



Central Coast Council

## Ordinary Council Meeting

Held Remotely Online

27 July 2021

# MINUTES

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### **Present**

Rik Hart

### **In Attendance**

David Farmer	Chief Executive Officer
Natalia Cowley	Director Corporate Affairs and Chief Financial Officer
Boris Bolgoff	Director Infrastructure Services
Julie Vaughan	Director Community and Recreation Services
Luke Sulkowski	Acting Director Environment and Planning
Jamie Loader	Director Water and Sewer

### **Notes**

The Administrator, Rik Hart, declared the meeting open at 6.31pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

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

The Administrator updated the meeting on recent activities of Council.

The Administrator, Rik Hart advised that no requests to speak at the Open Forum had been received.

**1.1 Disclosure of Interest**

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Time commenced: 6.40pm

**Moved: Rik Hart**

**198/21 Resolved**

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

**1.2 Confirmation of Minutes of Previous Meeting**

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Time commenced: 6.40pm

**Moved: Rik Hart**

**199/21 Resolved**

***That Council confirm the minutes of the Ordinary Meeting of Council held on 29 June 2021.***

**1.3 Notice of Intention to Deal with Matters in Confidential Session**

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Time commenced: 6.41pm

**Moved: Rik Hart**

**200/21 Resolved**

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

**1.4 Administrator Minute – Conduct of Referendum**

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Time commenced: 6.41pm

**201/21 Resolved**

**1 That Council determine that the constitutional referendum of the Council be conducted on a future date to be determined in response to the evolving COVID-19 situation.**

**2 That Council notify the Australian Election Company of this Administrator**

*Minute.*

- 3 That Council authorise the Chief Executive Officer to deal with all contractual issues arising from the postponement of the constitutional referendum.**
- 4 That Council request staff to provide a report recommending a future date and conduct of the constitutional referendum.**

**2.1 Council's Asset Sales Program (Tranche 3) - Outcome of Community Consultation**

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Time commenced: 6.42pm

Mr Graham Lane addressed the meeting at 6.43pm

Ms Jennifer Wilder addressed the meeting at 6.46pm

**Moved: Rik Hart**

**202/21 Resolved**

- 1 That Council sell the following operational classified properties for not less than the market value as determined by an independent valuer through a competitive sales process;**
  - i. 50 Akora Road, Wyoming (Lot 2 DP 789440)***
  - ii. 14 Elsiemer Street, Long Jetty (Lot 150 DP 519032)***
  - iii. 17 Rankens Court, Wyong (Lot 15 DP 656584)***
  - iv. 4 Tyrrell Place, Killarney Vale (Lot 479 DP 704452)***
  - v. 6 Tyrrell Place, Killarney Vale (Lot 478 DP 704452)***
  - vi. 82 Yarram Road, Bensville (Lot 41 Sec E DP 6113)*  
***84 Yarram Road, Bensville (Lot 42 Sec E DP 6113)*****
  - vii. 435 Bushells Ridge Road, Bushells Ridge (Lot 192 DP 1032847)***
- 2 That Council sell the following operational classified properties for not less than the market value as determined by an independent valuer through a competitive sales process;**
  - i. 11 Church Street, Wyong (Lot 1 DP 421613)***  
***11 Church Street, Wyong (Lot 2 DP 421613)***  
***11 Church Street, Wyong (Lot 3 DP 421613)***  
***11 Church Street, Wyong (Lot 4 DP 421613)***

**2W Ranken Street, Wyong (Lot 4 DP 659489)**

- ii. ***That Council close the unformed road located between 11 Church Street and 2W Ranken Street Wyong and sell for not less than market value as determined by an independent valuer;***
- iii. ***That Council resolve to include a condition of sale that maintains the number of car parking previously provided on this site.***

**3 That Council sell the following operational classified land for not less than market value as determined by an independent valuer as a direct sale to the Mariners FC Developments Pty Ltd, noting the existing E3 zoning will be retained and land will be used as a vegetation buffer:**

- i. ***11 Wyong Road, Tuggerah (Lot 21 DP 25373)***  
***13 Wyong Road, Tuggerah (Lot 20 DP 25373)***  
***15 Wyong Road, Tuggerah (Lot 19 DP 25373)***  
***17 Wyong Road, Tuggerah (Lot 18 DP 25373)***  
***19-23 Wyong Rd, Tuggerah (Lot 17 DP 25373)***  
***19-23 Wyong Rd, Tuggerah (Lot 16 DP 25373)***  
***19-23 Wyong Rd, Tuggerah (Lot 15 DP 25373);***
- ii. ***Subject to an executed contract for sale, Council provide owner's consent to Mariners FC Developments Pty Ltd to lodge a development application over 11-23 Wyong Road, Tuggerah (being Lots 15-21 DP 25373).***

**4 That Council sell the following lots for not less than market value as determined by an independent valuer as a direct sale to the Salvation Army:**

- 15-23 Hely St Wyong (Lot 1 Sec1 DP 3136)***
- 15-23 Hely St Wyong (Lot 2 Sec1 DP 3136)***
- 15-23 Hely St Wyong (Lot 3 Sec1 DP 3136)***
- 15-23 Hely St Wyong (Lot 4 Sec1 DP 3136)***
- 15-23 Hely St Wyong (Lot 5 Sec1 DP 3136)***

**5 That Council sell 3 Albert Street East Gosford (Lot 9 DP 819624) for not less than market value as determined by an independent valuer as a direct sale to the St. Joseph's Catholic College (or their preferred entity) and condition the sale that the number of parking will be maintained.**

**6 That Council sell the operational land at 8 Bay Village Road, Bateau Bay (Lot 51 DP 1154778) and 10 Bay Village Road, Bateau Bay (Lot 2 DP 1154356) once a new library facility is established, which is of an equal or better standard than the current library facility within the Bateau Bay Square shopping centre, and provided that ongoing tenure has been secured.**

**7 That Council reclassify 10W Woodcutters Road, Woongarra (Lot 32 DP 1044070) from community to operational land and sell for not less than market value as**

***determined by an independent valuer as a direct sale to the adjoining neighbour (7 Chestnut Grove, Woongarra or their preferred entity) and;***

- i. Subject to an executed Deed of Option to Purchase Agreement, Council provide owner's consent to the neighbour (7 Chestnut Grove, Woongarra or their preferred entity) to lodge a planning proposal over 10W Woodcutters Road, Woongarra (Lot 32 DP 1044070) to reclassify the land from community to operational land.***
  
- 8 That Council reclassify part of 1 Austin Butler Acc, Woy Woy (Part Lot 9 in DP 235385) from community to operational land and sell for not less than the market value as determined by an independent valuer and;***
  - i. To condition the sale that there will be no reduction in car park spaces and access through the site to the existing car parks at Austin Butler Oval must be maintained;***
  
  - ii. Subject to an executed Deed of Option to Purchase Agreement, provide owner's consent for Peninsula Plaza to lodge a planning proposal for an amendment to the Gosford Local Environment Plan 2014 (GLEP) for the Land (Part Lot 9 in DP 235385) to be included in Schedule 1 Additional Permitted Use to facilitate this ancillary use;***
  
  - iii. Subject to an executed Deed of Option to Purchase Agreement, provide owner's consent for Peninsula Plaza to lodge a development application over part of Lot 9 in DP 235385, 1 Austin Butler Acc, Woy Woy, for the subdivision of the land as well as alterations and additions to the Plaza;***
  
- 9 That Council reclassify 191 Wallarah Road, Kanwal (Lot 21 DP 813270) from community to operational land and sell for not less than the market value as determined by an independent valuer as a direct sale to the Wyong Rugby League Club Group and;***
  - i. Subject to an executed Deed of Option to Purchase Agreement, provide owner's consent to the Wyong Rugby League Club Group to lodge a planning proposal over 191 Wallarah Road, Kanwal (Lot 21 DP 813270) to reclassify the land from community to operational land.***
  
- 10 That Council reclassify 48W Wallarah Road, Gorokan (Lot 2 DP 733448) from community to operational land and sell for not less than the market value as determined by an independent valuer as a direct sale to the Wyong Rugby League Club Group and;***
  - i. Subject to an executed Deed of Option to Purchase Agreement, provide owner's consent to the Wyong Rugby League Club Group to lodge a planning proposal over 48W Wallarah Road, Gorokan (Lot 2 DP 733448) to reclassify the land from community to operational land.***

- 11 That Council reclassify part of 2-4 Park Road, The Entrance (Part Lot 1 DP 180642 and Part Lot 1 DP 406038) from community to operational land and sell for not less than market value as determined by an independent valuer as a direct sale to the The Mingara Leisure Group and;**
- i. Subject to an executed Deed of Option to Purchase Agreement, provide owner's consent to the The Mingara Leisure Group to lodge a planning proposal over part of 2-4 Park Road, The Entrance (Part Lot 1 DP 180642 and Part Lot 1 DP 406038 to reclassify the land from community to operational land;**
  - ii. Subject to an executed Deed of Option to Purchase Agreement, provide owner's consent for The Mingara Leisure Group to prepare, lodge and manage a development application and all other consents to subdivide the land for sale.**
- 12 That Council lodge a planning proposal to reclassify the following land from community to operational land:**
- i. 9 Yaralla Road, Toukley (Lot 76 DP 20493)  
11 Yaralla Road, Toukley (Lot 77 DP 20493)  
13 Yaralla Road, Toukley (Lot 78 DP 20493)  
15 Yaralla Road, Toukley (Lot 79 DP 20493);**
  - ii. Noting that these sites have been identified as affordable housing sites and will be sold directly to a community housing provider for not less than market value as determined by an independent valuer.**
- 13 That Council reclassify 75 Bungary Road, Norah Head (Lot 1 DP 860696) and 75 Bungary Road, Norah Head (Lot 5 Sec 24 DP 758779) from community to operational land and sell for not less than the market value as determined by an independent valuer and sell only once construction has commenced on a new community facility in a new location within Norah Head, including the relocation of the existing playground structure.**
- 14 That Council authorise, subject to resolutions 1,2,3,4,5,6,7,8,9,10,11, 12, 13 the Chief Executive Officer to finalise the terms of sale for these properties.**
- 15 That Council undertake further investigation into the following sites, taking into account the revision of The Entrance Town Centre Masterplan as well as the acquisition clause and Wyong Local Environmental Plan 2013;**
- i. 8 Manning Road, The Entrance (Lot 4 DP 14527)  
10 Manning Road, The Entrance (Lot 5 DP 14527)  
14A and 14B Manning Road, The Entrance (Lot 7 DP 14527)  
18 Manning Road, The Entrance (Lot 9 DP 14527)  
20A Manning Road, The Entrance (Lot 10 DP 14527)  
24A Manning Road, The Entrance (Lot 12B DP 408523).**

**16 That Council will discontinue the consideration for sale of Tranche 3 land as listed below:**

- i. 31 Alison Road, Wyong (Lot 3 Sec 10 DP 3136)**
- ii. 116 Evans Road Toukley (Lot 29 DP 21112)  
49 Hammond Road Toukley (Lot 30 DP 21112)**
- iii. 10 Lakeside Parade, The Entrance (Lot 61 DP 24151)**
- iv. 3 Bullion Street, Umina Beach (Lot 48 Sec A DP 8872)  
5 Bullion Street, Umina Beach (Lot 49 Sec A DP 8872)  
7 Bullion Street Umina Beach (Lot 50 Sec A DP 8872)  
9 Bullion Street, Umina Beach (Lot 51 Sec A DP 8872)  
11 Bullion Street, Umina Beach (Lot 52 Sec A DP8872)  
4A Alfred Street, Umina Beach (Lot 41 Sec A DP 8872)  
4B Alfred Street, Umina Beach (Lot 42 Sec A DP 8872)  
6 Alfred Street, Umina Beach (Lot 43 Sec A DP 8872)  
8 Alfred Street Umina Beach (Lot 44 Sec A DP 8872)  
10 Alfred Street, Umina Beach (Lot 45 Sec A DP 8872)**
- v. 148 Wyong Road, Killarney Vale (Lot 52 DP 1106508)  
150 Wyong Road, Killarney Vale (Lot 511 DP 845787)**
- vi. 305 Bushells Ridge Road, Kiar (Lot 185 & 186 DP 823132)**
- vii. 9 Russell Drysdale Street East Gosford (Lot E DP39240)**
- viii. 219 Albany Street North, Gosford (Lot 201 DP 840680) comprising  
Henry Wheeler Place (formally Lots 7 & 10 DP 238231)  
219B Albany Street North, Gosford (Lot 203 DP 840680)  
219C Albany Street North, Gosford (Lot 204 DP 840680)**
- ix. Berrys Head Road, Narara (Lot 2 DP 1025043)**
- x. 43A Ulana Avenue, Halekulani (Lot 2 DP 218406)**
- xi. 7 Angler Street, Woy Woy (Lot 89 DP6213)  
9 Angler Street, Woy Woy (Lot 88 DP6213)**
- xii. 83-85 Brisbane Avenue, Umina Beach (Lot 195 DP 9894)  
85 Brisbane Avenue, Umina Beach (Lot 196 DP 9894)**
- xiii. 1-3 Fassifern Street, Ettalong Beach (Lot 121 DP 1179469)**
- xiv. 40A George Street, East Gosford (Lot 1 DP996535)**
- xv. 6 Ithome Street, Wyong (Lot 4 DP614523)**
- xvi. 336-350 Terrigal Drive, Terrigal (Lot 10 DP 1187594)**
- xvii. 325 Pacific Hwy, Wyong (Lot 103/DP877557)**
- xviii. 77 Howarth Street, Wyong (Lot 2 DP 550364)**
- xix. 23 Memorial Avenue, Blackwall (Lot 197 DP 10172)  
23A Memorial Avenue, Blackwall (Lot 198 DP10172)**

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**2.2 Investment Report for June 2021**

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Time commenced: 7.39pm

**Moved: Rik Hart**

**203/21 Resolved**

***That Council receive the Investment Report for June 2021.***

### **2.3 Adoption of the Greener Places Strategy**

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Time commenced: 7.44pm

**Moved: Rik Hart**

**204/21 Resolved**

- 1 That Council adopt the draft Central Coast Greener Places Strategy as amended.**
- 2 That Council revoke the WSC013 Green Corridors Policy.**
- 3 That Council monitor the implementation of the actions in the Strategy with annual reporting to Council over the next decade.**
- 4 That Council notify those people who lodged submissions of Council's resolution.**
- 5 That Council implement the framework within the Central Coast Greener Places Strategy within future relevant strategic and operational planning documents.**

### **2.4 Mount Ettalong Masterplan**

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Time commenced: 7.49pm

Ms Joy Cooper addressed the meeting at 7.52pm

**Moved: Rik Hart**

**205/21 Resolved**

***That Council adopt the Mount Ettalong Reserve Masterplan and, subject to resourcing, progress with a renewal program of assets identified in the masterplan.***

### **2.5 NSW Department of Primary Industries - Fisheries Shark Mitigation Strategy and Survey**

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Time commenced: 7.59pm

**Moved: Rik Hart**



**206/21 Resolved**

***That Council notes the staff submission response to the "Stakeholder Consultation on the Preferred Shark Mitigation Measures in NSW" online survey to DPI Fisheries.***

**2.6 Meeting Record of the Status of Women Advisory Group held 1 June 2021**

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Time commenced: 8.00pm

Ms Sharryn Brownlee addressed the meeting at 8.01pm

Ms Sharon Walsh addressed the meeting at 8.04pm

**Moved: Rik Hart**

**207/21 Resolved**

**1 *That Council note the Meeting Record of the Status of Women Advisory Group meeting held 1 June 2021.***

**2 *That Council reject the recommendation to establish a Central Coast Council Gender Equity Strategy for the reasons outlined within this report.***

**2.7 Meeting Records of Advisory Group and Committee meetings held in May and June 2021**

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Time commenced: 8.15pm

**Moved: Rik Hart**

**208/21 Resolved**

***That Council receive the report on Meeting Records of Advisory Group and Committee meetings held in May and June 2021.***

**The Meeting** closed at 8.17pm.