



Central Coast Council
Ordinary Council Meeting

Held in the Council Chamber
2 Hely Street, Wyong

25 June 2024

MINUTES

Present

Rik Hart

In Attendance

David Farmer	Chief Executive Officer
Michael Ross	Director Infrastructure Services (Acting)
Luke Sulkowski	Director Environment and Planning (Acting)
Jamie Loader	Director Water and Sewer
Marissa Racomelara	Director Corporate Services
Melanie Smith	Director Community and Recreation Services

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 was being recorded.

The Administrator shared the Acknowledgement of Country.

The Administrator updated the meeting on recent activities of Council.

PROCEDURAL ITEMS

1.1 Disclosures of Interest

6:37 pm

177/24 RESOLVED on the motion of RIK HART:

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

6:38 pm

178/24 RESOLVED on the motion of RIK HART:

That Council adopts the minutes of the Ordinary Meeting of Council held on 28 May 2024 with an amendment to resolution 152/24 to read as follows:

152/24 Fix the annual fee to be paid to each Councillor at \$35,620 pursuant to section 248(2) of the Local Government Act 1993.

Summary

Confirmation of minutes of the Ordinary Meeting of Council held on 28 May 2024.

1.3 Notice of Intention to Deal with Matters in Confidential Session

6:39 pm

179/24 RESOLVED on the motion of RIK HART:

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

ADMINISTRATOR MINUTE

1.4 Renewal of Lease - Gosford Bowling Club Premises - 18 Dane Drive, Gosford

6:39 pm

180/24 RESOLVED

That the Administrator Minute be received and noted.

REPORTS

2.1 Monthly Finance Report May 2024

6:42 pm

181/24 RESOLVED on the motion of RIK HART:

That Council receives the Monthly Financial Report – May 2024.

2.2 Monthly Investment Report May 2024

6:42 pm

182/24 RESOLVED on the motion of RIK HART:

That Council notes the Investment Report for May 2024 and allocates the required unrestricted funds available in the General Fund to meet its May 2024 unrestricted funds deficit of \$33.14M in the Drainage Fund.

2.3 Operational Plan 2024-25, Rates and Annual Charges - Submissions and Adoption

6:47 pm

RESOLVED on the motion of RIK HART:

That Council:

183/24 Notes that the Draft Operational Plan 2024-25 and Draft Fees and Charges 2024-25 were publicly exhibited from Monday 29 April to Monday 27 May 2024.

184/24 Considers the submissions received during the public exhibition, as per Attachment 3 and advises those who made submissions of Council's decision.

185/24 Notes the amendments to the Draft Operational Plan 2024-25, Draft Capital Works Program, and Draft Fees and Charges 2024-25 as outlined in this report and as per Attachments 4, 5, 6 and 7.

186/24 Adopts the final Operational Plan 2024-25 (Attachment 1) and Fees and Charges 2024-25 (Attachment 2), in accordance with the Local Government Act 1993.

187/24 Authorises the Chief Executive Officer, subject to resolution 4, to make final editorial amendments to the Operational Plan 2024-25 and Fees and Charges 2024-25, to ensure correctness and clarity.

- 188/24 Note that statutory fees as listed in the 2024-25 Operational Plan are subject to change based on notification from other statutory bodies, and these will updated upon notification and not be subject to further public exhibition.**
- 189/24 Applies land valuations, with a base date 1 July 2022, for rating purposes in the 2024-25 rating and financial year.**
- 190/24 Adopts the overdue rates and charges maximum interest rate of 10.5% in accordance with s566(3) of the Local Government Act 1993.**
- 191/24 Adopts the overdue rates and charges maximum interest rate of 10.3% in accordance with s356 of the Water Management Act 2000 for the period from 1 July 2024 to 31 December 2024. The maximum rate of interest payable on overdue charges for the period from 1 January 2025 to 30 June 2025 will be based on the RBA cash rate for December 2025 plus 6.0%.**
- 192/24 Resolves to levy rates and charges for the 2024-25 rating year, in accordance with the Local Government Act 1993 and Local Government (General) Regulations 2021. The following rates are to be levied for the 2024-25 financial year:**
- a) Residential Rates**
 - i) In the case of all rateable land within the Central Coast Council which is categorised as Residential land, and which will be known as Residential, an Ordinary Rate of zero point zero zero two one six two nine seven (0.00216297) in the dollar upon the Land Value.**
 - ii) The minimum amount of the rate which shall be payable for the year for any individual parcel of such rateable land shall be six hundred and eighteen dollars and ninety seven cents \$618.97).**
 - b) Business Rates**
 - i) In the case of all rateable land within the Central Coast Council which is categorized as Business land, and which will be known as Business, an Ordinary Rate of zero point zero zero four three one four seven nine (0.00431479) in the dollar upon the Land Value.**
 - ii) The minimum amount of the rate which shall be payable for the year for any individual parcel of such rateable land shall be six hundred and eighteen dollars and ninety seven cents \$618.97).**
 - c) Business Major**
 - i) In the case of all rateable land within the Central Coast Council which is categorised as Business land and is within the sub-category of "Business Major", an Ordinary Rate of zero point zero one one zero five six one six (0.01105616) in the dollar upon the Land Value.**
 - d) Business Local**
 - i) In the case of all rateable land within the Central Coast Council which is categorised as Business land and is within the sub-category of "Business Local", an Ordinary Rate of zero point zero zero five two seven eight six seven (0.00527867) in the dollar upon the Land Value.**
 - ii) The minimum amount of the rate which shall be payable for the year for**

any individual parcel of such rateable land shall be six hundred and eighteen dollars and ninety seven cents \$618.97).

- e) **Farmland**
 - i) *In the case of all rateable land within the Central Coast Council which is categorized as Farmland and which will be known as Farmland, an Ordinary Rate of zero point zero zero one two five five three four (0.00125534) in the dollar upon the Land Value.*
 - ii) *The minimum amount of the rate which shall be payable for the year for any individual parcel of such rateable land shall be six hundred and eighteen dollars and ninety seven cents \$618.97).*
- f) **Mining**
 - i) *In the case of all rateable land within the Central Coast Council which is categorized as Mining, and which will be known as Mining, an Ordinary Rate of zero point three two five three nine nine three one (0.32539931) in the dollar upon the Land Value.*
- g) **Special Rates Gosford Parking**
 - i) *In the case of all rateable land within the Central Coast Council, a Special Rate, known as Special Rate Gosford Parking, provides funding for the operation of the Baker Street Parking Station. This special rate will consist of an ad valorem amount that will be calculated at a rate of zero point zero zero zero nine three nine nine seven (0.00093997) in the dollar upon the Land Value.*
- h) **Special Rates CBD Improvement**
 - i) *In the case of all rateable land within the Central Coast Council, a Special Rate, known as Special Rate CBD Improvement Rate, provides funding for works to enhance the Central Business District and benefit business properties in that area. This special rate will consist of an ad valorem amount that will be calculated at a rate of zero point zero zero two four seven seven six one (0.00247761) in the dollar upon the Land Value.*
- i) **Special Rate Business / Tourism Development**
 - i) *Special Rate Business / Tourism Development funds Business/tourism works across the former Gosford Local Government Area. This special rate will consist of an ad valorem amount calculated at a rate of zero point zero zero zero three four zero one six (0.00034016) in the dollar upon the Land Value.*
- j) **Special Rate The Entrance**
 - i) *In the case of all rateable land within the Central Coast Council, a Special Rate, known as Special Rate The Entrance, funds economic development in The Entrance area. This includes promoting The Entrance area market, organizing and managing promotional events within and around the area, and improving market penetration for traders in The Entrance area. This special rate will consist of an ad valorem amount calculated at a rate of zero point zero zero two nine three two zero three (0.00293203) in the dollar upon the Land Value.*
- k) **Special Rate Toukley**
 - i) *In the case of all rateable land within the Central Coast Council, a Special Rate, known as Special Rate Toukley, provides funding to the Toukley area to market and promote the economic development of the Toukley area within which this special rate applies. This special rate will consist of an ad*

valorem amount calculated at a rate of zero point zero zero two two zero six three nine (0.00220639) in the dollar upon the Land Value.

- l) Special Rate Wyong**
 - i) In the case of all rateable land within the Central Coast Council, a Special Rate, known as Special Rate Wyong, provides funding to the Wyong area to promote the economic development of the Wyong area to which this special rate applies. This special rate will consist of an ad valorem amount calculated at a rate of zero point zero zero zero eight three nine seven one (0.00083971) in the dollar upon the Land Value.*
- m) Waste Management Annual Charges for 2024-25**
 - i) In the case of all rateable land within the Central Coast Council, for which a Domestic Waste Management (DWM) service is provided or proposed to be provided in accordance with s496 and s535 of the Local Government Act 1993 as follows:*

Name	Charge Amount
Domestic Waste Management - Availability Charge	\$78.00
Domestic Waste Management Service – Eastern Area	\$551.00
Domestic Waste Management Service – Western Area	\$489.00
Domestic Waste Management Service – 140 litre to 240 litre Waste Upgrade	\$156.00
Domestic Waste Management Service – 140 litre to 360 litre Waste Upgrade	\$311.00
Domestic Waste Management Service – Additional 140 litre Waste Bin Service	\$309.00
Domestic Waste Management Service – Additional 240 litre Waste Bin Service	\$466.00
Domestic Waste Management Service – Additional 360 litre Waste Bin Service	\$622.00
Domestic Waste Management Service – 240 litre to 360 litre Recycling Bin Upgrade	\$41.00
Domestic Waste Management Service – Additional 240 litre Recycling Bin Service	\$117.00
Domestic Waste Management Service – Additional 360 litre Recycling Bin Service	\$156.00
Domestic Waste Management Service – Additional 240 litre Vegetation Bin Service	\$126.00
Domestic Waste Management Service – Additional Short Term Extra Service – 140 litre Waste Bin - price per service	\$21.00
Domestic Waste Management Service – Additional Short Term Extra Service – 240 litre Waste Bin - price per service	\$22.00
Domestic Waste Management Service – Additional Short Term Extra Service – 360 litre Waste Bin - price per service	\$23.00
Domestic Waste Management Service – Additional Short Term Extra Service – 660 litre Waste Bin - price per service	\$42.00
Domestic Waste Management Service – Additional Short Term Extra Service – 1.1 cubic meter Waste Bin - price per service	\$70.00

Domestic Waste Management Service – Additional Short Term Extra Service – 1.5 cubic meter Waste Bin - price per service	\$96.00
Domestic Waste Management Service – Additional Short Term Extra Service – 240 litre Recycling Bin - price per service	\$22.00
Domestic Waste Management Service – Additional Short Term Extra Service – 360 litre Recycling Bin - price per service	\$23.00
Domestic Waste Management Service – Additional Short Term Extra Service – 660 litre Recycling Bin - price per service	\$42.00
Domestic Waste Management Service – Additional Short Term Extra Service – 1.1 cubic meter Recycling Bin - price per service	\$70.00
Domestic Waste Management Service – Additional Short Term Extra Service – 1.5 cubic meter Recycling Bin - price per service	\$96.00
Domestic Waste Management Service – Additional Short Term Extra Service – 240 litre Vegetation Bin - price per service	\$22.00

(i) *That Council provides domestic waste management services only to parcels of land which have current Council consent or approval for a residential building.*

(ii) *That Council resolve to make, the changes set out in the adopted Delivery Program and Operational Plan for the 2024-25 financial year including but not limited to the following waste management charges for the 2023-24 rating and financial year, pursuant to s501 and s535 of the Local Government Act 1993:*

Name	Charge Amount
Waste Management Service – 140 litre Waste Bin Service	\$438.00
Waste Management Service – 240 litre Waste Bin Service	\$583.00
Waste Management Service - 360 litre Waste Bin Service	\$726.00
Waste Management Service - 660 litre Waste Bin Service	\$2,491.00
Waste Management Service - 1.1 cubic metre Waste Bin Service	\$3,479.00
Waste Management Service - 1.5 cubic metre Waste Bin Service	\$4,685.00
Waste Management Service – 240 litre Recycling Bin Service	\$118.00
Waste Management Service – 360 litre Recycling Bin Service	\$157.00
Waste Management Service – 660 litre Recycling Bin Service	\$323.00
Waste Management Service – 1.1 cubic meter Recycling Bin Service	\$536.00
Waste Management Service – 1.5 cubic meter Recycling Bin Service	\$732.00
Waste Management Service –240 litre Vegetation Bin Service	\$126.00

- (iii) 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 2024-25 rating year.*

193/24 Amend the 2024-25 Operational Plan document prior to publication to include an overview of Scenario 3 (as detailed in the Long Term Financial Plan document at Attachment 9), focussing on its relevance to the 2024-25 Budget.

2.4 Planning Proposal for Reclassification of Council land (multiple sites) - Outcomes of Public Exhibition

7:22 pm

RESOLVED on the motion of RIK HART:

That Council:

194/24 Endorses finalisation of the Planning Proposal for Reclassification of Council land - multiple sites – from community land to operational land (RZ/3/2023).

195/24 Requests the Minister for Planning and Public Spaces to proceed with the steps for drafting and making of the amendment to Central Coast Local Environment Plan 2022 and State Environmental Planning Policy (Precincts-Regional) 2021.

196/24 Endorses the amendments recommended by Council and the Department of Planning, Housing and Infrastructure, being:

- a) change the reclassification area of 50W Parraweena Road, Gwandalan to only include the area zoned E1 Local Centre,**
- b) rezone from RE1 to SP2 the site at 6W Kemira Road, Lake Munmorah,**
- c) rezone from RE1 Public Recreation to RE2 Private Recreation the sites at 48W Wallarah Road, Gorokan, 191 Wallarah Road, Kanwal and Part 2-4 Park Road, The Entrance, and**
- d) change the listing of 13 Yaralla Road, Toukley from Schedule 4, Part 1 of the Central Coast Local Environment Plan 2022 (no interests changed) to Schedule 4, Part 2 of the Central Coast Local Environment Plan 2022 (interests changed).**

197/24 Advises all those who made submissions during public exhibition or attended the public hearing of Council's decision.

2.5 Debt Recovery 2023-24 - Update

7:32 pm

RESOLVED on the motion of RIK HART:

That Council:

198/24 Approves the Write Off of rates and charges that remain unrecoverable following the 2023/24 Sale of Land for Unpaid Rates process, totalling \$71,964.08, in accordance with Clause 131 of the Local Government (General) Regulation 2021 as follows:

Assessment	Amount
76877.0	\$28,068.17
304438.5	\$12,003.92
304441.9	\$11,322.33
304442.7	\$11,458.14
305245.3	\$9,111.52
Total	\$71,964.08

199/24 Approves the Write Off of Sundry Debtor accounts greater than \$5,000 and totalling \$444,069.91 in accordance with Clause 213 of the Local Government (General) Regulation 2021, as follows:

3 Debtor Name	Debtor No.	Total Amount	Type	Category
Sharpe Bros Aust Pty Ltd	426359	\$129,983.14	Roads	Legal exhausted
Central Coast Waves Basketball Assoc Inc	418336	\$83,440.25	Leisure	Liquidated
Ellenbe Pty Ltd	416602	\$68,989.68	Property Rent	Liquidated
Bitova Pty Ltd	407024	\$30,048.37	Property Rent	Stat Barred
Toukley District Tennis Association	100003	\$25,488.36	Property Rent	Liquidated
Adelaide Wreck Dive Adventures Pty Ltd	416780	\$24,006.73	Property Rent	Liquidated
Sharp Bros Pty Ltd	423214	\$15,608.00	General	Legal exhausted
Centennial Mannering Pty Ltd - Doyalson	407975	\$15,329.06	Water & Sewer	Stat Barred
Privium Group	431824	\$10,318.67	Water & Sewer	Liquidated
Cater Group Pty Ltd	417564	\$9,500.40	Licensing	Liquidated
Mr S Pitty	408936	\$9,277.34	General	Legal exhausted
Poongothai Pty Ltd	421853	\$5,824.00	Licensing	ABN cancelled
J K Atherton	424628	\$5,680.73	General	ABN cancelled
Total Focus Australia	426725	\$5,115.83	Leisure	Legal exhausted

Minutes of the Ordinary Meeting Ordinary Council Meeting of Council (cont'd)

La Casa Di Vino Pty Ltd	427883	\$5,459.35	Licensing	Gosford Council Journals (no original invoice data (ex Authority)
Total		\$444,069.91		

2.6 Water and Sewer 2026-2031 IPART Pricing Submission Approach

7:36 pm

200/24 RESOLVED on the motion of RIK HART:

That Council endorses the adoption of a "Standard" submission approach for the Water and Sewer 2026 – 2031 IPART pricing submission.

2.7 Gosford Waterfront Revitalisation Progress Report

7:44 pm

RESOLVED on the motion of RIK HART:

That Council:

201/24 Notes that the Hunter and Central Coast Development Corporation has been appointed by the NSW Government to progress its \$8.5 million election commitment to fund a business case for revitalisation of the Gosford waterfront.

202/24 Notes that Council has sought reimbursement from the NSW Government of \$1,054,876 expended by Council to progress this next stage of the Gosford waterfront revitalisation initiative.

203/24 Nominates the Chief Executive Officer as Council's representative on the proposed Gosford waterfront revitalisation executive steering committee.

204/24 Authorises the Chief Executive Officer to enter a Memorandum of Understanding with Hunter and Central Coast Development Corporation to collaborate on the development of the Gosford waterfront revitalisation business case.

2.8 Gosford Regional Library Project Status Update

7:46 pm

RESOLVED on the motion of RIK HART:

That Council:

205/24 *Notes the progress on the Gosford Regional Library outlined in this report.*

206/24 *Endorses the sources of funds being accessed for the budget of \$32,700,000 as those listed in Table 2 of this report.*

2.9 Outdoor Trading Specification - Outcomes of Public Exhibition

7:47 pm

RESOLVED on the motion of RIK HART:

That Council:

207/24 *Endorses the adoption of the Outdoor Trading Specification (Attachment 3).*

208/24 *Endorses publishing on Council's website the 'Closing the Loop' Statement (Attachment 2).*

209/24 *Revokes the following policies:*

- a) Guidelines for Business Use of Public Footpath Policy A5.09.2010 (former Gosford Shire Council)*
- b) Policy for Outdoor Eating Areas WSC020 (former Wyong Shire Council)*

210/24 *Notes transitional arrangements will be applied so that over time, all Outdoor Trading Areas, including those delivered by Council, are aligned with the Outdoor Trading Specification.*

2.10 Draft Central Coast Council Engagement Strategy - For Public Exhibition

7:53 pm

RESOLVED on the motion of RIK HART:

That Council:

211/24 *Notes the changes to the Local Government Act 1993 Section 402A, which requires councils to establish and implement a four-year engagement strategy (called 'Community Engagement Strategy') and which forms part of Council's IP&R Framework.*

212/24 *Places the draft Community Engagement Strategy (including Community Participation Plan) (Attachment 1) on public exhibition for a minimum period of 28 days.*

213/24 *Carries out engagement activities in relation to the draft strategy, including but not limited to:*

- a) *Public exhibition*
- b) *Market research and conversations with targeted stakeholder groups to understand barriers to participation.*

214/24 *Considers a further report on the outcome of the public exhibition and engagement activities.*

215/24 *Where appropriate, incorporates community feedback and insights to finalise the Community Engagement Strategy for adoption.*

2.11 **Planning Proposal to rezone 2 Woongarra Road, Woongarra**

7:57 pm

RESOLVED on the motion of **RIK HART**:

That Council:

216/24 *Endorses the Planning Proposal provided in Attachment 1 in relation to Lot 1 DP 1275060, 2 Woongarra Road, Woongarra which seeks to amend the Central Coast Local Environmental Plan 2022 to rezone land from MU1 Mixed Use and E1 Local Centre to R1 General Residential.*

217/24 *Forwards the Planning Proposal to the Minister for Planning and Public Spaces 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.*

218/24 *Requests 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.*

219/24 *Amends and exhibit changes to existing Chapter 4.1 Warnervale Town Centre Central Coast Development Control Plan 2022 pursuant to Section 3.45 of the Environmental Planning and Assessment Act 1979 to reflect the proposal and changed vision for the town centre.*

220/24 *Undertakes community and public authority consultation in accordance with the Gateway Determination requirements.*

2.12 **Draft Water and Sewer Developer Servicing Plans - For Public Exhibition**

8:00 pm

221/24 **RESOLVED** on the motion of **RIK HART**:

That Council endorses the draft Water Supply and Sewerage Development Servicing

Plans (DSPs) to be placed on public exhibition for 30 business days in accordance with IPART's requirements for the preparation of DSPs.

2.13 Council Policies - Revocation and Extension

8:02 pm

RESOLVED on the motion of RIK HART:

That Council:

222/24 Revokes the following policies:

- a) Councillor Procedure in Representing Community Interests in Planning Matters Policy***
- b) Waiving Development Application, Construction Certificate and Principal Certifying Authority Fees - Council Owned Community Facilities (former Gosford City Council Policy)***
- c) Bonding for Development Works (former Wyong Shire Council Policy)***
- d) Rezoning of Land Zoned Conservation and Scenic Protection (Conservation) 7(a) and Environmental Conservation E2 Policy***
- e) Contributions for Bonus Subdivisions in Zone No. 7 (C2) Policy***
- f) Contact Centre Call Recording Policy***
- g) Biodiversity Management Policy (former Gosford City Council Policy)***
- h) Flood Management – NSW Government Policy (former Gosford City Council Policy)***
- i) Flood Management Policy (former Gosford City Council Policy)***
- j) Natural Asset Management Policy (former Wyong Shire Council Policy)***
- k) Natural Open Spaces Reserves Policy (former Gosford City Council Policy)***
- l) Wetland Management Policy (former Gosford City Council Policy)***
- m) Sustainable and Plastic Free Events Policy***
- n) Landscape Management Policy***
- o) Quality Management Policy***
- p) Restriction on Development in Areas Identified as Drainage "Black Spots" on the Woy Woy Peninsula (former Gosford City Council Policy)***
- q) Pensioner Concessions Policy***

which are no longer relevant, redundant, have been superseded or the content is otherwise covered in legislation or another statutory instrument.

223/24 Notes the policies listed in this report that have had their review date extended for a two year period to enable a more comprehensive review to be done.

2.14 Administrator Expenses and Facilities Report - 1 July 2023 to 31 December 2023

8:07 pm

224/24 Noted by RIK HART:

That Council notes the Administrator Expenses and Facilities Report for the period of 1 July 2023 to 31 December 2023.

2.15 Community Support Grant Program - April 2024

8:08 pm

RESOLVED on the motion of RIK HART:

That Council:

224/24 Allocates \$17,377.00 (inclusive of GST where applicable) from the 2023/24 grants budget to the Community Support Grant program for the month of April, as outlined below and in Attachment 1.

- a) Fairhaven Services Limited- Games and activities hub - \$5,000.00**
- b) EDSACC Croquet Club Inc - Essential Equipment - High Power Blower - \$500.00**
- c) The Rotary Club of Gosford North Incorporated- Central Coast's Pat Farmer QUICKSAND Run for SOKS - \$3,360.00**
- d) Koorana AECG - Koorana Cup – \$5,000.00**
- e) New South Wales Flying Disc Association Incorporated - 2024 NSW Mixed Ultimate State Championships - \$3,517.00**

225/24 Declines the following applications, for the reasons indicated in Attachment 1.

- a) Berkeley Vale Rugby League & Sports Club- Security Cameras – application is ineligible.**
- b) The Lakes Surf Life Saving Club Limited - Purchase of printer – broader community benefit is not demonstrated.**
- c) Central Coast Bonsai Club Inc - Storage Facility Rental subsidy - application is ineligible.**

226/24 Advises the unsuccessful applicants in point 2 (above) and direct them to alternate funding sources if relevant.

The Meeting closed at 8:08 pm.