement Strategy.



Uses

E2 Environmental Conservation

2 Permitted without consent

Nil

3 Permitted with consent

Eco-tourist facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Oyster aquaculture; Recreation areas; Research stations; Roads; Water reticulation systems

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

RU6 Transition

2 Permitted without consent

Ni

3 Permitted with consent

Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home-based child care; Home businesses; Home industries; Home occupations; Horticulture; Information and education facilities; Oyster aquaculture; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Tankbased aquaculture; Waste or resource management facilities; Water recreation structures; Water supply systems

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

FSR

Not specified

Height of building

Not specified

Minimum lot size

40ha

Additional planning considerations

The subject property is identified within the North Wyong Shire Structure Plan, more specifically "Doyalson South West" that will provide 36ha of net developable area as a long-term strategy (within 15 years from the date of the structure plan which was prepared in 2012).

The structure plan also recognised a corridor of habitat networks in the Structure Plan area, identified as the 'green corridor'. The green corridor includes valuable vegetated areas that contain endangered ecological communities, threatened species and habitats, riparian environments and wetlands. However, further investigations would be required to confirm this and the exact location of green corridor and its linkages are currently not specified in detail.

In addition to this, land services and improvements to access would be necessary for the development of the subject property.



CONSULTING

Figure 6: Extract of map depicting proposed employment areas – Subject noted as Area 12



Source: North Wyong Shire Structure Plan

Part of the subject property is located within Area 12 and the boundaries are not clearly delineated. Based on a high degree of speculation and in consideration to the landownership and easements which affect part of the land, we have assumed that 25ha out of the 36ha may be rezoned for employment land uses (subject to relevant approvals).

We have also referred to the draft Central Coast Local Environmental Plan maps which does not propose a rezoning.

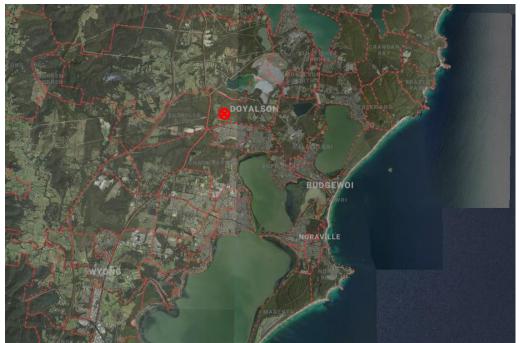
2.4 Location and surrounding

Doyalson is a suburb located approximately 114 km north of the Sydney CBD, situated north of Budgewoi Lake and west of Lake Munmorah. The subject property is located within the Central Coast Council Local Government

The subject property is surrounded by heavily treed land with similar zoning, heavy industrial uses which includes extractive uses and electric power stations. The property is accessible via Doyalson Link Road/Motorway Link and in close proximity to the western boundary is the railway corridor.



Figure 7: Location map with the subject property indicated



Source: Mecone Mosaic 2020

Proposed fast rail

The State and Federal Government have a vision for a high-speed train from Sydney to Newcastle to improve connectivity between regional centres as detailed in "A 20 year Economic Vision for Regional NSW". The four potential routes have been identified, and is illustrated below:



2.5 Road access

The subject property is accessible via Thompson Vale Road only which intersects with Doyalson Link Road/Motorway Link. Approval with the Darkinjung Aboriginal Council will need to be sought to access the subject property from Wyee Road.

Doyalson Link Road/Motorway Link is a two directional road that carries a medium to high level of vehicular traffic and is bitumen sealed. Doyalson Link Road/Motorway Link which is a major arterial road which intersects with the Pacific Motorway that links the Central Coast to Sydney.



Thompson Vale Road is a narrow road which carries a low level of vehicular traffic.

2.6 Services

Electricity, sewerage, water and telephone are unavailable but may be available to the boundary of the subject property.

2.7 Improvements

A restricted inspection was undertaken on the 6 January 2021 where the property was externally inspected from the street boundary and partly from the fire trails. The inspection on 26 March 2021 was from the Thompson Vale Road only. This assessment is on the assumption that the areas that are not observable from the boundary is not affected by any adverse characteristics, for example site contamination. In addition to this, this assessment is on the assumption that there has been no changes since the date of the original inspection. If this is proven to be incorrect, we reserve the right to have this report returned for further comment and/or review

Our observation on the site inspection reveals that the subject property is predominately unimproved with the exception of fire trail barriers and electrical towers that dissect the subject in an east to west direction.

Photographs of the subject are shown below:







Topography and vegetation close to Motorway Link







Low lying land







Electrical transmission towers

Topography – Light vegetation





Improvements – Coal license area

Dam - Coal license area



3.0 MARKET RESEARCH

HillPDA has investigated market factors to gauge a better understanding of influences on property demand and supply. The subject property is a minimally improved, large parcel of land with an undulating topography with a constrained zone of 'RU6 Transition' and part 'E2 Environmental Conservation'. However, it has been identified within the North Wyong Shire Structure Plan as "Doyalson South West" that proposes to provide 36ha of developable employment lands as a long-term strategy. The adjoining land to the west comprises 'IN1 General Industrial' zoned lands, therefore we have assumed the same zoning.

To undertake this assessment, we have considered rural acreages and industrial property sales, which we consider set the market parameters by which the land value of the subject property may be determined.

Our research revealed extremely limited sales of IN1, E2 & RU6 zoned properties of similar size in Doyalson. We have therefore collated similar 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, as at the date of valuation.

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.

3.1 Sales evidence of 'RU6 Transition' or equivalent zoned land

\$22,325 per hectare (unimproved)

The below sales shows a sale rate range of \$22,325 to \$109,081 per hectare.

Address

169 Euloo Road,
Peats Ridge

Purchase date

December 2020

Purchase price
\$2,000,000

Site Area

62.71 hectares

Zoning

'RU1 Primary Production' under the Gosford
Local Environmental Plan 2014

Analysis
\$31,893 per hectare (improved)

An irregular shaped parcel of land, partially cleared bushfire prone land. Accessible via dirt road and improved with a dated 4 bedroom dwelling with self-contained flat, numerous shed and dam. For the purpose of analysis, deducting our estimate of the depreciated value of the improvements shows an underlying land value of \$1,400,000.

Comments:

Smaller parcel of land. Surrounded by rural acreages and hobby farms A higher land value rate per hectare is considered to be reasonable for the subject property 'as is'.



Address 145 Bloomfield Road,

Jilliby

Purchase dateSeptember 2020Purchase price\$1,280,000Site Area23.95 hectares

Zoning 'RU2 Rural Landscape' under the Wyong Local

Environmental Plan 2013

Analysis \$53,445 per hectare

A slightly irregular shaped parcel of land, partially cleared bushfire prone land. Accessible via dirt road and minimally improved.

Comments:

Smaller parcel of land with an undulating topography with a creek that dissects the parcel of land. Surrounded by rural acreages. A lower land value rate per hectare is considered to be reasonable for the subject property 'as is'.

Address 25 Saliena Avenue,

Doyalson North

Purchase dateJune 2019Purchase price\$400,000Site Area3.667 hectares

Zoning 'RU6 Transition' under the Wyong Local

Environmental Plan 2013

Analysis \$109,081 per hectare

A slightly irregular shaped parcel of land, heavy treed and located adjacent to a retirement village. The property has ease of access to the Pacific Highway. Our online enquiry on the Council's DA tracker does not reveal any applications has been lodged subsequent to the sale date.

Comments:

Significantly smaller parcel of land with a relatively level topography. Surrounded by rural acreages and mobile home retirement village. A lower land value rate per hectare is considered to be reasonable for the subject property 'as is;'.





Address Lot 2 Arizona Road (DP809106),

Charmhaven

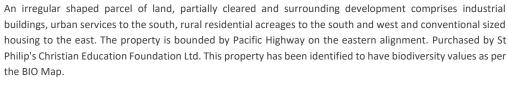
Purchase date July 2020
Purchase price \$3,000,000
Site Area 39.93 hectares

Zoning Part 'RU6 Transition' and part 'E2

Environmental Conservation' under

Wyong Local Environmental Plan 2013

Analysis \$75,131 per hectare



Comments:

Significantly smaller parcel of land with an undulating topography. Surrounded by industrial buildings, rural acreages and conventional sized residential homes. A lower land value rate per hectare is considered to be reasonable for the subject property 'as is'.

Address	100 Lake Road,
	To a second

Tuggerah

Purchase dateNovember 2019Purchase price\$1,930,000Site Area22.1 hectares

Zoning Part 'E3 Environmental Management' and

part 'E2 Environmental Conservation' under the Wyong Local Environmental Plan 2013

Analysis \$87,330 per hectare

A slightly irregular shaped partially cleared parcel of land located on the foreshore of Tuggerah Lake and surrounded by rural acreages improved with mobile homes, electrical substations and industrial and large format retail uses further to the west from the property.

Our online enquiry on the Council's DA tracker, does not reveal any applications has been lodged subsequent to the sale date. This property has been identified to have biodiversity values as per the BIO Map.

Comments:

Significantly smaller parcel of land with a relatively level topography. Superior location. Surrounded by industrial buildings and rural acreages. A lower land value rate per hectare is considered to be reasonable for the subject property 'as is'.





Address 305 Summerhayes Road,

Wyee

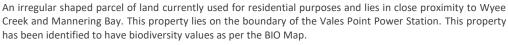
Purchase date December 2017
Purchase price \$725,000
Site Area 16.29 hectares

Zoning Part 'RU2 Rural Landscape' and part 'E2

Environmental Conservation' under the Lake

Macquarie Local Environmental Plan 2014

Analysis \$44,506 per hectare



Comments:

Located adjacent to the Vales Point Power Station. Inferior location. Significantly smaller parcel of land with an undulating topography. Surrounded by industrial buildings and rural acreages. A similar land value rate per hectare is considered to be reasonable for the subject property 'as is'.

We have also noted 155 Arizona Road, Charmhaven is currently on the market and encompasses 40.65ha of vacant land zoned RU6 and E2 with a battle axe shape. Conversations with the selling agent has revealed that a wide range of offers have been made between \$1.8m to low \$4m. This shows a rate of \$44,280 to \$98,401 per hectare.

3.2 Sales evidence of industrial or equivalent zoned land

The below sales shows a sale rate range of \$223,658 to \$520,072 per hectare.

Address

10 Jack Grant Avenue,
Warnervale

Purchase date
Purchase price
\$1,425,000

Site Area

10.13 hectares (total)
2.74 hectares (developable land)

Zoning
Part 'IN1 General Industrial' and part 'E2

Fait INT General moustrial and part E2

Environmental Conservation' under tl

Wyong Local Environmental Plan 2013

Analysis \$140,671 per hectare (total)

\$520,072 per hectare of developable area

An irregular shaped, heavily treed parcel of land located in close proximity to Warnervale Airport. The property has ease of access to Sparks Road which intersects with Pacific Motorway. The land is affected by bush fire prone land and is heavily treed.

The property is zoned IN2 (approx. 40%) and E2 (approx. 60%). Our online enquiry on the Council's DA tracker does not reveal any applications has been lodged subsequent to the sale date.

Comments:

Irregular shaped parcel of land. Superior location, located close to the Warnervale business park. Smaller sized parcel of land. A lower land value rate per hectare for the operational portion is considered to be reasonable for the subject property 'as if complete'.





Address 20 Jack Grant Avenue,

Warnervale

Purchase date March 2017
Purchase price \$1,400,000

Site Area 10.15 hectares (total)

4.8 hectares (developable land)

Zoning Part 'IN1 General Industrial' and part 'E2

Environmental Conservation' under the

Wyong Local Environmental Plan 2013

Analysis \$137,931 per hectare (total)

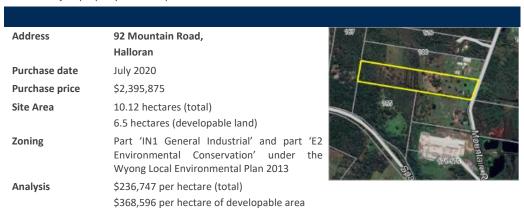
\$291,667 per hectare of developable area

A slightly irregular shaped partially cleared parcel of land located on the eastern elevation of Jack Grant Avenue and two lots removed from Sparks Road. Bush fire affected lands.

The property is zoned IN2 (approx. 60%) and E2 (approx. 40%). Our online enquiry on the Council's DA tracker, the purchaser has lodged an application for the construction of a resource recycling facility.

Comments:

Irregular shaped parcel of land. Superior location, located close to the Warnervale business park. Smaller sized parcel of land. A similar land value rate per hectare for the operational portion is considered to be reasonable for the subject property 'as if complete'



A regular shaped mostly cleared parcel of land zoned part IN1 (approx. 60%) and part E2 (approx. 40%). The land is located in close proximity to the Warnervale Airport. The property has ease of access to Sparks Road which intersects with Pacific Motorway.

Our online enquiry on the Council's DA tracker does not reveal any applications has been lodged subsequent to the sale date.

Comments:

Inferior location. A lower land value rate per hectare for the operational portion is considered to be reasonable for the subject property 'as if complete'.



Address Lot 98, Pambalong Drive,

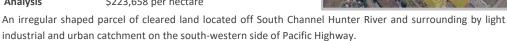
Mayfield West

Purchase date May 2017 \$4,500,000 Purchase price Site Area 20.12 hectares

Zoning 'IN1 General Industrial' under the Newcastle

Local Environmental Plan 2012

Analysis \$223,658 per hectare



The owner has subsequently gained approval for the construction of 2 industrial buildings to comprise 17 warehouse units over vacant land.

Comments:

Smaller parcel of land in an established light industrial area. Likely to be unaffected by contamination with no restrictions on potential future use. A similar to higher land value rate per hectare for the operational portion is considered to be reasonable for the subject property 'as if complete'.



4.0 VALUATION APPROACH

As previously mentioned, the subject property is a large parcel of land with an undulating topography with a constrained zone of 'RU6 Transition' and part 'E2 Environmental Conservation'. However, it has been identified within the North Wyong Shire Structure Plan to provide 36ha of developable employment lands as a long-term strategy. The adjoining land to the west comprises 'IN1 General Industrial' zoned lands, therefore we have assumed the same zoning.

For the purpose of our assessment we have broken-down the site by operational land, land that may be used for industrial use. Plus, transitional land, land that serves as a buffer between different zoning as well as land that may not be redeveloped.

Based on our above comments, if the property were offered to the market, interest in the property would likely be as a development site for residential use or potentially future employment land.

There have been no recent transactions of similar properties in Doyalson 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 Doyalson and the surrounding locality.

4.1 Valuers General assessment

The Valuer General valued the unimproved value at \$3,279,000 on 1 July 2019. The land value is the freehold value of the land excluding any structural improvements.

4.2 Sales history

RPData revealed it was last transferred in June 2015 for \$7,000,000, exclusive of GST.

4.3 'Highest and best' use

The property's highest and best use is considered to be 4 large residential lots as per the current lot boundaries on the condition that legal access by the means of right of ways or similar are implemented.

4.4 Rationale in our approach

In assessing a current market value for the subject property, we have had regard to the sales in Chapter 3.0 as well as the merits of the property which includes (but not limited to):

- The subject property is a substantial land holding encompassing 4 lots and is subject to constrained zones of 'RU6 Transition' and part 'E2 Environmental Conservation'. The property is currently minimally improved and is partially cleared in some areas. Due to the restrictive nature of the zoning, permissible uses are restricted to residential use only and the minimum lot size is 40ha, therefore cannot be further subdivided than the current number of lots.
- There are no separate access points for Lots 31 and 32, therefore access through Lot 78 would be required



- The subject property is identified within the North Wyong Shire Structure Plan, more specifically "Doyalson South West" that proposes to provide 36ha of developable area as a long-term strategy (within 15 years from the date of the structure plan in 2012). However, the report also highlighted a 'green corridor' and further investigations prior to the rezoning would be required to confirm this and the exact location of green corridor and its linkages are currently not specified in detail.
- Additional consideration for the Council includes the proposed fast rail service between Sydney and Newcastle to improve the connectivity in regional NSW. Therefore, there is significant development potential to leverage off future transport infrastructure
- The property is strategically located with ease of access to major roads which includes the recent upgraded M1 Pacific Motorway Upgrades from Tuggerah to Doyalson
- Part of the land, more specifically Lot 78 is subject to a coal licence agreement which expires on the 30 June 2021 but has an option of an additional 12 months. The remaining term of the initial term could be used during the development application phase; however the exercise of the option term could delay development if the subsequent purchaser chooses to use/occupy the licensed area

'As is' value comments

- The analysed sales indicate that the value of 'RU6 Transition' or equivalent zoned land on a dollar rate per hectare generally lies within the range of \$22,325 to \$109,081 per hectare. In the case of the subject, we have taken into account the location, substantial size of the site, access issues, service issues and physical attributes of the site compared with the available sales evidence.
- The most comparable sale is Lot 2 Arizona Road (DP809106), Charmhaven and 305 Summerhayes Road, Wyee which shows a rate of \$44,506 to \$75,131 per hectare, however these properties are significantly smaller than the subject. Therefore, typically lower rates per hectare are expected for larger lots when there is no subdivision potential and the surplus land is considered to be transitional or buffer land between the neighbouring uses
- Additional consideration have also been made to the average sale price that may be achieved for 30ha + large residential lots in the Central Coast. Our analysis of sales evidence which have occurred between 2017 to 2020 showed an average sale price of \$1,048,000 per dwelling and an average rate of \$36,098 per hectare. Based on this analysis, we have erred on the lower end of the aforementioned range.

'As if complete' value comments

- Part of the subject property has been identified as proposed future employment lands within the North Wyong Shire Structure Plan, however the boundaries of the proposed future employment lands are not clearly delineated on the maps. Based on a high degree of speculation and in consideration to the landownership and easements which affect part of the land, we have assumed that 25ha out of the 36ha may be rezoned for employment land uses (subject to relevant authority approval)
- The subject property is considered to be highly constrained due to an undulating topography, potential
 ecological issue, lack of infrastructure and the requirement for industrial capacity services
- The analysed sales indicate that the value of industrial or equivalent zoned land on a dollar rate per hectare generally lies within the range of \$223,658 to \$520,072 per hectare. In the case of the subject, we have taken into account the location, substantial size of the site, access issues, industrial services and physical attributes of the site compared with the available sales evidence
- The most comparable sale is 20 Jack Grant Avenue, Warnervale which shows a rate of \$291,667 per hectare, however this property is significantly smaller than the operational portion of the subject property. Therefore, typically lower rates per hectare are expected for larger lots. The surplus land is considered to be transitional or buffer land between the neighbouring uses.



4.5 Direct Comparison Approach

4.5.1 'As is' value calculation

Based on the above evidence and our rationale, we have adopted the 'as is' value range as follows:

Total Land Area (ha)		144.02817ha	
Value range per ha	\$35,000		\$45,000
Resultant values (rounded)	\$5,040,000		\$6,480,000
Adopted value		\$5,500,000	

Our direct comparison approach shows a range of \$5,040,000 to \$6,480,000 and we are of an opinion that the 'as is' value lies on the lower end and indicates a value of \$5,500,000, exclusive of GST. This equates to a rate of \$38,187 per hectare.

If the property were offered to the market, we would recommend the acceptance of offers within the range of \$5,000,000 to \$6,000,000, exclusive of GST.

4.5.2 'As if complete' value calculation

Based on the above evidence and our rationale, we have adopted the 'as if complete' value range as follows:

Total Land Area (ha)		144.02817ha	
Operational land (ha)		25ha	
Value range per ha	\$240,000		\$260,000
Resultant values (rounded)	\$6,000,000		\$6,500,000
Transitional Land (ha)		119.02817ha	
Value range per ha	\$5,000		\$6,000
Resultant values (rounded)	\$595,000		\$715,000
Total Land Area (ha)	\$6,595,000		\$7,215,000
Adopted value		\$7,000,000	

Our direct comparison approach shows a range of \$6,595,000 to \$7,215,000 and we are of an opinion that the 'as if complete' value is \$7,000,000, exclusive of GST on the assumption of a rezoning to IN1 land. This equates to a rate of \$48,602 per hectare.



5.0 VALUATION

Subject to the qualifications and assumptions contained within the body of this report, we assess the Market Value on an 'as is' and 'as if complete' basis on the critical assumption that the property is free of contamination and biodiversity issues, as at 26 March 2021, to be:

'AS IS' VALUE

\$5,500,000, exclusive of GST

(FIVE MILLION AND FIVE HUNDRED THOUSAND DOLLARS ONLY)

'AS IF COMPLETE' VALUE

\$7,000,000, exclusive of GST

(SEVEN MILLION DOLLARS ONLY)

Catherine Huynh

Senior Valuer

AAPI Certified Practicing Valuer

Catherine.Huynh@hillpda.com

Martin Hill

Director

M.Real Estate (UNSW), M.Property Development (UTS), BSc (Hons), Certified Practicing Valuer (Unrestricted), FAPI, MRICS

Martin.Hill@hillpda.com

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.



APPENDIX A: INSTRUCTIONS

Attachment 1



VALUATION

Council assets in Warnervale, Doyalson & Wyong







December 2020



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About this submission

This proposal is in response to an invitation by the Central Coast Council (Council) for the provision of valuation services of the following properties:

- 140 Sparks Road, Warnervale
- 740 Thompson Vale Road, Doyalson
- 15-23 Hely Street, Wyong

The scope and terms of this proposal are based on the brief contained within the email dated 1 December 2020.

This proposal includes:

- Our appreciation of the brief
- Our approach to the study
- Details of our team who will undertake the work
- Our professional fees
- Our experience with similar recent studies
- The special suitability of HillPDA.

Should you require further information or clarification please do not hesitate to call Catherine on (02) 9252 8777.

Signed by

4 December 2020
 Date

Catherine Huynh
Senior Valuer
AAPI CPV

Catherine.Huynh@hillpda.com

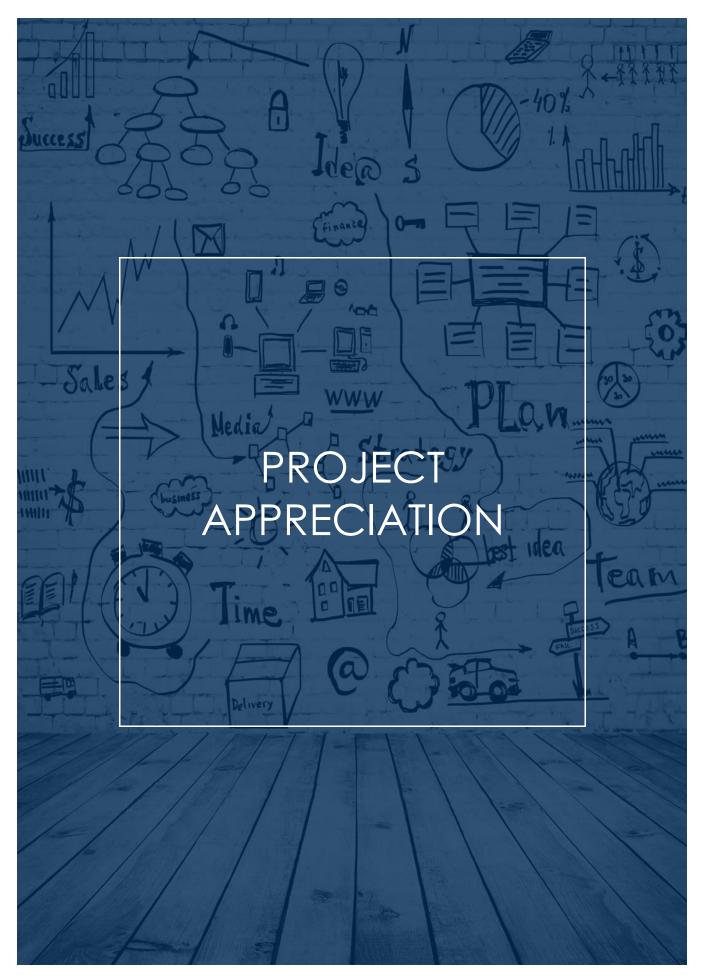
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[■] V21053 Valuation Council assets in Warnervale, Doyalson & Wyong

2.11





1.0 PROJECT APPRECIATION

1.1 Our appreciation

Thank you for inviting HillPDA to provide this proposal to undertake the valuation of the following subject properties:

- Site 1: 140 Sparks Road, Warnervale
- Site 2: 740 Thompson Vale Road, Doyalson
- Site 3: 15-23 Hely Street, Wyong

HillPDA understands that the Council is seeking to appoint suitably qualified consultants to undertake the valuation of the abovementioned Council assets.

The Council wishes to understand the issues and potential for each property, we have established an early appreciation of the properties given the information provided and our market knowledge. As highlighted in the brief, the Council understands that each of the subject properties is unique where the existing values known as the 'as is' value may or may not be higher than the redevelopment value (based on the current planning controls) expressed as a residual land value or development value. For example Site 3: 15-23 Hely Street, Wyong, the property benefits from an existing high underlying density therefore, there is significant re-development potential.

HillPDA has the benefit of having a multidisciplinary team of valuers, economists and planners, as well as extensive experience in the valuation of properties with development potential as demonstrated below.

1.2 Relevant experience

HillPDA holds diverse and extensive professional experience relevant to this particular study. Examples of relevant projects undertaken by HillPDA include the following:

Local experience

- Valuation of 357A Ocean Beach Road, Unima Beach Central Coast Council (2020)
- Feasibility analysis of development options of Toronto Foreshore Lake Macquarie City Council (2018-2020)
- Economic and Development Feasibility Study for Woy Woy Town Centre Central Coast Council (2020)
- Valuation of Former Munmorah Power Station and ongoing advisory GPM (Current)
- Central Coast Employment Land Audit, Monitor and Strategy Central Coast Council (2019)
- Honeysuckle Thorsby, Wickham and Lee 5 Divestment Advisory Services Hunter & Central Coast Development Corporation (2018-2019)
- Feasibility Analysis of development within Gosford CBD GANSW (2018)
- Warnervale Airport Rental Assessment Central Coast Council (2017)
- Feasibility analysis of Lake Macquarie NSW School Cluster Plans NSW Department of Education (2016)
- Trinity Point Lake Macquarie Market Appraisal and Divestment Staging Strategy Private (2015)
- Feasibility of Gosford Residential Planning Controls HDB Town Planning and Design (2014)



Other relevant experience

- Strategic Property Review of City of Canada Bay's assets City of Canada Bay (current)
- Overview of land values and valuation of Council assets Hornsby Shire Council (2020)
- Workplace accommodation strategy study of Council assets- Blue Mountains City Council (2018-2019)
- Valuation of Education land, Calderwood LendLease (2018)
- Valuation and Divestment strategy of Council Chambers (2018) Inner West Council
- Valuation and Highest and Best Use Assessment of Inner West Council's residual depot sites
 – Inner West
 Council (2018)

Affordable housing experience

- Development Feasibility Assessment Five Housing Investigation Areas Affordable housing and tipping point analysis - Randwick City Council (current)
- Affordable Housing Development Advisory Moorefields Road, Kingsgrove City of Canterbury Bankstown (2019-2020)
- Ian Street Car Park Development Project Affordable Housing Woollahra Municipal Council (2018)
- Affordable Housing 2 Elizabeth Street EOI Modelling Willoughby City Council (2018)
- Sydney Metro Affordable Housing Modelling & Policy -Transport NSW (2016)





2.0 METHODOLOGY

To meet the requirements of the Project Brief we propose an approach broadly structured as follows.

Task 1: Inception and information review

Participate in an inception meeting via telephone with appropriate representatives from the Central Coast Council Team to determine roles and responsibilities, discuss study objectives, contracts, contacts, milestone target dates and available information.

Most importantly, discussions in relation to the background information of the subject property for context to understand Council objectives, assumptions and site constraints on future use and/or development. Discussions with the Council's planner may be required to understand the history of DA submissions and development opportunities and constraints which would include (but not limited to):

- Site 2 as a potential Industrial Release Zone area and current coal license, although expiring in 2021
- Council car parking requirements and whether existing car spaces are to be reinstated
- Bio-diversity offset credits in Site 1 and whether relevant studies have been undertaken to identify the species and/or biodiversity credits.

HillPDA would undertake a detailed review of all information and data available and relevant to the study.

Task 2: Site visit

HillPDA would undertake a site visit of the subject properties and the surrounding area to identify any principal development opportunities and constraints and, gain an understanding of:

- The development and characteristics of the surrounding area
- The existing infrastructure and geographic relationship between the subject properties and the surrounding development
- Identify physical and contextual characteristics that would influence the potential land use options and consequently value.

Task 3: Market research

HillPDA would undertake market research to understand market value of 'RU6 Transition', 'E2 Environmental Conservation', 'B2 Local Centre', 'IN1 General Industrial' and 'B3 Commercial Core' zoned lands. An analysis of the aforementioned zoned lands will provide an indicative rate per sqm of land area in this locality.

Based on our research analysis of key sale transactions, noting their attributes in comparison to the subject properties based on its merits of location, land characteristics, land constraints, availability of services etc.



Task 4: Valuation assessment

Each of the subject properties is unique where the existing values known as the 'as is' value is likely to be lower than its redevelopment value (based on the current or proposed planning controls) expressed as a residual land value or development value.

HillPDA would undertake the valuation of the 'as is' value of the subject properties assuming no redevelopment potential to determine the base case. We will conduct a market appraisal for each asset given the supplied information regarding tenancies, outgoings and any significant capital expenditure required.

Based on our preliminary assessment, the most appropriate approach to the assessment of the subject properties would be by either Direct Comparison and/or by residual land value analysis as a hypothetical development.

If a residual land value analysis is undertaken, we will prepare the financial models using Estate Master Development Feasibility (DF) model.

Task 5: Documentation and Reporting

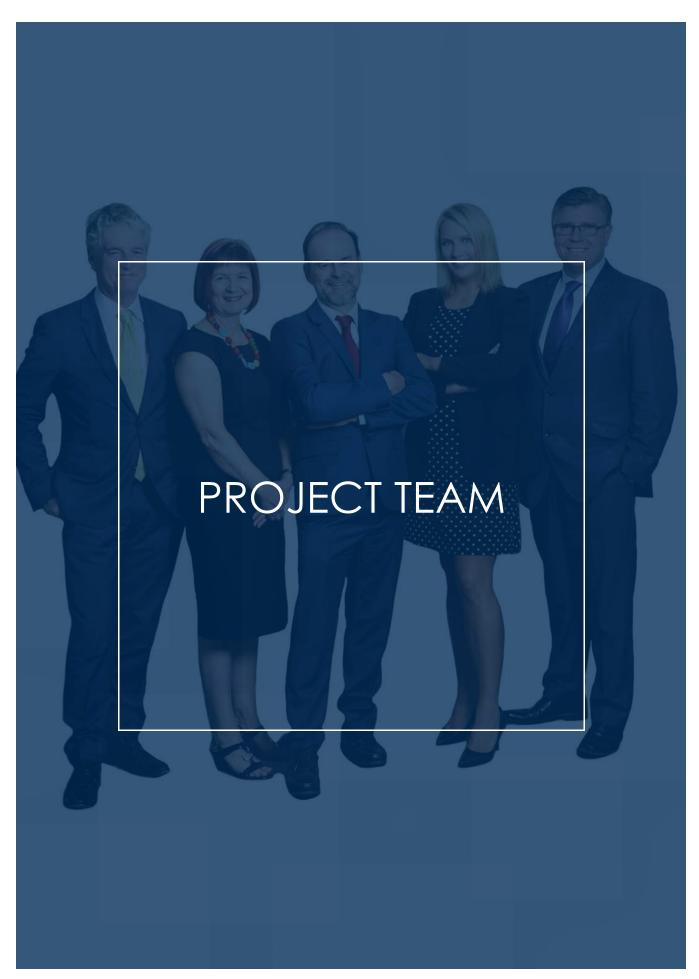
- HillPDA would prepare a comprehensive valuation report in accordance with the API guidelines.
- Discuss/respond to all issues raised.

Finalise and issue reports as required by the client

Optional task: Assessment based on an affordable housing development scheme

The intent for the Council to explore the development of affordable housing options. HillPDA will make some assumptions around the Household Type for each income threshold based on a dwelling mix.

HillPDA will prepare the financial models using Estate Master Development Feasibility (DF) model.





3.0 PROJECT TEAM

The HillPDA team will comprise of the following individuals: Martin Hill, Director, Catherine Huynh, Senior Valuer and Sam Taylor, Associate.





MARTIN HILL
DIRECTOR
FEASIBILITY AND VALUATION

M.Real Estate (UNSW), M.Property Development (UTS), BSc (Hons), FAPI, MRICS, CPV

Martin Hill is the founding director of HillPDA. With over 30 years of industry leadership, Martin specialises in development feasibility and strategy, financial modelling and benchmarks, economic impact and cost benefit analysis, complex property valuations, government policy and economic growth.

Martin is a Fellow of API, he has testified as an expert witness on valuation, economic impact, discount cash flow analysis, development feasibility and heritage impact to commercial viability in the Land and Environment Court.

He has provided financial feasibility advice on many of Australia's most complex urban renewal areas, major master plans and developments and has also advised numerous Councils on VPA policy, valuation of public benefit and assisted in negotiations.

Martin is a certified property valuer without restriction. His valuation work covers a broad area of practice including court work, valuation relating to highest and best use, heritage impact and potential planning changes or proposals. Recent examples include:



Relevant projects

- Sirius Building, The Rocks (with and without heritage) 2016
- 3M Building, Pymble adaptive reuse under a heritage order (Expert Witness Report) 2015
- Metropolitan Remand Centre Glebe adaptive reuse under a heritage order (Expert Witness Report) 2016
- Old Bankstown Library, Bankstown 2015
- Acquisition of Land for Open Space, St Leonards South 2016
- Parramatta Road Corridor Potential Compulsory Acquisition 2016
- Market appraisal of conditional financial offers for large retails sites, Lake Macquarie 2016
- Queanbeyan Council commercial lands 2015
- Rental Review Determination Aurora Place 2015

Martin is also the founder of EstateMaster Property Software, leading the conception of their Development Feasibility (DF), Development Management (DM) and Investment Appraisal (IA) software which are now used worldwide. Martin recently sold EstateMaster to it global competitor Altus Group for further expansions globally.

Committees and commissions

Martin has participated in numerous government and community committee boards and appointments and has held numerous independent directorships and commissions including:

- Member of Minister of Housing NSW Ministerial Advisory Board 2007 2008
- Director, Kingston Foreshore Development Authority 1999 -- 2004
- Member of NSW Affordable Housing Task Force 1996
- South Sydney Development Corporation Green Square Marketing Advisory Group 1997 1999
- Commissioner for the Independent Hearing & Assessment Panel for the Currawong site at Pittwater 2008
- Member of the Ministerial Review Panel for the proposed listing of the Currawong site at Pittwater on the State Heritage Register 2008

Martin is a frequent guest lecturer and has held academic posts with the University of Sydney (USYD), University of Technology Sydney (UTS) and University of New South Wales (UNSW). He currently partners with UTS on the 'Martin Hill Property Development Prize' with the aim to encourage academic excellence in the areas of property development feasibility analysis, and provide students insight into day-to-day matters of the property development profession.

Martin is a competitive sailor and the past Commodore of Middle Harbour Yacht Club.





CATHERINE HUYNH
SENIOR VALUER
FEASIBILITY AND VALUATION
GradDipProDev, AdvDipVal, BComSci, AAPI CPV

Catherine Huynh is a Senior Valuer and has ten years of valuation experience across commercial, retail and residential properties for financial reporting, mortgagee and advisory purposes. In addition, Catherine has a keen interest in development feasibility in particular project analysis, Highest and Best use, Voluntary Planning Agreements (VPA) and advisory of both Greenfields and medium to high density mixed-use/residential development for government and private clients.

Catherine has previously worked for LMW as a Senior Valuer, Sydney in the Residential Development team with a focus on land subdivisions and greenfields in the South Eastern and North Western fringes of Sydney. Prior to this she worked for Cushman & Wakefield and Egan Valuers as a Commercial Valuer in Sydney and the ACT.

Major projects

- Valuation of nominated development sites within an urban renewal area (2019) LAHC & Health Infrastructure
- Redevelopment Scenario Testing (2019) Chatswood RSL
- Feasibility testing of transit-oriented development (2018) Client withheld
- Affordable Housing Financial Management Study (2018) Inner West Council
- Hypothetical development testing of varying zonings and density of Council depot (2018) Inner West
- 1-21 Dillwynnia Grove, Heathcote (unit and townhouse development underpinning the restoration costs of Heathcote Hall 55 units) (2018) Sutherland Council
- Numerous VPA assessments in the City of Ryde, Georges River, Inner West Council, Lane Cove and Willoughby LGAs
- Valuation of Education site in Calderwood (2018) LendLease

Accreditations

Associate, Australian Property Institute, Certified Practicing Valuer





SAM TAYLOR ASSOCIATE

FEASIBILITY, VALUATION & ECONOMICS

B. Prop Econ (UTS), Dip Sec & Risk Mgt, UnivCert Counter Terrorism St Andrews (UK)

Sam is an Associate at HillPDA. He joined HillPDA as a consultant in 2015 after working in HillPDA's sister company EstateMaster (now Argus EstateMaster).

Sam heads up the development advisory team, but also works in the economic and valuations teams for specific project advice.

His consultancy experience is across a variety of civil sectors including infrastructure, real property (all classes), transport, major events, hospitality, maritime and immigration. Sam's core role in development advisory is highest and best use assessments, asset divestment strategy, business case development, portfolio analysis, financial modelling, economic forecasting, property market studies, and property consultancy advice. Additional responsibilities include bespoke cash flow modelling and financial auditing.

Sam understands multiple property/ asset disciplines such as planning, valuations and economics and therefore can strike the perfect balance between planning and economics. This has been noted by multiple clients.

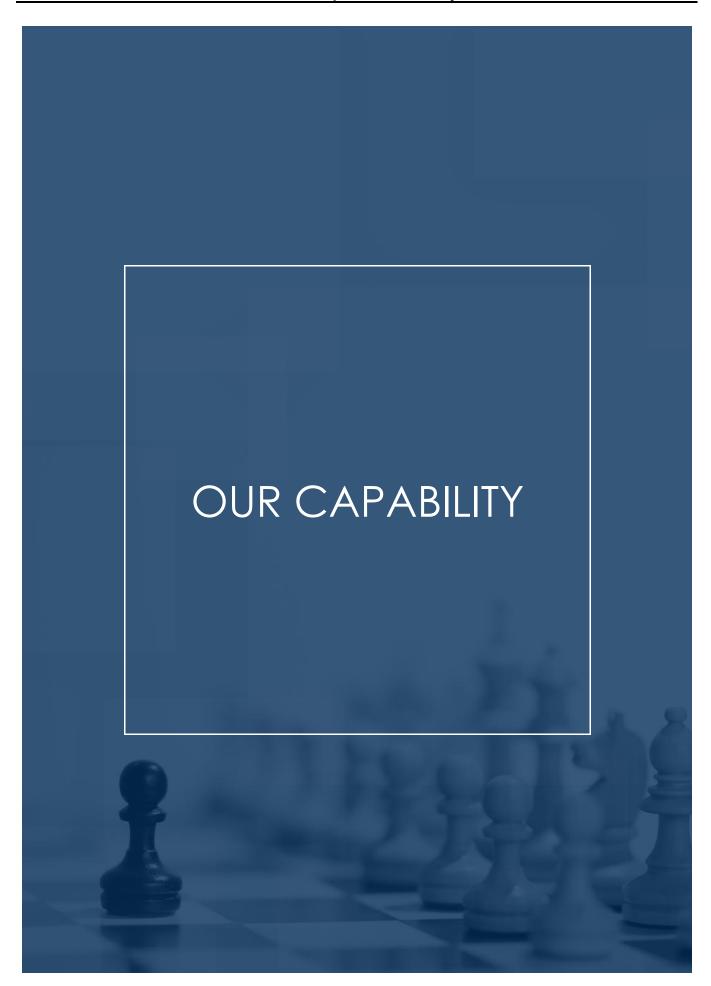
Sam has successfully won and led numerous major projects at HillPDA.

Major projects

- University of Newcastle Honeysuckle Masterplan, Student Accommodation and Childcare 2019- ongoing
- 41 McLaren St North Sydney Planning Proposal 2019-2020 RGB Services
- Divestment of Wickham, Throsby and Lee 5 (2018 ongoing) Hunter Development Corporation
- Blue Mountains Workplace Strategy (2018- ongoing) Blue Mountains City Council
- Penrith Economic Development Strategy (2016 ongoing) Penrith City Council
- Northern Beaches Council Portfolio Review and Governance 2019- going Northern Beaches Council
- Portfolio development feasibility analysis and reporting (2017 2018) Evergrande Properties
- Long Term Accommodation Strategy (2017 2018) Inner West Council
- Divestment of 15-19 Clarence Street Burwood (2017- 2018) Vinter Apartments
- Future Learning Program (2016-2017) NSW Department of (withheld)
- Forestway Feasibility Testing (2017) Invesco
- Affordable Housing Study (2017) Sydney Metro
- Chatswood Spring Quarter feasibility testing (2017) Spring Quarter Pty Ltd
- Communities Plus feasibility testing (2017 ongoing) LaHC
- Waterloo Estate feasibility modelling (2017 ongoing) UGNSW/ LaHC
- Portfolio level feasibility modelling (2017 ongoing) Australian Turf Club
- Portfolio Acquisition (2016) Avid Property Group

Committees and accreditations

Property Council Australia - Future Directions





4.0 OUR CAPABILITY

4.1 Why HillPDA

We believe there are a number of key reasons why HillPDA is best placed to undertake the valuations.

Our reasons are as follows:

- The HillPDA Team comprises economic, social and urban planners, land economists, property valuers and geographers thus drawing together the key skill sets necessary for completing the required tasks;
- The HillPDA Team has undertaken an extensive number of economic activation studies and strategies across NSW, Victoria and Tasmania, some of which are detailed further in Section 6 below. This experience allows HillPDA to confidently and efficiently undertake the project as set out in this fee proposal;
- HillPDA are economic development experts. Our bespoke methodologies, forecasting models and recommendations have been recognised by the State Government in policies such as the Draft Centres Strategy;
- HillPDA regularly undertake stakeholder engagement including government and industry stakeholder workshops, surveys and seminars allowing us to better understand the dynamics of a local area / market whilst engaging the industry / government authorities in the preparation of our studies;
- We are sufficiently resourced and able to commence the project immediately. We are also confident we
 can complete the project in accordance with the schedule set out in Section 6 based on prior experiences;
- We have an excellent track record for delivering thorough and quality documents on time as a result of our strong project management and quality assurance program.
- Cost efficiencies will be delivered by not relying on senior staff to complete all components of the project and by building on the knowledge we have gained from previous projects; and

We have no conflicts of interest with the project



4.2 HillPDA: The Practice

HillPDA is a specialist property consulting firm with a highly skilled and experienced team of land economists, valuers and urban planners.

Established in 1990, it has successfully gained an enviable reputation for professional, unbiased and independent advice. Today we are respected for our creative, diligent and balanced approach to all facets of our consultancy activities. The strengths of the practice are derived from the depth and breadth of our experience, our multidisciplinary expertise and our determination to ensure the highest level of professionalism and integrity.

At the heart of the HillPDA service is independence, integrity and creativity. It is a service that reflects experience, enthusiasm and dedication. It is a service that provides the advantage of a fully integrated multi-disciplinary capability.

Our core value adding service areas embrace:



In the provision of advice in property land economics, HillPDA has considerable experience throughout Australia and abroad. This experience extends from the broad strategic level to detailed site-specific investigations and analysis. Our clients have also been equally diverse, ranging from Commonwealth, State and Local Government agencies, financial institutions, development organisations, private corporations, professional firms and both large and small landowners and investors.

Through the development of in-house feasibility and valuation cash flow models and the development of specialised models for clients HillPDA began developing the EstateMaster software.

EstateMaster was launched in 1991 and has since developed into a suite of powerful, flexible and easy-to-use property development, valuation and investment software.

By 2016, EstateMaster was used by over 1,400 companies and 15,000 users across 42 countries worldwide. Stockland, Multiplex, Places Victoria, UrbanGrowth NSW along with most major developers are long time users of the software suite and advisory services.

In 2017, EstateMaster was sold to the Toronto listed Altus Group for further expansions globally through their 72 offices worldwide. HillPDA is proud to have been a component of this success and continue to utilise the software undertaking feasibility modelling and investment appraisal using the EstateMaster software. As a result, HillPDA are well placed to carry out feasibility modelling of varying complexities.



4.3 Competitive edge

Independent

HillPDA is an independent consultancy that provides unbiased and client focussed advice. We remain independent from retainers and transactions, operating in an advisory role for both the government and private sector

Thought leaders

HillPDA is at the forefront of industry best practice through regular stakeholder engagement including industry and government workshops, surveys and seminars; allowing us to engage with and better understand the dynamics of a local area or market.deliver realistic, practical and innovative solutions.

Collaboration

We believe the best ideas emerge from working collaboratively with our clients and key stakeholders to leverage off local and project knowledge and build a partnership based on communication, trust and quality outcomes. By forming strong relationships with our clients we can combine our knowledge and work together towards an innovative, creative and realistic project outcome.

Commercially realistic

Our multi-disciplinary firm enables us to deliver commercially grounded, practical and innovative planning and economic solutions. We celebrate our synergy between economics and planning creating strategies that are not only innovative but are grounded by a strong evidence base.

Communication

We know that the best planning and economic strategies are the ones that are clearly communicated. We pride ourselves on delivering the highest quality documents that are legible, easily interpreted and graphically appealing.

Multi-disciplinary

The success of the HillPDA offering is the capacity to draw upon the complex marriage between strategic planning, commercial intelligence and economic knowhow. The HillPDA Team comprises economic, social, urban and economic planners, land economists, property valuers and geographers thus providing the key skills necessary to deliver realistic, practical and innovative solutions.

Economic impact & strategy development

HillPDA has a strong history in economic advisory services dating back over 25 years. We have worked across various States and Territories for the private and public sector and have refined our approach to ensure our recommendations increase efficiencies and capitalise on opportunities.

Modelling experts

We set the industry standard in bespoke modelling having developed methodologies and models that are recognised globally. Our models cross multiple disciplines and include Estate Master (feasibility), the Affordable Housing Calculator and our Retail Expenditure Model.

■ V21053 Valuation Council assets in Warnervale, Doyalson & Wyong



4.4 Panels

Details of HillPDA's representation on advisory and consultancy panels are contained in the table below.

Agency	Panel/Expertise
ALL NSW Government Agencies: Communities NSW Department of Education Department of Family and Community Services Department of Finance, Services and Innovation Department of Industry, Skills and Regional Development Department of Planning Department of Premier and Cabinet Justice Cluster (Department of Justice and Other Statutory Agencies) NSW Health Department Police and Emergency Services State Owned Corporations The Treasury Transport NSW Local Council	SCM0005 - Performance and Management Services Prequalification Scheme (Full Advanced) Work Type 342 – Infrastructure and Major Projects Specialties: A – Strategy and Planning, B – Risk, C – Major Project Procurement and Delivery, E – Communication Work Type 343 – Service Delivery Improvement Specialties: A – Service Strategy and Planning (Limitation: Land and property assessment, land and property development and urban planning types of engagements) Work Type 345 – General Technical Expertise Specialties: A – Policy Development, B – Business Cases Development, C – Contracts and Contracting, F – Financial Analysis, E – Economic Analysis (Limitation: Land and property assessment, land and property development and urban planning types of engagements) Public Sector Policy Areas of Expertise – Age and Disability, Defence, Economic Services, Health, Housing, Primary Industry, Sports and Recreation, Transport
NSW Treasury	SCM0135 – Corporate and Transaction Advisory and PPP Financial and Specialist Industry Advisory Prequalification Scheme
UrbanGrowth	Expert Advisory Panel
University of Western Sydney	Consultancy Services Panel
University of Western Australia	Consulting Panel
NSW Land and Housing Corporation	Planning Register
NSW Department of Housing	Planning, Valuation
Local Government Procurement	Professional Consulting Services
Victorian Planning Authority	Professional Consulting Services Panel
Georges River Council	Economics, Urban planning and Valuation Services
Shellharbour City Council	Provision Of valuation Services
Metropolitan Planning Authority (Victoria)	MPA Planning Advisory Panel
Nillumbik Shire Council	Nillumbik Professional Consulting Service Panel
Liverpool City Council	Town Planning Services Panel
The Hills Shire	Valuation panel
Camden Council	Valuation panel
Eurobodalla Shire Council	Professional Services Panel
Roads & Maritime (NSW)	Professional Services Panel for the Supply of Property Valuation Services
Community Housing Industry Association (CHIA)	NHFIC Professional Advisory Services
ACT Government	Territory Valuation Services Scheme
NSW Government Procurement	NSW Gov Consultants in Construction Scheme
Glen Eira City Council	Glen Eira Property Advisory & Consultancy
Bayside Council	Professional Strategic Planning Panel
City of Moonee Valley	Professional Strategic Planning Panel
Queensland Government	Local Buy - Planning, Surveying, Design and Architecture (QLD)





5.0 PROJECT MANAGEMENT

5.1 Breakdown of fees

This Proposal is completed on the basis of providing a draft report to Council by the 15th January 2021 and the reports to be finalised in the following two weeks. The fee is structured as follows:

- Site 1: 140 Sparks Road, Warnervale: \$00, exclusive of GST
- Site 2: 740 Thompson Vale Road, Doyalson: \$00, exclusive of GST
- Site 3: 15-23 Hely Street, Wyong: \$00, exclusive of GST

Our fee is based on:

- Our understanding of the project brief;
- Our approach outlined in this proposal; and
- The provision of the draft and final report in electronic copy.

This proposal fee is valid for 6 months from the date of this submission.

Payment is due within 14 days from the date of issue on the invoice.

Commencement of our professional services is subject to the signing of the terms and conditions attached to this proposal. Payment for services will be requested upon provision of the draft report.

5.2 Charge rates

All additional work required outside the brief or the terms of the engagement (e.g. if we are required to attend additional meetings/workshops other than that described in this proposal), will be charged on an hourly basis. Any variations to the report and/or modelling required as a result of development or project amendments would be charged on a similar basis unless this has been explicitly factored into the core tasks as set out in Section 3 of this proposal. The current hourly charge rates of the consultants involved in the job are as follows:

Team Member	Position	Hourly Rate (excl. GST)	Daily Rate (excl. GST)
Martin Hill	Director	\$420	\$2,940
Sam Taylor	Associate	\$280	\$1,960
Catherine Huynh	Senior Consultant	\$250	\$1,750





APPENDIX A: RETURNABLE SCHEDULE



APPENDIX A

Please provide Return Schedule for the proposed development.

Return Schedule		
Total cost for the work including GST:	 Please provide a fee proposal per property. i.e. 1. 140 Sparks Road Warnervale - \$00, exclusive of GST 2. 740 Thompson Vale Road Doyalson (4 x lots) - \$00, exclusive of GST 3. 15-23 Hely Street, Wyong - \$00, exclusive of GST 	
Company Name	HillPDA Pty Ltd	
Contact Name	Catherine Huynh	
Phone	0416 004 064	
Email	Catherine.Huynh@hillpda.com	
Date available to commence the work	14 December 2020	
Estimated date of completion of the work	15 January 2021	



APPENDIX B: ADDITIONAL INFORMATION

B.1 Insurances

HillPDA carries workers compensation insurance, public liability cover and professional indemnity insurance. Details and certificates of currency for these policies are as follows:

Insurance	Insurer	Policy number	Limit/cover	Validity
Professional indemnity	XL Insurance Company	AU00007424EO19A	\$10.5m in any one claim	31/12/2019 - 31/12/2020
Public liability	Berkley Insurance Company	OPK-29159	\$20m in any one claim	15/07/2020 - 15/07/2021
Workers compensation	Icare workers insurance (NSW)	110464001	-	30/6/2020 - 30/06/2021

B.2 Quality assurance and management

HillPDA is a professional and consultancy services firm, providing advice to a range of public and private clients.

To HillPDA, quality assurance means managing business processes in such a way that both HillPDA and our clients are satisfied with the quality and consistency of the services we provide. In this way, HillPDA has adopted an in house quality assurance program which guides the coordination of responsibilities and relationships with regard to quality.

HillPDA's quality assurance program provides a structure (including documentation and processes) which enables the delivery of services to be controlled and managed to consistently meet the specified requirements of our clients. This includes standard procedures relating to the provision of consultation advice, analysis, financial and economic modelling, and other services which HillPDA provides.

As a quality control procedure, HillPDA has a nominated Quality Assurance Manager, who is a Principal of the firm, and is responsible for ensuring the requirements of HillPDA's quality assurance program are being met and maintained.

B.3 Workplace health & safety policy and management

HillPDA has a demonstrable commitment to safety at all levels of our operations. We are thoroughly committed to providing a safe and healthy workplace for all of our employees, contractors, clients, end users and visitors. HillPDA's WH&S Management System meets the requirements of the NSW Work Health and Safety Act 2011 including associated regulations. Any WH&S policies and changes are regularly reviewed and updated as required by management at an Executive level.

The company and all of its employees as part of their induction at the beginning of their employment are provided with a copy of our policy document and are made fully aware of their duties of care for the health and safety of everyone in the workplace. Every staff member is required to comply with the company's health and safety programmes and proactively identify any existing or potential hazards and report it to their manager. Wherever employees are located, they are instructed to make themselves aware of the company's or client's procedures and to highlight any issues that they encounter with WH&S to the appropriate representative in that



location. Where site visits to construction or building sites are required, assigned HillPDA personnel will hold appropriate Work Health and Safety accreditation issued by Safework NSW.

B.4 Conflicts of interest

HillPDA is a firm of land economists, valuers and urban planners providing independent property advice on an individual project basis. We do not seek commissions for property transactions nor have any retainers been received from construction firms, real estate agencies or architects to solicit work on their behalf. HillPDA seeks deliberately to position itself to provide unbiased professional advice.

HillPDA declares in this submission that it has no conflict of interest in conducting this study. Should any conflict arise we would immediately notify the client and seek to resolve the issue.

B.5 Environmental management

HillPDA strives to minimise their environmental footprint by working with staff and other stakeholders through pollution prevention practices in compliance with legal and other requirements. HillPDA recognises that its operations have a direct and indirect impact on the environment. HillPDA's objective is to actively manage these impacts to ensure the long-term sustainability of its business.

HillPDA is committed to ensuring compliance with environmental legislation in all areas in which it operates. HillPDA is committed to continuously working to improve its direct and indirect environmental management performance, to include the prevention of pollution, reduction of waste and the minimisation of natural resource use.

HillPDA is committed to reducing direct environmental impacts, where it has control, through the implementation of the following practices as part of this project:

- Monitoring and reduction of energy use and greenhouse gas emissions
- Minimising of waste through recycling and efficient use of resources
- No engaging with companies or organisation that have an immoral environmental reputation; and
- Following the best practice environmental performance guidelines.





Certificate of Currency

This Certificate of Currency confirms that at the Date of Issue (see below) an insurance policy as specified below was in force.

This Certificate of Currency is not an insurance contract. The specified policy is at all times subject to the terms, conditions and exclusions as contained in the actual policy document. Nothing in the Certificate of Currency operates to amend the specified policy in any way.

Item 1. Named of Insured: Hill PDA Pty Ltd

Hill PDA International Pty Ltd

Item 2. Class of Business: Professional Indemnity

Item 3. Policy Period: Inception Date: from: 31st December 2019 at 4:00pm LST

Expiration Date: to: 31st December 2020 at 4:00pm LST

Item 4. Limit of Indemnity: AUD 10,500,000 any one claim and in the aggregate

Item 5. Retention: AUD 30,000 each and every claim, but

 $\ensuremath{\mathsf{AUD}}\xspace\,50,\!000$ each and every claim in respect of mortgage valuations

Item 6. Participation: 100%

Item 7. Wording: AXA XL AUS PCPI 0619

Item 8: Policy Number: AU00007424EO19A

Signed in Sydney on behalf of XL Insurance Company SE ABN 36 083 570 441



Date: 16th December 2019



Certificate of Currency

The policy referred to below is current as at 3 July 2020. Whilst a policy expiry date is indicated it should be noted that the policy may be cancelled prior to this expiry date. This certificate summarises the cover and does not form part of the policy documentation.

INSURED: HillPDA Pty Ltd

Hill PDA International Pty Ltd

Level 3, 234 George Street SYDNEY NSW 2000 ADDRESS:

PROFESSION: Management Consultant

PERIOD OF INSURANCE: From 15 July 2020 4:00pm to 15 July 2021 4:00pm

INSURER: Berkley Insurance Company t/as Berkley Insurance Australia via Focus Underwriting

POLICY WORDING: OPP2020.05.20 POLICY NUMBER: OPK-29159

INTERMEDIARY: IBL Limited t/as Planned Cover

Cover Summary

Section 1 – Property Damage

ADDRESS	BUILDING SUM INSURED	CONTENTS SUM INSURED
George	\$O	\$562,755

Section 3 - Glass

ADDRESS	SUM INSURED
George	Replacement

Section 7 - Public and Products Liability

	LIMIT OF INDEMNITY
Г	\$20,000,000 any one claim for general liability and in the aggregate for products liability

ABN65005754718/AFSL231203 Page 1 of 1

icare workers

certificate of currency nsw

issue date

23/05/2020

print date

27/05/2020

Rebecca Zheng HILLPDA PTY LIMITED Level 3 234-242 George Street SYDNEY NSW 2000

Dear Rebecca

statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

valid until

30/06/2021

policy number

110464001

legal name

HILLPDA PTY LIMITED

trading name

HILLPDA

abn

52 003 963 755

acn

003 963 755

industry classification number (WIC)

782300 Consulting Engineering Services

number of workers*

20

wages/units⁺

\$2,020,360.00

- * Number of workers includes contractors/deemed workers
- + Total wages/units estimated for the current period

important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the Workers Compensation Act 1987 (NSW). Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, ie. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,



Jason McLaughlin General Manager, Workers Compensation – Underwriting icare workers insurance



APPENDIX C: TERMS AND CONDITIONS

Formation of agreement

- a. Subject to there being a formal agreement in place between the parties, the written proposal (Proposal) submitted by HillPDA Pty Ltd (HillPDA) to the party named therein as the client (Client), the Disclaimer and these terms and conditions constitute the entire agreement for the supply of Services by HillPDA (Agreement).
- b. This Agreement supersedes and voids all prior discussions, understandings, agreements and correspondence. This Agreement may not be varied except in writing signed by an authorised officer of HillPDA and the Client. The terms of a Client purchase order or other Client document or correspondence shall not apply.
- c. By accepting the Proposal, continuing to instruct HillPDA or accepting the Services from HillPDA (Acceptance), the Client acknowledges the applicability of this Agreement and agrees to be bound by it.

2. Term of agreement

The term of this Agreement commences from Acceptance and continues until the earlier of:

- a. completion of the Services under the Agreement;
- b. termination of the Agreement in accordance with Clause 11; and
- c. a date otherwise agreed in writing by HillPDA and the Client.

3. Standard of care

In performing the Services, HillPDA must exercise the degree of skill, care and diligence normally exercised by members of the consulting profession performing services of a similar nature, and in accordance with the ethics of the consulting profession for those types of services.

4. Client's obligations

The Client must:

- a. provide HillPDA with information, and give to HillPDA timely directions, instructions and decisions, sufficient to enable HillPDA to perform the Services in accordance with this Agreement; and
- meet its payment obligations to HillPDA under clause 5, and in accordance with the fee schedule contained in the Proposal, without deduction or set-off.

5. Prices and terms

- a. Prices for the Services are as detailed in the Proposal (Prices). The Client must pay all GST and other taxes that may apply including any variations or additions legally payable, at the same time as it pays HillPDA's tax invoices. Payment for Services is due within 14 days of the date of HillPDA's invoice.
- b. The Client acknowledges that this Agreement is between HillPDA and the Client and payment to HillPDA by the Client is NOT in anyway contingent on the Client being paid by its client or any other person.
- c. The Client also acknowledges that for large projects where milestone invoicing has been agreed, HillPDA may at its discretion delay further work where payment of any prior milestone's invoice has not been received. Interest shall accrue on a daily basis on overdue amounts at the prevailing interest rate charged by the Commonwealth Bank on overdraft accounts of \$100,000.

6. Limitation of liability

- a. Subject to clause b, HillPDA does not give any warranty or accept any liability in relation to the Services except to the extent, if any, required by law or specifically provided for in this Agreement. Any implied warranty or guarantee in relation to the Services is, to the fullest extent permitted by law, excluded.
- b. The Australian Consumer Law provides for certain non-excludable guarantees and, to the extent permitted under the ACL, HillPDA's liability for any breach of this Agreement shall, as the Client's sole and exclusive remedy, be limited at HillPDA's election, to HillPDA:
 - i. supplying the Services again; or
 - ii. paying for the reasonable cost of having the Services supplied again.
- c. The maximum liability of HillPDA to the Client under this Agreement in any one case and in the aggregate, regardless of the form of action that imposes liability (whether in contract, equity, negligence, tort or otherwise) will be limited to and will not exceed the total Price paid by the Client to HillPDA for the Services that are the subject of the Client's Claim.
- d. In no event will HillPDA be liable to the Client for any indirect, special, incidental or consequential loss or damage, loss of production, use, data or profits or any other form of economic loss or damage however arising in connection with this Agreement, and even if HillPDA has been previously advised of the possibility of such loss or damage.
- e. Any Claim of the Client in relation to the Services must be notified to HillPDA within 3 months of completion of the Services or, subject to clause f, upon the Client first becoming aware of the circumstances of the Claim.



f. HillPDA shall be deemed to have been discharged from all liability in respect of the Services, whether under the law of contract, tort or otherwise, at the expiration of twelve (12) months from the completion of the Services and the Client (and persons claiming through or under the Client) must not commence any action or Claim whatsoever against HillPDA (or any employee of HillPDA) in respect of the Services after that date.

7. Indemnity

The Client acknowledges that HillPDA is relying on the information and representations contained in the Client Materials and the Client's instructions and directions in order to supply the Services. The Client must at all times indemnify HillPDA against any Claim HillPDA incurs arising out of:

- a. a breach by the Client of its obligations under this Agreement; or
- b. any misrepresentation or inaccuracy in the Client Materials or instructions or directions given by the Client on which HillPDA has relied; or
- c. any wilful, unlawful or negligent act or omission of the Client.

8. Estimate of project costs

If the Services include giving to the Client an opinion on the likely costs for a project, transaction or engagement in which the Client is involved (Project), HillPDA provides no warranty in relation to that opinion but will use its reasonable skill, care and diligence to provide an estimate of those costs and the provisions of the Disclaimer apply at all times.

9. IP rights and use of documents

- a. All IP Rights in the Client Materials remain the property of the Client and the Client gives HillPDA a non-exclusive, transferable (to sub-consultants only in accordance with clause 12) licence in respect of the Client's IP Rights to use the Client Materials for the purpose of undertaking the Services. The Client warrants that the use of the Client Materials by HillPDA in accordance with this Agreement will not infringe the IP rights of any third party.
- b. All IP Rights in the Project Materials are and remain the property of HillPDA. The Client shall have a limited, non-transferable licence in respect of HillPDA's IP Rights to use the Project Materials for the purpose of completing the Project. The Client shall not use or make copies of the Project Materials other than in connection with the Project for which the Services were provided unless express written approval is given and agreed in advance by HillPDA.

10. Variations

- a. The Client may request in writing a variation to the Services.
- HillPDA must consider the Variation request and give notice to the Client whether it accepts or rejects the Variation. If
 HillPDA accepts the Variation, it may do so conditionally including requiring an adjustment to the Prices to reflect the Variation to the Services.

11. Termination

- a. If either party:
 - breaches any of its obligations under this Agreement and such failure continues for a period of 28 days after notice of the breach is given by the other party identifying the breach and requiring its remedy;
 - ii. ceases to carry on business or a substantial part thereof, commits any act of bankruptcy or is adjudicated bankrupt, or enters into any form of external administration, or makes an arrangement with its creditors, or has a receiver or manager appointed, or generally becomes unable to pay its debts as they fall due,
 - a. the innocent party may immediately terminate this Agreement by notice in writing.
 - b. Upon the termination of the Agreement under clause 11, HillPDA will be entitled to payment for Services performed by HillPDA up to the effective date of termination.
- On termination HillPDA must return the Client Materials to the Client subject to a right of lien for any outstanding payment owed by the Client under clauses 5 and b.

12. Subcontracting

a. HillPDA may subcontract part of the Services to a sub-consultant without the Client's consent, however HillPDA shall at all times remain liable to the Client in relation to the subcontracted Services.

Delays

HillPDA shall be excused and shall not be liable if performance is prevented or delayed by any act or event beyond its reasonable control.

14. Notices

Any notice to be given by either party must be in writing and delivered or sent to the other party's contact person, and to the address, as listed in the Acceptance of Proposal or as otherwise notified in writing by one party to the other.

15. General



- a. This Agreement is not transferable or assignable.
- b. If any of these terms and conditions or any part thereof is held to be unenforceable, then such shall be severed and the remaining provisions shall continue in full force and effect.
- c. This Agreement shall be governed by the laws of New South Wales and the parties agree to submit themselves to the exclusive jurisdiction of the courts of that State.

16. Mapping

HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

17. Definitions

- a. In this Agreement:
 - Acceptance of Proposal means the section of the Proposal, so entitled, that is executed and returned by the Client to indicate its acceptance of the Proposal;
 - ii. Claim means any claim, demand, loss, damage or expense;
 - iii. Client Materials means the materials, information and documentation provided by or on behalf of the Client based on which HillPDA provides the Services;
 - iv. Disclaimer means the disclaimer setting out HillPDA's limitation of liability and dealing with related matters in relation to its reports, a copy of which is contained in the Annexure to these terms and conditions;
 - v. IP Rights means all intellectual property rights including patents, trade secrets, trade marks, service marks, copyrights and other rights in works of authorship (including rights in computer software), moral and artists' rights, design rights, trade or business names, domain names, database rights and semi-conductor topography rights and whether any of the foregoing are registered or unregistered and all rights or forms of protection of a similar nature in any country;
 - Project Materials means all reports, assessments, materials, information documentation, drawings, specifications, calculations, systems and processes undertaken by HillPDA and provided to the Client as part of the Services;
 - vii. Services means those professional services agreed between HillPDA and the Client to be performed, as detailed in the Proposal; and
 - viii. Variation means, in relation to the Services:
 - 1. an increase, decrease or omission of any part of the Services;
 - 2. a change in the character, quality, timing or sequence of the Services; or
 - additional services.

Liability limited by a scheme approved under the Professional Standards Legislation

Shaping tomorrow's cities today.

HillPDA are a leading independent property consultancy providing strategic advice in economics, planning, valuation and advisory. The success of the HillPDA offering is the capacity to draw upon the complex marriage between strategic planning, commercial intelligence and economic know-how. Our specialist team comprises of economic, social, urban and economic planners, land economists, property valuers and geographers providing the key skills necessary to deliver realistic, practical and innovative solutions.

hillpda.com



Contact us.

SYDNEY | Level 3, 234 George Street, Sydney NSW 2000 | GPO Box 2748 Sydney NSW 2001 | +61 2 9252 8777 | sydney@hillpda.com

MELBOURNE | Suite 114, 838 Collins Street, Docklands VIC 3008 | +61 3 9629 1842 | melbourne@hillpda.com

200, 1550, 740 Thompson Vale Road Doyalson Valuation HillPDA March 2021



APPENDIX B: TITLE SEARCH





FOLIO: 31/586913

LAND

LOT 31 IN DEPOSITED PLAN 586913
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP586913

FIRST SCHEDULE

WYONG SHIRE COUNCIL

(T AJ631564)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN SEE CROWN GRANT(S)
- 2 Q204301 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

tsphillpda

PRINTED ON 22/12/2020

Obtained from NSW LRS on 22 December 2020 08:17 AM AEST

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FOLIO: 32/586913

SEARCH DATE TIME EDITION NO DATE 22/12/2020 9:17 AM 4/7/2015

LAND

LOT 32 IN DEPOSITED PLAN 586913 AT DOYALSON LOCAL GOVERNMENT AREA CENTRAL COAST PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP586913

FIRST SCHEDULE

WYONG SHIRE COUNCIL

(T AJ631564)

SECOND SCHEDULE (3 NOTIFICATIONS)

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
- CONDITIONS IN FAVOUR OF THE CROWN SEE CROWN GRANT(S) DP645781 RIGHT OF WAY 7 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP645781
 DP645781 RIGHT OF WAY 25 WIDE APPURTENANT TO THE LAND ABOVE
- DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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FOLIO: 78/755245

SEARCH DATE TIME EDITION NO DATE 22/12/2020 9:17 AM 4/7/2015

LAND

LOT 78 IN DEPOSITED PLAN 755245
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 78) TITLE DIAGRAM CROWN PLAN 5758.2111

FIRST SCHEDULE

WYONG SHIRE COUNCIL

(T AJ631564)

SECOND SCHEDULE (3 NOTIFICATIONS)

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S) W812804 EASEMENT FOR ELECTRICITY PURPOSES EASEMENT FOR
- ELECTRICITY PURPOSES AFFECTING THE PART OF THE LAND SHOWN SO BURDENED IN PLAN WITH W812804

 DP645781 RIGHT OF WAY 25 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP645781

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

tsphillpda

PRINTED ON 22/12/2020

Obtained from NSW LRS on 22 December 2020 08:17 AM AEST

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FOLIO: 762/746526

SEARCH DATE TIME EDITION NO DATE 22/12/2020 9:17 AM 9 4/7/2015

LAND

LOT 762 IN DEPOSITED PLAN 746526 AT BLUE HAVEN
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP746526

FIRST SCHEDULE

WYONG SHIRE COUNCIL

(T AJ631564)

SECOND SCHEDULE (3 NOTIFICATIONS)

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
- CONDITIONS IN FAVOUR OF THE CROWN SEE CROWN GRANT(S) GOV. GAZ. 24.7.1964 FOL. 2314 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM 2151360

EASEMENT VESTS IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY

DP746526 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

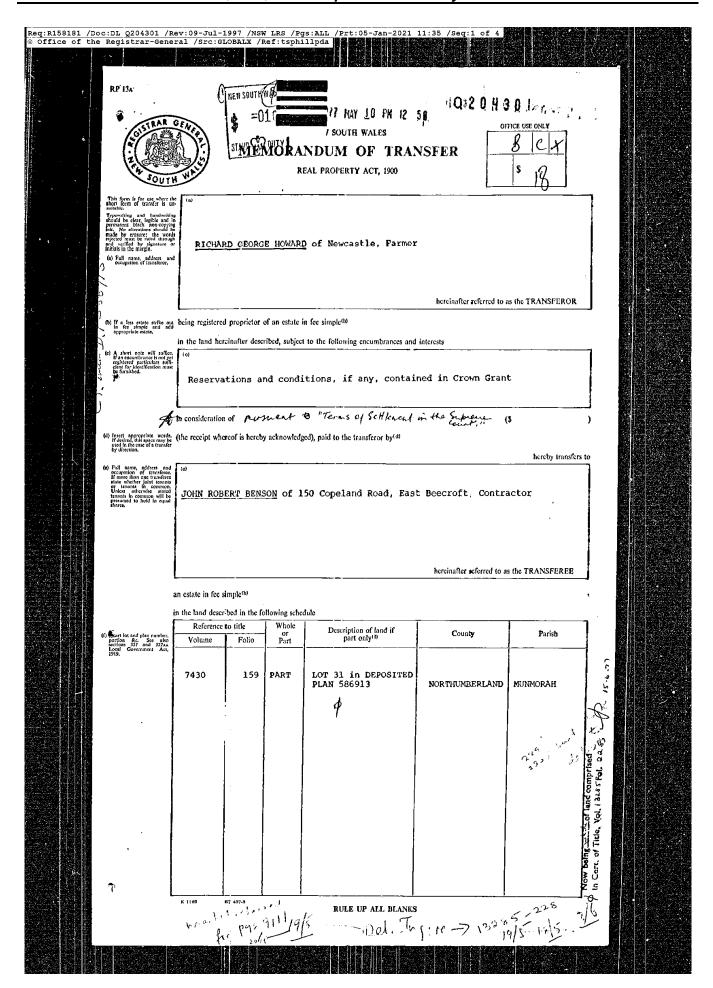
tsphillpda

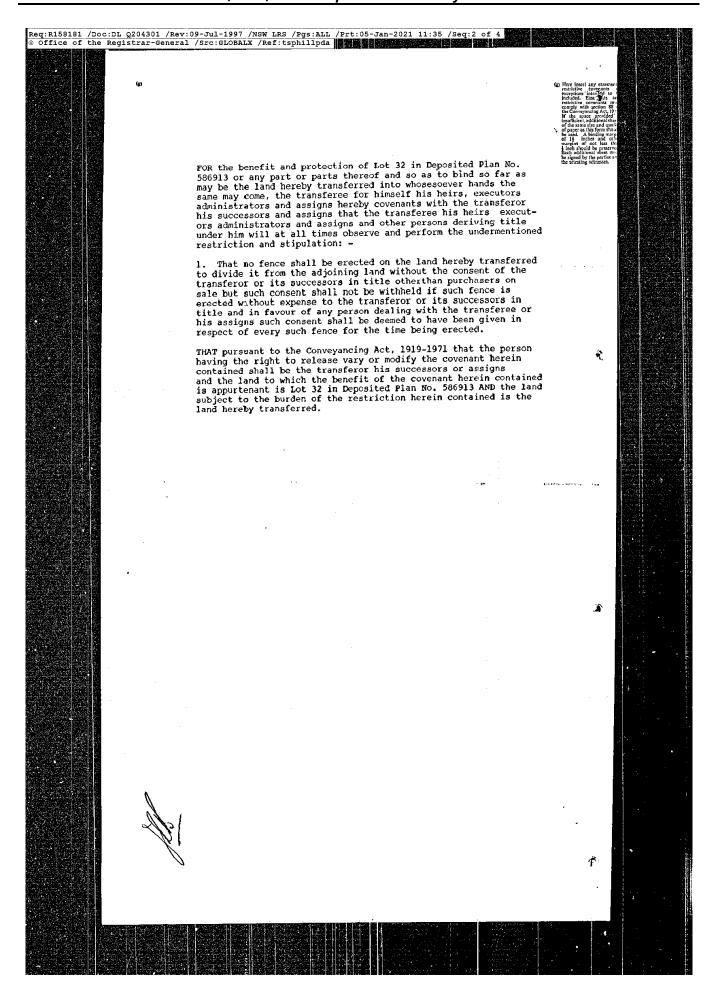
PRINTED ON 22/12/2020

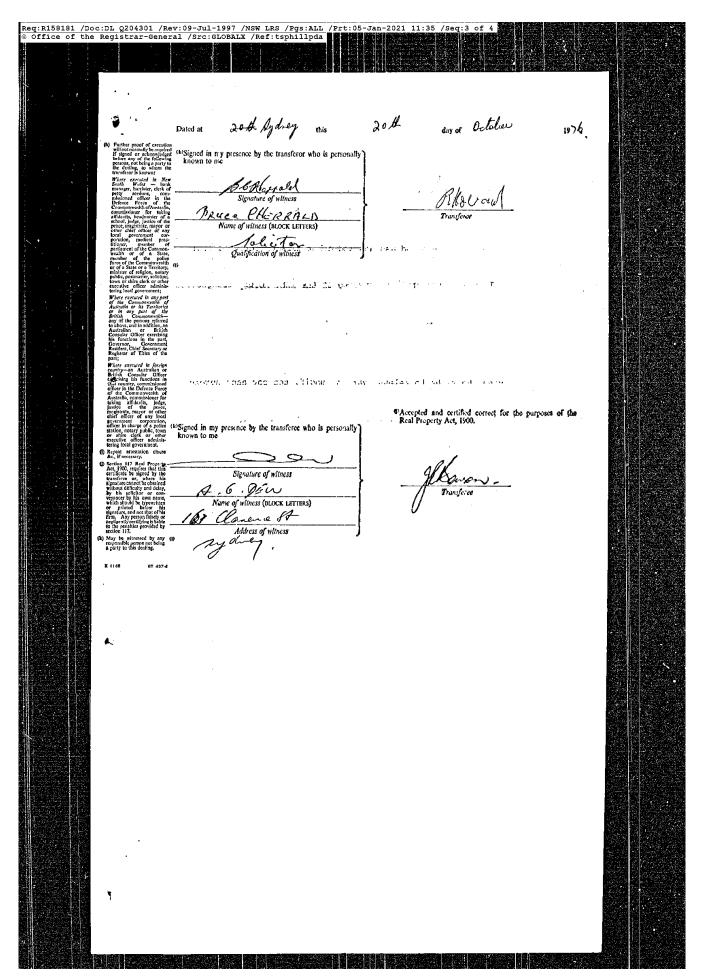
Obtained from NSW LRS on 22 December 2020 08:17 AM AEST

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^{*} Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 35 099 032 596, www.globalx.com.au an approved NSW Information Broker.







TRANSFER Subject to coverant	TO BE COMPLETED BY LODGING PARTY Lodged by LANE AND LANE SOLICITORS Address: 163 CLARENCE STREET SYDNEY 2000 PHONE 298341 Documents lodged herewith	,	4
Checked REGISTERED 11.8 1977 Passed Registrar General Registrar General	2. 3. 4. 5 Received Documents Receiving Clerk AUTHORITY FOR USE OF INSTRUMENT OF TITLE® Authority is hereby given for the use of lodged (Insert reference to certificates, grants or dealings) in connection with (Insert number of plan or dealing) for the registration of this dealing and for delivery to (BLOCK LETTERS) Signature	th Unless the instru- ment of title has been lodged by the person that the test of the con- ried previously, the person to the person otherwise critical in the contract of title, grant &c.	
	Name (DLOCK LETTERS) MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY (To be signed at the time of executing the within decling) The undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within dealing. Signed at the day of 19 . Signature of attorney Signature of attorney CERTIFICATE OF J.P., &c., TAKING DECLAI: ATION OF ATTESTING WITNESSON Lectify that the attesting witness to this dealing, appeared before me at the day of 19 . and declared that he personally knew	(m) Not replied where the single altested in accordance with note that the single sing	
ALCON WILL AND A CONTRACT AND	is his own handwriting and that he was of sound mind and freely and voluntarily signed the same. Signature Nume (BLOCK LETTERS) Qualification	-	

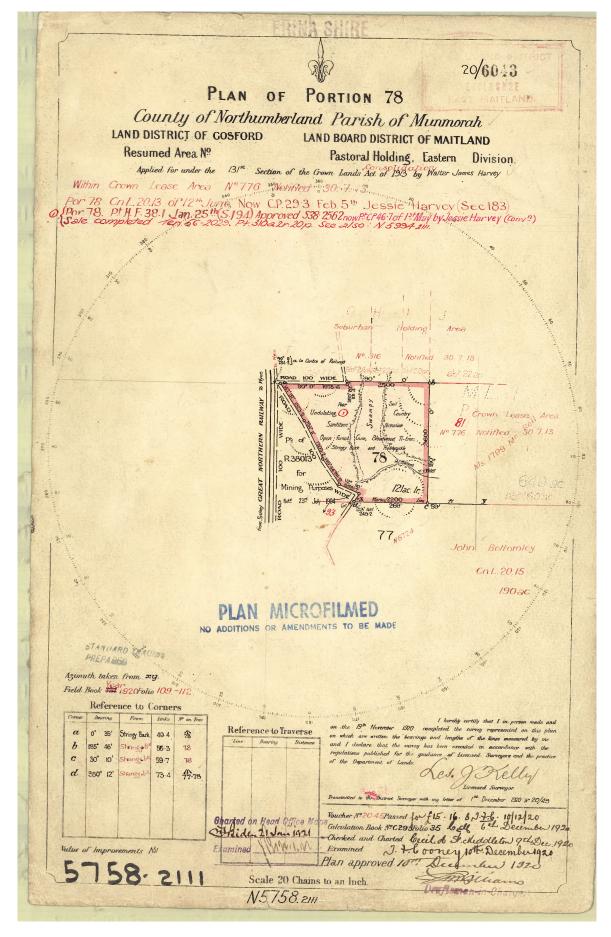
200, 1550, 740 Thompson Vale Road Doyalson Valuation HillPDA March 2021

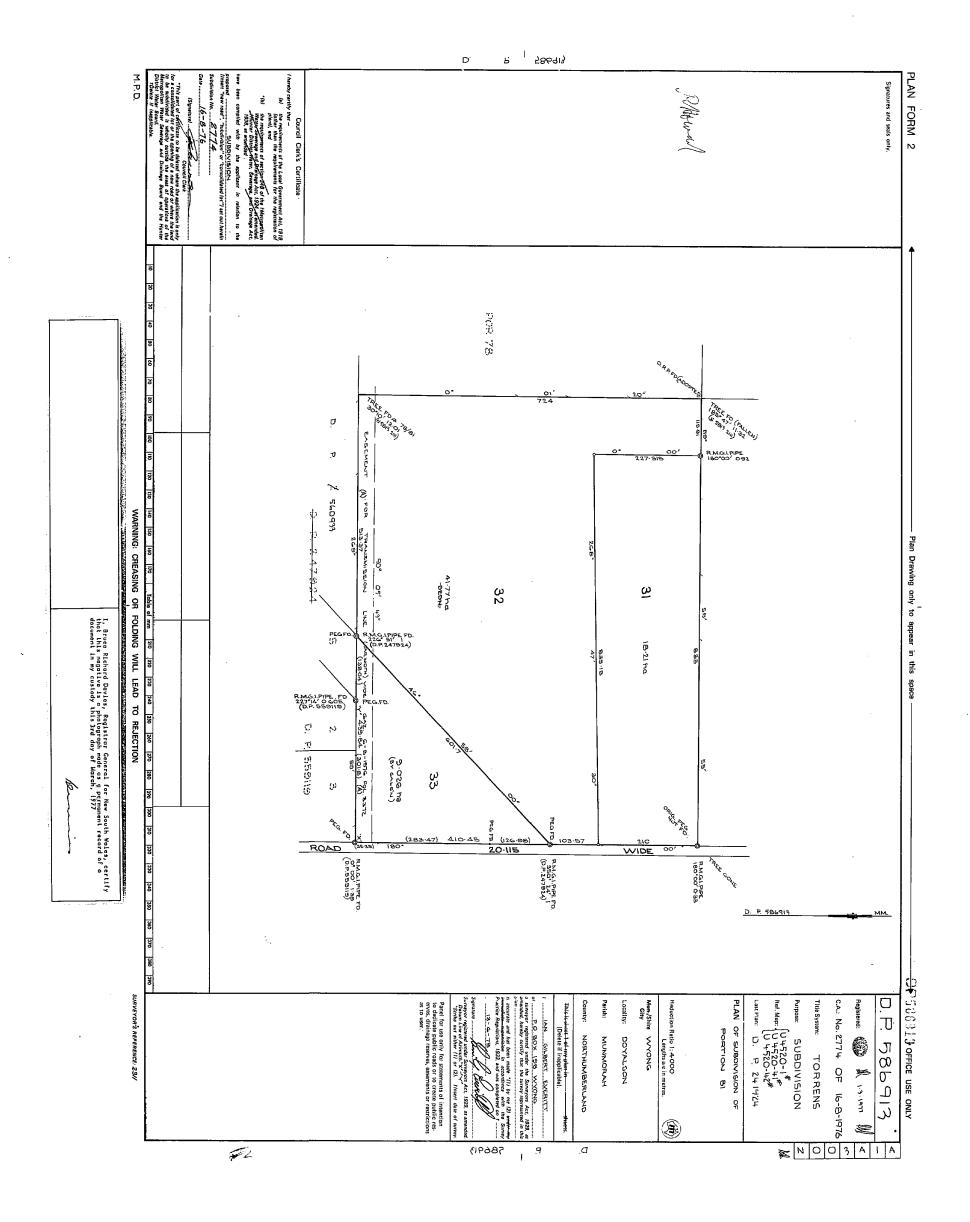


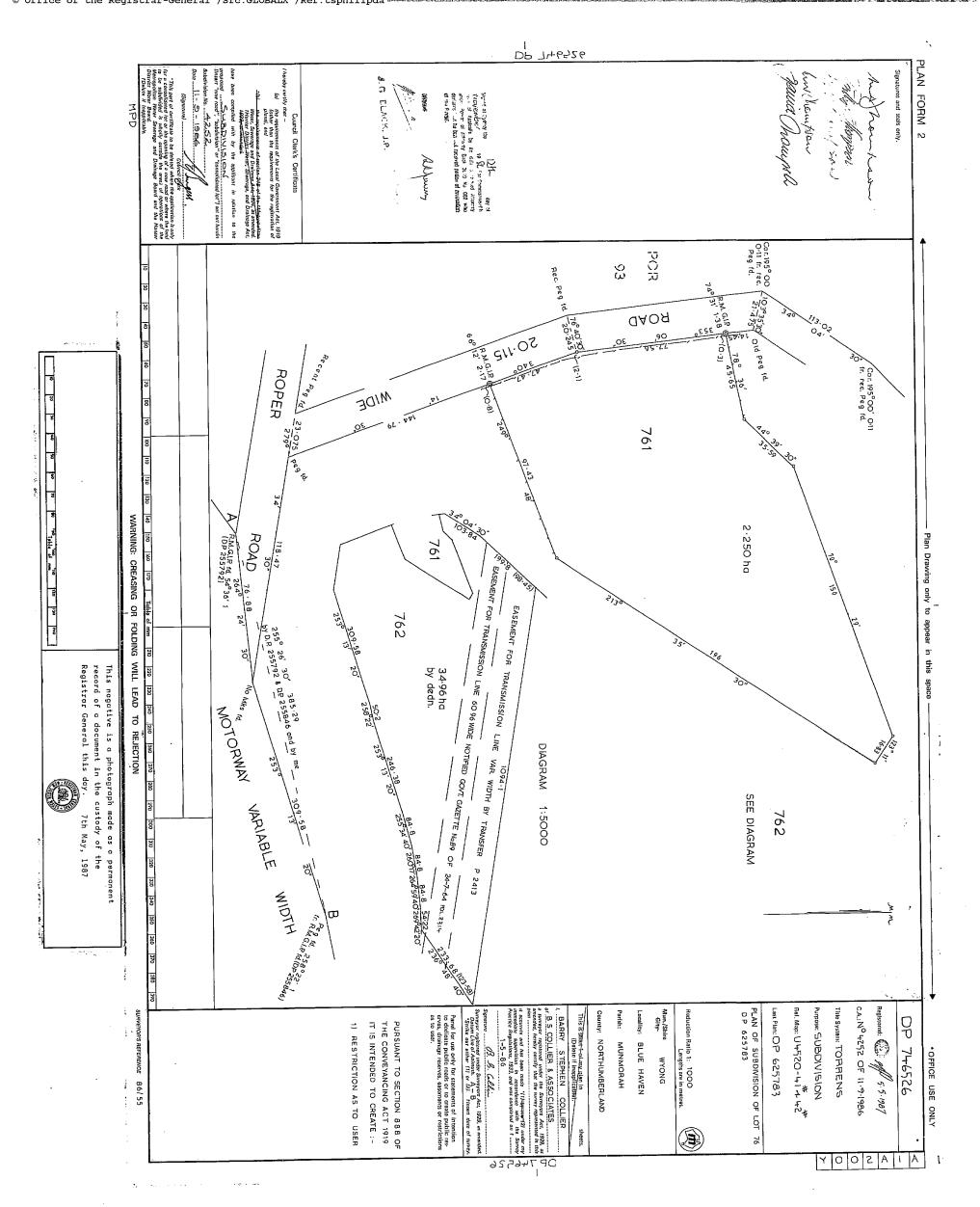
APPENDIX C: DEPOSITED PLAN

Attachment 1

Req:R157860 /Doc:CP 05758-2111 P /Rev:28-Nov-2012 /NSW LRS /Prt:05-Jan-2021 10:43 /Seq:1 of 1 © Office of the Registrar-General /Src:GLOBALX /Ref:tsphillpda





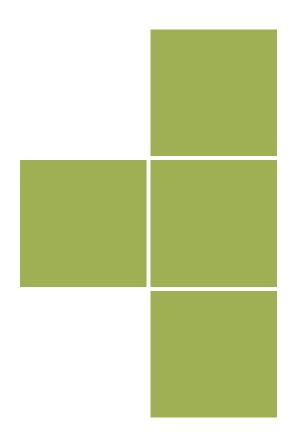




Disclaimer

- 1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
- 2. HillPDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.
- 3. This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the report, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.
- 4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
- 5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
- 6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
- 7. In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:
 - This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
- 8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

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K & T Property Consultants Pty Ltd REAL ESTATE VALUERS & LAND ECONOMISTS

Page 1

CURRENT MARKET VALUATION (SHORT FORM)

Instructing Party: Central Coast Council Contact: Ms Simone Barwick Postal Address: P.O. Box 20 Ph: 0429 965 632

WYONG, NSW 2259 email: Simone.Barwick@ Property Owners: Central Coast Council centralcoast.nsw.gov.au

1. PROPERTY SUMMARY

PROPERTY ADDRESS: 10A Cynthia Street, BATEAU BAY NSW 2261

TITLE DETAILS: Lot 17 DP262327 (title & plan copies attached) Site Area: 1,887 m² (approx.) ZONING/INSTRUMENT: R1 General Residential in Wyong LEP 2013. LGA: Central Coast Council

LOCATION: Bateau Bay is an established beachside residential suburb situated between Forresters Beach

and Long Jetty. The suburb is divided by the Central Coast Highway into east and west sides. The subject property is located in West Bateau Bay on the southern side of Cynthia Street, about 100 metres in from Debra Anne Drive. The local Cresthaven Shopping Centre is about a kilometre to the southeast. The larger Bay Village Shopping Centre is about 3 km to the northeast. There are both public and private schools nearby. A locality map is attached.

SERVICES: Bitumen sealed road with concrete kerb and gutter. Electricity, town water, sewerage & land-line

telephone services are all located nearby to the property.

BRIEF DESCRIPTION: A rectangular shaped, cleared, level and vacant lot with a street frontage of 29.98 metres. The

lot also has a rear street frontage of 30 metres to Adrian Close. For the most part, the lot has a mown grass ground cover with a few medium size trees on the west side. Adjacent to the west is the Cynthia Street Community Centre (formerly a preschool). Other surrounding development is mostly a variety of 25-30 year old freestanding dwellings and dual occupancy improvements.

2. SALES EVIDENCE

Address	Sale Date	Price	Brief Comments	In Comparison to Subject
85 Eastern Road, Bateau Bay	19.06.2020	\$635,000	1,724 m², vacant, near level, regular shape.	Similar size, better site, more valuable.
35 Eastern Road, Tumbi Umbi	12.11.2020	\$770,000	1,113 m², 4 bed clad house, land value ~\$450K.	Smaller lot, narrow site, less valuable land.
122 Roper Road, Blue Haven	22.01.2021	\$790,000	1,463 m², 5 bed brick house, land value ~\$550K.	Smaller lot, better position, similar value.

Additional Comments:

The property has an inferior West Bateau Bay location. With an R1 zoning and large lot size it has development potential for a variety of uses including Subdivision, Dwelling houses, Dual occupancies, Multi dwelling housing and Residential Flat Buildings. The presence of a 3 metre wide drainage easement (see DP1229513) in the southern part of the land will likely impact adversely on development potential. The Councils DA Tracker has no record of applications or approvals for the lot.

3. VALUATION

Interest Valued: Fee Simple with Vacant Possession

Market Value: \$550,000 (Five Hundred & Fifty Thousand Dollars)

I hereby certify that I have personally inspected this property on the date below and have carried out the assessment above as at that date. Neither I, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein. This report is for the use only of the party to which it is addressed, Central Coast Council, and for the Asset Disposal purposes. It is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. This report does not constitute a structural survey This report may not be relied on for Mortgage purposes

Valuer: Robert Meggs
Qualifications/Reg.#: F.A.P.I., CPV, API Member 68120
Inspection & Valuation Date: 22 February 2021
Valuer's File Reference: 2110BateauBay10ACynthiaSt

Valuer's Signature:

Firm: K & T Property Consultants Pty Limited Address: 500 Kyola Rd, KULNURA NSW 2250

Phone: 02 4376 1451 Mobile: 0429 44 33 10

Email: ktpropty@ozemail.com.au





CLAUSES OF LIMITATION

- Documentary Information supplied to us I have been provided with copies of various documents
 as indicated in the report. It is assumed that these copies are a true reproduction of the original
 documents and that no subsequent dealings have occurred which would materially affect the intention
 or form of the documents.
- 2. Verbal Information supplied to us It has been necessary in certain cases to rely upon verbal advice from various parties and statutory authorities as mentioned in the report. Where possible, I have endeavoured to verify this information from other sources, however, in the event of this information being found to be false, misleading or provided with the intention of being misleading, I reserve the right to revise my report and the advice contained herein.
- 3. **Land Identification Survey** I have not been provided with a full Identification Survey relating to the land and have assumed that no encroachments exist by or over the subject property.
- 4. Condition of Improvements It is assumed that unless otherwise stated in the report, the improvements described comply with the relevant provisions required by statutory and other authorities. A structural survey has not been undertaken, however, exposed and accessible parts of the improvements have been inspected. We are therefore unable to state the improvements are free from defect, however, the obvious condition and repair of the improvements have been taken into account in providing our opinion of value.
- 5. **Site Specific Environmental Matters** Although I are not aware of any soil structure or site contamination problems, neither a geo-technical survey or an environmental audit report have been examined for the subject property. My valuation therefore assumes that there does not exist a matter of such nature that may noticeably affect the property's value.
- 6. **Use of Valuation Document and Information Therein** This valuation is provided for the use of the client named, and for the purpose stated, in the report. No responsibility is accepted to any third party for any reason for the whole or part of the contents of the report.
- 7. **Reproduction of Valuation Document and Information Therein** It is agreed that neither the whole nor any part of the report is to be reproduced in any document, circular or statement without first obtaining the written consent of K&T Property Consultants Pty Ltd as to the form and context in which it is to appear.
- 8 **Goods & Services Tax** Unless specifically stated all property prices/values within this report, including the final valuation amount do not include a GST factor. The comparable sale prices quoted in this report for second hand residential properties have been assumed to be GST free unless it is otherwise stated in this report.
- 9. The Currency of the Valuation and Reliance Thereon 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). I do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, I do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of valuation, or such earlier date if you become aware of any factors that have any affect on the valuation.
- 10. **Disclosure statement impact of COVID-19**. The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty. This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically.

APPENDICES

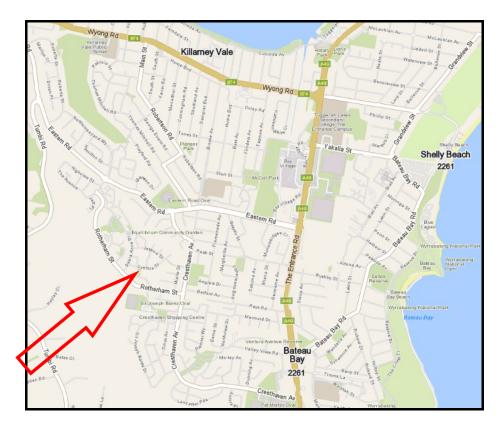
LOCATION MAP & AERIAL IMAGE

COPY OF FOLIO SEARCH CERTIFICATE

COPY OF DEPOSITED PLAN DP 786123

COPY OF DEPOSITED PLAN DP 1229513 (Easements)

LOCALITY MAP & AERIAL IMAGE



(Source WHEREIS Mapping)

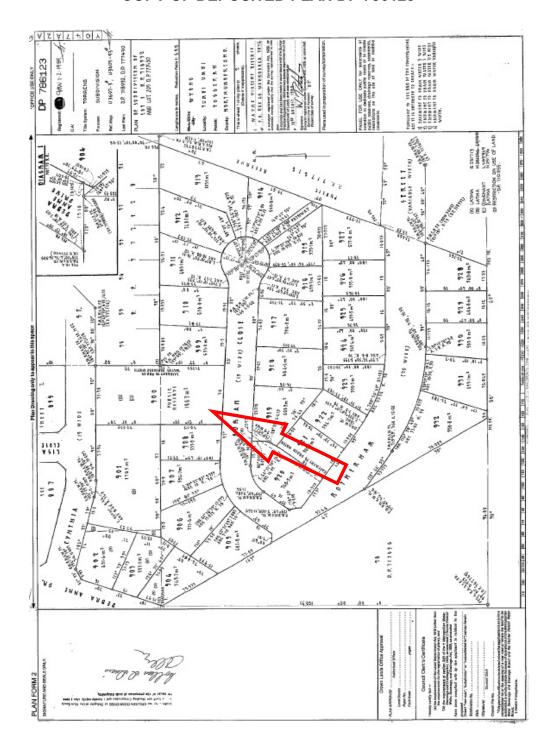


(Source SIX Maps)

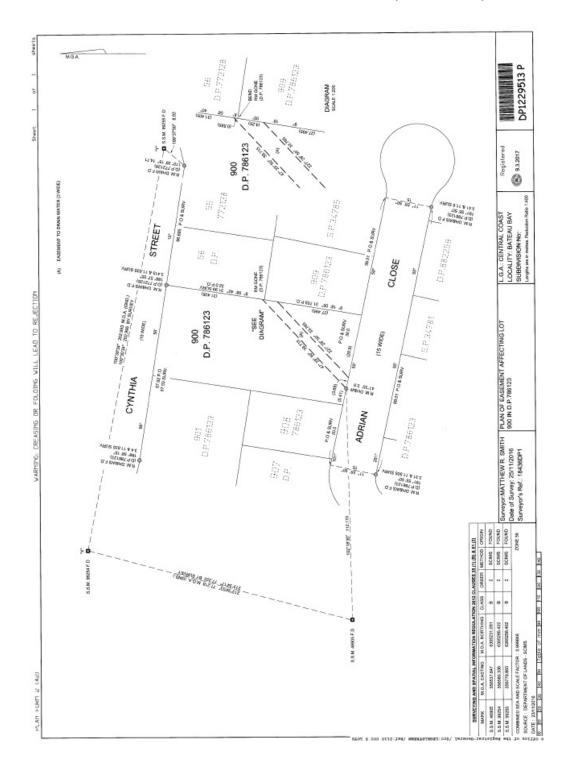
COPY OF FOLIO SEARCH CERTIFICATE 900/786123

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH FOLIO: 900/786123 EDITION NO DATE SEARCH DATE 9/3/2017 LAND LOT 900 IN DEPOSITED PLAN 786123 AT TUMBI UMBI LOCAL GOVERNMENT AREA CENTRAL COAST PARISH OF TUGGERAH COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP786123 FIRST SCHEDULE THE COUNCIL OF THE SHIRE OF WYONG (R AD128095) SECOND SCHEDULE (3 NOTIFICATIONS) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S) DP710255 RESTRICTION(S) ON THE USE OF LAND AFFECTING PART SHOWN SO BURDENED IN THE TITLE DIAGRAM W129329 VARIATION OF RESTRICTION ON THE USE OF THE LAND DP710255 3 DP1229513 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1229513 NOTATIONS UNREGISTERED DEALINGS: NIL *** END OF SEARCH ***

COPY OF DEPOSITED PLAN DP 786123



COPY OF DEPOSITED PLAN DP 1229513 (Easements)



Community Support Grant Program May 2022 Applications

Recommended for Funding

Organisation Name	Project Summary	Recommendation
Terrigal Trotters Incorporated	2022 Great North Walk Ultras.	Recommended for funding – for equipment hire
		Amount recommended: \$5,000.00
		Community benefit is demonstrated, and all required information is provided. Recommendation is conditional on all relevant event approvals being provided prior to the release of funds.
Gosford Pre- School Incorporated	Flagpoles and Flagpole Installation.	Recommended for part funding - flagpoles and flagpole installation
co.polatea		Amount recommended: \$3,870.00
		Community benefit is demonstrated, and all required information is provided.
	TOTAL	\$8,870.00

Community Support Grant Program May 2022 Applications

Not recommended for funding

Organisation Name	Project Summary	Recommendation
The Millinery Association of Australia Incorporated	'The World of Hats' - Hat Exhibition	Amount recommended: \$0.00. Not recommended. Recommend applicant liaise with Council Grants Officers and consider resubmitting in a subsequent round.
Norah Head Ratepayers Residents and Coastcare Association Incorporated	Support operating costs	Amount recommended: \$0.00. Not recommended for funding as the application is ineligible in accordance with ineligibility clause 7.11 of the Community Support Grant Program. 7.11 Applications seeking funds for retrospective projects or activities, projects can't start, or project items purchased prior to 4 weeks from the end of the grant closing date. (For example, an application submitted in July must commence no sooner than 1 September in order to be eligible).
Toukley and District Art Society Incorporated	Community art classes and workshops	Amount recommended: \$0.00. Not recommended for funding. Recommend applicant liaise with Council Grants Officers and consider resubmitting in a subsequent round.