



Central Coast Council

Extraordinary
Environment and Planning Committee

Held in the Function Room 2
2 Hely Street, Wyong

10 June 2025

MINUTES

Attendance

Members

Cr Doug Eaton OAM, Chairperson
Cr Sharon Walsh, Deputy Chairperson
Cr Margot Castles
Cr John Moulard
Cr Jane Smith
Cr Rachel Stanton
Mayor Lawrie McKinna

Status

Present
Present
Present
Present (remotely)
Present
Apology
Apology

Councillor Guest

Cr Helen Crowley
Cr Corrine Lamont

Status

Present (remotely)
Present (remotely)

Staff

Shannon Turkington, Acting Director
Environment and Planning
Luke Sulkowski, Unit Manager
Environmental Management
Peter Sheath, Section Manager Bushfire
and Flood Risk Management
Ben Fullagar, Section Manager
Catchments to Coast
Briony Stiles, Team Leader Civic Support
Officer
Tess McGown, Civic Support Officer

Status

Present

Present

Present

Present

Present

The Chairperson, Deputy Mayor Doug Eaton OAM, declared the meeting open at 7:02pm

A PROCEDURAL MOTION WAS *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor SMITH:

That the Committee approves the request by Councillor John Mouland to attend the Environment and Planning Committee Meeting on 10 June 2025 at 7:00pm by audio-visual link because he is unable to attend in person due to personal reasons.

CARRIED

FOR: UNANIMOUS

REPORTS

1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies

7:02pm

The Chairperson read an Acknowledgement of Country statement.

AN APOLOGY was *MOVED* by Deputy Mayor EATON OAM:

That the Committee notes the apologies received from Mayor Lawrie McKinna and Councillor Rachel Stanton.

CARRIED

FOR: UNANIMOUS

1.2 Disclosures of Interest

7:04pm

No disclosures of interest were declared.

1.3 MacMasters Beach Temporary Coastal Protection Works

7:05pm

A MOTION was *MOVED* by Councillor WALSH and *SECONDED* by Councillor CASTLES:

EPC27/25

That the committee:

- 1 Notes Council's resolution of 27 May 2025 delegating to the committee "...the authority to determine the EPC9/25 – MacMasters Beach Temporary Coastal Protection Works matter, in relation to the acceptance or dismissal of NSW Government Grant funding."***

2 Recommends that Council:

- I. Under Council's delegation, requires that the Chief Executive Officer request an extension of the current Coast and Estuary grant to 31 December 2026 (noting that the likely construction window would now be mid 2026).***
- II. Directs the Chief Executive Officer to include an action in the Open Coast Coastal Management Program (CMP) for the future possibility of temporary coastal protection works.***
- III. Notes the inclusion of the action in the draft CMP to "Complete coastal risk and options assessment for Marine Parade at MacMasters Beach".***
- IV. Requests the Chief Executive Officer obtain a risk assessment from an appropriately qualified arborist for the Norfolk Island Pines along the foreshore of MacMasters Beach fronting the surf club.***
- V. Directs the Chief Executive Officer to disconnect the beach shower at the southern end of the surf club due to the erosion impacts on the embankment fronting MacMasters Beach SLSC.***
- VI. Investigates and undertakes short term safety works to the embankment fronting the MacMasters Beach SLSC with a view to replacing the deteriorating rock filled "Bulka Bags".***
- VII. Allocates the unspent portion of the 2024-25 project budget be rephased into the 2025-26 Council works program to allow delivery of Temporary Coastal Protection Works in 2025-26.***
- VIII. Endorses that MacMasters Beach Coastal Management becomes a standing agenda item for the Coastal Estuary and Floodplain Management subcommittee.***

CARRIED
FOR: UNANIMOUS

1.4 FOGO (Food Organics Garden Organics) Facility Business Case Report - referral to Council to seek Expression of Interest

7:25pm

A MOTION was *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor MOULAND:

That the Committee:

- 1 *Accepts the attached Business Case remain confidential as the Business case contains:*
 - a) *information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.*
 - b) *commercial information of a confidential nature that would, if disclosed-*
 - i. *prejudice the commercial position of the person who supplied it, or*
 - ii. *confer a commercial advantage on a competitor of the council, or*
 - iii. *reveal a trade secret.*
- 2 *Receives and notes the Confidential 'FOGO Facility Business Case (Final Draft)' and redacted versions of the attachments.*
- 3 *Accepts the findings within the Business case and recommends,*
 - a) *progression to the Expression of Interest (EOI) stage for the FOGO Facility,*
 - b) *advising the Office of Local Government (OLG) of Councils intention to proceed with the Public Private Partnership (PPP) model.*
- 4 *Notes that a report be provided to the Environment and Planning Committee that summarises all (EOI) submissions and provides a recommendation on next steps.*
- 5 *Recommends to Council that Council adopts the following:*
 - a) *receives and notes the recommendations and confidential Business Case and attachments from the Environment and Planning Committee.*
 - b) *agrees with the Business Case recommendations and findings and accepts the draft FOGO Facility Business Case as being the Final FOGO Facility Business Case.*
 - c) *agrees that the development of at least 100,000 tonne p/a In Vessel Composting FOGO Facility constructed at Councils Buttonderry Waste Management Facility remains a viable project and will facilitate Council's compliance with upcoming regulatory change, and that this proceeds to an Expression of Interest (EOI).*
 - d) *agrees to proceed to an EOI with the FOGO Facility project, as ascertained within the FOGO Facility Business Case, as a Build Own Operate and Transfer (BOOT) contract delivered via a Public Private Partnership (PPP) which requires assessment by Office of Local Government (OLG) prior to proceeding.*
 - e) *authorises the CEO to certify that all documents put forward to the OLG from Council are prepared in accordance with The Public Private Partnership (PPP) Guidelines and lodge the authorised documents and FOGO Facility Business Case PPP proposal with OLG for assessment.*

- f) *endorses the FOGO Procurement Plan as identified in Attachment F of the FOGO Facility Business Case and subject to OLG agreement, authorises the release of an Expression of Interest for the development of a FOGO Facility under a BOOT and PPP contract.*
 - g) *That a further report be provided to the Infrastructure and Assets Committee on the outcome of the EOI process, with recommendation(s) on subsequent actions, and that any Infrastructure and Assets Committee recommendations be included in a subsequent report to Council.*
- 6 *When seeking the EOI for FOGO project, Council is interested in alternate options for processing, site selection and any other commercial opportunities.*
- 7 *Council notes that red bin collection will remain weekly.*

The Motion was put to the vote and declared LOST

FOR: CRS MOULAND, AND EATON OAM
AGAINST: CRS WALSH, SMITH AND CASTLES

A MOTION WAS *MOVED* by Councillor SMITH and *SECONDED* by Councillor CASTLES:

EPC28/25

That the Committee:

- 1 *Further considers FOGO (Food Organics Garden Organics) Facility Business Case Report at the next Environment and Planning Committee meeting on 1 July 2025.***
- 2 *Recommends that Council circulate the feasibility report and decision of the Administrator from May 2024 to all Councillors.***

The Motion was put to the vote and declared **CARRIED**

FOR: CRS WALSH, SMITH AND CASTLES
AGAINST: CRS MOULAND, AND EATON OAM

1.5 Draft Flood Risk Management Policy - for Public Exhibition

7:50pm

A MOTION was *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor MOULAND:

EPC29/25

That the Committee:

- 1 *Notes a further report will be prepared for the Committee with the outcome of the public exhibition period.***

2 Recommends that Council:

- I. Endorses the draft Flood Risk Management Policy to proceed to community consultation for a minimum of 42 days (refer to Attachment 1).**
- II. Amends the draft policy to reflect 35 year house life and 50 year other building life.**
- III. Requests that this policy be reviewed every (five) 5 years.**

CARRIED

FOR: UNANIMOUS

1.6 Planning Proposal Statistics

8:02pm

A MOTION was *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor MOULAND:

That the Committee:

- 1 Notes the Planning Proposal information contained within this report.*
- 2 Recommends that Council:*
 - I. Encourages interested property owners, investors, and those that operate within the tourism sector to put forward proposals for high quality tourist accommodation and associated facilities, either via Development Applications or Planning Proposals. Council particularly encourages proposals for accommodation cabins, hotels, and resorts, noting importance of the tourism sector to the Central Coast economy, and the recognised undersupply of these accommodation types, as set out in the Visitor Accommodation Futures Study, considered at the Economic Development Committee meeting on 3 June 2025.*

AN AMENDMENT was *MOVED* by Councillor SMITH and *SECONDED* by Councillor WALSH:

EPC30/25

That the Committee notes the Planning Proposal information contained within this report.

The Amendment was put to the vote, declared CARRIED, and became the Motion

FOR: CRS WALSH, SMITH, CASTLES

AGAINST: CRS MOULAND AND EATON OAM

The Motion was put to the vote and declared **CARRIED**

FOR: CRS WALSH, SMITH AND CASTLES

AGAINST: CRS MOULAND AND EATON OAM

The next meeting is to be held at 7:00pm on Tuesday 1 July 2025 at the Wyong Administration Building.

The Meeting concluded at 8:11pm.

UNCONFIRMED