



ENVIRONMENT AND PLANNING COMMITTEE

06 May 2025



COMMUNITY STRATEGIC PLAN 2018-2028

ONE – CENTRAL COAST IS THE COMMUNITY STRATEGIC PLAN (CSP) FOR THE CENTRAL COAST LOCAL GOVERNMENT AREA

ONE – CENTRAL COAST DEFINES THE COMMUNITY'S VISION AND IS OUR ROADMAP FOR THE FUTURE

ONE – CENTRAL COAST BRINGS TOGETHER EXTENSIVE COMMUNITY FEEDBACK TO SET KEY DIRECTIONS AND PRIORITIES

One - Central Coast will shape and inform Council's business activities, future plans, services and expenditure. Where actions are the responsibility of other organisations, sectors and groups to deliver, Council will work with key partners to advocate on behalf of our community.

Ultimately, every one of us who live on the Central Coast has an opportunity and responsibility to create a sustainable future from which we can all benefit. Working together we can make a difference.

RESPONSIBLE

WE'RE A RESPONSIBLE COUNCIL AND COMMUNITY, COMMITTED TO BUILDING STRONG RELATIONSHIPS AND DELIVERING A GREAT CUSTOMER EXPERIENCE IN ALL OUR INTERACTIONS.

We value transparent and meaningful communication and use community feedback to drive strategic decision making and expenditure, particularly around the delivery of essential infrastructure projects that increase the safety, liveability and sustainability of our region. We're taking a strategic approach to ensure our planning and development processes are sustainable and accessible and are designed to preserve the unique character of the coast.

 **Good governance and great partnerships**

G2 Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making

There are 5 themes, 12 focus areas and 48 objectives

COMMUNITY STRATEGIC PLAN 2018-2028 FRAMEWORK

All council reports contained within the Business Paper are now aligned to the Community Strategic Plan. Each report will contain a cross reference to a Theme, Focus Area and Objective within the framework of the Plan.

The infographic details the following structure:

- THEME: BELONGING**
 - Focus Area: OUR COMMUNITY (C1-C4)
 - Focus Area: COMMUNITY CONNECTION AND LOCAL IDENTITY (S1-S4)
- THEME: SMART**
 - Focus Area: A GROWING AND COMPETITIVE REGION (C1-C4)
 - Focus Area: A PLACE OF OPPORTUNITY FOR PEOPLE (S1-S4)
- THEME: GREEN**
 - Focus Area: ENVIRONMENTAL WELL-BEING FOR THE FUTURE (C1-C4)
 - Focus Area: INCREASED RAIN WATER RESILIENCE (S1-S4)
- THEME: RESPONSIBLE**
 - Focus Area: GOOD GOVERNANCE AND GREAT PARTNERSHIPS (C1-C4)
 - Focus Area: BELONGING THROUGH INFRASTRUCTURE (S1-S4)
 - Focus Area: SAFE, ACTIVE AND SUSTAINABLE DEVELOPMENT (S1-S4)
- THEME: LIVEABLE**
 - Focus Area: RELIABLE PUBLIC TRANSPORT AND CONNECTIONS (C1-C4)
 - Focus Area: SAFE AND HEALTHY LIVES (S1-S4)
 - Focus Area: HEALTHY LIFESTYLES (S1-S4)



Oath or Affirmation of Office

Councillors are reminded of their Oath or Affirmation of Office to undertake their duties in the best interests of the people of the Central Coast and Council and to faithfully and impartially carry out the functions, powers, authorities, and discretions vested in them under the *Local Government Act 1993*, or any other Act to the best of their ability and judgement. Councillors are also reminded of their obligations under the Code of Conduct to disclose and appropriately manage conflicts of interest.

Disclosures of Interest

Councillors are reminded of their obligation under Council's Code of Conduct to declare any conflict of interest in a matter considered by Council.

Pecuniary interest: A Councillor who has a **pecuniary interest** in any matter with which the Council is concerned, and who is present at a meeting of the Council at which the matter is being considered, must disclose the nature of the interest to the meeting. The Councillor must not be present at, or in sight of, the meeting:

- a) At any time during which the matter is being considered or discussed, or
- b) At any time during which the Council is voting on any question in relation to the matter.

Non-Pecuniary conflict of interest: A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant Non-Pecuniary conflict of interest: A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-Significant Non-Pecuniary interest: A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest it must also be explained why the conflict of interest is not significant and does not require further action in the circumstances.

Recording

In accordance with the *NSW Privacy and Personal Information Protection Act 1998*, you are advised that all discussion held during the Open Council meeting is recorded for the purpose of livestreaming the public meeting and verifying the minutes. This will include any public discussion involving a councillor, staff member or a member of the public.

Meeting Notice

**The Environment and Planning Committee
of Central Coast Council
will be held in the Function Room,
2 Hely Street, Wyong,
on Tuesday 6 May 2025 at 7:00pm,
for the transaction of the business listed below:**

1 Reports

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Deputy Mayor Doug Eaton OAM
Chairperson

1.1 INTRODUCTION: WELCOME, ACKNOWLEDGEMENT OF COUNTRY, AND APOLOGIES

WELCOME

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we live, work and play.

We pay our respects to Darkinjung Country, and Elders past and present.

We recognise the continued connection to these lands and waterways and extend this acknowledgement to the homelands and stories of those who also call this place home.

We recognise our future leaders and the shared responsibility to care for and protect our place and people.

RECEIPT OF APOLOGIES

Item No: 1.2
Title: Disclosures of Interest
Department: Corporate Services

6 May 2025 Economic Development Committee

Reference: F2025/00484 - D16746909



DISCLOSURES OF INTEREST

Chapter 14 of the *Local Government Act 1993* ("LG Act") regulates the way in which the councillors and relevant staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public functions.

Section 451 of the LG Act states:

- "(1) A councillor or a member of a council committee who has a pecuniary interest in any matter with which the council is concerned and who is present at a meeting of the council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.*
- (2) The councillor or member must not be present at, or in sight of, the meeting of the council or committee:*
 - (a) at any time during which the matter is being considered or discussed by the council or committee, or*
 - (b) at any time during which the council or committee is voting on any question in relation to the matter.*

1.2 Disclosures of Interest (cont'd)

- (3) *For the removal of doubt, a councillor or a member of a council committee is not prevented by this section from being present at and taking part in a meeting at which a matter is being considered, or from voting on the matter, merely because the councillor or member has an interest in the matter of a kind referred to in section 448.*
- (4) *Subsections (1) and (2) do not apply to a councillor who has a pecuniary interest in a matter that is being considered at a meeting, if:*
- (a) *the matter is a proposal relating to:*
 - (i) *the making of a principal environmental planning instrument applying to the whole or a significant part of the council's area, or*
 - (ii) *the amendment, alteration or repeal of an environmental planning instrument where the amendment, alteration or repeal applies to the whole or a significant part of the council's area, and*
 - (a1) *the pecuniary interest arises only because of an interest of the councillor in the councillor's principal place of residence or an interest of another person (whose interests are relevant under section 443) in that person's principal place of residence, and*
 - (b) *the councillor made a special disclosure under this section in relation to the interest before the commencement of the meeting.*
- (5) *The special disclosure of the pecuniary interest must, as soon as practicable after the disclosure is made, be laid on the table at a meeting of the council and must:*
- (a) *be in the form prescribed by the regulations, and*
 - (b) *contain the information required by the regulations."*

Further, the Code of Conduct adopted by Council applies to all councillors and staff. The Code relevantly provides that if a councillor or staff have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed as well as providing for a number of ways in which a non-pecuniary conflicts of interests might be managed.

Recommendation

That Committee members and staff now disclose any conflicts of interest in matters under consideration at this meeting.



Item No: 1.3
Title: Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2020/00039 - D16721281
Author: Bruce Ronan, Strategic Planner Local Planning and Policy
Scott Duncan, Section Manager Local Planning and Policy
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1 Endorses finalisation of the Planning Proposal for 126 Somersby Falls Road, Somersby (RZ/1/2024).**
- 2 Requests the Chief Executive Officer to exercise delegation issued by the Department of Planning, Housing, and Infrastructure for RZ/1/2024 or, if required, request the Minister for Planning and Public Spaces to proceed with the steps for drafting and making of the amendment to the Central Coast Local Environmental Plan 2022.**
- 3 Notifies those who made submissions during the public exhibition of Council's decision.**

Report purpose

To consider the Planning Proposal for Lot 1 DP 712505, 126 Somersby Falls Road, Somersby, and part of Somersby Falls Road and Myoora Road corridor following public exhibition and to seek approval for the progression of the Planning Proposal to ultimately result in an amendment to the *Central Coast Local Environmental Plan 2022*.

Executive Summary

The Planning Proposal seeks to rezone Lot 1 DP 712505 and part of Somersby Falls Road and Myoora Road corridor from RU1 Primary Production to E4 General Industrial under the *Central Coast Local Environmental Plan 2022* and apply a minimum lot size of 4,000m² to the land.

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

The Planning Proposal has strategic planning merit for the following reasons:

- The subject land is surrounded by E4 General Industrial zoned land, which is now being developed for industrial uses, and is incompatible with the rural residential use of the isolated RU1 Primary Production zoned lot. The land no longer has the character associated with a rural setting.
- Rezoning of this infill site for industrial purposes will add to the employment opportunities available on the Central Coast.

Background

No 126 Somersby Falls Road is triangular and has an area of 1.064 Ha. It is generally cleared and accommodates a dwelling-house and miscellaneous outbuildings.

In 2016, the former Gosford City Council initiated a Planning Proposal to zone the subject lot and other miscellaneous land on the periphery of Somersby Business Park to IN1 General Industrial. In 2018, Central Coast Council discontinued this Planning Proposal, in part, because not all the landowners wanted to fund the additional studies required. The justification for zoning the subject lot has only intensified since the time the 2016 Planning Proposal was initiated as industrial development has been, and is being, undertaken on adjoining land.

The existing RU1 Primary Production zone is now incompatible with the surrounding E4 General Industrial zone and resultant industrial activities. The intended outcome of the proposal is to rezone the site to E4 General Industrial to be consistent with the adjoining land therefore permitting similar industrial development.

On 23 July 2024 Council considered a report regarding the preparation of a Planning Proposal and resolved the following:

That Council:

- 264/24 *Endorses the Planning Proposal provided in Attachment 1 in relation to Lot 1 DP 712505, 126 Somersby Falls Road, Somersby which seeks to amend the Central Coast Local Environmental Plan 2022 to:*
- a) Rezone land from RU1 Primary Production to E4 General Industrial.*
- b) Apply a minimum lot size of 4,000m² to the subject lot.*
- 265/24 *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.*

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

- 266/24 *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.*
- 267/24 *Undertakes community and public authority consultation in accordance with the Gateway Determination requirements.*

The Gateway Determination was issued on 24 October 2024 with the timeframe for completion being 11 July 2025.

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

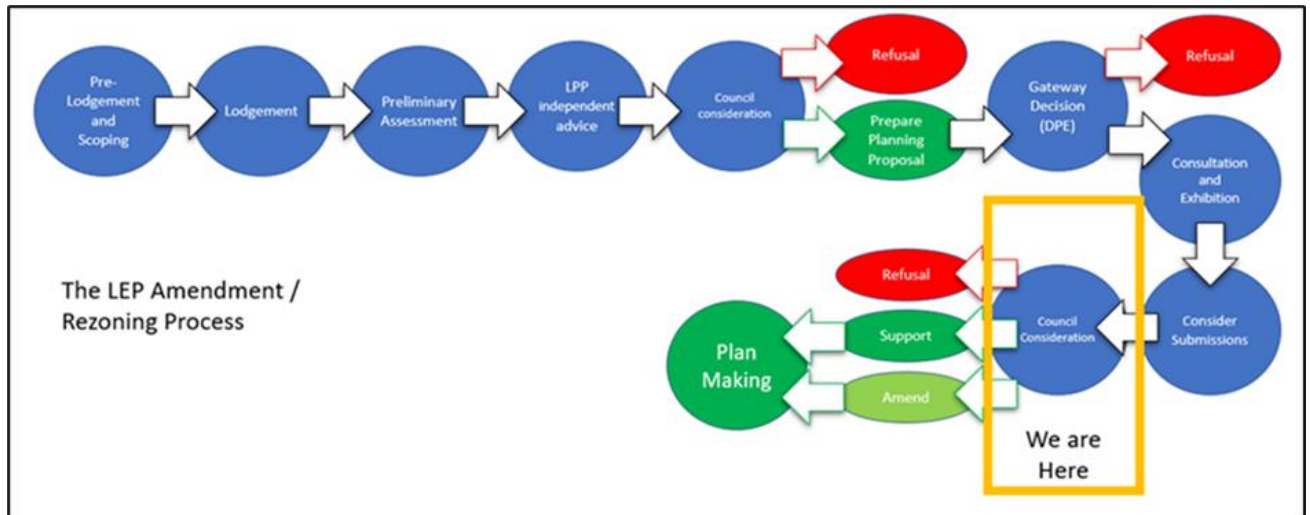


Figure 1 – Local Environmental Plan Amendment/Rezoning Process

Report

Lot 1 DP 712505 and adjoining road corridors is an isolated remnant of RU1 Primary Production zoned land surrounded by E4 General Industrial zoned land which is now being developed for industrial uses. The Planning Proposal will result in a logical expansion of the E4 zone within the existing boundary of the Somersby Business Park (Figure 2).

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

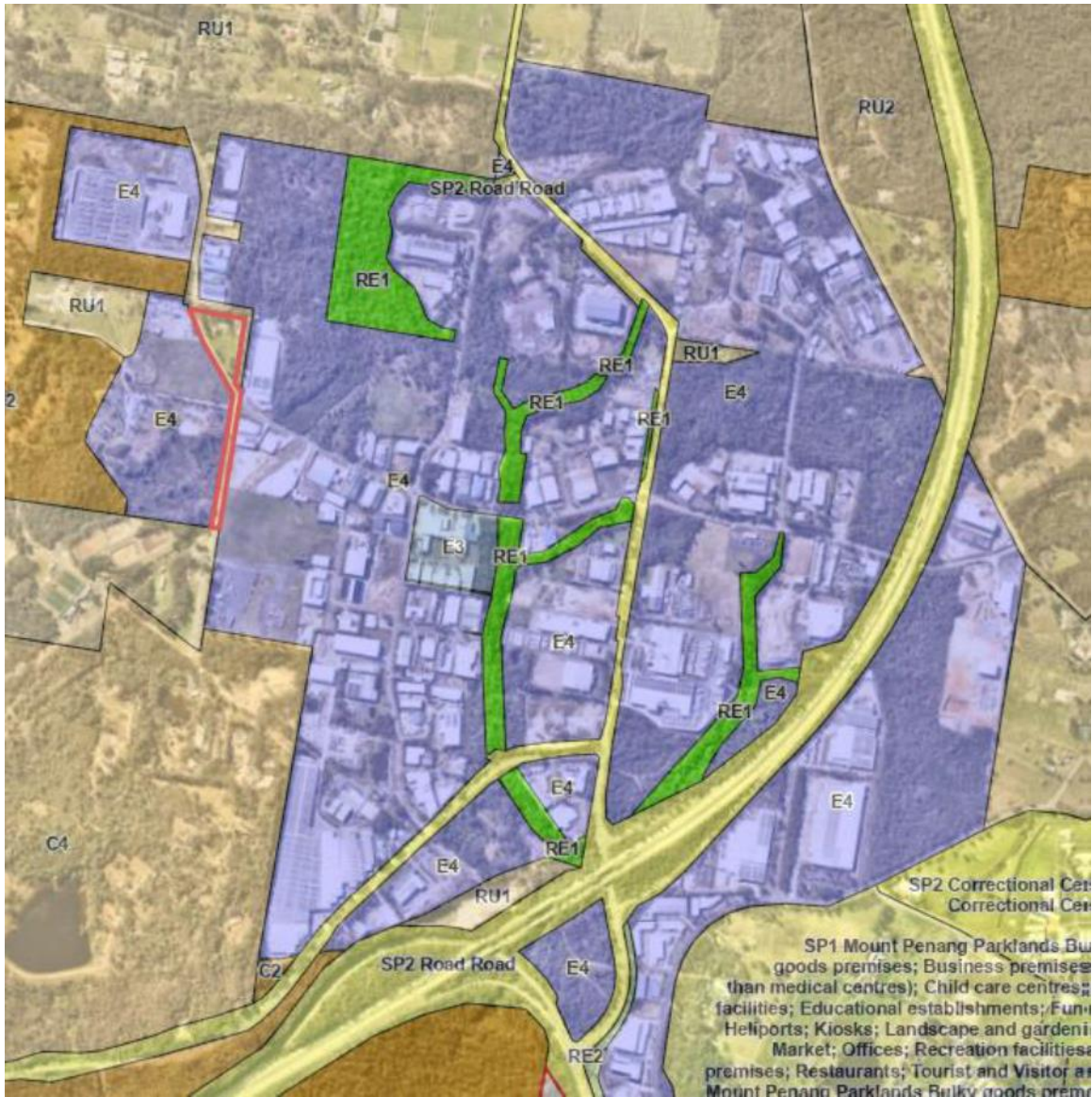


Figure 2 – The site in relation to Somersby Business Park

Lot 1 DP 712505, 126 Somersby Falls Road, Somersby, is zoned RU1 Primary Production with a minimum lot size of 20 Ha under the Central Coast Local Environmental Plan 2022 (CCLEP). The existing RU1 Primary Production zone is now incompatible with the surrounding E4 General Industrial zone and resultant industrial activities. The objective of the Planning Proposal is to rezone the land to E4 General Industrial with a minimum lot size of 4,000m² under the CCLEP.

In addition to Lot 1 DP 712505 is part of the adjoining Somersby Falls Road and Myoora Road corridor which is also zoned RU1 Primary Production but is abutted on both sides by E4 General Industrial land and used to service the industries in the locality. This anomaly is proposed to be addressed in this Planning Proposal by including this part of the road corridor in the E4 General Industrial zone (Figure 3). Likewise, the minimum lot size of 20 Ha

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

is to be changed to a minimum lot size of 4,000m² to be consistent with that of adjoining industrial zoned land (Figure 4).



Figure 3 – Proposed E4 Zone

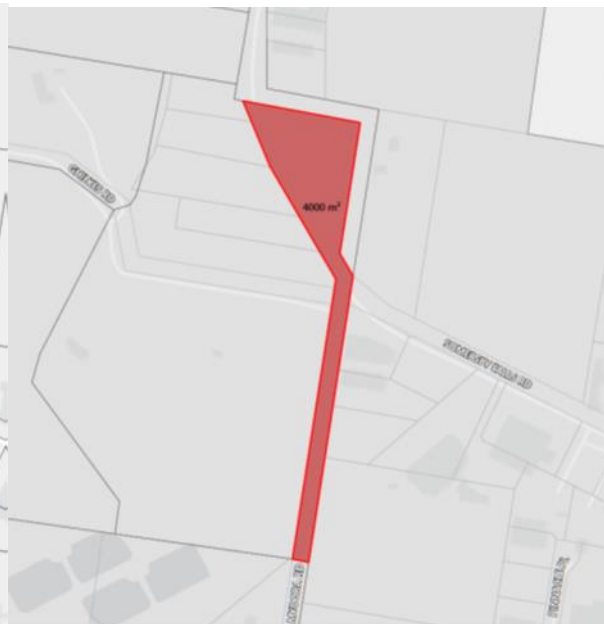


Figure 4 – Proposed Minimum Lot Size of 4000m²

As 126 Somersby Falls Road is zoned RU1 Primary Production, it is not subject to the Somersby Plan of Management (SPoM). The SPoM applied to land in Somersby Business Park that was zoned General Industrial but contained archaeological sites and ecologically endangered communities that should be preserved. Should the Planning Proposal proceed, and the land be zoned E4 General Industrial, the land will remain outside the SPoM. The SPoM does not apply to all industrially zoned land in Somersby Business Park, e.g., the industrial zoned land in Kangoo Road and the western side of Somersby Falls Road.

Stakeholder Engagement

The Planning Proposal was publicly exhibited from 7 February 2025 to 7 March 2025 in accordance with the *Local Environmental Plan Making Guideline* and the Gateway Determination. Owners of land adjoining the subject land were notified of the exhibition.

Community Consultation

One submission was received during the exhibition period.

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

The submission states:

I'm opposed to rezoning agricultural zoned land west of the motorway to allow for industrial development. It's been Council and state policy since the 1970s to preserve this land for agriculture and hobby farms. There is no need for further industrially zoned land at Somersby given the adjacent industrial estate has not been fully redeveloped for industrial premises.

Comment

No 126 Somersby Falls Road is 1.064 Ha in area and, even though zoned RU1 Primary Production, is not used for agricultural uses or even for a hobby farm. It is an isolated rural zoned lot surrounded by E4 General Industrial zoned land that is increasingly being developed for industrial uses. Such industrial development will lead to an increasing deterioration of amenity for the residents should the rezoning not proceed.

The Planning Proposal does not seek to expand the industrial zone into adjoining areas of rural land being used for productive agricultural purposes, but seeks to rezone a small, remnant area of RU1 land which is located within the Somersby Business Park urban footprint.

Even though there is vacant land in the Somersby Business Park, some of it is affected by physical and ecological constraints that considerably reduce the feasibility and capacity of development. This means they are less likely to be able to contribute to the immediate market-ready land supply pipeline. In contrast the subject land, although small in area, is unconstrained and already serviced.

Agency Consultation

The Gateway Determination specified that the following Agencies were to be consulted with:

- the Department of Climate Change, Energy, the Environment and Water (DCCEEW),
- Rural Fire Service (RFS) and
- Ausgrid.

The issues raised are set out below.

Department of Climate Change, Energy, the Environment and Water

Ministerial Direction 1.2 issued under Section 9.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act) requires planning proposals to be consistent with Regional Plans. Objective 6 of the Central Coast Regional Plan 2041 (Regional Plan) requires areas of High Environmental Value (HEV) to be:

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

- identified, mapped, and avoided, where possible, within urban growth 'investigation' areas
- considered for offsetting opportunities.

Areas of HEV may exist on the site and these should be identified and avoided as outlined in the Regional Plan.

Recommended action:

- Assessment in accordance with Stage 1 of the Biodiversity Assessment Method (BAM) is recommended for areas of potential high environmental value likely to be impacted. A Stage 1 BAM assessment will ensure that areas of High Environmental Value are adequately identified earlier in the planning process so that measures to avoid and minimise can be applied.
- A C2 Environmental Conservation Zone is recommended for areas of High Environmental Value.

Council's Senior Strategic Environmental Planner has reviewed the Planning Proposal and considers that the site is not an area of High Environmental Value and that any environmental issues can be adequately addressed at the Development Application stage.

Rural Fire Service

There is no objection to the proposal subject to future applications being supported by a bushfire hazard assessment demonstrating compliance with Planning for Bush Fire Protection 2019, and, in particular Section 8.3 Other non-residential development.

Ausgrid

No Ausgrid assets will be impacted by the proposal. Any future development will need to ensure appropriate construction techniques are undertaken when working in vicinity of overhead electricity conductors. Electrical service connection will also need to be applied for at an appropriate time in the future.

Internal Consultation

Environmental Planning

The property has minimal constraints due to historic clearing and ongoing maintenance of exotic lawns and garden beds.

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

The dam and surrounding land may provide habitat for threatened amphibians and foraging for bats. It would need to be surveyed according to appropriate Central Coast Flora and Fauna Guidelines at the Development Assessment stage.

The land surrounding the subject lot contains a vegetated road reserve along the northern and eastern boundaries. This native vegetation provides connectivity and a habitat corridor. Hollow-bearing trees in the northern road reserve overhang the property. They may provide nesting opportunities for fauna. These native trees that overhang the northern boundary of the property need to be retained.

Comment

The road reserve on the northern and eastern boundary of 126 Somersby Falls Road is not subject to the Planning Proposal so will retain its current zone of RU1 Primary Production.

Environmental Health

The Preliminary Site Investigation (PSI) has been reviewed and it has been generally prepared in accordance with the NSW EPAs Guidelines. The PSI concludes that the site is suitable for residential land use therefore it is considered suitable for industrial land use.

Recommendations include the preparation of an Unexpected Finds Protocol, Hazardous Buildings Materials Survey, Asbestos Clearance Certificate and Waste Classification which can all be addressed at the DA stage.

The land is mapped as Acid Sulfate Soils Class 5 with no known occurrence of acid sulfate soils, therefore further consideration of acid sulfate soils is not required.

Water and Sewer

Water and sewer are available to the land. Future development will be required to lodge a S305 application under *Water Management Act 2000* and obtain a S307 Compliance Certificate prior to issue of Occupation/Subdivision Certificate.

Floodplain Management

No issues from Council's Floodplain Management team.

Traffic

No issues were raised from Council's Traffic and Transportation Engineer.

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes the impact for this proposal.

Adoption of the staff recommendation has no material direct bottom-line budget implications for Council. The direct cost to Council is the preparation of the Planning Proposal, which will be charged as per Council's fees and charges on a cost recovery basis.

Link to Community Strategic Plan

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.

Theme 2: Smart

Goal C: A growing and competitive region

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

Theme 3: Green

Goal E: Environmental resources for the future

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Theme 4: Responsible

Goal G: Good governance and great partnerships

R-G2: Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making.

1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 126 Somersby Falls Road, Somersby and adjoining road reserves (cont'd)

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-I1: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

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

Any risks identified to the natural and built environment associated with this proposed amendment to CCLEP 2022 have been assessed as part of the Planning Proposal and are considered appropriate considering the rezoning outcomes that would be achieved. Further assessment of these risks will be undertaken at the Development Application stage.

Critical Dates or Timeframes

Nil

Options

- 1 Support the recommendation as the Planning Proposal has strategic planning merit **(This is the recommended option)**.
 - The land is an isolated remnant of RU1 Primary Production zoned land surrounded by E4 General Industrial zoned land which is now being developed for industrial uses.
 - The zoning of the land will contribute to the development of employment generating development on the Central Coast.
 - The site is serviced with water and sewer and road infrastructure.

- 2 Refuse to support the request for a Planning Proposal (This is not recommended).
 - Should the Planning Proposal not be supported, an opportunity will be missed for rezoning an infill site for industrial purposes and add to the employment opportunities for the Central Coast.

**1.3 Outcomes of Public Exhibition and Finalisation of Planning Proposal for
126 Somersby Falls Road, Somersby and adjoining road reserves
(cont'd)**

Attachments

Nil.



Item No: 1.4
Title: DA Statistics
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2025/00483 - D16749005
Author: Alison Millerchip, Section Manager Business Support and Systems
Manager: Shann Mitchell, Unit Manager Environmental Compliance Services
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee notes the Development Application statistics contained within the report.

Report purpose

To present to the Environment & Planning Committee current Development Application statistics.

Executive Summary

Development Application statistics are provided below for the information of the committee.

Report

The tables and figure on following pages represent a summary of the current Development Application assessment statistics (as at end March 2025).

The number of development applications under assessment, at end March 2025, stands at 776. This is a reduction from 918 at the start of the financial year. Development Applications 'in the system' for longer than 12 months stands at 139 at end of March 2025, which is a reduction from a peak of 186 in August 2024. There has been a month-on-month reduction in DA's older than 12 months for the period from August 2024 onwards.

There are 38 current matters currently before the Land & Environment Court (broken down in Figure 1).

Table 1: Development Application Data

Measure	At end March 2025
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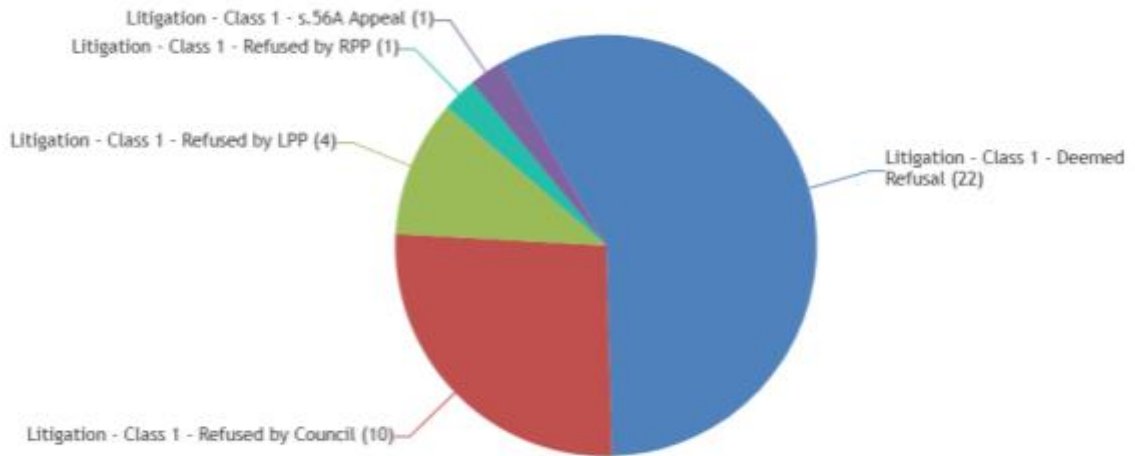
1.4 DA Statistics (cont'd)

Total Outstanding DA's	776
DA's Over 12 Months Old	139
Value of DA's Determined (YTD)	\$1,422,636,474
No. of Outstanding LEC Matters	38
DA's Before LPP	14
DA's Before RPP	18

Table 2: Development Application Assessment Timeframes

Measure	March 2025	Financial Year to Date (July 2024 - Mar 2025)
DA Mean Assessment Days (Gross Calendar Days)	141	138
DA Median Assessment Days (Gross Calendar Days)	88	77
DA Mean Assessment Days (Net Business Days)	81	79
DA Median Assessment Days (Net Business Days)	52	42

Figure 1 Land and Environment Court, All current matters



Stakeholder Engagement

Nil

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes funding for this proposal and the LTFP includes funding for the ongoing impact.

Link to Community Strategic Plan

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-12: Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.

Risk Management

The presentation of statistics presents no risk to Council.

Critical Dates or Timeframes

Nil.

Attachments

Nil.



Item No: 1.5
Title: Central Coast Thematic History For Adoption
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2024/00015 - D16328151
Author: Peta James, Senior Strategic Planner Strategic Planning Projects
Deanne Frankel, Section Manager Strategic Planning Projects
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1 Endorses the adoption of the Central Coast Thematic History (Attachment 1).***
- 2 Endorses publishing on Council's website the 'Closing the Loop' Statement (Attachment 2.)***
- 3 Supersedes the following Thematic Histories for the former Gosford City Council and Wyong Shire Council Local Government Areas:***
 - a) Wyong Shire-Wide Heritage Review Thematic History (2010)***
 - b) A Thematic History of the City of Gosford (2016)***

Report purpose

To present the 'Central Coast Thematic History' to Council and seek endorsement for adoption.

Executive Summary

The 'Central Coast Heritage Gap Analysis and Action Plan', endorsed by Council in April 2022, included a recommendation to prepare a new Central Coast Thematic History for the Central Coast Local Government Area (LGA). This was identified as a high priority action.

The 'Draft Central Coast Thematic History' was subsequently prepared, and, in November 2023, Council endorsed the document being placed on public exhibition. The document was publicly exhibited between 11 December 2023 and 11 February 2024. This report recommends that Council now adopt the 'Central Coast Thematic History.'

Background

At its meeting held 26 April 2022, Council resolved the following:

70/22

- 1 That Council endorse the Central Coast Heritage Gap Analysis and Action Plan for the purposes of supporting grant applications to fund heritage projects as an interim measure until the Central Coast Heritage Strategy is adopted.*
- 2 That Council note that the Central Coast Heritage Gap Analysis and Action Plan will be used for the purpose of informing Council's approach to heritage and the development of the Central Coast Heritage Strategy, and that the actions contained within are considerations for inclusion in the development of that Heritage Strategy.*

The Central Coast Heritage Gap Analysis and Action Plan contained the recommendation to prepare a new Thematic History for the Central Coast Local Government Area (LGA), as a high priority action.

The Draft Central Coast Thematic History was prepared and at the 28 November 2023 meeting, Council resolved the following:

- 1 That Council endorses the draft Central Coast Thematic History (Attachment 1) for public exhibition for not less than 28 days.*
- 2 Following exhibition, receive a report on submissions for consideration along with a recommendation on the finalisation of the Central Coast Thematic history.*

The Draft Central Coast Thematic History was publicly exhibited between 11 December 2023 and 11 February 2024. An extended public exhibition period was provided due to the timeframe extending over the Christmas and New Year holidays.

Current Status

Prior to amalgamation, thematic histories were prepared for the respective areas of the former Gosford City Council and Wyong Shire Council. Once adopted, the Central Coast Thematic History will integrate the two existing histories with relevant revisions and updates to ensure identified themes are relevant, accurate and reflect major processes and factors affecting the Central Coast LGA

Report

What is a Thematic History?

History can be researched and written in many different ways. A “thematic history” is a method of researching and writing history in a manner that is useful for heritage management.

The historical development of an area or item can be understood as occurring in a thematic way. A physical illustration of this can be seen when we think about a landscape, building or arrangement of artifacts as a series of layers, each one representing a progressively earlier or later theme, of historical influence. Thinking about a place in terms of themes can help us to understand its significance.

Heritage NSW has developed a set of 36 State Historical Themes, in addition to the set of nine (9) National Historical Themes. These provide complimentary thematic frameworks for use at the state and national levels. Local themes are usually developed as sub-themes of the NSW themes in locality-specific heritage studies such as this Thematic History. A thematic history provides broad historical context for understanding the patterns and forces that shaped an area over time.

Themes are not strictly chronological, nor are they neatly divided into distinct decades or years; there is scope for overlap. More than one theme can be in evidence at a given time, on a particular site, or in a particular area. A theme can unite complex actions, events, functions, people, and dates.

The use of themes helps historians and heritage officers to consider all periods in the history of an area not just the most obvious ones. Themes provide a framework for identifying and assessing the remaining physical evidence for each theme on a site or within an area. A thematic history helps to prevent overemphasis on a particular item, period, or event in history.

The thematic history is not intended to be a detailed account of all aspects of the history of an area, nor to replace local histories that provide historical accounts focused on specific subjects or that serve other purposes. It aims to help readers understand and appreciate why an area like the Central Coast LGA has developed into its current form. It identifies and explains a selection of locally distinctive themes that help us understand the area and its historic physical fabric.

More specifically, thematic histories can be considered as a planning or management tool, that inform heritage listings and what is heritage listed. Heritage listings should reflect the identified themes in the Thematic History. By reviewing local heritage items through the lens of the Thematic History it becomes apparent where there are gaps in the inventory and where important parts of the Central Coast history are underrepresented or not represented at all.

Central Coast Thematic History

The Thematic History report (Attachment 1) consists of the following key sections:

Introduction

Includes an outline of the key objectives, what is unique about the Central Coast Council LGA, the previous themes contained in the former Gosford City Council and Wyong Shire Council Thematic Histories, the community consultation and research and literature review undertaken, identification of the new local themes that have been selected and recommendations.

New Local Themes

An illustrated historical narrative that identifies and explains the patterns and forces (including actions, events, functions, people, and dates) that influenced the history and heritage of the Central Coast and shaped its distinct character over time, including:

- Aboriginal Country
- Coast to Country
- Isolation
- The Industrial Spirit
- Between Two Cities
- Playground for Two Cities
- Country Charms with Urban Advantages
- Tree and Sea Changers.

Recommendations

Areas of further research were highlighted during the preparation of the Thematic History, including:

- Aboriginal Cultural and Heritage Assessment
- Rural and remote communities
- Post-war housing c1940-60; and
- Planning and suburbanisation past 1960s.

Within the recommendations it is also noted that:

- An update to the NSW Government's State Inventory Sheets is required to reflect the current themes and available information
- Whilst the Thematic History provides a high-level summary of the Aboriginal cultural heritage of the region, a comprehensive Aboriginal Cultural and Heritage Assessment is to be prepared to provide more information on the history, heritage,

1.5 Central Coast Thematic History For Adoption (cont'd)

and culture of the First Nations people of the area. (This was also identified as a high priority within the *Heritage Gap Analysis and Action Plan*)

- A detailed social history be prepared that examines social and cultural factors supported by an expansion of the library's oral history and interpretation program.

The draft Thematic History has satisfied the key objectives recommended in the 'Central Coast Heritage Gap Analysis and Action Plan' by:

- Preparing a Thematic History that covers the whole Central Coast LGA
- Including Aboriginal history and heritage
- Providing stronger content on environmental heritage
- Providing specific local themes relevant to contemporary communities
- Providing a history of the Central Coast up to the present day
- Presenting information in an engaging, contemporary, and useable format
- Including recommendations to inform subsequent work within the heritage program.

The Thematic History will inform subsequent studies and ensure that the historic themes unique to the Central Coast LGA are better reflected and represented in Council's heritage schedule and management policies.

Stakeholder Engagement

Pre-exhibition

Consultation was undertaken in the preliminary stages of the study between February and April 2023. This consultation occurred with Council's Local History Librarian, Local History groups and key community stakeholders with a particular interest in the heritage of the Central Coast (a number of these stakeholders were members of Council's former Heritage and Culture Advisory Committee). The purpose of this feedback was to obtain feedback on special places, stories and historical material that contributes to the community's understanding of the history and identity of the Central Coast.

Meetings have occurred with representatives of the Darkinjung Local Aboriginal Land Council and the Guringai Tribal Link, and they were provided with a copy of the document to provide comment.

The Thematic History was presented to the Central Coast Heritage and Culture Advisory Committee on 16 August 2023 for their information and feedback. It is noted that this was the first meeting of that Advisory Committee. Accordingly, due to the project timeframes, the Draft Central Coast Thematic History was nearing finalisation at the time of presenting to that committee.

1.5 Central Coast Thematic History For Adoption (cont'd)

Public Exhibition (11 December 2023 – 11 February 2024)

The Draft Thematic History was on public exhibition between 11 December 2023 and 11 February 2024. Due to the exhibition period being undertaken across the Christmas and New Years holiday period, an extended exhibition timeframe was provided from the outset.

Twenty-Four (24) submissions were received during the exhibition period, Four (4) through Your Voice Our Coast and nineteen (19) detailed submissions received directly. Additional consultation with key stakeholders was also undertaken by Council staff during this period.

Feedback was received on the following themes:

- Typographical, grammatical, naming, date, image, and formatting corrections
- Clarification on the purpose and objectives of the Thematic History and how it will be used by Council.
- Requests for additional inclusions and/or additional commentary on themes/items.
- Imbalance between the former Gosford and Wyong LGA history.
- Request for additional information on Aboriginal Heritage.
- Stakeholder engagement

A summary of the feedback received during the public exhibition period is provided in the Closing the Loop Statement (Attachment 2).

Financial Considerations

Financial Year (FY) Implications

The proposal has cost financial implications for the current FY and outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes funding for this proposal but the LTFP does not include funding for the ongoing impact and will need to be updated in the next review.

The Central Coast Thematic History has been funded from Council's adopted 2022-23 and 2023-24 Budgets. Budget will need to be allocated in subsequent financial years for further studies identified within the recommendations.

Link to Community Strategic Plan

Theme 1: Belonging

Goal B: Creativity, connection and local identity

B-B1: Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures.

Theme 3: Green

Goal F: Cherished and protected natural beauty

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-I1: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

Risk Management

Council is required by various legislation including the *NSW Heritage Act 1977*, the *Environmental Planning and Assessment Act 1979* and the *NSW National Parks and Wildlife Act 1974*, to protect and to manage heritage within the LGA. There are no significant risks with Council endorsing the Thematic History for the purpose of guiding and informing Council's approach to heritage planning and interpretation.

Critical Dates or Timeframes

Nil.

Attachments

1	Attachment 1 - Central Coast Thematic History	Provided Under Separate Cover	D16608126
2	Attachment 2 - Closing the Loop - Central Coast Thematic History	Provided Under Separate Cover	D16607289



Item No: 1.6
Title: 1A Jaques Street, Ourimbah Masterplan and Public Domain Plan - For Public Exhibition
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2023/01481 - D16473614
Author: Peta James, Senior Strategic Planner Strategic Planning Projects
Deanne Frankel, Section Manager Strategic Planning Projects
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1** *Resolves to place the Draft 1A Jaques Street Masterplan on public exhibition for a period of not less than 28 days.*
- 2** *Notifies those people who made submissions during the initial consultation period that the Draft 1A Jaques Street Masterplan is on public exhibition.*
- 3** *Considers a further report on the outcome of public exhibition.*

Report purpose

To seek a resolution to exhibit the draft 1A Jaques Street Masterplan for a period of not less than 28 days.

Executive Summary

The 1A Jaques Street site is located on the western side of Ourimbah and was formerly the site of a surplus World War Two hangar (Nissen Hut) that was transported to and erected on the land in the early 1950s. It has been a significant and special place for the Ourimbah community serving as a community meeting point through its use as a dance hall, picture theatre and school of arts.

Until recently the site was owned by the University of Newcastle. It was initially used for teaching purposes. However, the Nissen Hut lay vacant for some time and, after extended consideration and assessment of potential future re-use by the University of Newcastle, the Nissen Hut was dismantled and removed from the land in early 2023. The public toilet has been retained on the site and remains in use.

1.6 1A Jaques Street, Ourimbah Masterplan and Public Domain Plan - For Public Exhibition (cont'd)

At the time the building was dismantled, the community lobbied for the site to be used for public purposes. Negotiations were undertaken between the University and Council, and it was agreed that ownership of the site should be transferred to Council for a nominal sum and be classified as "community land". On 15 November 2023 the site was formally transferred into Council ownership. The Administrator undertook that Council would engage with the local community regarding future uses for the site.

Council engaged consultants Atlas Urban in conjunction with LOCI Design Collective to work with the community to determine the future use of the site and prepare a masterplan for the site.

This report seeks a resolution to place the draft 1A Jaques Street Masterplan on public exhibition for community input.

Following public exhibition, if Council adopts a final masterplan and public domain plan, additional steps will need to be undertaken to ensure the project is successfully implemented. This includes going through the relevant process to have the project included on Council's Infrastructure Pipeline, allocating budget for development of a detailed design and implementation plan (that includes appropriate staging, responsibility, and funding), and delivery of that plan in appropriate stages as funding is secured.

Background

The subject site, 1A Jaques Street, is approximately 1,100m² and is located on the western side of the suburb of Ourimbah. It fronts both Jaques Street and Glen Road. The local Ourimbah shops are located across the road from the site, fronting the Pacific Highway.



Figure 1 – location of site

The site formerly housed a surplus World War Two hangar (Nissen Hut) that was transported to and erected on the land in the early 1950s. It has been a significant and special place for the Ourimbah community serving as a community meeting point through its use as a dance hall, picture theatre and school of arts.

In the late 1990s it was acquired by the NSW Government and transferred to the University of Newcastle. Although initially used for teaching purposes, the building lay vacant for some time and after extended consideration and assessment of potential future re-use by the University of Newcastle the building was dismantled and removed from the land in early 2023.

The land is also the site of public toilets, managed by Council, which remain in use.

1.6 1A Jaques Street, Ourimbah Masterplan and Public Domain Plan - For Public Exhibition (cont'd)

The importance of the site to the local community was evident at the time of the dismantling of the Nissan Hut, and there was uncertainty regarding the University of Newcastle's future intentions for the site. The community lobbied for the site to be used for public purposes. At this time negotiations were undertaken between the University and Council. These led to in-principle agreement that ownership of the site should be transferred to Council for community benefit.

On 25 July 2023 Council resolved:

- 1 That the Chief Executive Officer be authorised to negotiate, finalise and execute an agreement to transfer the ownership of land at 1A Jaques Street Ourimbah (Lot 7 DP 20283) from the University of Newcastle to Central Coast Council.*
- 2 That the land at 1A Jaques Street Ourimbah (Lot 7 DP 20283) be classified as community land in accordance with the provisions of Sections 25 and 31 of the Local Government Act 1993.*
- 3 That community consultation and a heritage interpretation strategy be undertaken to inform amendments to the adopted the Ourimbah Land Use Strategy and Masterplan 2022, as it relates to 1A Jaques Street, Ourimbah.*

On 15 November 2023 the site was formally transferred into Council ownership. The Administrator undertook that Council would engage with the local community regarding future uses for the site and that the public toilets on the site would remain operational.

Report

Council engaged Atlas Urban, partnered with LOCI Design Collective, to work with council staff and the community to determine the preferred future use of the site and prepare a design to inform an amendment to the Ourimbah Land Use Strategy and Masterplan 2022.

Community consultation provided a range of feedback. However, there was agreement that the site, in keeping with its historical use, should be a place for the local community to gather. Broad consensus was that use for an informal park with upgraded amenities, a shade structure and seating, enhanced vegetation and improved parking would best serve the local community. Incorporating the rich heritage of Ourimbah both Indigenous and European, was also considered essential in the design of the park.

Council's consultants responded to the community feedback and analysis of the site to guide the design brief and develop the site masterplan which provides:

- A community park with garden areas, bench seating, planted mounds which provide privacy for adjoining properties, and grassed areas for informal play.

- A Covered pavilion area with seating to allow for the community to gather and picnics.
- A Community focus area with forum gathering space.
- A new public amenities building.
- Indigenous and European heritage interpretation including:
- Interpretive elements within the paved area at entry points and within the landscape elements.
- The use of curved structural elements as an interpretive reference to the former Nissan Hut.
- An area for heritage interpretation on the back wall of the pavilion area.
- Improved connection between the park and the shops and a safer crossing point.
- Revised parking layout in Glen Road, providing 10 parking spaces including one dedicated accessible parking spot, increasing existing parking by 5 additional places.



- | | | | | |
|---|--|---|--|--|
| 1. New amenities building. | 5. A proposed safer crossing point with extended kerb, leading to the shopping area. | 9. Steps descending from the building terrace. | 14. Use of curved structural elements as an interpretive reference to the former Nissan Hut that once occupied the site. This back wall will offer room for heritage interpretation. | 17. New tree within extended footpath to help with new civil design and create streetscape greenery. |
| 2. Versatile pavilion space with a mixture of bench seats and informal timber round seating undercover and heritage imagery behind. | 6. Entry paving to the common, incorporating heritage interpretive elements within the ground design. | 10. Garden area with two table and bench seats included. | 15. Design of single structural component to enable a visual connection to the area behind the site. | 18. New path and flush gutter with central dish drain to minimise civil engineering. |
| 3. Community focus, featuring a forum and a gathering space for communal gatherings and cultural exchange. | 7. A wide, paved area at the kerb extension, highlighting the site's civic nature and ensuring clear visibility from the shop. Opportunity here for heritage interpretation. | 11. Planted mounds to provide privacy, overlook and frame the open spaces. | 16. Strategic repositioning of the structure away from the South East corner to reduce overshadowing of neighbouring properties. | 19. Grassed mound top maximise useable space and for managing maintenance. |
| 4. Formalisation of parking with 10 spaces including one accessible parking spot provided. | 8. Front face of the toilet block will hold a wayfinding sign visible from the shops. | 12. An open grassed area for smaller scale recreational and communal activities. | | |
| | | 13. A planted boundary to add privacy and aesthetic appeal, using shrubs to avoid conflict with services. | | |

Once a final Masterplan for the site is adopted by Council, the adopted plan will then form a basis for Council to investigate possible funding sources either via Council funds, developer, contributions, grant funding or a combination of these.

Central Coast Open Space Strategy

In November 2024 Council adopted the Central Coast Open Space Strategy. This strategy identified that the Narara Valley and Ourimbah planning area had a deficit of open space areas with the lowest per capita rate of open space provision.

It is noted that 1A Jaques Street is smaller than the preferred size of 0.5-1ha for a local recreation park. The adopted strategy also notes that across the LGA *"there are 22 sites at 1,000 m² or less that require further/ detailed investigation, informed by local planning considerations, as to retention, improvement, or alternative use. It may be that some of these sites could be improved/ expanded to help address deficits where they are located in an area of low supply"*. (Section 5.4)

During consultation the local community pointed out that on the western side of Ourimbah there is only one other small open space area or park available for community use, Lions Park which is located further south along the Pacific Highway. However, this park is considered to present poor amenity due to its location on the busy Pacific Highway, lack of amenities and distance from shops. To access Sohier Park on the eastern side of Ourimbah requires navigating a series of barriers including the crossing of the highway and the railway tracks. For safety and travel distance reasons the majority of residents on the western side of Ourimbah would choose to drive to Sohier Park. During consultation the community gave a clear indication that they considered the subject site presents an ideal location for a small park for the community and others to gather given its close proximity to the local shops and its segregation from the highway.

Council currently owns the Jaques Street site and has given an undertaking to work with the community to develop its future use. The community has clearly expressed a desire for a park in this location. Given the documented deficit of open space in the Ourimbah area it is considered that variation from the Open Space Strategy's preferred minimum size can be justified in this instance.

The location of the Jaques Street site in proximity to the local shops and within walking distance for the local community is also consistent with the Greener Places Strategy produced by the NSW Government Architect and the Central Coast Regional Plan 2041, both of which promote the concept of greening our neighbourhoods and "walkable neighbourhoods".

Next Steps

Following public exhibition, finalisation and adoption of a Masterplan and Public Domain for Jaques St, there are a number of steps that will need to be undertaken, to facilitate project delivery. Those steps include:

- Preparation of a Plan on a Page (POAP) with recommendations made to Council's Strategic Infrastructure Committee for inclusion in Council's infrastructure pipeline.
- Allocation of budget in the FY2026-27 for preparation of a detailed design and an implementation plan. The implementation plan must include:
 - o Staging/timing,
 - o Cost breakdown – including capital and maintenance budgets
 - o Funding sources and responsibility for each stage.
 - o For any funding shortfalls, identification of "gateway triggers" for relevant stages, for example the securing of grants or capital expenditure.
- Delivery of the project in appropriate stages, as funding is secured.

Stakeholder Engagement

Stakeholder engagement regarding the site began when the local community lobbied local Members of Parliament, Council, the University of Newcastle, and others regarding the future use of the site and their desire that it remain in community ownership and be used for public purposes.

Once the decision was made that the site be transferred into Council ownership the Administrator undertook to engage with the local community regarding the future use of the site. This community consultation process began with a key stakeholder session held on 20 September 2023. The session included members of the Ourimbah Region Residents Association (ORRA), a local student and representatives of the local Member of Parliament, David Mehan. Staff also visited local shop owners, and discussed ideas and issues currently being experienced in the vicinity of the shops and site.

From 25 September to 30 October 2023, wider public consultation was conducted through Council's website, Your Voice Our Coast. This included a document which provided an overview of the project, analysis of the site and an ideas page. An 11-question survey about the site's future use was available, which received 66 responses.

On 13 October 2023, a pop-up event was held on site between 11am and 4pm attracting approximately 70 attendees.

Throughout the consultation period, cultural input was sought from the Darkinjung Local Aboriginal Land Council and representatives from Guringai and Darkinoong.

Internal meetings were also held to discuss ideas and issues with relevant staff including Open Space and Recreation, Facilities Management and Operations, Survey, Development Engineering, Traffic, Roads and Infrastructure Drainage, the Local History Librarian, and other Strategic Planning Projects staff.

The draft 1A Jaques Street Masterplan will now be placed on public exhibition through Your Voice Our Coast for a minimum of 28 days to enable further community comment. Additionally, a public consultation meeting will also be held with ORRA, owners of local businesses and interested community members.

Additional meetings will be held with internal staff as required as the project progresses.

Financial Considerations

Financial Year (FY) Implications

The proposal has cost financial implications for the current FY and outer years in the LTFF.

1.6 1A Jaques Street, Ourimbah Masterplan and Public Domain Plan - For Public Exhibition (cont'd)

Budget and Long-Term Financial Plan (LTFP) Impact

The FY adopted budget includes funding for this proposal but the LTFP does not include funding for the ongoing impact and will need to be updated in the next review.

The preparation of the Jaques Street Masterplan has been funded from Council's adopted 2023-24 and 2024-25 Budgets.

Once adopted this plan will form a basis for Council to investigate possible funding sources either via Council funds, developer contributions, grant funding or a combination of these for the detailed design and construction of the works.

Rebuilding of the public toilet is identified in the Draft Central Coast Council Public Toilet Strategy Overview endorsed by Council for public exhibition in September 2024.

Once the park and upgrade works are constructed, budget will need to be allocated in subsequent financial years for the ongoing maintenance of the park, toilet facilities and other works.

Link to Community Strategic Plan

Theme 1: Belonging

Goal B: Creativity, connection and local identity

B-B4: Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

Theme 3: Green

Goal F: Cherished and protected natural beauty

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Theme 4: Responsible

Goal G: Good governance and great partnerships

R-G2: Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making.

Theme 4: Responsible

Goal H: Delivering essential infrastructure

1.6 1A Jaques Street, Ourimbah Masterplan and Public Domain Plan - For Public Exhibition (cont'd)

R-H2: Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities.

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-I2: Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.

Theme 5: Liveable

Goal K: Out and about in fresh air

L-K3: provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas.

Risk Management

A condition of the transfer of the land from the University of Newcastle to Central Coast Council for a nominal sum, required the land to be classified as "community" land.

Council undertook to work with the community to determine the future use for the 1A Jaques Street site. There is a reputational risk to Council if the consultation does not proceed.

Critical Dates or Timeframes

Nil

Attachments

1	250218_1A Jaques St Final Draft_C To Council For Exhibition	Provided Under Separate Cover	D16657700
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Item No: 1.7
Title: Burns Place Conservation Management Plan - Public Exhibition
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2025/00207 - D16639183
Author: Rachelle Hardaker, Senior Strategic Planner
Peta James, Senior Strategic Planner Strategic Planning Projects
Deanne Frankel, Section Manager Strategic Planning Projects
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1 Endorses the draft Burns Place Heritage Conservation Management Plan, as per Attachment 1, to be placed on public exhibition for a minimum of 28 days.**
- 2 Receives a report on the outcome of the community consultation.**

Report purpose

To seek endorsement of the draft Burns Place Heritage Conservation Management Plan to be publicly exhibited for a minimum of 28 days.

Executive Summary

A draft Heritage Conservation Management Plan has been prepared for Burns Place at Mann Street, Gosford, which requires public exhibition and adoption by Council.

Burns Place is a small public park, owned and managed by Central Coast Council. Burns Place is listed as a heritage item in Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021* and has been identified in the draft Heritage Conservation Management Plan as having local heritage significance for its historical, aesthetic, and social and representative values.

The purpose of the Heritage Conservation Management Plan is to provide a framework for the preservation and future management of the park and guide the short and long-term decision making for works, including maintenance, repairs, conservation efforts, alterations and additions or new development. Council engaged Edwards Heritage Consultants to prepare the Heritage Conservation Management Plan.

An adopted Heritage Conservation Management Plan (CMP) will ensure that the required heritage approvals for any works to the park can be streamlined. The CMP will also provide a basis for future grant applications.

Background

Burns Place, at Mann Street, Gosford, is a small public park that serves as a prominent local landmark and gateway to the Gosford Railway Station. The park is of local heritage significance for its historical, aesthetic, social and representative values. The park is owned and managed by Central Coast Council.

Burns Place is identified as an item of local heritage significance and is listed in Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, which is the statutory planning instrument that identifies and protects local heritage.

As part of Council's Safer Cities: Her Way pilot program, several opportunities were identified around the Gosford transport interchange and Burns Place, to improve the perception of safety in Gosford. Identified initiatives include an emphasis on landscape maintenance, lighting, and temporary activations. Given the heritage significance of Burns Place, it was considered that a Heritage Conservation Management Plan (CMP) should be developed to guide the maintenance and management of the park and ensure its heritage value is preserved for future generations.

Report

Burns Place is in the Gosford City centre on the western side of Mann Street, adjoining the railway station and bus interchange. Surrounding the site are various commercial, retail and office buildings. There are no cadastral boundaries that define the site; however, the area of heritage value is identified by the red line shown in Figure 1 below.

Entrances to the park from Mann Street and Burns Crescent are framed with a sandstone archway and sandstone pillars respectively. Connecting the entrances is a paved path and stairway, which is surrounded by established trees, hedging, grassed landscaping and a Memorial fountain along the western boundary. There is a single storey structure to the south of the site, as well as a 35-metre pedestrian footbridge suspended over the park and Mann Street.

The site was heritage listed by the former Gosford City Council in 2004 after local heritage studies undertaken in the 1980s identified the site to have potential heritage significance. A subsequent heritage study in 2013 assessed and recommended its retention on the heritage list. It is currently listed under Schedule 9 – Chapter 5 of the *State Environmental Planning*

Policy (Precincts – Regional) 2021, and is identified as 'Burns Place Park, feature eucalypt and strands of mature trees' (I27).



Figure 1: Aerial view of the site, with heritage curtilage recommended in the CMP.

Council's Safer Cities: Her Ways pilot program, sought to deliver initiatives to enhance safety perceptions across Gosford, based on community insights, thoughts, and experiences. The pilot program focused on safety at the Gosford transport interchange and surrounds. It was found that 86% of people surveyed felt unsafe in Burns Place, and 67% had a negative perception of safety (see [Safer Cities: Her Way | Projects | Your Voice Our Coast](#)). Opportunities and interventions identified to improve safety perceptions include vegetation management, lighting, and lines of sight to improve passive surveillance. It was determined that a Conservation Management Plan was required to guide the long-term maintenance, management and decision making considering the parks' heritage significance.

Council engaged Edwards Heritage Consultants to prepare a draft Heritage Conservation Management Plan (Attachment 1) to outline best practice heritage conservation and ensure the ongoing preservation of Burns Place now and into the future. A Heritage Conservation

Plan guides the short and long-term decision making for works, including maintenance, repairs, conservation efforts, alterations and additions or new development.

An adopted CMP will ensure that the required heritage approvals for works to the park can be streamlined. The CMP will also provide a basis for future grant applications.

The draft CMP was developed using the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Place of Cultural Significance (Burra Charter 2013)*. The draft CMP outlines heritage conservation best practice, physical conservation issues that may arise, change management and an overall strategy, as well as guidance and specific recommendations for ongoing maintenance.

The draft CMP provides a statement of significance, outlining that Burns Place makes an important contribution to the historical narrative of Gosford, and has historical, aesthetic, social and representative significance at the local level.

The draft CMP requires public exhibition to provide stakeholders and the community an opportunity to review and provide feedback. Council adoption of a Burns Place Heritage Conservation Management Plan would provide a long-term framework for management and maintenance of the park into the future.

Stakeholder Engagement

Development of the CMP has been a collaborative project across council involving internal stakeholders responsible for the heritage management and protection of the park, ongoing cyclical maintenance of the park, and staff organising events within the park. This collaboration was necessary to ensure that the Plan meets the needs of all involved with the ongoing care, maintenance, and use of the park. Consultation during the development of the draft CMP occurred with the Project Management Team (who co-ordinated the consultancy), Open Space and Recreation, Events and Place Making.

The draft CMP requires public exhibition prior to adoption to allow for community and stakeholder feedback. The draft CMP will be made available for comment on Council's Your Voice Our Coast page for a minimum of 28 days.

A further report will be presented to Council to summarise outcomes of the public exhibition, any changes made to the draft document and seek adoption of the CMP.

Financial Considerations

Financial Year (FY) Implications.

The proposal has cost financial implications for the current FY only.

Budget and Long-Term Financial Plan (LTFFP) Impact.

The FY adopted budget includes funding for this proposal.

While the exhibition of the draft CMP has no long-term cost implications for Council, its adoption, implementation and ongoing works required for Burns Park will need to be considered in Council's Long Term Financial Plan.

Link to Community Strategic Plan

Theme 1: Belonging

Goal B: Creativity, connection and local identity

B-B4: Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

Theme 3: Green

Goal F: Cherished and protected natural beauty

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-I1: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

Risk Management


The draft CMP outlines an approach to managing and conserving Burns Place, therefore mitigating risks associated with any maintenance or development works inconsistent with the heritage value of the area. A CMP provides assurance for the longevity of Burns Place.

By undertaking public exhibition, it allows for community members and stakeholders to review the draft CMP, providing the opportunity for identification of any further risks, issues, or gaps in the management plan.

Critical Dates or Timeframes

Nil.

Attachments

1	Draft Heritage Conservation Management Plan -	Provided Under	D16736566
	Burns Place Park Gosford - Public Exhibition	Separate Cover	

Item No: 1.8
Title: Update on progress on the Biodiversity Strategy
Department: Environment and Planning



6 May 2025 Environment and Planning Committee

Reference: F2025/00015 - D16731304
Author: Rochelle Lawson, Senior Ecologist Conservation Management
Lead.Natural Assets and Biodiversity
Manager: Larry Melican, Section Manager Natural Assets and Biodiversity
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

1 Notes the information in the report.

Report purpose

At its meeting of 28 September 2020, Central Coast Council adopted the Central Coast Biodiversity Strategy. The purpose of this report is to provide Council with an update on the implementation of the Biodiversity Strategy 2020.

Executive Summary

The actions set out in the Central Coast Council Biodiversity Strategy provide a targeted management approach to preserving and enhancing biodiversity outcomes for our region. The actions of the Biodiversity Strategy also aim to maintain a healthy, connected, and socially just community that cherishes and protects our natural landscapes, and balances social and economic needs with the protection of the environment and its irreplaceable biodiversity.

In the four plus years since its adoption, over 80% of the actions of the Biodiversity Strategy have been completed, are in progress or are actions where delivery is on-going for an extended period. Staff intend to continue implementation of the actions of the Biodiversity Strategy over the next 4-year Delivery Plan cycle.

Background

At the 28 September 2020 ordinary meeting of Council, the Biodiversity Strategy was adopted. Council resolved:

1021/20 That Council adopts the attached draft Central Coast Council Biodiversity Strategy amended as follows:

- a) a new theme titled "Protect and Expand the Coastal Open Space System (COSS)**
- b) a brief history of the COSS**
- c) an explanation of the mechanisms that identified and enabled the COSS including, but not limited to, Bonus Lot Provision, COSS Levy, COSS Committee, and voluntary acquisition process.**
- d) actions relating to expanding COSS, protection of COSS lands and funding options that are independent of a reliance on offsetting.**

The 2022-25 Delivery Program has a Year 3 (2024-25) KPI to:

- Prepare a 4-year report on the implementation of the Biodiversity Strategy 2020 for consideration of Council.

This report provides an update on the progress against the actions of the Biodiversity Strategy since its adoption in 2020, which covers a four-year period from 2020-24.

Report

Biological diversity or biodiversity can be described at the level of individual species, their genetics, and ecological communities. The biodiversity that exists in each region is affected by complex interactions of factors such as soil, micro-climate, altitude, latitude, and evolutionary processes. Biodiversity is declining across the globe due to changes in land use, loss and fragmentation of native vegetation and habitats, the presence of invasive species, pollution including in waterways and oceans, and climate change. It is recognised that local communities and local governments across the globe can play a key role in reversing the decline of biodiversity in their regions.

The Biodiversity Strategy is the Central Coast Council's first single strategy that combines the progress of the two former Councils in conservation planning and presents a scientifically robust roadmap for the future of the biodiversity of the Central Coast. Council's Biodiversity Strategy highlights the roles that Council has in supporting biodiversity: as a land use planning authority, a community leader, and a major landholder and land manager.

Council currently manages over 6,000 ha of land in the Central Coast local government area primarily for its natural values. Council owns and manages additional land, such as catchment areas, where the primary focus of management may not be nature conservation management, but where positive biodiversity outcomes can nonetheless be achieved.

1.8 Update on progress on the Biodiversity Strategy (cont'd)

The Biodiversity Strategy outlines Council's administrative and policy framework for responding to the 53 specific and measurable actions identified to progress and implement on-ground change. The actions and targets are organised into the following five themes:

- 1 Planning and managing biodiversity in Council's natural areas
- 2 Ensuring adequate resourcing to enable Council to effectively manage its natural areas and expand the conservation estate.
- 3 Promoting community appreciation and participation in biodiversity conservation
- 4 Protecting biodiversity through land use planning and information management
- 5 Demonstrating leadership in biodiversity conservation

In the past four years, progress has been made on most actions (Table 1) with 58% of actions completed and a further 22% of actions in progress.

Table 1: Summary of number of actions that are complete and in progress.

Theme	Actions	Completed	In progress
1	10	6	3
2	8	7	1
3	11	6	2
4	13	7	1
5	11	5	5
	53	31	12

All 53 actions are organised into 15 Goals and Table 2 lists the achieved targets for each goal.

Table 2: Targets achieved for each Goal

ID	Goal	Targets Achieved
1.1	Comprehensively plan for the management of biodiversity in Council's natural areas	<ul style="list-style-type: none"> • All natural reserves have an up-to-date site management plan or are covered by the Plan of Management for Council Community Land adopted by Council on 26 April 2023 • 95 of 341 natural reserves have a site management plan. An additional 34 natural reserves have been identified for the preparation of a management plan • An assessment of each natural reserve has been undertaken to assign relative priorities for management
1.2	Improve biodiversity in Council's natural areas	<ul style="list-style-type: none"> • Implementation of site management plans has been progressed in at least 50 bushland sites and 30 wetland and foreshore sites, which includes management actions in environments including bushland, wetlands, and saltmarsh as well as threatened species habitat management, monitoring and threat management

		<ul style="list-style-type: none"> • Council has a regulatory policy and process in place to manage compliance, including for illegal encroachments into natural areas.
1.3	Improve information held on the biodiversity values of Council's natural areas.	<ul style="list-style-type: none"> • Information about natural reserves is collated in a central information system and shared internally. Staff continue to improve these processes.
1.4	Improve the long-term protection status of Council's natural areas	<ul style="list-style-type: none"> • Priority natural reserves have been identified for formal protection and active land management • Of the 341 natural assets in the Council conservation area network, 27 are formally protected by legal conservation agreements. The three conservation agreement types are Property Vegetation Plan, Biodiversity Stewardship Agreement and Conservation Agreement. The agreements are legally binding protective mechanisms and are registered on title.
2.1	Adequately resource the Conservation Management Program	<ul style="list-style-type: none"> • The Conservation Management Program was established in 2023 • Council's natural assets are managed by a team of professional land managers with a review of resourcing priorities resulting in an increase in staffing capacity for Council's Conservation Management team in 2023/24. • Cost-benefit analysis of a potential in-house bush regeneration team is underway • External funding has augmented Council funds to deliver biodiversity management works across Council's natural assets, the Mangrove Dam Catchment Area and riparian and foreshore areas of local waterways and estuaries.
2.2	Implement a funding program for land management and acquisition	<ul style="list-style-type: none"> • Central Coast Conservation Fund has been established and is in operation. • Options for funding the Environmental Land Acquisition Program were assessed during the Deferred Matters review. • Significant restricted reserves remain in place for implementation of the Environmental Land Acquisition Program across the Local Government Area enabling acquisition of strategically important land for Council's conservation estate, these funds cannot be used for other purposes. • \$7.8M of biodiversity offset credits have been sold via the Biodiversity Offsets Scheme.
2.3	Expand Council's conservation network	<ul style="list-style-type: none"> • 152 hectares of land, across 3 lots, have been added to the conservation reserve network through the

		<p>Environmental Land Acquisition Program (the program went on hold in 2020 after the financial crisis).</p> <ul style="list-style-type: none"> • Environmental land acquisition criteria have been developed.
3.1	Planning for community appreciation and understanding of the value of local biodiversity conservation	<ul style="list-style-type: none"> • An environmental education strategy was prepared in 2022 and has annual funding for implementation.
3.2	Strong community involvement and participation in biodiversity conservation	<ul style="list-style-type: none"> • The biodiversity education program has reached 60,000 residents and visitors with 250 environmental education activities being delivered • Council's Environmental Volunteer Program supports 650 participants across 70 groups working largely on Council managed reserves • National Tree Day events attract approximately 500 participants per year
3.3	Public access to biodiversity information and promotion of understanding of the goals of the Biodiversity Strategy	<ul style="list-style-type: none"> • Council has supported approximately 25 tertiary students in biodiversity projects that benefit Council • The vegetation community map is available on the public mapping portal
4.1	High biodiversity value areas are appropriately identified, protected, and restored as part of future land use planning investigations	<ul style="list-style-type: none"> • A review of environmental zones and controls is not currently on the Strategic Planning work program, however, is to be progressed in future • Street Design Guideline was released in 2024 which provides guidance for appropriate local plant species in urban landscaping
4.2	The level of local biodiversity knowledge is adequate to support decision-making, conditions of consent and strategic planning	<ul style="list-style-type: none"> • Council keeps up-to-date spatial information on vegetation community types, biodiversity corridors and conservation priorities • Geospatial tools are used by Council staff to help avoid and protect biodiversity values • Systems of communication in place to share information about biological resources within the organisation • All biodiversity offset sites within the LGA have been mapped (both private and Council land)
5.1	Council embeds biodiversity protection and conservation into its core business	<ul style="list-style-type: none"> • The Asset Management System recognises natural assets and work is underway to incorporate them into IPS • A Vertebrate Pest Management Program is supported by a dedicated officer and annual budget

		<ul style="list-style-type: none"> • A Biosecurity Management Program is supported by two authorised weed officers under the Biosecurity Act 2015; an external strategic document; and annual budget that is augmented with state government grant funds.
5.2	Estuary, lagoon, and wetland management is fully resourced and adheres to best practice	<ul style="list-style-type: none"> • Three Coastal Management Programs (CMPs) are being prepared by dedicated professional Council staff in accordance with State Government methodology, and one for the Lower Hawkesbury River that affects part of the Central Coast LGA. • The Lake Macquarie CMP, which covers the part of the Lake within the Central Coast LGA, has been certified and is being implemented. • The delivery of 127 actions from six Coastal Zone Management Plans are being delivered at key locations • Council's water quality monitoring program for lakes and estuaries is undertaken at priority locations. • A fauna monitoring program for lakes and estuaries has been developed with particular focus on the threatened green and golden bell frog and syngnathidae (seahorses, pipefish etc). Expansion of the fauna monitoring to a broader range of species will assist in informing future management works • Over \$2M of external funding has enabled approximately 320 ha of saltmarsh, wetlands, and riparian environments to receive environmental restoration treatment
5.3	All areas of Council administration understand the value of biodiversity and incorporate it into their responsibilities	<ul style="list-style-type: none"> • All staff who undertake and authorise environmental assessment for Council's operations are trained in the Environmental Management Procedure which includes a traffic light map for sensitive roadside vegetation • Newly revised and created Council operational plans, strategies and processes identify ways to avoid impacts on and protect biodiversity • Biodiversity management actions including the development of a weed management plan, an ecological health monitoring framework, and programs for bush regeneration, revegetation and vertebrate pest control continue to be delivered in the Mangrove Dam Catchment Area.

Many of the goals and actions of the Biodiversity Strategy are on-going and will continue to be implemented over the next 4-year Delivery Plan period with continued operational budget support. No changes to the actions of the Biodiversity Strategy are therefore recommended.

The priority areas for focussed action include:

- Management of natural reserves that are funded by Biodiversity Stewardship Agreements, such as Rumbalara Reserve, Bundeena Road Bushland Reserve, Tumbi Umbi Wetland Reserves and Blue Haven Wetland Reserve
- Supporting the Environmental Land Acquisition Program to purchase high priority land to add to the conservation reserve network
- Developing a Biodiversity Stewardship Agreement over Porters Creek Wetland and investigations into Wetland City accreditation under The Convention on Wetlands
- Continue development and implementation of the Coastal Management Programs
- Plan and implement the Tuggerah Lakes Estuary Improvement Project | Urban Rivers and Catchment Program (2025-2028) with \$4M external funding.

Since the Biodiversity Strategy was adopted in 2020, Australia's Strategy for Nature (2024-2030) was released. The national strategy highlights local, state and federal government roles in achieving Global Biodiversity Framework targets by 2030. Of particular interest is Target 3 of the Global Biodiversity Framework, which is reflected in the national strategy as a national target to protect and conserve 30% of Australia's land and 30% of marine areas by 2030.

The Central Coast Biodiversity Strategy is aligned with Targets 1, 2, 4, 14, 19, 20 and 21 of the Global Biodiversity Framework, all of which contribute to achieving Target 3. Further work in developing the linkages between local and global biodiversity efforts to protect and conserve biodiversity will develop as opportunities arise. Council has engaged with and become a member the international organisation, ICLEI - Local Governments for Sustainability.

Stakeholder Engagement

All sections of Council that are responsible for delivering the Biodiversity Strategy have contributed to this report.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes funding for this proposal.

There are no financial implications for the current recommendation.

Link to Community Strategic Plan

Theme 3: Green

Goal E: Environmental resources for the future

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Risk Management

There are no risks beyond Business-as-Usual risks from this recommendation.

Critical Dates or Timeframes

Nil.

Attachments

Nil.



Item No: 1.9
Title: Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: RZ/4/2024 - D16735203
Author: Chelle Leith, Senior Strategic Planner
Alexander Batten, Strategic Planner
Scott Duncan, Section Manager Local Planning and Policy
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1** ***Endorses the Planning Proposal provided in Attachment 1 in relation to Lot 1 DP 996521 – 32 Caroline Street, Lot 2 DP 518926 – 30 Caroline Street and Lot 1 DP 518926 – 2A Melbourne Street, East Gosford, to amend the Central Coast Local Environmental Plan (LEP) 2022 to:***
 - a) Rezone the sites to R1 General Residential.***
 - b) Apply a floor space ratio of 0:5:1.***
 - c) Include the land in 'Area 1' on the Floor Space Ratio Additional Controls Map.***
- 2** ***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.***
- 3** ***Undertakes community and public authority consultation in accordance with the Gateway Determination requirements.***

Report purpose

To consider a Planning Proposal to rezone Lot 1 DP 996521 – 32 Caroline Street, Lot 2 DP 518926 – 30 Caroline Street and Lot 1 DP 518926 – 2A Melbourne Street, East Gosford from R2 Low Density Residential to R1 General Residential. It is also proposed to amend

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

the Central Coast Local Environmental Plan (CCLEP) 2022 to apply a Floor Space Ratio of 0:5:1 and include the land in Area 1 on the Floor Space Ratio Additional Controls Map.

Executive Summary

The Planning Proposal seeks to rezone Lot 1 DP 996521 – 32 Caroline Street, Lot 2 DP 518926 – 30 Caroline Street and Lot 1 DP 518926 – 2A Melbourne Street, East Gosford from R2 Low Density Residential to R1 General Residential.

The three allotments are currently utilised for residential purposes (detached dwellings) and the proposed rezoning will facilitate additional housing opportunities in a well serviced urban area in alignment with surrounding residential land uses.

The Planning Proposal is consistent with both the Central Coast Regional Plan (CCRP) 2041 and the Central Coast Local Housing Strategy to encourage the provision of housing in locations that support the 15-minute region and 30-minute connected communities.

Background

The proposal affects three allotments and road a reserve; the overall site area is approximately 5,720m², with each lot containing a single dwelling house (refer Figure 1).

The sites are legally described as Lot 1 DP 996521 – 32 Caroline Street, Lot 2 DP 518926 – 30 Caroline Street and Lot 1 DP 518926 – 2A Melbourne Street, East Gosford. These lots occur in a prominent position near the East Gosford waterfront.

The site has convenient access to a main thoroughfare (Victoria/George Street to the immediate north) and is close to the local commercial hub (the East Gosford shopping area along Victoria/George Street), as well as multiple forms of social infrastructure such as the art gallery to the west and foreshore and parklands immediately adjacent to the south.

The site rests on the top of a small hill and has a gradual rise from west to east along the northern boundary of 4%, however the gradient is more pronounced running east to west along the southern boundary at nearly 9%. 32 Caroline Street sits at the highest point of the site (refer to Figure 2).

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)



Figure 1: Aerial view of the site.

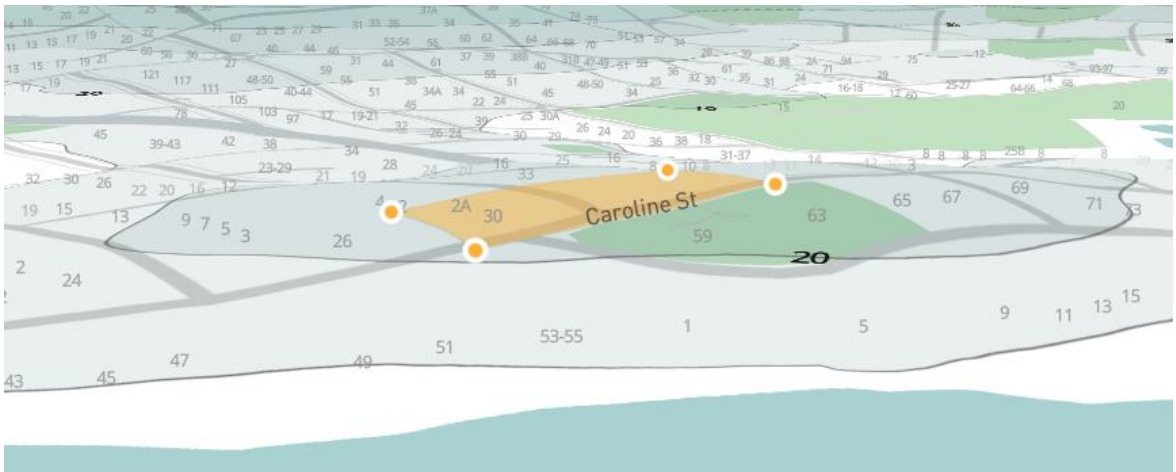


Figure 2: Relationship of site to slope.

As of 28 February 1996, all three sites and the road easement were zoned "Residential A" under *Gosford Planning Scheme*. This zoning stood until the introduction of *Gosford Local Environmental Plan 2014* (GLEP) wherein all three sites and the road reserve were rezoned R2 Low Density Residential.

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

All three sites and the road retained the R2 Low Density Residential zoning through the preparation of the *Central Coast Local Environmental Plan 2022* (CLEP).



Figure 3: Current zoning of site and surrounds – *Central Coast Local Environmental Plan 2022*

The site currently has a building height limit of 8.5m under the CCLEP 2022; this is not proposed to be changed by the Planning Proposal.

There is current no Floor Space Ratio (FSR) applying to the site; the Planning Proposal proposes to apply a FSR of 0.5:1 to be consistent with development to the immediate north, south and west. The same FSR controls from adjoining R1 zoned lands will be applied to the area subject to the Planning Proposal.

Current Status

The proposal is currently in an early stage in the Local Environmental Plan amendment process (Figure 6).

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

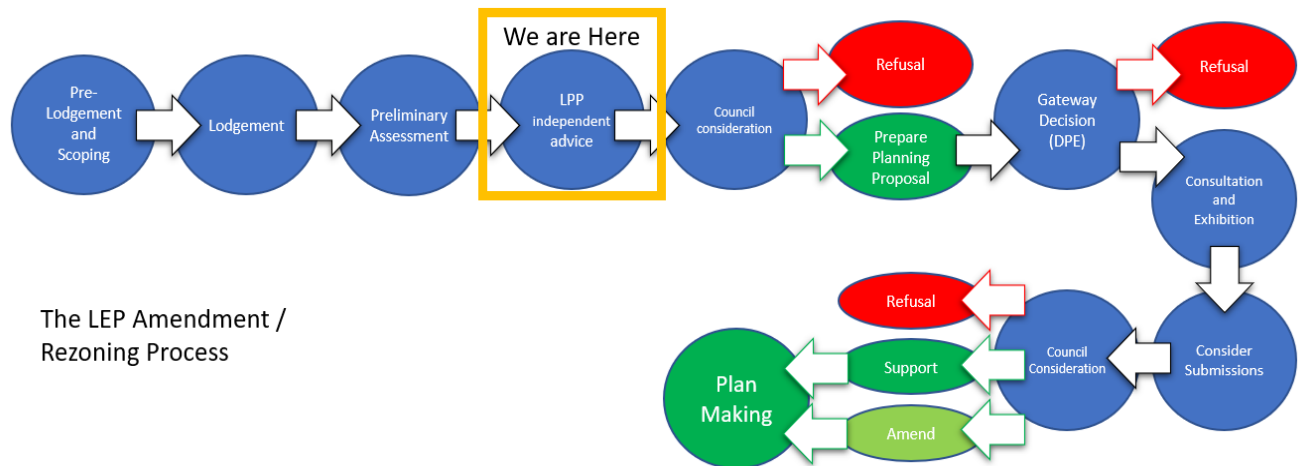


Figure 4: Local Environmental Plan Amendment Process

Proposal

The Planning Proposal will seek to amend the CCLEP 2022 as follows:

1. Rezone the sites to R1 General Residential.
2. Apply a Floor Space Ratio of 0.5:1.
3. Include the land in 'Area 1' on the Floor Space Ratio Additional Controls Map.

The proposed zone change from R2 Low Density Residential to R1 General Residential at 30 and 32 Caroline Street, 2a Melbourne Street aligns with the desired outcomes of the East Gosford Character Statement, wherein the sites in question fall under what is considered a "Medium Density Hillside".

The proposal will allow for a clearer delineation between the existing R1 and R2 areas. The site is currently surrounded by R1 zoning to the north, south and west, the Planning Proposal will rezone the site to reflect these areas, rather than leave a small low-density pocket surrounded by higher density developments.

The most notable change would be the introduction of residential flat buildings (RFB's) as a permissible land use, creating the possibility for low rise RFB's to be built, as is the case with other locations in East Gosford with R1 zoning.

The proposal is considered to have strategic planning merit for the following reasons:

- The proposal aligns with the Central Coast Regional Plan 2041 (CCRP) by facilitating compact infill '15-minute neighbourhood' settlement patterns in an established neighbourhood, whilst protecting the environmental and coastal values of the site

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

and providing attractive lifestyle opportunities in the East Gosford area (aligning with Objectives 3, 4, 5, 6 and 7 of the CCRP).

- It provides for diverse housing within an established centre with quality lifestyle connections between the natural and built environment. This is consistent with Council's *Local Strategic Planning Statement (LSPS) 2020*.
- The CCRP 2041 identifies the site as part of the Somersby to Erina Growth Corridor. The CCRP 2041 direction for this area is for the identification of appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse, and affordable housing and the expansion of housing stock alongside neighbourhood centres. The proposal aligns with this direction.

An assessment of the proposal has been undertaken to inform this recommendation. The proposal has also been assessed having regard to relevant State Environmental Planning Policies, Ministerial Directions, and relevant guidelines of the CCRP 2041 as detailed in Attachment 1.

As the proposal is considered to have strategic merit, it is recommended that a Planning Proposal be forwarded to the Minister for Planning and Public Spaces requesting a Gateway Determination.

Stakeholder Engagement

Internal Consultation

Water and Sewer

Council's Water and Sewer Engineer was consulted regarding the proposal, and it was noted that services are available to the individual lots making up the site. It was also noted that some localised water supply upgrades may be required (i.e., upgrading the existing 100mm water main to a 150mm water main) to allow better flow and pressure to future potential developments.

Environmental Health

Council's Environmental Health Officer was consulted regarding the proposal, and it was noted that an acoustic report would not be required as the site is approximately 200m from Victoria Road. It was also noted that Council's mapping indicates that there are no known occurrence of Acid Sulfate Soils in the area.

Floodplain Management

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

No issues from Floodplain Management.

Traffic Management

Council's Transportation Engineer advised that there were no traffic issues.

External Consultation

A pre-gateway review of the proposal was undertaken by the Department of Planning, Housing, and Infrastructure (DPHI). The proposal has been amended to address comments provided.

Government agency and public consultation requirements will be detailed in the Gateway Determination and undertaken accordingly.

Local Planning Panel

The Planning Proposal was referred to the Local Planning Panel for advice as required by the Local Planning Panel Direction – Planning Proposals. A copy of the meeting outcomes from the 10 April 2025 are provided as an attachment to this report. Overall, the Panel supports the staff recommendation and considers the Planning Proposal to have merit. Council notes the LPP's advice regarding interface management, however the change in permissible development types is relatively minor and as such no site specific DCP is being proposed.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes the impact for this proposal.

Adoption of the staff recommendation has no bottom-line budget implications for Council. The direct cost to Council is the preparation of the Planning Proposal, which will be charged as per Council's fees and charges on a cost recovery basis.

Link to Community Strategic Plan

Theme 5: Liveable

Goal I: Balanced and sustainable development

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

R-I1: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

R-I2: Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.

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.

R-I4: Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.

Risk Management

There have been no material risks identified to the natural and built environment associated with the proposed amendment to the CCLEP 2022.

Options

1. Support the recommendation as the proposal to amend CCLEP 2022 has strategic merit. The basis for this recommendation is:
 - The proposal seeks to rezone the land to an appropriate zone that is consistent with regional and local planning priorities.
 - The proposal will allow for the provision of additional housing to meet the growing housing demand, near existing infrastructure and services.
 - The proposal respects the scenic values and character of the site, ensuring the environmentally sensitive areas of the site will be retained and protected. **This is the recommended option.**
2. Refuse to support the request for a Planning Proposal (not recommended).
 - Should the Planning Proposal not be supported, an opportunity will be missed to provide additional housing and to support growth and investment in the Somersby to Erina Growth Corridor.

Critical Dates or Timeframes

1.9 Request to amend Central Coast Local Environmental Plan 2022 to rezone 30 and 32 Caroline Street and 2A Melbourne Street, East Gosford (cont'd)

Timeframes for Planning Proposal exhibition and finalisation, which will be outlined in the Gateway Determination issued by the DPHI.

Attachments

1	Draft Planning Proposal - Caroline and Melbourne Streets, East Gosford	Provided Under Separate Cover	D16565455
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Item No: 1.10
Title: MacMasters Beach Temporary Coastal Protection Works
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2023/00398 - D16738832
Author: Ben Fullagar, Section Manager Catchments to Coast
Manager: Luke Sulkowski, Unit Manager Environmental Management
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1** *Notes the results of the community consultation.*
- 2** *Endorses the project being deferred and an action being included in the Open Coast Coastal Management Program to complete a coastal risk and options assessment for Marine Parade at MacMasters Beach.*
- 3** *Recommends that Council remove the project from Council's capital works program for 2024-25 and adjust Council's budget commensurately to reflect removal of the project from the capital works program and transfer the works in progress balance to operating expenditure.*
- 4** *Notes that subject to Council's resolution of item 3 above, that staff will advise the NSW Coastal and Estuary Grants Branch that the project will not be proceeding to construction at this time and complete the grant acquittal.*

Report purpose

The purpose of this report is to provide a background to the MacMasters Beach temporary coastal protection works project, the results of the community consultation undertaken and to outline the reasons for the staff recommendations to defer construction.

Executive Summary

Community engagement undertaken between 11 November and 9 December 2024 revealed 58% (159 respondents) did not support the proposed temporary coastal protection works, 34% (95 respondents) support the works, and the remaining 8% (21 respondents) were unsure or preferred not to say.

It is recommended that construction of the temporary coastal protection works be deferred, and an appropriate action be included for further community consultation and consideration through the Open Coast Coastal Management Program. The action may involve completing a more detailed local coastal hazard assessment to better understand the current and future erosion and recession risk, and consideration of management options commensurate to the level of risk.

Background

Councils current coastal hazard mapping indicates that the MacMasters Beach Surf Life Saving Club (SLSC) and Marine Parade is currently at risk from coastal erosion and recession and that this risk will increase into the future.

The MacMasters Beach SLSC is privately owned by the club on land leased directly from Crown Lands. The current lease was commenced in July 2022 and expires in July 2062.

In 2016, the site was impacted by coastal erosion and resulted in the placement of sand and cement filled bulka bags by the SLSC in a small section of embankment seaward of the club.

The certified 2017 Gosford Beaches Coastal Zone Management Plan included the short term (0-5 years) management action "M1 Erosion protection works for surf club" with the description "works may comprise engineered rock revetment works constructed along face of existing embankment in front of surf club".

In 2021 designs were drafted for a typical sloping rock revetment to protect the Surf Life Saving Club and Council successfully applied for 1:1 grant funding up to \$320,700 for the construction through the Coastal and Estuary Grants Program.

The project and design options are highly constrained due to the high risk from coastal hazards and already very seaward position of existing assets. This is further complicated by the presence of Aboriginal heritage and Norfolk Island Pine trees resulting in the inability to excavate into the existing slope or position the works more landward (where it would be less likely to interact with coastal processes and affect beach amenity).

In 2023 Council engaged a coastal engineer to investigate alternative design concepts with the involvement of key community stakeholders. This process considered a range of protection options against the significant site constraints, community concerns and varying stakeholders' priorities. The most balanced approach was recognised to be an 80-metre-long temporary coastal protection structure comprising of 4 tonne rock bags. While it would not provide the full level of engineered protection like the previous design, it had the advantage of:

1.10 MacMasters Beach Temporary Coastal Protection Works (cont'd)

- Reduced wave reflection and potential impacts on surf amenity when compared to alternative vertical structures,
- A reduced footprint and encroachment onto the limited beach space in front of the SLSC when compared to typical sloped rock revetments (including the previous design),
- Cost effectiveness and the ability to adapt, modify or remove rock bags with relative ease if adverse impacts were observed or conditions required,
- Could be constructed without impacting the Norfolk Island pines or existing Aboriginal heritage,
- Provides a reasonable level of protection to the SLSC, Norfolk Island pines and Aboriginal heritage while the longer-term management of the coastal hazard risk at MacMasters Beach and Marine Parade could be investigated and a whole beach management action developed.
- However, it would not provide protection to the lower level of the surf club building near the ramp subject to wave runup, nor full protection from wave overtopping, or any protection to the rest of Marine Parade from ongoing erosion and recession.

In 2024, this design concept was progressed to detailed design and illustrative renders prepared to support community engagement and progress the project.

Report

Community engagement undertaken between 11 November and 9 December 2024 revealed 58% (159 respondents) did not support the proposed temporary coastal protection works, 34% (95 respondents) support the works, and the remaining 8% (21 respondents) were unsure or preferred not to say.

It is recommended that construction of the temporary coastal protection works be deferred, and an appropriate action be included for further community consultation and consideration through the Open Coast Coastal Management Program. The action may involve completing a more detailed local coastal hazard assessment to better understand the current and future erosion and recession risk, and consideration of management options commensurate to the level of risk.

Due to the broad nature of the current hazard mapping and data availability, several assumptions are made in the modelling process so it can be efficiently completed. A detailed assessment of the MacMasters Beach, including additional geotechnical testing, could be completed to improve the reliability of the erosion and recession hazard mapping to better inform the development and selection of the most appropriate long-term management approach.

This would also allow the risk to be managed more holistically through a whole of beach solution or plan to ensure uniformity and avoid maladaptation, while also ensuring consistency with Councils approach to similar risks at other locations.

Stakeholder Engagement

Consultation has been undertaken throughout the life of the project with key stakeholders including Government departments, representatives of community organisations and the SLSC, the Darkinjung Local Aboriginal Land Council and Registered Aboriginal Parties.

Further community consultation was undertaken between 11 November and 9 December 2024 by Council to seek feedback on the draft design for the MacMasters Beach Temporary Coastal Protection Works. The consultation sought input into the draft design and to better understand community support for the new design. It included an online Your Voice Our Coast project page and survey, on-site community information session and mailout to over 900 property owners in MacMasters Beach.

Through the consultation period there were:

- More than 8,051 social media users reached generating 78 likes/comments and 12 shares,
- 275 surveys completed, and
- Over 60 people attended the information session on 20 November 2024 held at the Surf Life Saving Club. This included staff marking out the proposed footprint and providing material samples so community members could better understand what is being proposed.

Survey results revealed:

- Most respondents do not support the proposed temporary coastal protection works (figure below),
- Respondents unsupportive of the works were mostly concerned about the potential impacts to surf amenity, natural coastal processes and/or the environment or noted a preference for the relocation of the SLSC,
- Respondents supportive of the works indicated that 'something needs to be done', that the SLSC is at risk and needs to be protected, provided support for the design, or identified the community benefit and importance of the SLSC to the local community.
- The community highly values the surf, natural beauty of the beach and surrounding environment and the community at MacMasters Beach,
- Most respondents live in or near MacMasters Beach,
- MacMasters Beach is the most visited beach for most respondents,
- Most respondents are aware of the coastal hazards and the risk at MacMasters Beach,

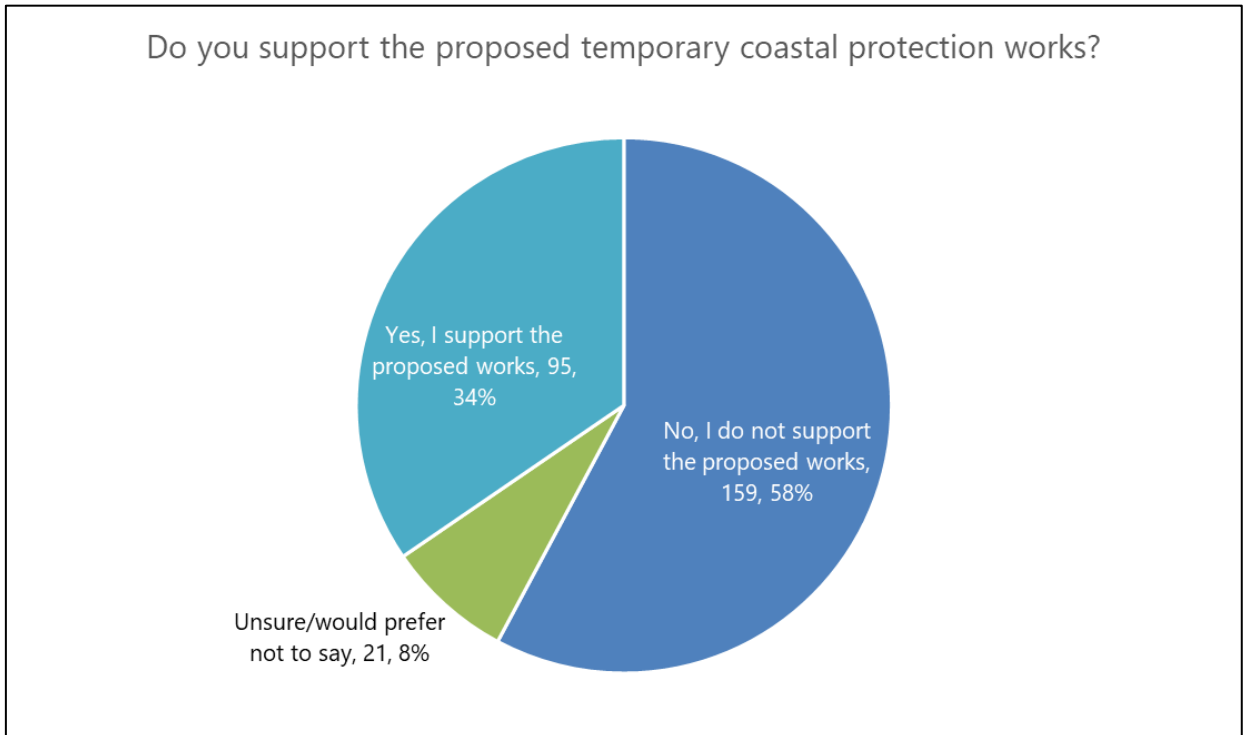


Figure 1: Community engagement summary responses to the question "Do you support the proposed temporary coastal protection works?"

Financial Considerations

Financial Year (FY) Implications.

The proposal has cost financial implications for the current FY only.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget does not include the impact on revenue in this proposal and the impact will need to be included in a future Quarterly Budget Review.

The project is currently part funded (1:1) through the NSW Government Coastal and Estuary Management Program – Implementation Stream.

The grant funded term has recently been extended to 31 July 2025 in recognition of the additional community consultation period and is contingent upon Council informing the Grants Branch of its intention by 13 June 2025.

If a decision is made by the Environment and Planning Committee and a subsequent Council meeting in May 2025 to proceed, there would not be enough time for construction to occur this calendar year. Construction is required to occur during the Winter off-season to minimise community disruption and operational activities of the SLSC and local businesses. Consequently, the grant would require further extension to facilitate this and may not be supported by the Grants Branch.

Acquittal of this grant would not exclude Council from applying for funding in the future for a related action within a certified Coastal Management Program.

Link to Community Strategic Plan

Theme 3: Green

Goal E: Environmental resources for the future

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Risk Management

There are several contentious issues with this project. Sections of the community strongly oppose the proposal, or works in general, due to concerns primarily relating to surf amenity, visual amenity, beach access, coastal processes, and that natural environment.

The primary supporters of protection works being constructed are those affiliated with the surf lifesaving club.

Potential risks to be managed if the project is deferred:

- The surf lifesaving club will continue to be at risk from coastal erosion and recession.
- The Norfolk Island pines and deteriorating bulka bags may represent a public safety risk.
- The Aboriginal heritage would not be protected from ongoing erosion and potential exposure.

Potential risks to be managed if project proceeds to construction:

- Potential impacts to access and safety along the beach during high tides or high swell events.
- An increased risk of vandalism and damage to the rock bags associated with the high level of community opposition.
- Ongoing maintenance, repair and/or removal costs.
- Reputational risks relating to perceived or actual changes to coastal processes, beach access or amenity due to the unfavourable seaward location.

- A perceived acceptance that Council is responsible for protection, despite the surf lifesaving club being located on Crown Land and privately leased.
- Social disruption and construction related impacts during the construction period.
- Despite the investment of protection works in front of the Surf Life Saving Club, coastal hazard assessments still identify that the road used to access the surf club remains under threat, and without addressing that risk could still leave the surf club isolated and inaccessible even if these works proceed.

Financial impact:

- Council would reduce the current adopted full year project budget of \$541,808 by \$529,505 to \$12,303 and write off works in progress (WIP) expenses associated with investigations and design against the project to the value of \$150,140.
- Potential loss of up to \$320,700 of grant funding. Completed work could be claimed and this wouldn't exclude a reapplication in the future if required.
- Favourable reduction available for reallocation in capital works program if project deferred.
- Risk of damage to infrastructure from future ocean storms.




Options

1. The project be deferred in recognition of most of the community not supporting the proposed temporary coastal protection works as designed. An action would be included within the Open Coast Coastal Management Program to complete a detailed coastal risk and options assessment for Marine Parade at MacMasters Beach to develop a whole beach management approach and involve further consultation. **(This is the recommended option).**
2. To facilitate construction, an action would need to be included within the Open Coast Coastal Management Program for the construction of the temporary coastal protection works as designed. Inclusion within a certified Coastal Management Program would facilitate a streamlined assessment pathway as well as open opportunities for funding. (This is not recommended).

Critical Dates or Timeframes

Council staff are required to inform the NSW Coast and Estuary Grants Branch of its decision on whether the project is proceeding or not by 13 June 2025.

Attachments

1	Engagement Summary - MacMasters Beach	Provided Under	D16770811
	Temporary Coastal Protection Works	Separate Cover	
2	Temporary Coastal Protection Works – Draft Final	Provided Under	D16210164
	Design	Separate Cover	
3	Temporary Coastal Protection Works Concept	Provided Under	D16471540
	Render	Separate Cover	



Item No: 1.11
Title: Review of Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024 - Public Exhibition
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2019/01285 - D16745354
Author: Richard Griffiths, Section Manager Local Infrastructure and Planning
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1 Endorses the draft Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024 for public exhibition (see Attachment 1).**
- 2 Repeals the following contribution plans in accordance with the provisions of the Environmental Planning & Assessment Act 1979, and the Environmental Planning and Assessment Regulation 2000:**
 - **Contribution Plan No 47A - Terrigal – Local Open Space, Pedestrian Footpaths, Town Centre Improvements, Cycleways, Stormwater and Flood Mitigation**
 - **Contribution Plan No 9 - Budgewoi District**
 - **Contribution Plan No 5 - Ourimbah District**
- 3 Provides public notice of Council's decision to repeal the contribution plans, in accordance with the Environmental Planning and Assessment Regulation, 2000.**
- 4 Redirects any outstanding funds from the proposed repeal of Local Infrastructure Contribution Plans as nominated in Attachment 2.**
- 5 Notes that a further report will be provided following the public exhibition period.**

Report purpose

To seek a resolution to publicly exhibit the draft *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024* for not less than 28 days, and to repeal three *Section 7.11 Local Infrastructure Contribution Plans* and redirect development contribution funds and some remaining projects to the *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024*.

Executive Summary

Council's Local Infrastructure Contribution Plans are developed under Section 7.11 or Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EPA Act).

The Section 7.11 Contribution Plans apply to a specific area or district of the Central Coast where additional infrastructure is required to meet the needs of a growing population, such as local roads, drainage, shared pathways, parks and community facilities. Section 7.11 Contribution Plans are generally applied in areas of high population growth such as the Greater Warnervale area.

The *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024* applies to the entire Local Government Area and applies to development that is not levied under a section 7.11 Contribution Plan. The Section 7.12 Plan levies contributions towards a range of community infrastructure, such as open space, sportsgrounds, cycleways, public amenities, transport and projects within Gosford City like the Gosford Regional Library.

Council currently has fourteen (14) Contribution Plans that apply across the Central Coast to fund new and upgraded community infrastructure. A review of the Section 7.11 Local Infrastructure Contribution Plans is being undertaken in stages to reduce the complexity and number of plans across the Central Coast local government area.

Council has prepared an amendment to the *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024*. This includes amendments to the Schedule of Works to ensure alignment with the draft Operational Plan for the 2025/2026 Financial Year (Refer Attachment 1). The Section 7.12 Contribution Plan is amended on an annual basis to ensure consistency with the relevant Operational Plan.

This report also proposes to repeal the following three Section 7.11 Contribution Plans and redirects collected funds and some remaining projects to the *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024* as nominated in Attachment 2:

- *Contributions Plan No 47A - Terrigal – Local Open Space, Pedestrian Footpaths, Town Centre Improvements, Cycleways, Stormwater and Flood Mitigation*
- *Contribution Plan No 9 - Budgewoi District*
- *Contributions Plan No 5 - Ourimbah District*

Local infrastructure contributions will continue to be levied on future development in these areas under the Central Coast Section 7.12 Local Infrastructure Contribution Plan (Refer Figure 1 in Attachment 1).

The proposed repeal of Section 7.11 Contribution Plans will reduce the total number of plans to eleven (11). This process once completed will result in a comprehensive review of

1.11 Review of Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024 - Public Exhibition (cont'd)

Council's Local Infrastructure Contribution Plans and provide a more simplified approach to the levying of contributions and delivery of local infrastructure across the Central Coast.

Background

The Section 7.12 Local Infrastructure Contribution Plan applies across the Central Coast Local Government Area and levies contributions pursuant to Section 209 of the *Environmental Planning and Assessment Regulation 2021* as outlined below:

Proposed Cost of Development	Levy Rate
Up to and including \$100,000	NIL
More than \$100,000 and up to and including \$200,000	0.5% of the cost of development
More than \$200,000	1% of the cost of development

Amendment of the *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024* is required to ensure alignment with the draft Operational Plan for the 2025/2026 Financial Year. Projects included in the draft Operational Plan are funded from several sources including Local Infrastructure Contributions.

At the Ordinary Council Meeting of 23 November 2021, Council resolved to repeal thirty five (35) Contribution Plans where the capital works identified in the relevant schedule of works have been completed, scheduled for completion or no longer required and redirect collected funds and some remaining projects to the *Central Coast Section 7.12 Local Infrastructure Contributions Plan*. A review of Council's Contribution Plans is being undertaken in stages to reduce the complexity and number of plans across the Central Coast local government area.

Council has fourteen (14) contribution plans that apply across the Central Coast and fund new and upgraded community infrastructure. The contribution plans are being reviewed to simplify the way contributions are collected, accounted for and infrastructure delivered. The proposed repeal of three (3) Section 7.11 Contribution Plans as part of this process will reduce the total number of contribution plans from fourteen (14) to eleven (11), leaving eight (8) plans in the former Wyong LGA, two (2) in the former Gosford LGA and the Regional Section 7.12 Contribution Plan.

Council staff will continue to review the remaining 8 contributions plans to ensure they are fit for purpose and provide funding for relevant community infrastructure.

Report

The schedule of works within the draft *Section 7.12 Local Infrastructure Contribution Plan 2024* has been updated to align with the draft Operational Plan and Delivery Plan. Projects to be funded from Section 7.12 Local Infrastructure Contribution Plan in 2025/2026 Include:

1.11 Review of Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024 - Public Exhibition (cont'd)

- Gosford City Centre -Regional Library
- Public Amenities
- Local Reserve and Playspace Upgrades
- Sports Ground Improvement Program
- Boat Ramps, Jetties and Swimming Enclosures
- Court upgrades
- Implementation of Flood Risk Management Plans
- Implementation of the Central Coast Bike Plan
- Gosford City Centre- Open Space and Public Domain upgrades
- Gosford City Centre – Transport and Access Management Works
- Gosford City Centre – Implementation of Flood and Drainage Studies

The draft *Section 7.12 Local Infrastructure Contribution Plan 2024* is expected to provide \$9,852,250 of funding for projects across the Central Coast region for the 2025/2026 Financial Year. The draft plan has been updated to show expenditure for 2025/2026 to 2028/2029.

A review of three (3) Section 7.11 Contribution Plans has also been undertaken. The review included an assessment of the progress of the nominated capital works, forecast future population, future development yield and existing plan balances. The outcomes from the internal review found the forecast population demands do not warrant the continuation of the Section 7.11 Contribution Plans and it would be more efficient to repeal these plans and levy development contributions under the Section 7.12 Contribution Plan. Council holds \$11,263,660 in restricted funds in the three contribution plans to be repealed. It is proposed to redirect these funds as follows:

Plan Amount Re-Directed to Central Coast Regional Section 7.12 Plan

Plan	Amount	Re-Directed to
Contribution Plan No 47A - Terrigal – Local Open Space, Pedestrian Footpaths, Town Centre Improvements, Cycleways, Stormwater and Flood Mitigation	\$5,507,784.00	Central Coast Section 7.12 Contribution Plan
Contribution Plan No 9 - Budgewoi District	\$2,797,654.00	Central Coast Section 7.12 Contribution Plan
Contributions Plan 5 - Ourimbah District	\$2,958,222.00	Central Coast Section 7.12 Contribution Plan

The repeal of these contribution plans does not change the requirement for the payment of development contributions on development consents that have been issued. Where payments are received under repealed plans, the funds will be transferred to Council’s Section 7.12 Contribution Plan.

1.11 Review of Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024 - Public Exhibition (cont'd)

Attachment 2 outlines the status of the projects listed in each plan to be repealed; projects that require further investigation and/or are not yet complete will be included in the revised Regional Section 7.12 Contribution Plan.

The additional funds have resulted from the plans not being regularly reviewed or repealed/updated following completion of the work schedules. The local infrastructure contributions have been collected for specific purposes and should continue to be used for the purpose they were collected for. Re-directing the funds into the Regional Section 7.12 Contribution Plan, will assist in the ongoing delivery of local infrastructure and provide an opportunity to review the plans to incorporate additional priority local infrastructure projects.

Stakeholder Engagement

Internal staff consultation has been undertaken with Finance, Facilities and Asset Management, Environmental Management, Roads and Drainage Infrastructure, Open Space and Recreation, Leisure Beach Safety and Community Facilities, and Economic Development and Property to ensure that any required community infrastructure is captured in the draft Section 7.12 Contribution Plan's schedule of works.

As prescribed in the *Environmental Planning & Assessment Act 1979*, Council is required to publicly notify Council's intent to repeal the relevant Section 7.11 Contribution Plans for a period of no less than 14 days upon endorsement by Council. This notice will be placed on Council's website and other Council digital communication channels.

A 28-day consultation period is proposed to allow for the community to review the draft *Section 7.12 Local Infrastructure Contributions Plan 2024* and repeal of three Section 7.11 Contribution Plans and have their say. The outcomes of the community consultation will be reported back to Council prior to finalisation of the draft plan.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year but impacts outer years in the LTFP. The LTFP includes an allowance for the ongoing impact.

Budget and Long-Term Financial Plan (LTFP) Impact.

The proposal does not have financial implications for the current year but impacts outer years in the LTFP. The LTFP includes an allowance for the ongoing impact.

Council receives on average \$1.5 - \$2M per year in Section 7.12 contributions and holds \$37,940,787 in externally restricted reserve. Updating Council's Section 7.12 Contribution Plan does not change the requirements for the payment of development contributions on

1.11 Review of Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024 - Public Exhibition (cont'd)

development consents that are already issued. There are sufficient reserves to fund the projects proposed for the 2025/2026 financial year.

The proposed repeal of contribution plans does not increase costs to Council or change the infrastructure to be provided under Council's Capital Works Program. Instead, it reduces the administrative burden on Council staff, simplifies the way contributions are collected and levied and allows the funds from completed plans to be transferred to Council's Regional Section 7.12 Contribution Plan. This will assist in the delivery of local infrastructure and provide an opportunity to review the plans to incorporate additional priority local infrastructure projects.

\$11,263,660 is held as restricted funds in the three Section 7.11 Contribution Plans to be repealed. The funds are proposed to be re-directed to the *Section 7.12 Local Infrastructure Contribution Plan 2024*.

Link to Community Strategic Plan

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-12: Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.

Risk Management

It is intended that the Section 7.12 Contribution Plan will be reviewed annually to ensure it is consistent with Council's Operational Plan and Delivery Program. The draft *Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024* has been prepared to be consistent with relevant legislation and the Department of Planning, Housing and Infrastructure Practice Notes relating to Local Infrastructure Contributions.



A review of three (3) Section 7.11 Contribution Plans included an assessment of the progress of the nominated capital works, forecast future population, future development yield and existing plan balances. The outcomes from the internal review found that many of the forecast population demands do not warrant the continuation of the contribution plans and it would be more efficient to repeal these plans and levy development contributions under the *Central Coast Section 7.12 Development Contributions Plan*. This will allow Council to better prioritise and deliver infrastructure and reduce the administrative cost burden to Council.

Critical Dates or Timeframes

1.11 Review of Central Coast Section 7.12 Local Infrastructure Contribution Plan 2024 - Public Exhibition (cont'd)

The Department of Planning, Housing and Infrastructure Practice Note for the administration of Section 7.12 development contributions plans requires an annual review and update. The last update took effect in July 2024. Therefore, to meet this timeframe, the current plan would require public exhibition during June 2025.

Attachments

1	Draft Central Coast Section 7.12 Local	Provided Under	D16801695
	Infrastructure Contributions Plan 2024	Separate Cover	
2	Section 7.11 Plans for repeal 2025	Provided Under	D16760523
		Separate Cover	



Item No: 1.12
Title: 2025-26 Regulatory Priorities Statement - For Public Exhibition
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2025/00532 - D16732648
Author: Shann Mitchell, Unit Manager Environmental Compliance Services
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

- 1 Endorses public exhibition of the Draft Central Coast Regulatory Priorities Statement (Attachment 1) for a period of not less than 28 days.***
- 2 Receives a further report that considers the community feedback received during the exhibition period.***

Report purpose

To provide an overview of the development and purpose of the Draft Central Coast Regulatory Priorities Statement (Draft Statement) and seek approval to proceed to public exhibition.

Executive Summary

This Report summarises the draft Regulatory Priorities Statement for 2025-26 financial year for public exhibition. The Draft Statement sets out how Council will focus enforcement action during the financial year on both enduring priorities and yearly priorities. This is the first Regulatory Priority Statement for Central Coast Council commencing for the 2025-26 Financial year.

Background

Council's Regulatory Policy (Policy) was adopted at Councils General Meeting on 26 March 2024. The Policy sets out how Council undertakes its Regulatory functions and the considerations which are made when determining what an appropriate and proportionate approach is for addressing an offence. An action of the Regulatory Policy is for Council to publish a Regulatory Priorities Statement each financial year. The Statement has the benefit

of advising the community on what Council’s regulatory priorities will be and where an increased regulatory response may be applied.

Report

The Draft Statement is now ready for public exhibition and consultation. The Draft Statement was endorsed by the Executive Leadership Team on 8 April 2025 and was presented at the Councillor Briefing Session on 14 April 2025. It is now ready for the consideration of the Environment and Planning Committee to seek Council’s resolution to exhibit the Draft Statement.

It should be noted that the Draft Statement is also being coupled with other work within Environmental Compliance Services Unit (ECS). The Regulatory Priority Statement is supported by the development of a Regulatory Operations Manual, additional training of our regulatory staff to ensure they have the tools and capability to deliver on the full spectrum of potential outcomes outlined in the Draft Statement, future enhancements to website content to complement the Regulatory Policy and Draft Statement, and future enhancements to the way in which complaints are managed via the self-service portal and triaged within ECS.

The Draft Statement sets out two clear sets of priorities for enforcement action:

1. Enduring Priorities – relate to compliance with legislation for safety purposes and will be maintained every year as a priority.
2. Yearly Priorities – are targeted issues which have been identified to be of concern to the community through customer requests, Councillor and Ministerial requests and staff observations from compliance activities throughout the year.

The Draft Statement will address the escalated enforcement action taken by staff on these priorities in accordance with the Regulatory Policy.

The Priorities within the statement have been selected based on complaint history, media requests, Councillor and Minister Requests and internal staff consultation. Table 1 shows the percentage of complaints received across one year for these priorities.

Table 1 Percentage of customer requests received by the Unit for each Priority.

	Priority	Percentage of Unit Customer Requests (%)
Enduring Priorities	Parking/Vehicle Reports	35
	Animals and Dog Attacks	26
	Pollution Complaints	5
	Non-compliance with lawful directions	n/a*
Yearly Priorities	Illegal Camping	6
	Illegal Land Clearing	7

	Encroachment onto Public Land	6
	Illegal Waste Dumping/waste facilities	6
	Food Business repeat offenders	2

Note: The Enduring Priority – Non-compliance with lawful directions sits across all customer request types, therefore no percentage is applied.

Stakeholder Engagement

The development of the Draft Statement has included internal consultation and testing prior to consideration by Council. Approval for external community consultation is now being sought, which will provide an opportunity for the community to provide feedback on it.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes funding for this proposal and the LTFP includes funding for the ongoing impact.

Other than staff time, there are no financial implications, either known or expected, with the public exhibition of the Draft Statement.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

R-G3: Provide leadership that is transparent and accountable, makes decisions in the best interest of the community, ensures Council is financially sustainable and adheres to a strong audit process.

Risk Management


There is a reputation risk to Council where enforcement action does not meet the customers'

expectations. The Communications plan associated with the Draft Statement will ensure that the community is aware of Council's expectations for compliance with the priority areas.

Critical Dates or Timeframes

Nil

Attachments

1	CC Draft Regulatory Priorities Statement  2025-26	Provided Under Separate Cover	D16752079
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Item No: 1.13
Title: Update on Coastal Management Programs
Department: Environment and Planning

6 May 2025 Environment and Planning Committee

Reference: F2023/00268 - D16770398
Author: Ben Fullagar, Section Manager Catchments to Coast
Manager: Luke Sulkowski, Unit Manager Environmental Management
Executive: Jamie Loader, Director Environment and Planning

Recommendation

That the Committee:

1 *Notes the report.*

Report purpose

The purpose of this report is to address the resolution of the Council on the 25 March 2025 to provide a comprehensive report to the Committee outlining the status of all five Coastal Management Programs.

Executive Summary

This report provides an overview of the progress of Coastal Management Programs (CMPs) on the Central Coast including a summary of some of the reasons for delays and challenges in completing CMPs. The report includes details of expenditure of grant funding under the coast and estuary program and the stages and timing remaining for each of the CMPs.

Background

At the Ordinary Council meeting of 25 March 2025, Council resolved (643/25) the following:

That Council:

- 1 *Provides a comprehensive report to the Environment and Planning Committee outlining the status of all five Coastal Management Programs specifically:***
 - a) A timeline detailing when each stage was complete for each CMP***
 - b) A breakdown of all funding received from the NSW Government Coastal and Estuary Grants Program, including:***

1.13 Update on Coastal Management Programs (cont'd)

- i. The total amount received per CMP.*
 - ii. How these funds have been allocated and expended.*
 - iii. An explanation as to why, nearly 5 years after the commencement of the process, only the Lake Macquarie CMP has been completed and certified and what is required to finalise the remaining CMPs.*
 - iv. The next steps and expected completion timeframes for each outstanding CMP.*

- 2 Directs Council staff to update the CMP section/page on Council's website, to:**
 - a) Provide clear stage-by-stage updates with associated dates.*
 - b) Include links to all relevant reports, technical studies, and community consultation outcomes.*

- 3 Ensures that Council's community engagement strategy for CMPs is improved to facilitate better public access to information and provide clear and transparent updates on progress.**

Overview of CMP process and stages

In accordance with the NSW Coastal Management Framework, Central Coast Council is required to develop Coastal Management Programs (CMPs) for the local government area (excluding National Parks estate). Acknowledging the size and diversity of the coastal zone of the Central Coast, Council is involved in the development of five CMPs:

- Tuggerah Lakes
- The Open Coast
- Coastal Lagoons
- Hawkesbury-Nepean River including Brisbane Water (multi-council collaboration)
- Lake Macquarie (collaboration with Lake Macquarie City Council) - COMPLETED

The Coastal Manual outlines the five stages of CMPs as being:

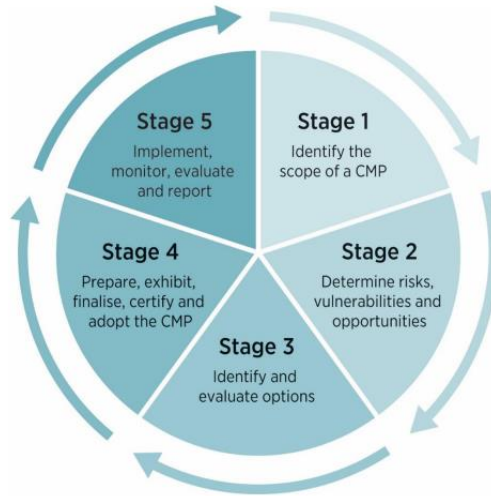


Figure 1: The five stages of the Coastal Management Program

Operational Plan actions

Council’s adopted Operational Plan actions relevant to the CMP’s are as follows:

Table 1: Current status of adopted Operational Plan actions.

Action / Indicator	Target / Timeline	Status as at April 2025
DP_082 Complete new Coastal Management Programs (CMP) for Open Coast in accordance with the Coastal Management Manual and the Coastal Management Act 2016	Exhibition draft prepared and ready for committee consideration by 30 June 2025	On track
DP_521 Complete Coastal Management Programs (CMP) for Tuggerah Lakes in accordance with the Coastal Management Manual and the Coastal Management Act 2016	Contract awarded and commenced for Stage 3 and 4 by 30 June 2025	On track
DP_522 Complete Coastal Management Programs (CMP) for Coastal Lagoons in accordance with the Coastal Management Manual and the Coastal Management Act 2016	Contract awarded and commenced for Stage 3 and 4 by 30 June 2025	Completed
DP_523 Complete Coastal Management Programs (CMP) for Hawkesbury Nepean	Complete Stage 3 by 30 June 2025	On-Track

Report

In collaboration with Lake Macquarie City Council, the Lake Macquarie CMP is complete and was certified by the NSW Minister for the Environment on 26 September 2023. Lake Macquarie City Council was the project lead on the preparation of this single CMP. They elected not to use grant funding to assist with the CMP preparation which helped accelerate completion.

1.13 Update on Coastal Management Programs (cont'd)

Table 2: Timeline when each stage was completed.

Coastal Management Program	Stage completed
Open Coast CMP	Stage 1 Scoping Study for Open Coast and Coastal Lagoons completed September 2021 Stage 2 Technical Studies completed April 2024 Further work completed March 2025 Stage 3 CMP for Open Coast completed March 2025
Hawkesbury Nepean CMP	Stage 1 Scoping Study completed April 2020 Stage 2 Technical Studies completed March 2023
Tuggerah Lakes CMP	Stage 1 Scoping Study completed July 2021 Stage 2 Technical Studies partly completed. Stage 3 Wrack Management Strategy completed December 2023
Coastal Lagoons CMP	Stage 1 Scoping Study completed September 2021 Stage 2 Technical Studies completed April 2024

Coast and Estuary grant funding breakdown

A breakdown is provided of all funding received from the NSW Government Coastal and Estuary Grants Program, including how the funds have been allocated and expended.

Table 3: Open Coast CMP - breakdown of grant funding and milestone expenditure. **Stage 1 Scoping Study for Open Coast and Coastal Lagoons**

Total max funding amount: \$35,000

Total claimed amount: \$31,200*

Funding ratio 1:1 (Council 50% - Grant 50%)

Milestone 1: Review existing CZMPs and context for coastal and lagoons management; Identify the appropriate scope for the CMP.

Council: \$22,150; Grant: \$22,150

Milestone 2: Conduct stakeholder's workshops and community engagement. Collate comments from public members.

Council: \$7,450; Grant: \$7,450

Milestone 3: Circulate the draft Scoping Study Report to stakeholders for comment. Revise and finalise the report and approval.

Council: \$2,500; Grant: \$2,500

Stage 2 CMP for Open Coast and Coastal Lagoons

Total max funding amount: \$326,667

Total claimed amount: \$250,343*

Funding ratio 1:2 (Council 33% - Grant 66%)

Milestone 1: Define Project Scope and Engage Consultant for Coastal Hazard Definition Study; Avoca Lagoon Estuary Processes Study; Social and Recreational Assessment

Council: \$30,467; Grant: \$60,935

Milestone 2: Stage 2 CMP for Open Coast and Coastal Lagoons: Draft Report for Coastal Hazard Study; Coastal Lagoons Water Quality & Infrastructure Investigation; Social and Recreational Assessment

Council: \$74,860 Grant: \$149,720

Milestone 3: Community and Stakeholders Consultation: Webpage Development/ Updates; social media; Community Forums/Workshops

Council: \$10,000 Grant: \$20,000

Milestone 4: Finalise Stage 2 Studies (Revise and complete the final reports)

Council: \$9,844 Grant: \$19,688

Stages 3 & 4 CMP for Open Coast:

Total max funding amount: \$303,333

Total claimed amount to date: \$98,081*

Funding ratio 1:2 (Council 33% - Grant 66%)

Milestone 1: Stage 3 Identify and Evaluate Options

Council: \$49,040; Grant: \$98,081

Milestone 2: Stage 4: Finalise, Certify and Adopt CMP

Council: \$32,693 Grant: \$65,387 (yet to be claimed)

**Note: Claimed amounts are less than max funding amounts due to the actual contract costs being less, (i.e. full expenditure of awarded grant may not occur)*

Table 4: Hawkesbury Nepean CMP – breakdown of grant funding and milestone expenditure.

Stage 1 Scoping Study

Total max funding amount: \$55,000

Total claimed amount: \$55,000

Funding ratio 1:1 (Council 50% - Grant 50%)

Total project cost (all contributions including grant funding): \$110,000.

CCC contribution: \$10,000

Stage 2 Technical Studies

1. Ecological and Physical Process Abridgement Report
2. Riverbank Erosion Study
3. Tidal Inundation Assessment
4. Pittwater Beach erosion assessment (funded by Northern Beaches Council)

Total max funding amount: \$316,662

Total claimed amount: \$316,662

Funding ratio 1:2 (Participating Council's 33% - Grant 66%)

Total project cost (all contributions including grant funding): \$474,992

Participating Council's contribution: \$158,330

CCC contribution: \$25,831

Stage 3 & 4 Management Options Assessment and CMP Development

Total max funding amount: \$432,000

Total claimed amount to date: \$204,225.

Funding ratio 1:2 (Council 33% - Grant 66%)

Total project budget (all contributions including grant funding): \$648,000

Participating Council's contribution: \$216,000

CCC contribution: \$22,667

1.13 Update on Coastal Management Programs (cont'd)

Note: This is a multi-council CMP and CCC's contribution is approximately 1/6th of the total amount contributed to each stage. Hornsby Shire Council is the lead Council and is managing the grant income.

Table 5: Tuggerah Lakes CMP - breakdown of grant funding and milestone expenditure.

<p>Stage 1 Scoping Study Completed in-house without grant funding.</p>
<p>Stage 2 & 3 Total max funding amount: \$644,560 Total claimed amount to date: \$194,633. Funding ratio 1:2 (Council 33% - Grant 66%)</p> <p>Stage 2 Technical Studies Milestone 1: Recreational Use Study Council: \$10,752; Grant: \$21,503 Milestone 2: Wetland Refugia Study Council: \$16,667; Grant: \$33,333 Milestone 3 & 5: Entrance Channel Coastal Process & Socio-economic assessment Council: \$49,493; Grant: \$98,987** <i>** not all of this has been expended as the project is still underway</i></p> <p>Stage 3 Management Options Milestone 4: Wrack Management Strategy Council: \$45,796; Grant: \$91,514</p>

Note: Remainder of Coast and Estuary Grant is currently undergoing a review process with intent to change scope to include Stage 4 of CMP and remove a Stage 2 technical report that will now be completed during Stage 5 implementation.

Table 6: Coastal Lagoons CMP - breakdown of grant funding and milestone expenditure.

<p>Stage 1 and 2 Completed with Open Coast CMP when it was a combined CMP. Grant funding itemised above in Open Coast CMP table.</p>
<p>Stage 3 and 4 Being funding by Council general funds without a grant due to the time delays with grant application and deed process and the overarching need to meet Operation Plan target of awarding contract prior to end June 2025 (which has been met).</p>

Reasons for delays with CMP development

There are several reasons why the development of the CMP has taken longer than initially predicted. Council has been working closely with staff from the NSW Department of Climate

1.13 Update on Coastal Management Programs (cont'd)

Change, Energy, Environment and Water (DCCEEW) to progress through both the grant and CMP stages. These issues are regularly discussed by regional Councils with DCCEEW staff at monthly roundtable meetings. In addition, Council staff also presented some of the challenges with the development of CMPs to the Chair of the NSW Coastal Council in August 2024. Council understands that these issues were then communicated to the NSW Minister for Environment.

The issues experienced by Council staff include:

- Lengthy time for assessment and approval of grant application for each stage. This is typically 6 months from application to advice of success. Further time is then taken to get the workplan approved and then approval to award contracts by the grants team.
- Lengthy time for assessment and approval of grant variations.
- Limited consultants available and consultant delays with all NSW coastal Councils undertaking CMPs at the same time.
- Limited technical guidance provided in the Coastal Manual for hazard studies, coastal vulnerability mapping and planning controls means additional time taken at each step to get DCCEEW staff approval of the methodology and modelling.
- Changing rules from DCCEEW on items such as inclusion of catchment actions and level of detail needed for coastal protective structures.
- For Hawkesbury Nepean CMP working with five other Council's takes significant time to coordinate between Councils, consultants and DCCEEW staff.
- The manual recommends community engagement at each of the stages which adds value to the process but also takes time.
- The Central Coast has significant exposure to coastal hazards and numerous complex issues in the coastal zone to manage, including some of the most significant and debated coastal hazard locations in NSW.

Central Coast Council is not alone in experiencing delays and challenges with completing CMPs. Most coastal councils have not completed their CMPs and are progressing at a similar rate. A list of certified CMPs are available on the DCCEEW website [here](#).

An analysis of this information shows that by distance, approximately 25% of the NSW Coastline is captured by certified CMPs leaving a significant portion of the coastline yet to be included.

Table 7: Stages remaining and estimated timeframes.

Coastal Management Program	Stages remaining and estimated timeframes
Open Coast CMP	<p>Stage 4:</p> <ul style="list-style-type: none"> • Exhibition Draft of CMP ready for consideration at the June 2025 Environment and Planning committee meeting. • Council resolution to place on exhibition - June 2025. • Exhibition for at least 28 days – till end July 2025 • Finalisation following exhibition – September 2025 • Adoption by Council – October 2025 • Issue for Certification by Minister - by December 2025.
Hawkesbury Nepean CMP	<p>Stage 3: Shortlisted actions by June 2025</p> <p>Stage 4:</p> <ul style="list-style-type: none"> • Draft CMP for exhibition to November 2025 E&P committee meeting. • Council resolution to place on exhibition - December 2025. • Exhibition for at least 28 days – February 2026 • Finalisation following exhibition – April 2026 • Adoption by Council and issue for Certification – Mid 2026
Tuggerah Lakes CMP	<p>Stage 2: Completion December 2025</p> <p>Stage 3: Completion December 2026</p> <p>Stage 4: Final CMP for exhibition June 2027 with certification by end of 2027</p>
Coastal Lagoons CMP	<p>Stage 3: Completion by end 2025</p> <p>Stage 4:</p> <ul style="list-style-type: none"> • Draft CMP for exhibition to March 2026 E&P committee meeting. • Council resolution to place on exhibition – March 2026. • Exhibition for at least 28 days – April 2026 • Finalisation following exhibition – May 2026 • Adoption by Council and issue for Certification – Mid 2026

Stakeholder Engagement

Since 2021 Council has used the Your Voice Our Coast engagement platform as the primary source of information on the CMPs. See <https://www.yourvoiceourcoast.com/our-coast-our-waterways>

This engagement page has been kept live for this project acknowledging the multiple rounds of engagement that each CMP has undertaken. Each CMP has a dedicated subpage outlining the engagement opportunities, copies of reports and a status of progress. Community members can register to receive updates on the CMP engagement activities. Staff will continue to review the contents on this page to ensure that it is clear and updated regularly. This includes updating the link for the Lake Macquarie CMP to ensure that it is directing to the correct location on their website.

Staff will also ensure that this information is also contained and updated on the Council webpage for CMPs.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes funding for this proposal and the LTFP includes funding for the ongoing impact.

Link to Community Strategic Plan

Theme 3: Green

Goal E: Environmental resources for the future

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Risk Management

This report is for information only and does not contain any proposals that increase or decrease the risk to Council.

Critical Dates or Timeframes

1.13 Update on Coastal Management Programs (cont'd)

Nil

Attachments

Nil.



Item No: 1.14
Title: Community Participation Plan - Draft for public exhibition
Department: Chief Executive Officer's

6 May 2025 Environment and Planning Committee

Reference: F2025/00483 - D16778748
Author: Nicole Jenkins, Executive Officer Performance and Communications
Executive: David Farmer, Chief Executive Officer

Recommendation

That the Committee:

- 1 Considers the Community Participation Plan prior to it being exhibited as part of the place-based engagement occurring in May 2025.***

Report purpose

To present the draft Community Participation Plan 2024-28 for discussion.

Executive Summary

The NSW Government requires Council to prepare a Community Participation Plan to identify how and when we will inform and engage with our community as we carry out our planning functions.

At the ordinary Council Meeting 25 March 2025, Council resolved:

1/25

That Council:

- 1 Endorses the proposed improvements to engagement planning and activities based on community feedback received during the public exhibition of the draft Community Engagement Strategy excluding the Community Participation Plan 2024-28 as per Attachment 1.***
- 3 Refer the draft Community Participation Plan to the Environment & Planning Standing Committee for discussion, and exhibit separately the draft CPP***

(including no. submissions for policy) as part of the Place based workshops to occur before June 2025

Background

The Environmental Planning and Assessment Act 1979 (EP&A Act) requires Planning authorities, including councils and NSW agencies with key planning approval functions, to have a Community Participation Plan (CPP). CPPs set out how the planning authority will engage the public in their decision-making.

At the ordinary Council Meeting 25 March 2025, Council resolved:

2/25

That Council:

- 3 Refer the draft Community Participation Plan to the Environment & Planning Standing Committee for discussion, and exhibit separately the draft CPP (including no. submissions for policy) as part of the Place based workshops to occur before June 2025***

Report

The Central Coast Community Participation Plan is designed to make community participation in planning matters easier and clearer for the community.

We have a responsibility to deliver the objectives of the Environmental Planning and Assessment Act 1979 (EP&A Act) including the promotion of orderly and economic use of land, facilitating ecologically sustainable development and promoting social and economic wellbeing. Community participation refers to how we will engage with our community in our work under the EP&A Act.

The NSW Government requires Council to prepare a Community Participation Plan to identify how and when we will inform and engage with our community as we carry out our planning functions.

Under both the Local Government Act 1993 (LG Act) and the Environmental Planning and Assessment Act 1979 (EP&A Act) there are provisions for the Community Engagement Strategy and Community Participation Plan to be within one (1) document. A combined Community Engagement Strategy

Following completion of Community Consultation including Public Exhibition, the draft Community Engagement Strategy that included the Community Participation Plan 2024-28 was presented at the Ordinary Council meeting, Tuesday 10 December 2024. At this meeting Council resolved the following:

1.14 Community Participation Plan - Draft for public exhibition (cont'd)

- 521/24 *That the draft Community Engagement Strategy be deferred to the February 2025 meeting for finalisation.*
- 522/24 *That the CEO conduct place-based engagement activities in each ward in the first half of 2025 and before finalisation of the Operational Plan 2025-26 and including consultation on the Local Strategic Planning Statement and Community Strategic Plan.*
- 523/24 *That a workshop is organised for Councillors prior to the February meeting.*

Following completion of the Councillor workshop on Tuesday 11 February 2025 a revised draft Community Engagement Strategy that included the Community Participation Plan 2024-28 was presented at the Ordinary Council meeting, Tuesday 25 March 2025. At this meeting Council resolved the following:

3/25

That Council:

- 1 *Endorses the proposed improvements to engagement planning and activities based on community feedback received during the public exhibition of the draft Community Engagement Strategy excluding the Community Participation Plan 2024-28 as per Attachment 1.***

- 3 *Refer the draft Community Participation Plan to the Environment & Planning Standing Committee for discussion, and exhibit separately the draft CPP (including no. submissions for policy) as part of the Place based workshops to occur before June 2025***

The Community Participation Plan is presented as a separate document for consideration of the Environment & Planning Standing Committee.

Stakeholder Engagement

There has been extensive consultation undertaken during the Strategy development, and with the draft version through a public exhibition and market research process. Engagement included activities such as face to face pop-ups, staff workshops, targeted market research, phone surveys as well as online surveys (hosted on Your Voice Our Coast). During the development of the Strategy, and in the engagement activities, Council sought to reach diverse communities.

Stage One consultation involved:

- 16 internal stakeholder meetings,

1.14 Community Participation Plan - Draft for public exhibition (cont'd)

- 1,952 responses to Council's Wellbeing Survey with specific questions in relation to engagement,
- Presentation to the Executive Leadership Team.

Stage Two public exhibition/ and market research of the draft Community Engagement Strategy included:

- 234 responses to the online survey,
- 1900 people had an opportunity to engage at pop-up engagement activities such as Sustainability Future Festival and the Outdoor Movie Series,
- 402 residents undertook a 14-minute market research phone interviews.

Overall, the opportunity to engage was presented to the community on over 20,000 occasions. Approximately 1,900 community members also had the opportunity to engage in person. Over 2,600 contributions were received across both stages.

Councillors had the opportunity to provide feedback on the Strategy at an induction session on Saturday 19 October 2024 and at a Councillor workshop on Tuesday 11 February 2025.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year or outer years in the LTFP.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget includes funding for this proposal.

Link to Community Strategic Plan

Theme 4: Responsible

Goal E: Environmental resources for the future

R-G2: Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making.

Risk Management

If the draft Strategy is not adopted, Council may fail to meet legislative requirements under the *Local Government Act* and the *EP&A Act*, that:

- The Strategy must be reviewed within 3 months of the Local Government elections,


1.14 Community Participation Plan - Draft for public exhibition (cont'd)

- Consistent with *clause 2.24(1)* of the *Environmental Planning and Assessment Act 1979*, once Council has endorsed the Community Participation Plan, it will be published on the NSW Planning Portal.

Critical Dates or Timeframes

Nil

Attachments

1	(DRAFT) Community Participation Plan  2025	Provided Under Separate Cover	D16800812
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