



ENVIRONMENT AND PLANNING COMMITTEE

05 August 2025

Meeting Notice

**The Environment and Planning Committee
of Central Coast Council
will be held in Function Room 2,
2 Hely Street, Wyong,
on Tuesday 5 August 2025 at 7:00pm,
for the transaction of the business listed below:**

1 Reports

1.1	Introduction: Welcome, Acknowledgement of Country, and Apologies	3
1.2	Disclosures of Interest	3
1.3	Confirmation of Minutes of Previous Meeting	4
1.4	Items Resolved by Exception	14
1.5	Tuggerah Lakes Flood Study - For Public Exhibition	15
1.6	Review of Heritage Conservation Development Controls in Central Coast Development Control Plan 2022 - For Public Exhibition	21
1.7	Review of Open Pile Burning Policy	26
1.8	Revocation of Operation of Temporary Food Premises Policy	29
1.9	Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarra	32
1.10	Local Planning Panel - Development Application Submissions Policy For Adoption	41
1.11	NSW Pattern Book and Associated Amendments	47
1.12	2025-26 Regulatory Priorities Statement - For Adoption	51
1.13	DA Statistics	55
1.14	Planning Proposal Statistics	60
1.15	Offshore Sand Nourishment Taskforce	64
1.16	Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee	69
1.17	Gosford Memorial Park and Rotary Park Conservation Management Plan	74

Deputy Mayor Doug Eaton OAM
Chairperson

ITEM 1.1

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.

APOLOGIES

ITEM 1.2

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.*
- (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 conflict 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 1.3

CONFIRMATION OF MINUTES

Recommendation

That the Committee confirm the minutes of the previous Environment and Planning Committee held on Tuesday 1 July 2025.

Summary

Confirmation of minutes of the previous Environment and Planning Committee held on Tuesday 1 July 2025.

Attachments

1  MINUTES - Environment and Planning Committee - 1 July 2025 D16929572



Central Coast Council

Environment and Planning Committee

Held in the Function Room 2
2 Hely Street, Wyong

01 July 2025

MINUTES

Attendance

Members

Deputy Mayor Eaton OAM, Chairperson	Present
Cr Sharon Walsh, Deputy Chair	Present
Cr Margot Castles, Member	Present
Cr John Moulund, Member	Present
Cr Jane Smith, Member	Present (remotely)
Cr Rachel Stanton, Member	Present

Status

Staff

Luke Nicholls, Director Environment and Planning	Present
Deanne Frankel, Section Manager Strategic Planning Projects	Present
Luke Sulkowski, Unit Manager Environmental Management	Present
Andrew Pearce, Unit Manager Waste and Resource Recovery	Present
Shann Mitchell, Unit Manager Environmental Compliance Services	Present
Scott Duncan, Unit Manager Strategic Planning	Present
Bill Ignatiadis, Unit Manager Commercial Property and Business Enterprise	Present
Briony Stiles, Team Leader Civic Support	Present
Lisa Martin, Civic Support Officer	Present

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

The Chairperson, Deputy Mayor Doug Eaton OAM declared the meeting open at 7:00pm

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

That in accordance with clause 6.20 of the code of meeting practice, remote attendance via audio visual link to the Environment and Planning Committee meeting on 3 June 2025 be granted to Councillor Smith due to personal reasons.

CARRIED

FOR: UNANIMOUS

REPORTS

1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies

7:02pm

The Chairperson gave an Acknowledgement of Country statement.

No apologies were received.

1.2 Disclosures of Interest

7:03pm

No disclosures of interest were declared.

1.3 Confirmation of Minutes of Previous Meeting

7:05pm

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

EPC28/25

That the Committee confirm the minutes of the previous Environment and Planning Committees held on Tuesday 3 and 10 June 2025.

CARRIED

FOR: UNANIMOUS

Deputy Mayor Eaton OAM expressed, on behalf of the Committee, "that their thoughts, and best wishes, and prayers are with those particularly effected at North Entrance and Wamberal tonight, and other people affected by this wild weather".

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

1.4 Items Resolved by Exception

7:16pm

That Council adopt the following items en-masse and in accordance with the report recommendations: was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor STANTON:

EPC29/25

That the Committee determines the item on the Environmental Planning Committee Agenda will be adopted without debate.

Item 1.9 - That the Committee:

- 1 Notes the Fire Safety Inspection Report received from Fire and Rescue NSW, enclosed as (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.***
- 2 Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.***

CARRIED

FOR: UNANIMOUS

1.5 Draft Terms of Reference - Coastal, Estuary and Floodplain Risk Management Sub-Committee - For Adoption

7:19pm

A MOTION was *MOVED* by Councillor STANTON and *SECONDED* by Councillor MOULAND:

EPC30/25

That the Committee:

- 1 Notes Council's resolution of 23 June 2025 that Council "Delegates the finalisation of the Terms of Reference for the Coastal, Estuary and Floodplain Risk Management Sub-Committee (Sub-Committee) to the Environment and Planning (E&P) Committee meeting on 1 July 2025".***
- 2 Under Council's delegation, adopts the Coastal, Estuary, and Floodplain Risk Management Sub-Committee Terms of Reference, included as Attachment 1) to this report.***
- 3 That the Terms of Reference (ToR) be amended to as follows:***
 - a) "that the Committee will be for the full term of Council"; and***
 - b) "that the Committee be held on a Tuesday, quarterly".***

CARRIED

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

FOR: UNANIMOUS

1.6 Draft Terms of Reference - Mangrove Mountain Advisory Sub-Committee - For Adoption

7:21pm

The Committee agreed to defer this item to be the last item of debate once the Committee has received the 'track changes' version of the 'Draft Terms of Reference'.

Debate resumed at 8:31pm

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

That the Committee recommends that Council adopts the Terms of Reference for the Mangrove Mountain Advisory Sub-Committee (Attachment 1), with the following amendments:

Regarding Clause 8.2 of the Terms of Reference, the following changes will occur:

- a) Meeting dates are set annually to assist in forward planning. Meetings will be held each quarter on a Thursday commencing at 3:00pm at the Council Administration Building at 2 Hely Street Wyong, unless otherwise notified. Meetings usually conclude by 5:00pm, however occasionally may take longer.*
- b) The Sub-Committee will operate for an initial period of two (2) years from the first meeting, unless otherwise resolved by Council to terminate earlier.*
- c) That the committee will meet bi-monthly, this will require approval from the Chief Executive Officer.*
- d) Refer to Resolution 619/25, Part 2 "That the Committee includes the following members and representation:*
 - a) Cr Jane Smith (Committee Chair)*
 - b) Interested Councillors*
 - c) Council CEO*
 - d) Council's Legal Counsel*
 - e) Up to 5 community/stakeholder representatives*
 - f) Other relevant Council staff; and*
 - g) Relevant NSW Agency representatives.*

FOR: CRS WALSH, SMITH AND CASTLES

AGAINST: CRS MOULAND, STANTON AND EATON OAM

The Motion was put to the vote and declared LOST on the casting vote of the Chairperson

A FORESHADOWED MOTION was *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor MOULAND: *To move the staff recommendation.*

EPC31/25

That the Committee recommends that Council adopts the Terms of Reference for the Mangrove Mountain Advisory Sub-Committee at Attachment 1.

CARRIED

FOR: UNANIMOUS

1.7 Review of Keeping of Animals Policy

7:27pm

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

The Unit Manager Environmental Compliance Services spoke to the 'Review of Keeping of Animals' presentation.

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor MOULAND:

EPC32/25

That the Committee:

- 1 Recommends that Council endorses the Draft Policy for Keeping of Animals (Attachment 1) to be placed on public exhibition for a period of not less than 28 days with a further report to be presented after the public exhibition period.**
- 2 Recommends that a clause regarding the containment of animals within the property boundary, with consideration given to birds of flight, is added to the Keeping of Animals Policy.**

CARRIED

FOR: UNANIMOUS

1.8 Draft Species Management Plan – Squirrel Glider for Public Exhibition

7:40pm

The Section Manager of Strategic Planning Projects spoke to the 'Draft Squirrel Glider Species Management Plan' presentation.

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

EPC33/25

That the Committee:

- 1 Recommends that Council endorses the draft Squirrel Glider Species Management (SMP) as per (Attachment 1), proceeding to public exhibition for a minimum of 28 days.**
- 2 Notes a further report on the outcome of public exhibition will be prepared for the Environment and Planning Committee.**

CARRIED

FOR: UNANIMOUS

1.9 Fire Safety Report - 10 Fielders Street West Gosford

7:54pm

RESOLVED BY EXCEPTION ON THE MOTION OF Councillor MOULAND and *SECONDED* by

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

Councillor CASTLES:

EPC34/25

That the Committee:

- 1 Notes the Fire Safety Inspection Report received from Fire and Rescue NSW, enclosed as (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.**
- 2 Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.**

CARRIED

FOR: UNANIMOUS

1.10 Fire Safety Report - 2 Alexandra Street Budgewoi

7:54pm

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

EPC35/25

That the Committee:

- 1 Notes the Fire Safety Inspection Report received from Fire and Rescue NSW, enclosed as (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.**
- 2 Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.**
- 3 Notes the Committee's concerns with the delay of bringing this matter to Council, and the seriousness of the issues raised, specifically regarding "In accordance with Section 17j(2)(a) of Part 8, Schedule 5, of the Environmental Planning and Assessment Act 1979, Fire and Rescue NSW inspection reports are received by Council are required to be tabled at the next available Council meeting".**
- 4 That the Committee notes that the Coordinator will advise the Committee members of the current progress of this matter.**

CARRIED

FOR: UNANIMOUS

1.11 Response to Notice of Motion - Deferred Lands Planning Proposal Information Report

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

Time: 8:04pm

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

EPC36/25

That the Committee notes the information provided in this report.

CARRIED

FOR: UNANIMOUS

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

8:05pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor STANTON:

EPC37/25

That the Committee:

- 1 Notes the receipt of associated confidential documents as per Extraordinary Environment and Planning Committee meeting 10 June 2025 which carried the following motion:**

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.
- 2 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.
- 3 Receives and notes the Confidential 'FOGO Facility Business Case (Final Draft)' and redacted versions of the attachments.**
- 4 Accepts the findings within the Business case and recommends,**
- i. progression to the Expression of Interest (EOI) stage for the FOGO Facility,
 - ii. advising the Office of Local Government (OLG) of Councils intention to proceed with the Public Private Partnership (PPP) model.

 Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

- 5 *Notes that a report be provided to the Environment and Planning Committee that summarises all (EOI) submissions and provides a recommendation on next steps.*
- 6 *Recommends to Council that Council adopts the following:*
- i. *receives and notes the recommendations and confidential Business Case and attachments from the Environment and Planning Committee.*
 - ii. *agrees with the Business Case recommendations and findings and accepts the draft FOGO Facility Business Case as being the Final FOGO Facility Business Case.*
 - iii. *agrees that the development of at least 100,000 tonne p/a In Vessel Composting FOGO Facility constructed at Councils Buttonderry Waste Management Facility is a project that will facilitate Council's compliance with upcoming regulatory change, and that this proceeds to an Expression of Interest (EOI).*
 - iv. *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.*
 - v. *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.*
 - vi. *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.*
 - vii. *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.*
 - viii. *When seeking the EOI for FOGO project, Council is interested in alternate options for processing, site selection, and any other commercial FOGO opportunities.*

The Motion was put to the vote and declared **CARRIED** on the casting vote of the Chairperson

FOR: CRS MOULAND, STANTON, AND EATON OAM

AGAINST: CRS WALSH, SMITH AND CASTLES

1.13 Planning Proposal Statistics

8:21pm

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

Minutes of the Ordinary Meeting Environment and Planning Committee of Council (cont'd)

EPC38/25**That the Committee**

- 1 Notes the Planning Proposal Information contained within this report.**
- 2 Recommends that Council 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.**

The Motion was put to the vote and declared **CARRIED** on the casting vote of the Chairperson

FOR: CRS MOULAND, STANTON AND EATON OAM

AGAINST: CRS WALSH, SMITH AND CASTLES

1.14 DA Statistics

8:27pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor STANTON:

EPC39/25

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

CARRIED

FOR: UNANIMOUS

The next meeting is to be held at 7:00pm on Tuesday 5 August 2025 at the Wyong Administration Building.

The Meeting concluded at 8:56pm.

Item No: 1.4
Title: Items Resolved by Exception
Department: Corporate Services

5 August 2025 Environment and Planning Committee

Reference: F2025/00483 - D16842781



Recommendation

That the Committee determines the items on Environment and Planning Committee Agenda that will be adopted without debate.

Summary

In accordance with Council's Code of Meeting Practice, items that are dealt with by exception are items where the recommendations contained in the staff reports in the agenda are adopted without discussion.

Item No: 1.5
Title: Tuggerah Lakes Flood Study - For Public Exhibition
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2022/00286 - D16772459
Author: Daniel O'Brien, Planning Engineer Hydrology
Manager: Peter Sheath, Unit Manager.Environmental Management
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee recommends that Council endorses the draft Tuggerah Lakes Flood Study Review be placed on public exhibition for a period of four (4) weeks.

Report purpose

To present the draft Tuggerah Lakes Flood Study Review to the Committee and seek approval to place on public exhibition for a period of four (4) weeks.

Executive Summary

Central Coast Council engaged Manly Hydraulics Laboratory to undertake a review of the Tuggerah Lakes Flood Study.

Key objectives of the study include:

- Reviewing previous studies to provide context and inform the present work, as well as identify any critical knowledge gaps. This review included the original 1994 Tuggerah Lakes Flood Study (Lawson & Treloar) that still largely governs flood related development controls around the Tuggerah Lakes.
- Developing a robust understanding of flood behaviour using the most current data, guidelines, and flood modelling technologies.
- Enhancing understanding of local flooding issues and informing future decision making.
- Supporting improved development planning, emergency management and community awareness.
- Informing future floodplain risk management efforts to minimise flood impacts and protect life.

Subject to Council endorsement, the draft Flood Study will be exhibited for four (4) weeks. Community feedback received during the public exhibition period will be reviewed and

incorporated into the final Flood Study, along with a summary of the consultation outcome. The final Flood Study will be presented to the Committee once again, ultimately seeking adoption from Council.

The draft Flood Study is presented in (Attachment 1).

Background

The NSW Government's Flood Prone Land Policy (The Policy), as outlined in the NSW Government's Flood Risk Management Manual (The Manual) aims to reduce the impacts of flooding and flood liability on communities, owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods. According to The Policy, local Council's are ultimately responsible for managing flood risk in their own Local Government Areas. The Manual and supporting guidelines were gazetted in 2023 to aid local council decision making and to promote good practice in flood risk management. By following The Manual's principles, Council is afforded statutory protection from liability under Section 733 of the Local Government Act 1993. For the purposes of this study, The Manual's principles have indeed been followed.

As outlined in The Manual, the Floodplain Risk Management process (refer Figure 1 below) comprises four key stages. This flood study represents the second stage of this overarching process.

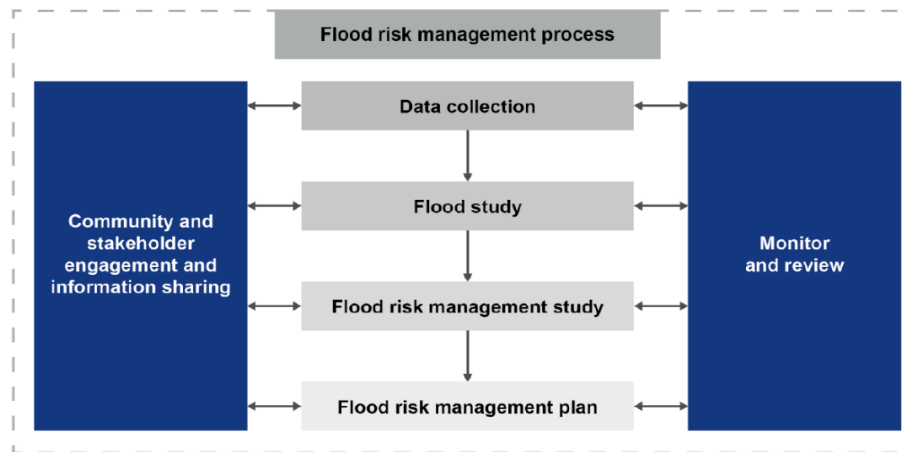


Figure 1 - Floodplain Risk Management Process in NSW.

Descriptions of each stage are provided below:

- Data collection – gathering of the necessary information to support the study being undertaken. A means to prepare well-informed studies that can facilitate informed decisions.
- Flood study – aims to define flood behaviour in sufficient detail to support the understanding and management of flood risk. This is primarily achieved through flood modelling.
- Flood risk management study – provides the basis for examining and recommending management measures. Options are assessed against a range of performance criteria related to their effectiveness, efficiency, practicality, feasibility, and community and environmental impacts.
- Flood risk management plan – builds on the recommendations of the flood risk management study by outlining how council will effectively manage flood risk in the study area into the future for the benefit of the community. Study and plans are often completed as a single project.

Existing flood studies become increasingly outdated with time, and thus, should be reviewed on a periodic basis. The original Tuggerah Lakes Flood Study was developed in 1994 by Lawson & Treloar, which was followed by the Tuggerah Lakes Floodplain Risk Management Study and Plan (WMA Water, 2014).

Given the age of the original flood study, a review and update is warranted. This is supported by several factors including updates in industry guidelines, access to improved flood modelling technologies, the availability of an additional 30 years of monitoring data, the occurrence of several new historical flood events, the implementation of interim Tuggerah Lakes entrance management procedures (MHL, 2022), and changes in the floodplain over time due to development. Updating the study will support more informed land use planning decisions. It is important to note that this flood study review provides an updated assessment of flooding in the Tuggerah Lakes region, with a specific focus on inundation originating from the Tuggerah Lakes themselves.

Two-thirds of the funding for the project has been provided by the NSW Government under the Floodplain Management Program (FMP), with the remaining third funded by Council.

Report

The Tuggerah Lakes Flood Study Review is a technical assessment that defines flood behaviour across the Tuggerah Lakes catchment.

The report is comprised of the following key stages:

- Data Compilation and review- collation and assessment of previous studies, topographic data, pipe network data, rainfall data etc.
- Community consultation- a newsletter and questionnaire were distributed to residents and property owners within the existing 1% AEP (1 in 100 year) flood extent. The community's flood experience informed the calibration of the flood model.
- Model development- a hydrologic and hydraulic flood model was developed that simulates flooding for a range of historical and hypothetical design rainfall events. These design events range from frequent events like a 1 in 5 year event, all the way to rare events such as a 1 in 100 year flood and Probable Maximum Flood (PMF).
- Floodplain Management Considerations- Following model validation, broader floodplain management considerations such as defining the Flood Planning Area (FPA), emergency management, road closures, and vulnerable and critical infrastructure were all assessed. A climate change assessment was also conducted, which has not previously been considered for Tuggerah Lakes.

Design rainfall events are of particular importance for flood planning purposes, as they allow Council to make more informed and systematic assessments in terms of levels of flood risk. Specifically, the 1% AEP, in conjunction with a specified freeboard, is used to set minimum floor levels for future developments. The 1% AEP derived from the present study was 2.24m AHD, which represents a marginal increase from the original flood study in 1994 (which produced a level of 2.23m AHD).

The draft report is included in (Attachment 1).

Stakeholder Engagement

Initial community consultation was undertaken in the form of a newsletter and questionnaire that was delivered to all residents and property owners within the existing 1 in 100 year flood extent. The newsletter introduced the study and its primary objective to define the nature of flooding providing an improved understanding of flood behaviour and associated flood risk. The newsletter encouraged recipients to participate in a survey aimed at capturing their personal experiences with flooding.

Online engagement was undertaken on Your Voice Our Coast between 18 November 2022 and 16 December 2022 to ensure that the broader community were able to provide comments on the project. This engagement was supplemented with social media posts.

The outcomes of this initial community consultation are summarised in (Attachment 1).

Following Council approval to go to public exhibition, a secondary round of consultation will take place where feedback on the draft report will be sought from the community. The community will have the opportunity to make an online submission and discuss the project in person at one of two drop-in information sessions that will be held.

The Department of Climate Change, Energy, Environment and Water (DCCEEW) have been regularly consulted during the course of the study, providing technical advice where necessary. The NSW SES have also been consulted throughout to ensure the study outputs meet their emergency management needs.

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.

The recommendation in this report is to place the draft Flood Study Review on public exhibition will not incur additional costs to Council. Subsequent stages of the Floodplain Risk Management process, such as completing a Floodplain Risk Management Study and Plan, are not currently funded. Progression will be subject to successful grant applications or prioritisation within Council's floodplain management program in the future, which would be two-thirds funded by DCCEEW if successful.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

It is proposed to mitigate the risks to Council on the development and adoption of this flood study through public exhibition and community engagement to ensure that Council are acting transparently and meeting community values.


While this study is an important foundation for managing flood risk, it does not achieve this through detailed mitigation options. Such options would be proposed in a subsequent Floodplain Risk Management Study and Plan as outlined in (Figure 1). Community expectations regarding the progression to the next stage should be managed as no funding has been allocated for this. In the meantime, Council do have an existing Tuggerah Lakes Floodplain Risk Management Study and Plan (WMA Water, 2014) that is still valid despite the outcomes of this flood study review.

Opportunities for grant funding, such as the NSW Government's Floodplain Management Program, may reduce Council's financial burden for future works.

Critical Dates or Timeframes

If the Committee resolves to support the recommendations in this report, the draft Tuggerah Lakes Flood Study Review will be publicly exhibited for a period of four weeks.

Attachments

1	Tuggerah Lakes Flood Study Review - DRAFT  (Reduced Size)	Provided Under Separate Cover	D16877129
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Item No: 1.6
Title: Review of Heritage Conservation Development Controls in Central Coast Development Control Plan 2022 - For Public Exhibition
Department: Environment and Planning

5 August 2025 Environment and Planning Committee

Reference: F2023/01817 - D16803557
Author: Peta James, Senior Strategic Planner Strategic Planning Projects
Deanne Frankel, Section Manager Strategic Planning Projects
Manager: Scott Duncan, Section Manager Local Planning and Policy
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee:

- 1 Resolves to place the draft Chapters 3.6 Heritage Conservation, 4.5 Wyong Town Centre and 5.4 Kincumber Avoca Drive, Manassah Frost House, of Central Coast Development Control Plan 2022 as per Attachments 1-6 on public exhibition for a minimum of 28 days.**
- 2 Considers a further report on the outcome of public exhibition.**

Report purpose

To seek a resolution for the draft Chapters 3.6 Heritage Conservation, 4.5 Wyong Town Centre and 5.4 Kincumber Avoca Drive, Manassah Frost House, of Central Coast Development Control Plan 2022 (CCDCP 2022) to be placed on public exhibition for a minimum of 28 days.

Executive Summary

The 'Central Coast Heritage Gap Analysis and Action Plan' was endorsed by Council in April 2022. The plan included a high priority action to prepare a revised Heritage Chapter for the CCDCP 2022 which included planning controls that addressed current heritage best practice and methodology.

In response to this action draft Chapter 3.6 Heritage Conservation has been prepared which aims to:

- Provide more certainty around legislation and clearer direction for developers, owners, and DA assessors.
- Assist with streamlining the assessment process.
- Update the controls to meet current legislation requirements.
- Ensure the controls meet current best practice guidelines and reflect a contemporary approach to heritage conservation.
- Introduce a performance-based approach to development control which focuses on achieving desired outcomes rather than dictating specific methods and standards. This aims to result in better planning outcomes, less restrictive controls, and less risk to Council.

Minor amendments were also required to Chapter 4.5 Wyong Town Centre and Chapter 5.4 Kincumber, Avoca Drive, Manassah Frost House to ensure consistency with the new heritage conservation chapter.

This report seeks a resolution to proceed to public exhibition for a minimum of 28 days.

Background

The Central Coast contains a rich and diverse range of First Nations and historic heritage sites, artifacts, buildings, and landscapes which illustrates the Coast's history and characterise many of its villages and neighbourhoods. It is important that the heritage of the Central Coast is recognised, celebrated, and conserved to allow present and future generations to appreciate the rich historic environment.

Following the amalgamation of the former Gosford City Council and Wyong Shire Council on 12 May 2016 to form the Central Coast Council, the two Council's Development Control Plans were consolidated. This resulted in the inclusion of Chapter 3.6 Heritage Conservation in the Central Coast Development Control Plan 2022. The process did not undertake any broad review of the planning controls.

The 'Central Coast Heritage Gap Analysis and Action Plan', endorsed by Council in April 2022, included a recommendation to prepare a revised Heritage Chapter for the CCDCP 2022 which included planning controls which addressed current heritage best practice and methodology. This was identified as a high priority action.

Report

In response to the action in the 'Central Coast Heritage Gap Analysis and Action Plan', Council engaged Extent Heritage in consultation with Lisa Trueman Heritage to assist Council with the preparation of the new heritage conservation development controls.

Background research prior to preparation of the draft controls included:

- Review of Council's current heritage controls against recent legislation amendments and best practice heritage conservation,
- A review of best practice heritage development controls from similar NSW Councils,
- Review of recent NSW Land and Environment court cases involving heritage items to gain a better understanding of how matters relating to heritage were assessed by the Court and how Council's existing controls could be improved to reduce risk to Council and improve heritage outcomes,
- Consultation with relevant Council staff.

Using the information gathered as part of the background research, preliminary draft controls were prepared and circulated for internal review. These were then amended in response to comments from internal staff.

The aim of the new heritage conservation development control chapter is to;

- Provide more certainty around legislation and clearer direction for developers, owners, and DA assessors,
- Assist with streamlining the assessment process,
- Update the controls to meet current legislation requirements,
- Ensure the controls meet current best practice guidelines and reflect a contemporary approach to heritage conservation,
- Introduce a performance-based approach to development control which focuses on achieving desired outcomes rather than dictating specific methods and standards. This aims to result in better planning outcomes, less restrictive controls, and less risk to Council.

Whilst Chapter 3.6 Heritage Conservation contains development controls that apply LGA wide, some chapters in the CCDCP2022 also contain more site-specific controls relating to heritage conservation. These Chapters were also reviewed as part of this process for consistency with the revised controls in draft Chapter 3.6 Heritage Conservation. A number of minor amendments mainly relating to referencing, legislation changes, and best practice were identified in the following chapters:

- Chapter 4.5 Wyong Town Centre
- Chapter 5.4 Kincumber, Avoca Drive, Manassah Frost House

1.6 Review of Heritage Conservation Development Controls in Central Coast Development Control Plan 2022 - For Public Exhibition (cont'd)

These Chapters have been amended and will also be exhibited as part of this process. Proposed changes can be identified in the "track changes" versions of each Chapter see (Attachments 4-6).

Clause 13 of the *Environmental Planning and Assessment Regulations 2021* requires that Council place draft amendments to development control plans on public exhibition to allow stakeholders and community the opportunity to review and provide feedback. It is proposed that the amendments be exhibited for a minimum of 28 days.

Stakeholder Engagement

Nil.

Financial Considerations

Financial Year (FY) Implications.

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

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

The FY adopted budget includes funding for this proposal.

Any remaining budget from the 2024-2025 budget will need to be carried over to the 2025-2026 budget to allow finalisation of the project.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management







Council is required to review its development controls periodically to ensure that they reflect current legislation and best practice development management. The review of the heritage conservation controls will ensure they reflect current heritage conservation management and remain consistent with recent outcomes in the Land and Environment Court which will result in reduced risk to Council.

By undertaking public exhibition, it allows for community members and stakeholders to review the draft Heritage Conservation Development Controls, providing the opportunity for identification of any further risks, issues, or gaps in the controls, further reducing risk to Council in the short and long term.

Critical Dates or Timeframes

Nil.

Attachments

1	Draft Chapter 3.6 Heritage Conservation For  Exhibition	Provided Under Separate Cover	D16801709
2	Draft Chapter 4.5 Wyong Town Centre For Exhibition 	Provided Under Separate Cover	D16801750
3	Draft Chapter 5.4 Kincumber Avoca Drive  (Manassah Frost House)	Provided Under Separate Cover	D16803173
4	Draft Chapter 3.6 Heritage Conservation Track  Changes - For Exhibition	Provided Under Separate Cover	D16801470
5	Draft Chapter 4.5 Wyong Town Centre Track  Changes - For Exhibition	Provided Under Separate Cover	D16800753
6	Draft Chapter 5.4 Kincumber Avoca Drive  (Manassah Frost House) Track Changes - For Exhibition	Provided Under Separate Cover	D16800726

Item No: 1.7
Title: Review of Open Pile Burning Policy
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2010/00542 - D16666618
Author: Jake Curley, Acting Section Manager Development Control and Environmental Protection
Manager: Shann Mitchell, Unit Manager Environmental Compliance Services
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee endorses public exhibition of the Draft Open Pile Burning Policy (Attachment 1) for a period of no less than 28 days.

Report purpose

To provide of an overview of the review of the Open Pile Burning Policy (the Policy) and to seek approval to proceed to public exhibition.

Executive Summary

This Report contains the review of Council's Open Pile Burning Policy (OPB Policy) which has been reviewed with minor changes to wording and updates to changes in legislation and guidelines.

Background

The former Policy was adopted in 2019 and a modification was adopted in 2020 and has been in use by the community effectively to carry out pile burns in a number of locations across the Central Coast.

Report

Open Pile Burning in the Central Coast Local Government Area (LGA) is prohibited except in accordance with an approval under clause 18(1), and Schedule 1, Part 2 of the *Protection of the Environment Operations (Clean Air) Regulation 2022*. The OPB Policy is the mechanism used for the residents to obtain a "Deemed approval" if they satisfy all the conditions specified in Chapter 4.

The policy outlines the Council's legislative obligations by ensuring that open pile burning activities are carried out in accordance with relevant state laws, particularly the NSW *Protection of the Environment Operations (Clean Air) Regulation 2022*, as well as other environmental and public health legislation. It also aligns with Council's internal governance and risk management frameworks. This approach enables the Council to meet its statutory responsibilities for maintaining air quality, managing fire safety, and protecting the environment when authorising and overseeing open burning practices.

As part of the review process Council staff carried out an assessment of complaints relating to open pile burning. Council received 825 Customer requests in relation to burning activities during the four years from 2019 to 2023. Of those requests 65 of those related specifically to Open Pile Burning. The majority of complaints are from Jiliby and Kulnura. The complaints relate to the type of materials being burnt and the size of piles under burn. These complaints were actioned by Council staff in accordance with Council's Regulatory Policy and there are existing conditions which address these issues.

Following the review of customer complaints, the conditions of deemed approval were also reviewed to determine if there was a need to further clarify some of the requirements. Some minor adjustments were made to the wording and there was the addition of extra conditions to align with NSW RFS Open Pile Burning Policy.

The Open Pile burning policy has been reviewed with minor changes to wording and updates to changes in legislation and guidelines. The policy has been reviewed in-line with the new Governance Policy Framework, to comply with all legislation, guidelines and codes of practice and are consistent with all council policies, strategies, the Community Strategic Plan 2018-2028, and Councils EMS and WHS Systems.

Stakeholder Engagement

Stakeholder engagement for the development of the Open Pile Burning Policy has focused on internal consultation, given that the policy is based on established environmental and public health regulations, including the *NSW Protection of the Environment Operations (Clean Air) Regulation 2022*. Key internal stakeholders were engaged to ensure the policy aligns with Council's governance and operational frameworks. These stakeholders included representatives from Governance, Work Health and Safety (WHS), Environmental Compliance Services, and Development Assessment. Their input has helped shape a policy that is both operationally practical and compliant with legislative requirements.

External consultation was undertaken with Rural Fire Service Central Coast District. As part of this consultation feedback was provided by RFS and incorporated into the revision. This included aligning some conditions to be the same as included in the RFS Open Pile Burning Policy.

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

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

It is important to recognise that simply adopting a policy will not ensure Council achieves its objectives. The Policy must be integrated into the organisation and decision-making processes to ensure the principles outlined within the policy are adhered to.

Risks associated with the policy include:

1. Changes in legislation.
2. Changes in Council policies, processes or activities.
3. Non-compliance with policy.

These risks will be managed by the EMS non-conformance and change management processes, Council's Policy Documents Framework, and Council's Code of Conduct.

Critical Dates or Timeframes

Nil.

Attachments

- 1  Draft Open Pile Burn Policy 2025 Provided Under Separate Cover D16957386

Item No: 1.8
Title: Revocation of Operation of Temporary Food Premises Policy
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2009/00055 - D16972041
Author: Leah Hitchenson, Section Manager Environmental Health and Systems
Manager: Shann Mitchell, Unit Manager Environmental Compliance Services
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee recommends that Council revokes the Temporary Food Premises Policy.

Report purpose

The purpose of this report is to seek endorsement from the Environment and Planning Committee to revoke the Operation of the Temporary Food Premises Policy which is no longer aligned with current health and safety standards and regulatory requirements and is no longer relevant to Central Coast Council.

Executive Summary

The Temporary Food Premises Policy ('Policy') is a former Wyong Council Policy and is no longer relevant to Central Coast Council. The Policy is outdated and refers to repealed legislation and guidelines. Council's current procedures, website, and business information package clearly outlines all requirements for operating a temporary food premises and is consistent with NSW Food Authority Guidelines and as such, the policy is no longer required to support the activity.

Background

The Temporary Food Premises Policy, originally adopted by Wyong Shire Council in 2014, was developed to provide local guidance for the operation of temporary food establishments, as there was no NSW wide guidance for this activity. In 2015 The NSW Food Regulation was repealed and replaced with the Food Regulation 2015 and NSW Food Authority Guidelines which set out the operation of temporary food premises as an NSW wide process to ensure consistency across all Local Government Areas.

Report

The Temporary Food Premises Policy, originally adopted by Wyong Shire Council in 2014, was developed to provide local guidance for the operation of temporary food establishments. A review of existing policies has been completed, and the Temporary Food Premises Policy is now considered redundant as it is replaced by NSW legislation and Guidelines which Council has incorporated into its procedures.

Temporary food businesses are currently regulated under the NSW Food Act 2003, the Food Regulation 2015, and the NSW Food Authority's Guidelines for Food Businesses at Temporary Events. These frameworks clearly outline the requirements for food safety, notification, and operational standards at temporary events.

Council's existing procedures, website, and business information packages already reflect these requirements, ensuring consistency with state legislation. As such a policy is considered unnecessary and it is recommended to revoke the existing policy.

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.

This proposal has cost and revenue financial implications for the current FY and outer years in the LTFP

The revocation of this Policy will have no financial implications for Council and/or mobile food vendors. Approvals and fees will continue to be charged in accordance with the Food Act 2003.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management


Description of risk: Non-compliance with outdated health and safety regulations could result in public health risks and legal consequences.

Mitigation strategies: The updated guidelines, food standards code and legislation provide support to food vendors to ensure compliance and Council Environmental Health Officers educate food vendors on the requirements.

Critical Dates or Timeframes

Nil.

Attachments

- | | | | |
|----------|---|----------------------------------|-----------|
| 1 | Operation of Temporary Food Premises
 Policy WSC 2014 | Provided Under Separate
Cover | D16966610 |
|----------|---|----------------------------------|-----------|

Item No: 1.9
Title: Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarra
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: RZ/1/2023 - D16970590
Author: Rianan Rush, Senior Strategic Planner Local Planning and Policy
Manager: Scott Duncan, Unit Manager Strategic Planning
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee

- 1 Endorses finalisation of the Planning Proposal for 243 Green Park Parade, Woongarra (RZ/1/2023).***
- 2 Requests the Chief Executive Officer to exercise the delegation issued by the Department of Planning, Housing, and Infrastructure for RZ/1/2023 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 1275060, 243 Green Park Parade, Woongarra following public exhibition, and to seek approval to finalise the Planning Proposal via an amendment to the Central Coast Local Environmental Plan 2022 (CCLEP 2022).

Executive Summary

The Planning Proposal seeks to rezone the E1 Local Centre and MU1 Mixed Use zones to R1 General Residential under the Central Coast Local Environmental Plan 2022.

1.9 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarra (cont'd)

The site is currently mapped as having a maximum building height of 12-18m pursuant to Clause 4.3 of the CCLEP 2022. There are no changes proposed to the existing building height as mapped as part of the planning proposal.

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

- The Planning Proposal will provide additional housing in an established residential area in response to the changed direction of the Warnervale Town Centre.
- The proposal intends to enable development of 243 Green Park Parade, Woongarra for medium density residential purposes that supports a diverse housing mix and is consistent with the emerging residential development in the local centre.

A report was considered by the Local Planning Panel (LPP) on 6 June 2024 in relation to the proposal, the LPP supported the recommendation to proceed to public exhibition.

Background

The site is located north of Sparks Road, within the Warnervale Town Centre, which is an emerging residential area. The site is known as Stage 10 within the overall masterplanning for Warnervale (see Figure 1).

The subject land is vacant and heavily vegetated; however, the site is Biodiversity Certified with the Minister for the Environment conferring Biodiversity Certification on the Warnervale Town Centre on 30 January 2014. The certification remains in force for a period of 25 years.

The following development approvals have been issued over the site:

Hilltop Park & Masterplan - (DA/919/2018)

Approval was issued on 20 December 2021 for 91 residential lots, one residential super lot and three residue lots which includes a lot be dedicated to Council for the purposes of a reserve (public open space). The irregular shaped allotment was created under the original staged masterplan removing the public lands associated with Hilltop Park.

Stages 6-7

Stages 6-7 are benefitted by an existing development consent for a residential subdivision land release. Construction for Stages 6 – 7 has commenced (see Figure 1).

Stage 9 (DA/3910/2022)

Stage 9 relates to land south of the subject site and proposes a residential subdivision to create 88 lots and local road connection to earlier stages. Council approved the development application for Stage 9 in 2024 (see Figure 1).

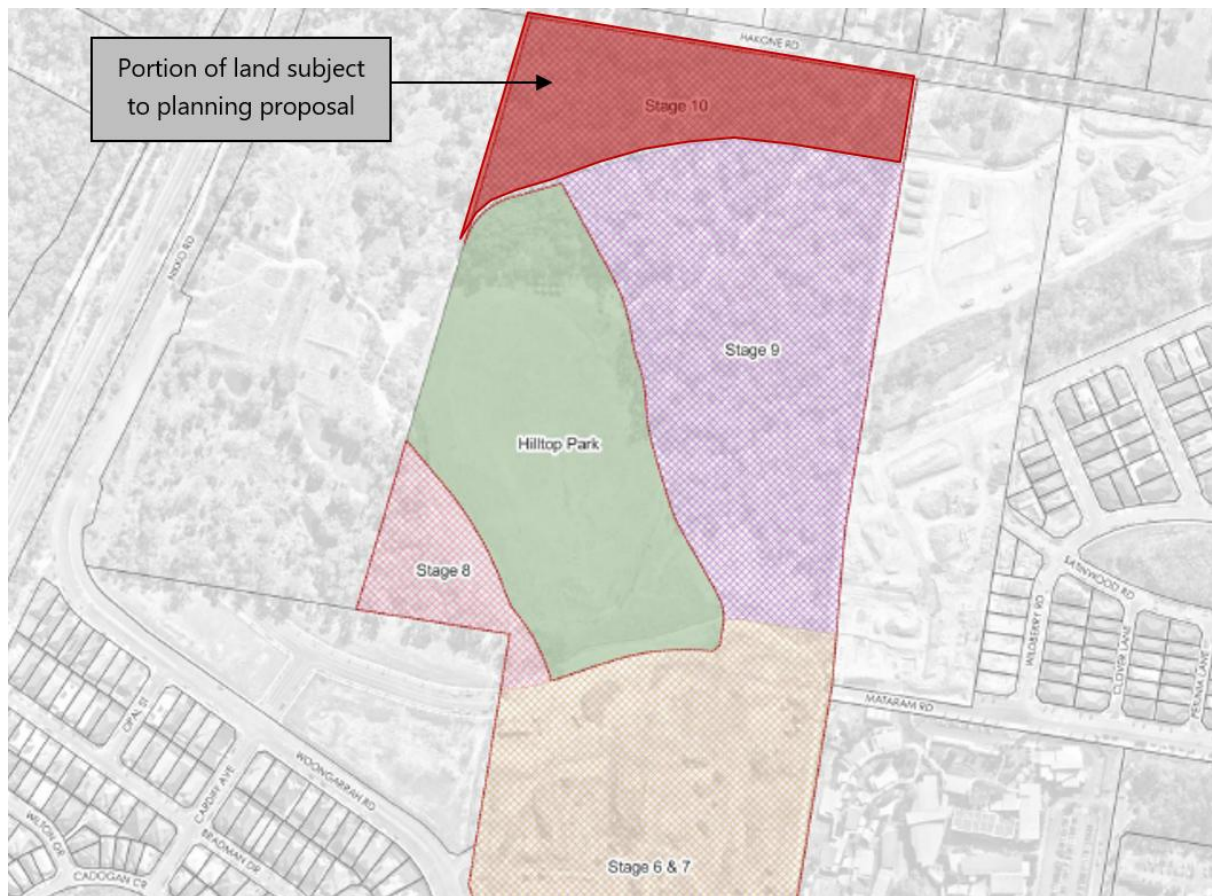


Figure 1: Stage 10 (subject to rezoning) and relationship to Warnervale Masterplan Stages.

Report

The Planning Proposal seeks to rezone land currently zoned E1 Local Centre and MU1 Mixed Use zones to R1 General Residential under the CCLEP.

The intended outcomes of the proposal are:

- To enable development of 243 Green Park Parade, Woongarrah for medium density residential purposes that supports a diverse housing mix and is consistent with the emerging residential development in the local centre; and
- To enable development of land adjacent to the local park in an orderly manner.

The Proposal will amend CCLEP 2022 mapping to replace the MU1 and E1 zoned land with R1 General Residential land. The proposal does not propose any changes to the land uses in the R1 General Residential zone.

The Proposal as lodged included a concept subdivision plan, however Council sought the removal of this concept plan as it proposed a design that was both inconsistent with the Development Control Plan town centre layout and the proposed low density residential development was inconsistent with the objectives of the zone and the strategic direction for this portion of land.

The proposal has been amended in Council's pre-gateway assessment to ensure the outcomes for this land reflect the amended strategic vision for the Warnervale centre following a decision by the NSW State Government not to proceed with the proposed North Warnervale Train Station and the vision set out in the Central Coast Regional Plan 2041.

In line with this, Council has amended the draft Greater Warnervale Structure Plan to support two local centres, one in the Warnervale Town Centre (which will now become a local centre) and the local centre adjacent to the existing Warnervale South railway station (at Warnervale Village).

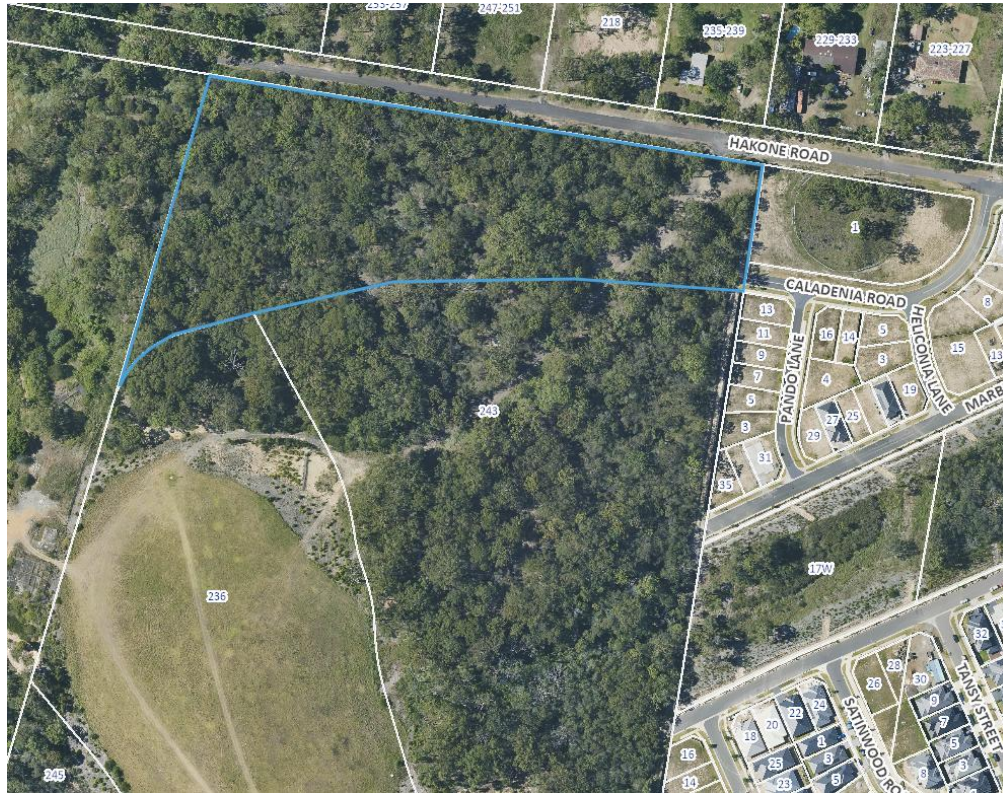


Figure 2: Site Aerial.

The Planning Proposal has strategic merit for the following reasons:

- The proposal will enable housing to be provided in an established local centre and consistent with the emerging residential land in earlier stages of the subject development.
- The proposal is consistent with the amended draft Greater Warnervale Structure Plan priorities for two local centres in Warnervale. The proposal will promote medium and high-density outcomes in the local centre, aligned with the existing employment lands and public recreation areas.
- The Warnervale Town Centre (WTC) is identified in the Central Coast Regional Plan 2041 as a local centre within the Central Lakes district. While the subject land is identified in the CCRP 2041 for commercial, this is in transition to the residential lands and was based on the former plans which included the Warnervale North train station. Given the smaller scale of the local centre now proposed, the proposal to rezone commercial land to residential is appropriate for a smaller Warnervale centre.

1.9 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarrah (cont'd)

- The Proposal is consistent with the strategic objectives and actions outlined in the Central Coast Council Local Strategic Planning Statement (LSPS). The LSPS provides overall goals for Central Coast's growth centres that aligns development with infrastructure capacity, encourages growth in existing centres; and renews centres as places for people. The proposal is consistent with these objectives and strengthens the WTC's function as an emerging centre to service a growing population.
- All site management issues with traffic, contamination, loss of commercial land, connection to services and vegetation removal can be adequately managed based on the information provided in supporting studies.

Stakeholder Engagement

Public Submissions

One submission was received during public exhibition, seeking to include the adjoining land to the east into the planning proposal, and to rezone the adjoining land to the same R1 General Residential zone.

The adjoining site did not form part of the original Warnervale Town Centre bio-certification due to the presence of a Critically Endangered Orchid. A 30-metre buffer was established on the site and excluded from the Biodiversity Certification Application. A Planning Proposal with further ecological studies would need to be prepared to address ecological requirements under the *Biodiversity Conservation Act 2016* and the *Environmental Planning and Assessment Act 1979* for the adjoining site.

Agency Comments:

Rural Fire Service

There is no objection to the proposal subject to any future development application being supported by a bushfire hazard assessment demonstrating compliance with Planning for Bush Fire Protection 2019. The following comments were provided by the Rural Fire Service:

The Rural Fire Service has reviewed the addendum to the bush fire report prepared by Bushfire Environmental Management Consultancy (dated: 24 March 2025, ref: 3433) to verify compliance of the proposed subdivision with Chapter 5 of Planning for Bush Fire Protection (PBP) 2019. The following comments must be considered for bush fire protection.

- The provision of a perimeter road along the western hazard is supported. The concept plan for the proposed subdivision must be updated accordingly. In the absence of a perimeter road, the proposed lots along the western boundary of the site are located within potential flame contact and therefore, are non-compliant with Table 5.3a of PBP 2019.

1.9 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarra (cont'd)

- It is acknowledged that the hazard within the R1 zoned land to the south has been removed and can be considered managed land. The hazard retained within the RE1 zoned land to the southwest must be subject to a Plan of Management to be managed to the standards of an asset protection zone (APZ) for the life of the development.
- Effective slope of 5.7° down slope has been identified beneath the hazard to the west, resulting in the requirement for an APZ marginally greater than the recommended 29 metres (29.2 metres based on radiant heat modelling) to achieve BAL 29.

Internal Comments:

Environmental Health

The proponent has satisfied the requirements under Chapter 4.6 of SEPP 21 and the Managing Land Contamination Guidelines by considering any potential contaminating activities and assessments that may impact upon this proposal.

The site audit statement and site audit report for the adjoining property identifies that the closed landfill has been successfully remediated and that there are no offsite impacts. A recent Subsurface Landfill Gas assessment undertaken by Tetra Tech Coffey also confirms that there is no migration of Gas to this proposal.

Acid sulfate soils are not a concern for this proposal as Central Coast Council's Acid Sulfate Soil Risk Planning Maps do not indicate any category class for this site. Based on the surrounding residential areas already established within this precinct, acoustic concerns can be addressed at the residential subdivisions stage.

Water and Sewer

For water supply, the proposed re-zoning will be relied on the water main extension from previous stage (Stage 9) development.

For sewer servicing, the Council adopted sewer servicing strategy will require the lead developer to design and construct a Council sewer pump station and associated sewer rising main located at the north-west corner of property 262 Hakone Rd, Woongarra. It will be the applicant/proponent's responsibility to obtain property owner's consent to access and carry out relevant works.

1.9 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarra (cont'd)

Alternatively, there is a proposed Council pump station which is proposed to be located at the north-west corner of the subject property site. State government funding is currently available for the design and construction of this particular pump station. Subject to landowner's consent, W&S Asset Delivery team can commence the project. Please note that the project will need to be completed within a certain timeframe to satisfy the funding requirement. Otherwise, the proponent/applicant will be responsible for the design and construct of a Council sewer pump station.

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

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

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 zoning is consistent with the changed direction for the Warnervale Town Centre in the Central Coast Regional Plan 2041.
 - The zoning of the land will contribute to the provision of housing in an established residential area.
 - The site is able to be serviced with water, 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 residential purposes consistent with strategic objectives for the area and may add to the housing challenges for the Central Coast.

Attachments

Nil.

Item No: 1.10
Title: Local Planning Panel - Development Application Submissions Policy For Adoption
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2010/00542 - D16882018
Author: Andrew Roach, Unit Manager Development Assessment
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee recommends that Council:

- 1 Notes the outcomes of the formal consultation process for the draft Development Application Submissions Policy, notes the submissions received, and matters raised therein.***
- 2 Adopts the draft Development Application Submissions Policy, included as Attachment 1.***
- 3 Requests that the Chief Executive Officer provide the adopted Development Application Submissions Policy to the Secretary of the Department of Planning Housing & Infrastructure for approval, as is required by the Ministerial Directions titled 'Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents' (dated 6 May 2024).***
- 4 Provides written correspondence to all those that made a submission to the draft Policy, noting the outcome of the consultation process and the adoption of the Policy.***

Report purpose

Following the conclusion of the public consultation process, to present the Development Application Submissions Policy to the Environment & Planning Committee for consideration and adoption.

Executive Summary

At the Ordinary Meeting of Council on 25 March 2025, Council endorsed the draft Development Application Submissions Policy for community consultation. A 28-day formal consultation process has now been undertaken, concluding on 2 June 2025. This report presents the outcomes of that consultation process and presents the Policy for consideration and adoption.

The Development Application Submissions Policy has the effect of increasing the number of unique submissions by way of objection required to trigger a Development Application being referred to the Central Coast Local Planning Panel for determination. The current submissions threshold is 10 unique submissions, the draft Policy aims to raise that to 20 unique submissions.

Background

The Central Coast Local Planning Panel (LPP) was constituted via resolution at the Ordinary Meeting of Council on 11 May 2020, following amendments to the *Environmental Planning & Assessment Regulation 2021* that required such a Panel to be formed. The Panel consider a range of Development Applications, and provide advice on other planning matters, such as Planning Proposals.

One of the criteria for referral of Development Applications to the Central Coast Local Planning Panel is 'contentious development' which includes Development Applications subject to a pre-determined number of unique submissions by way of objection. The current threshold is 10 submissions, as set out in Ministerial Directions. The Ministerial Directions allow the Council to adopt a different submissions trigger, by adopting a 'Development Application Submissions Policy'.

At the Ordinary Meeting of Council on 26 November 2024 Council resolved:

- 488/24 *That Council adopts a Submissions Policy of 20 unique submissions as the trigger for referral of Development Applications to the Local Planning Panel.*
- 489/24 *That this policy be submitted to the Department of Planning for approval.*

At the Ordinary Meeting of Council on 25 March 2025 Council resolved:

- 637/25
- 1. *Endorses the draft Development Application Submissions Policy to be placed on public exhibition for a period of 28 days.*

1.10 Local Planning Panel - Development Application Submissions Policy For Adoption (cont'd)

2. *Requests that the CEO, following public exhibition and consultation with the Secretary of the Department, report back to Council the outcomes of the exhibition and consultation process, and present the final version of the Policy for adoption.*
3. *Requests that the CEO, following adoption by Council, provide the Development Application Submissions Policy to the Secretary of the Department of Planning Housing & Infrastructure for approval.*

Report

The criteria for Development Applications to be referred to the Central Coast Local Planning Panel are set out in Ministerial Directions titled 'Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents' (dated 6 May 2024). One of the criteria for referral is 'contentious development' which includes Development Applications subject to a pre-determined number of unique written submissions by way of objection.

The Ministerial Directions set a threshold of 10 unique submissions by way of objection in order to trigger the referral of a Development Application to the Central Coast Local Planning Panel. However, Part 2(a) of Schedule 2 the Ministerial Directions also set out that Council may endorse a 'Development Application Submissions Policy' to provide an alternate number of unique submissions that must be received during the notification period to trigger determination of a Development Application by the Local Planning Panel. In accordance with the Ministerial Directions, any such Policy, once adopted by Council, must be approved by the Secretary of the Department of Planning, Housing and Infrastructure.

The draft 'Development Application Submissions Policy' (Attachment 1) has the effect of increasing the number of unique submissions by way of objection to 20 submissions.

The draft Policy, once adopted, will not reduce the consideration of matters raised in community submission to Development Applications. In accordance with Section 4.15(1)(d) of the *Environmental Planning & Assessment Act 1979*, all submissions received to a development application during the notification process must be considered during the assessment of the application, regardless of the determination pathway.

Stakeholder Engagement

In accordance with the resolution of the Council (25 March 2025), a formal public notification period for the draft Local Planning Panel Submissions Policy was open for 28 days, concluding on Monday 2 June 2025.

Eight (8) submissions were received during the notification period. Six (6) of the submissions objected to the draft Policy approach of increasing the number of submissions required to trigger a Development Application to be determined by the Central Coast Local Planning Panel and raised various concerns. Two (2) submissions supported the approach in the draft Policy.

The primary matters raised in submissions objecting to the Policy were:

- The Central Coast should not depart from the Ministerial Directions (requiring 10 submissions for referral to LPP);
- The region is under a lot of development pressure;
- Central Coast communities often rely on community groups to review and comment on DA's, especially regarding neighbourhood character and liveability;
- It would be difficult to reach a threshold of 20 unique objections;
- It is undemocratic to require more than 20 objections;
- There are a large number of factors that influence development application processing times, including staffing resources, process clarity and coordination, technology and digital systems, poor application quality, requirements for better strategic planning and early engagement, the need to address 'zombie' DA's, and required review 'deemed refusal' appeals. A more holistic approach to streamlining DA assessment is required, not 'isolated tinkering';
- Central Coast Council will be the only Council increasing submissions;
- Local Planning Panel (LPP) was introduced to reduce corruption, so reducing access to the LPP is not a good look; and
- The proposed change prioritises administrative ease over public interest and should be rejected to preserve community engagement in planning decisions.

1.10 Local Planning Panel - Development Application Submissions Policy For Adoption (cont'd)

The primary matters raised in submissions in support of the Policy are:

- The current trigger of 10 submission is too low.
- It has become easier to lodge a submission (email, DA tracker) and even straightforward DA's can be referred to the LPP, adding time and cost to the applicant. LPP causes delays.

A summary of the submissions, including matters raised and comment by Council officers, is included as (Attachment 2). All submissions are included in full as a confidential Attachment 3 for the information of Councillors.

Please note that no substantive changes are proposed to the draft Policy as exhibited as a result of the submissions received.

In addition to the community consultation process, the draft Policy, as endorsed by Council at its meeting on 25 March 2025, was provided to the NSW Department of Planning Housing & Infrastructure (the Department) for comment. No comments were received from the Department.

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.

The operation of the Local Planning Panel is a legislatively required function of Council, and the Panel operations is included in the current budget and long term financial plan. Note that increasing the threshold of submissions required to trigger referral of Development Application is likely to result in slightly fewer Development Applications being referred to the Local Planning Panel. This may have a positive, albeit minor, financial impact, by slightly reducing the costs of operation the Panel, noting that Council is required to fund the operating costs of the Panel, including all meeting costs and Panel member sitting fees.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

1.10 Local Planning Panel - Development Application Submissions Policy For Adoption (cont'd)



Risk Management

There are minimal risks associated with the proposed Policy. The Policy does not propose any change to processes or procedures, other than altering the submission criteria for referral of Development Applications to the Central Coast Local Planning Panel. The impact will be to slightly reduce the number of applications that are referred to the Panel, and therefore slightly increase the number of applications determined by Council staff under delegation.

Critical Dates or Timeframes

Nil.

Attachments

1	Attachment 1 - Draft Development Assessment	Provided Under	D16954967
	Submissions Policy for Adoption v1.1	Separate Cover	
2	Attachment 2 - Summary of Submission - Local	Provided Under	D16954970
	Planning Panel Submissions Policy Report	Separate Cover	
3	Attachment 3 Submissions CONFIDENTIAL -	Provided Under	D16954973
		Separate Cover	

Item No: 1.11
Title: NSW Pattern Book and Associated Amendments
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2025/00483 - D16971682
Author: Andrew Roach, Unit Manager Development Assessment
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee notes the release of the NSW Housing Pattern Book and amendments to State Environmental Planning Policy (Exempt & Complying Development Codes) 2008

Report purpose

To advise the Committee of the recently released NSW 'Housing Pattern Book' by the NSW Department of Planning Housing & Infrastructure, and associated amendments to the State Environmental Planning Policy (Exempt and Complying Codes) 2008.

Executive Summary

On 16 July 2025 the NSW Department of Planning, Housing & Infrastructure launched the NSW Housing Pattern Book and made various amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP) in order to facilitate additional development types becoming 'Complying Development' where certain criteria are met. This report provides a summary for the Committee.

Background

On 16 July 2025, the NSW Department of Planning, Housing & Infrastructure (the Department) announced, via their website, various amendments to [State Environmental Planning Policy \(Exempt and Complying Development Codes\)](#) and notified, via the NSW legislation website the [Environmental Planning and Assessment Amendment \(Pattern Book Development\) Regulation 2025](#).

This Notification was accompanied by the publication of the '[NSW Housing Pattern Book](#)' and associated information on the Department website.

With the intent of increasing the delivery of new homes in NSW, the amendments, essentially, add a range of new development types that can be undertaken as Complying Development Certificate (CDC) across NSW in certain circumstances. This provides a potential CDC pathway for developments including dual occupancy, manor houses, and some forms of multi-dwelling (terrace) housing, provided that they are undertaken in accordance with the designs within the 'NSW Housing Pattern Book' and meet all of the other requirements from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and other Environmental Planning Instruments.

Key Aspects

The following key points are considered to be generally the most important for Council's consideration:

- The amendments introduce a new (and 16th) section (Section 3BA) under State Environmental Planning Policy (Exempt and Complying Development) 2008, titled the 'Pattern Book Development Code'.
- The 'NSW Housing Pattern Book' provides a set of standard designs for development such as secondary dwellings, dual occupancies, manor houses and multi-dwelling housing (terrace houses), intended to lower design costs and to assist with the speed at which certain development can be approved, if the defined set of standards are met. Applicants can purchase a plan set from a series of pre-prepared designs, for a nominal charge of \$1.
- The code applies only to residential land in zones R1 (General Residential), R2 (Low Density Residential); and R3 (Medium Density Residential) under the provisions of the Central Coast Local Environmental Plan 2022.
- Although the Code applies to the R1 (General Residential), R2 (Low Density Residential); and R3 (Medium Density Residential) Zones, in accordance with [CL 1.18\(b\) of the Codes SEPP](#), 'applicability' does not override 'permissibility' under current Environmental Planning Instruments. Note this includes Central Coast Local Environmental Plan 2022 and other State Environmental Planning Policies where relevant (for example, multi-dwelling housing developments are not a permitted land use within zone R2 – Low Density Residential under the Central Coast Local Environment Plan 2022, and as such, although the new provisions apply to R2 zoned land, this development type could not be undertaken in accordance with the provisions of the NSW Housing Pattern Book approach, because it is prohibited by another Environmental Planning Instrument).

- All existing exclusions for Complying Development under [Cl. 1.17A and 1.19 of the SEPP](#) remain in place (land excluded includes land in heritage conservation areas or draft heritage conservation areas, land that includes Acid Sulfate Soils of Class 1 or 2, land within environmentally sensitive land, a river front, or a buffer area, land in coastal hazard/erosion area, unsewered land, land that contains a heritage item, contaminated land, land within 100 metres of a coastal wetland, littoral rainforest, etc.).
- There are specific provisions within Section 3BA of the State Environmental Planning Policy (Exempt and Complying Development) 2008 which excludes application of the Code from land that is bushfire prone, on a flood control lot, a battle-axe lot, a lot subject to landslide risk, and other exclusions).
- A site may not be suitable (Part 3BA, Division 3, Section 3BA.8 – 3BA.12 of the Code) if a development requires associated works such as earthworks, retaining walls, drainage, protection of walls, protection of trees to facilitate the development and relevant standards cannot be met.
- If there are minimum lot size requirements for the land use if this is defined under an Environmental Planning Instrument then these apply (Note: this does not apply to lands previously identified under, SEPP Housing - Ch 6 Low and Mid Rise Housing).
- If all of the relevant provisions are met, and there are no exclusions applying to a particular parcel of land/development, then an applicant may elect to use a Complying Development Certificate pathway to obtain consent. This could involve the issuing of a CDC from either Council, or a Principal Certifying Authority (PCA). The *Environmental Planning & Assessment Regulations* have been amended to require approval of such CDC applications in 10 days or less (reduced from the previous 20 days for CDC applications).
- Where a parcel of land is excluded from a potential CDC process (perhaps due to one of the constraints mentioned above) then there is still the opportunity for an applicant to purchase a plan-set from the NSW Pattern Book and utilise those plans as part of the documentation for the preparation of a Development Application.

Impact for Council and Central Coast Development

As it is a Complying Development process, it is unclear as to the level of take-up that will occur by industry and whether this will have an impact on Council workload, and whether the amendments will result in the delivery of significant additional housing as Complying Development. The Code is effective from 30 July 2025.

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 the impact for this proposal.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

Presenting this update to the Committee does not present any additional risk.

Critical Dates or Timeframes

Nil.

Attachments

Nil.

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



5 August 2025 Environment and Planning Committee

Reference: F2025/00532 - D16965043
Author: Shann Mitchell, Unit Manager Environmental Compliance Services
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee recommends that Council

- 1 Endorses the 2025-26 Draft Central Coast Regulatory Priorities Statement. (Attachment 1).***
- 2 Notes that during the public exhibition period for the Central Coast Council Regulatory Priorities Statement feedback was invited from the community.***

Report purpose

To present the final draft of the Central Coast Regulatory Priorities Statement (draft Statement) to Council for adoption after the closure of the required public exhibition period.

Executive Summary

This report summarises the outcomes of the public exhibition period for the revised Central Coast Council Regulatory Priorities Statement, which was presented to the Council on 27 May 2025. The draft statement was placed on exhibition from 29 May 2025 to 26 June 2025. During this time, community feedback was invited and submissions were received. A final review of the draft Statement has been conducted to ensure editorial accuracy and compliance with the Council's current Policy Framework and document control conventions. No substantive changes have been made to the statement content.

Background

Council's Regulatory Policy (Policy No. CCC125) was formally adopted at the General Meeting on 26 March 2024. This Policy outlines how Council undertakes its regulatory functions and the key considerations used to determine an appropriate and proportionate response to offences. It provides a consistent governance framework for compliance and enforcement activities across the Central Coast Local Government Area.

A key action under the Regulatory Policy is the requirement for Council to publish a Regulatory Priorities Statement each financial year. This statement serves to inform the community of Council's regulatory focus areas and where an increased regulatory response may be applied.

The Draft 2025–26 Regulatory Priorities Statement was endorsed by the Executive Leadership Team on 8 April 2025 and presented at the Councillor Briefing Session on 14 April 2025. It was then considered by the Environment and Planning Committee on 6 May 2025, and the Council meeting on 27 May 2025 where motion 681/25 was carried:

681/25

That Council:

2. *Adopts the recommendations of the Environment and Planning Committee in resolutions as follows:*

g) EPC11/25, That Council endorses public exhibition of the Draft Central Coast Regulatory Priorities Statement (Attachment 1) for a period of not less than 28 days.

Report

The Draft Statement was subsequently placed on public exhibition from 29 May 2025 to 26 June 2025 to allow for community consultation and feedback. This marks the first Regulatory Priorities Statement developed under the new Policy framework.

The Draft Statement outlines two (2) categories of enforcement priorities: Enduring Priorities, which relate to ongoing compliance with legislation for public safety and will remain a consistent focus each year; and Yearly Priorities, which are targeted issues identified through customer requests, Councillor and Ministerial feedback, and staff observations during compliance activities. The Statement also details how escalated enforcement action will be taken in accordance with the Regulatory Policy for these priority areas.

The results of the public exhibition period have been considered in the finalisation of the draft statement; the summary of feedback includes the following:

- 810 Views of the draft Statement.
- 60 contributions were received.
- 48% had a positive sentiment for the statement and 12% had a negative sentiment about the Statement.
- The top themes included more action on illegal camping, support for homelessness and action on illegal land clearing.
- Priorities were rated Very Important by respondents as follows:
 - Illegal Waste dumping 76.6%.
 - Illegal Land clearing 61.67%.
 - Encroachments on public land 53.33%.
 - Illegal camping 48.33%.
 - Food Safety repeat offenders 41.67%.

In addition, some new themes were identified to be of concern, these will be considered in future year Statements, they include:

- Air/Wood Smoke Pollution.
- Compliance with Development consent conditions.
- Illegal Tree removal.

The negative sentiment in the feedback related to concerns relating to homelessness. It should be noted that the Priorities Statement does not support regulatory action for homelessness. Where homelessness is identified, individuals are referred to the support services available through Council's assertive outreach team. Enforcement action is not taken on people who are homeless.

As a result of the community support and feedback during the public exhibition of the draft statement there are no proposed changes to the draft Regulatory Priorities Statement 25/26.

Stakeholder Engagement

The 28-day public exhibition of the Statement on [Your Voice our Coast](#) resulted in the following key stats from our community:

- 810 YVOC website views.
- 60 online submissions.
- 66 downloads of the draft statement.
- 42 participants would like to stay updated on how Council delivers on these priorities.

Financial Considerations

Financial Year (FY) Implications.

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

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

The FY adopted budget includes the impact for this proposal.

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

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.


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	Provided Under Separate	D16752079
	2025 - 2026	Cover	

Item No: 1.13
Title: DA Statistics
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2025/00483 - D16941571
Author: Andrew Roach, Unit Manager Development Assessment
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

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

Report purpose

To present to the Environment & Planning Committee Development Application statistics for the 2024-25 financial year.

Executive Summary

The Development Application statistics for the 2024-25 financial year are provided below for the information of the Committee.

Report

The tables/figures and commentary on the following pages, represent a summary of the current Development Application assessment statistics (as at end of June 2025).

Development Application Lodgements & Determinations (2024-25)

Throughout the 2024-25 financial year there were 2,032 Development Applications lodged with Central Coast Council (including all Development Application types, including s. 4.55 applications for modification to consents). Central Coast Council continues to receive amongst the highest number of development applications of all Councils in NSW.

The volume of applications received is a very slight (2.8%) increase on the 1,976 Development Applications lodged during the previous (2023-24) financial year.

During 2024-25 a total of 2,162 Development Applications assessments were completed, with 1,964 Development Applications determined, and a further 198 Development Applications either withdrawn or determined to be invalid. Of the determined applications, 95.7% were determined by approval.

Determined Applications throughout 2024-25 have an estimated capital value of approximately \$683.2 million.

Measure	End June 2025
Total Outstanding DA's	722
DA's Over 12 Months Old	108
Value of DA's Determined (YTD)	\$683.2 million

Figure 1: Development Application Data Summary.

Number of Applications Under Assessment

The number of Development Applications under assessment, at the end of June 2025, stands at 722. This is a 21% reduction in the number of Development Applications 'in the system' from 918 in July 2024 and a significant reduction from a peak of 1,099 outstanding applications in September 2022. The trend of Development Applications under assessment for the 2024-25 year is included in Figure 2, below.

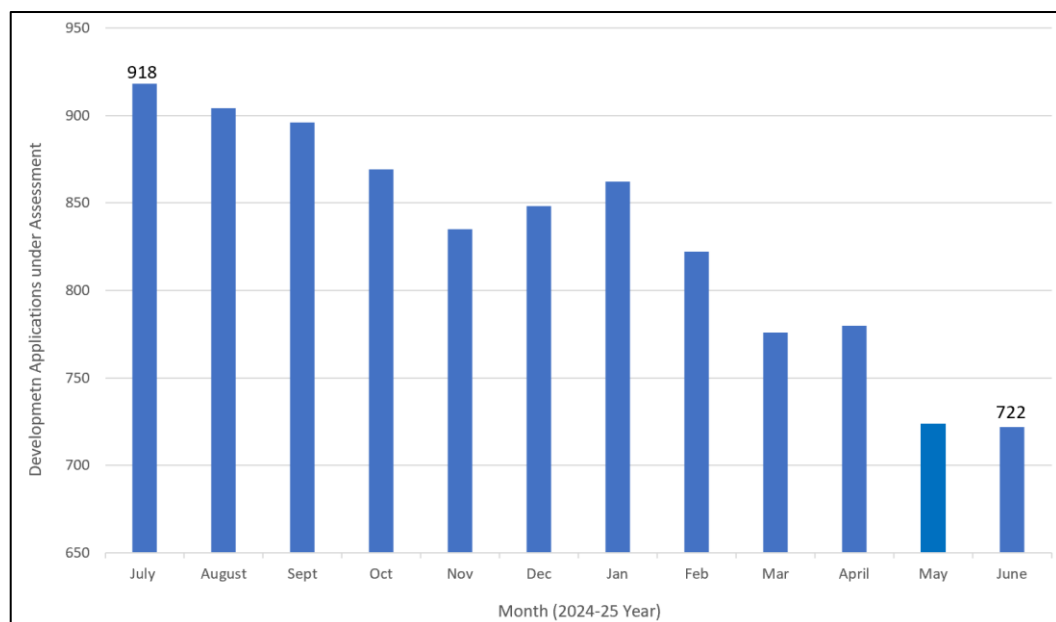


Figure 2: Development Applications under assessment per month, 2024-25 financial year.

Development Applications older than 12 months

The number of Development Applications 'in the system' for longer than 12 months stands at 108 at the end of June 2025. This is a reduction of 42% 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. The trend of Development Applications older than 12 months for the 2024-25 year is included in Figure 3, below.

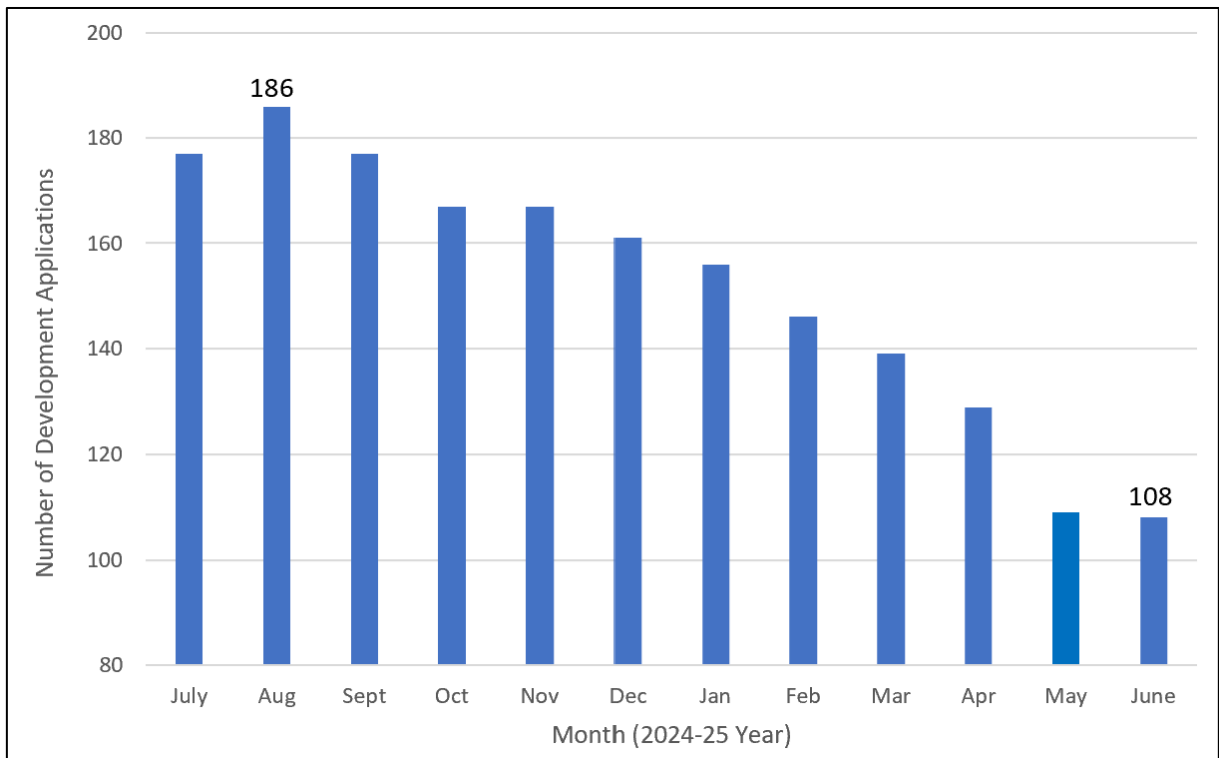


Figure 3: Trend in Development Applications older than 12 months, 2024-25 year.

Development Application Processing Times

The mean and median processing times for development applications for the 2024-25 year are as follows:

Measure	Financial Year (July 2024 – June 2025)
DA Mean Assessment Days (Gross Calendar Days)	149 days
DA Median Assessment Days (Gross Calendar Days)	81 days
DA Mean Assessment Days (Net Business Days)	82 days
DA Median Assessment Days (Net Business Days)	42 days

Figure 4: Development Application Assessment Timeframes.

DA processing times (gross calendar days) for the 2024-25 were 149 mean (gross calendar) days and 81 median (gross calendar) days. This represents a slight increase in processing times from the previous (2023-24) year (which were 133 mean gross days and 75 median gross days, respectively).

However, the current processing timeframes have been inflated significantly during the 2024-25 financial year through the deliberate targeted approach of clearing a significant backlog of older applications, including those that have been 'in the system' for longer than 12 months. Development Applications that remain 'in the system' (i.e. undetermined) do not show up in the 'determination timeframe' statistics until the applications are determined. As such, the systematic clearing of a significant backlog of applications has had the effect of inflating mean and median assessment times for the 2024-25 financial year. Now that a significant bulk of the older applications have been cleared from the system, assessment timeframe statistics should moderate in the coming months.

Land & Environment Court Matters

During 2024-25 there were 43 Class 1 appeals lodged in the Land & Environment Court. This represents 2% of the annual number of Development Applications lodged with Council. The number of appeals lodged in 2024-25 is broadly consistent with the year prior, where 41 appeals were lodged with the Court.

There are currently 31 outstanding matters before the Land & Environment Court, with 16 'deemed refusal' appeals, and 15 appeals against decisions to refuse applications (with 5 of these refusals being via either the Hunter Central Coast Regional Planning Panel or Central Coast Local Planning Panel). A summary of outstanding Land & Environment Court cases is provided in Figure 5.

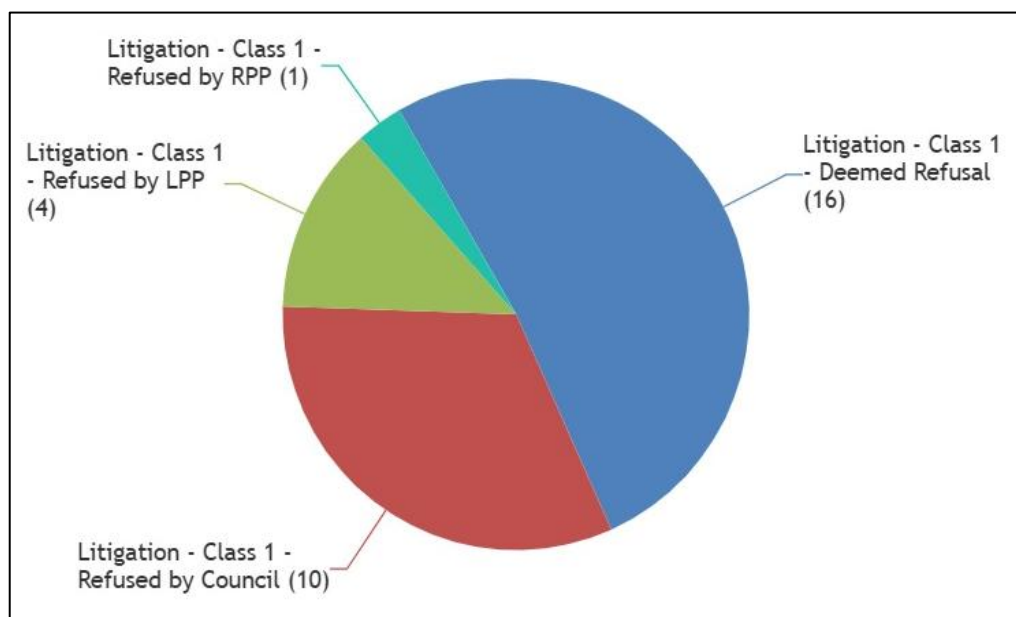


Figure 5: NSW Land and Environment Court – current matters.

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.

The provision of statistics to the Committee does not have financial implications.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

The presentation of statistics presents no risk to Council.

Critical Dates or Timeframes

Nil.

Attachments

Nil.

Item No: 1.14
Title: Planning Proposal Statistics
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2004/00550 - D16952400
Author: Marie Llamas, Research and Project Officer Local Planning and Policy
Manager: Scott Duncan, Section Manager Local Planning and Policy
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

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

Report purpose

To present to the Environment and Planning Committee current Planning Proposals under assessment by Council.

Executive Summary

Planning Proposal information is provided below for the information of the Committee.

Report

The information contained in this report provides a summary of the current Planning Proposals under assessment by Council staff as at the time this report was finalised.

Planning Proposal No.	Location & Description	Primary Purpose	Status	Comment
RZ/111/2020	945 Old Pacific Hwy & 66 Myoora Rd, SOMERSBY (Old Sydney Town)	Rezoning from C4 Environmental Living to multi zone	Pre-Gateway	Investigative studies being undertaken by applicant.
RZ/2/2023	239 Debenham Rd North, SOMERSBY	Rezone from RU2 Rural Landscape to C4 Environmental Living and E4 General Industrial	Pre-Gateway	Investigative studies being undertaken by applicant.
RZ/2/2020	Jilliby - Stage 2	Rezoning from RU2 Rural Landscape to C4 Environmental Living and C2 Environmental Conservation	Pre-Gateway	Investigative studies being undertaken by applicant.
RZ/4/2024	32 Caroline St, EAST GOSFORD and 2A Melbourne St, EAST GOSFORD	To rezone the land from R2 Low Density Residential to R1 General Residential, and to adopt the development standards applying to adjoining R1 zoned land	Pre-Gateway	The Planning Proposal has been forwarded to the Minister for Planning and Public Spaces requesting a Gateway Determination.

RZ/6/2023	682a Coleridge Rd, BATEAU BAY	Rezoning site to R1 General Residential from SP2 Road and Traffic Facility (Red Bus Depot), apply minimum lot size of 450m2, Building Height of 9.5m, FSR 0:6:1 and amend Schedule 1 of CCLEP	Gateway Issued	Gateway Determination was issued by the Department of Planning, Housing and Infrastructure. Staff are working through the requirements of the Gateway.
RZ/1/2023	243 Green Park Parade, WOONGARRAH (WTC Stage 10)	Proposal to rezone part of the site from MU1 Mixed Use to E1 Local Centre and R1 General Residential.	Post Exhibition	The Planning Proposal was publicly exhibited from 8 April to 6 May 2025. Staff are currently reviewing the submissions received.
RZ/3/2023	Reclassification of Council owned land – Community to Operational	Reclassification from Community to Operational Land (no rezoning)	Plan Making and Finalisation	Planning Proposal is with Department of Planning, Housing and Infrastructure for Plan Making and Finalisation.
RZ/1/2024	126 Somersby Falls, SOMERSBY	Proposal to rezone site from RU1 Primary Production to E4 General Industrial	Finalisation	Council staff are undertaking the steps for drafting and making of the amendments to the Central Coast Local Environmental Plan 2022.
RZ/2/2025	44 Hedley Rd, WARNERVALE	Proposal to rezone Part R2 Low Density Residential and Part RE1 Public Recreation to R2 Low Density Residential	Pre-Gateway (s.3.22)	Preliminary Assessment by Council staff

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 the impact for this proposal.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

Nil.

Critical Dates or Timeframes

Nil.

Attachments

Nil.

Item No: 1.15
Title: Offshore Sand Nourishment Taskforce
Department: Environment and Planning

5 August 2025 Environment and Planning Committee

Reference: F2021/01774 - D16938200
Author: Ben Fullagar, Section Manager Catchments to Coast
Manager: Luke Sulkowski, Unit Manager Environmental Management
Executive: Luke Nicholls, Director Environment and Planning



Recommendation

That the Committee:

- 1 Receives and notes the Offshore Sand and Nourishment Taskforce report.***
- 2 Notes that a further update on the NSW Reconstruction Authority study be provided to the Coastal, Estuary and Floodplain Risk Management Sub-Committee.***

Report purpose

The report provides an update to the Committee as per the Council resolution on the level of interest of NSW coastal councils to participate in a task force to explore approvals that would be required for beach nourishment, approvals that may be required, infrastructure that may be required, and potential sharing of costs.

Executive Summary

This report outlines the level of interest by Council's contacted that are experiencing similar coastal management issues to Central Coast Council. It outlines a summary of the current project assessing the feasibility of sand nourishment as an action in the NSW State Disaster Mitigation Plan being undertaken by the NSW Reconstruction Authority and the NSW Department of Climate Change, Energy, Environment and Water.

The report also outlines the engagement that staff are having and will continue to have with other regional councils on sand nourishment including with Newcastle City Council and the NSW Government on the Stockton Sand Nourishment Project. Staff intend to provide updates on these matters to the Coastal, Estuary and Floodplain Risk Management Sub-Committee even in the absence of a taskforce.

Background

At the ordinary Council meeting of 29 April 2025, Council resolved the following:

662/25

That Council:

- 1 Acknowledges that on 7 April 2025, the Mayor wrote to the NSW Government seeking clarification on their revised approach to managing coastal erosion at Wamberal Beach and has received a response.*
- 2 Continues to lobby the NSW and Federal Governments for access to offshore sand nourishment opportunities specifically for Central Coast beaches. Council will also advocate for funding and their inclusion in offshore sand nourishment programs.*
- 3 Reviews the draft Coastal Management Plan (CMP), as soon as possible, noting the CMP is the strategic document that underpins our approach to managing our coastlines. This is to first occur via the Environment and Planning Committee and following this, Council will place the document on public exhibition for community feedback and further examination.*
- 4 Notes that the Chief Executive Officer response to this motion identifies that the draft CMP will include information relating to offshore sand nourishment.*
- 5 Requests the Chief Executive Officer contact, and gauge interest, of NSW coastal councils to participate in a task force to explore approvals that would be required for beach nourishment, approvals that may be required, infrastructure that may be required, and potential sharing of costs, with a further report to come back to council (E&PC) in 3 months.*
- 6 Provides a brief summary at the next Catchment to Coast Committee meeting and request a full report in 3 months.*

Report

In addressing resolution 5, on 7 May 2025 Council's Chief Executive Officer (CEO) wrote to a number of coastal Councils that were known to be facing similar coastal management challenges to gauge their interest in participating in a task force to explore approvals that would be required, infrastructure that may be required and potential sharing of costs. Letters were sent to Byron Shire Council, Mid-Coast Council, Port Stephens Council, City of Newcastle Council and Northern Beaches Council.

Responses were received from Byron Shire Council and Northern Beaches Council indicating an interest in being involved. Newcastle City Council sought additional information. No response was received from Mid-Coast or Port Stephens Councils. Staff discussed the task force with Newcastle City Council including the membership and types of issues to be covered by the taskforce, after which the staff indicated an interest in being involved.

In the letter from the CEO it outlined that Council would propose that the NSW Reconstruction Authority (NSW RA) and the NSW Department of Climate Change, Energy, Environment and Water (NSW DCCEEW) also be included in the taskforce to share the knowledge from related projects on offshore sand nourishment they have underway at present.

Under the [NSW State Disaster Mitigation Plan 2024 – 2026](#) developed by the NSW Reconstruction Authority at Action 4 outlines:

- Action: Assess the feasibility of large-scale offshore sand reserves and other sources for beach nourishment including where it might be suitable.
- Responsibility: Partners - Department of Climate Change, Energy, the Environment and Water & NSW Reconstruction Authority
- Delivered by: Mid 2025

Staff were provided a briefing of this project on 22 May 2025 by the NSW RA, NSW DCCEEW and the consultants engaged for the project. It was outlined that the project was nearing the final phases and that Central Coast Council has been short-listed for a detailed case study, to assess the feasibility of beach nourishment at Wamberal Beach and North Entrance Beach. It was also outlined that the study is purely a desktop-based assessment.

The study tasks outlined were:

- Task 1: Data review
- Task 2: Offshore borrow area suitability
- Task 3: Sand placement opportunities and future needs
- Task 4: Beach nourishment program feasibility
- Task 5: Road map for next steps

It was outlined that the next steps are likely to include required physical investigations of sand borrow areas, to confirm sand volumes, sand suitability and the marine environment.

It is recommended that once the report is made available from the NSW Reconstruction Authority that it be tabled with the Environment and Planning Committee members and the Coastal, Estuary and Flood Coastal, Estuary and Floodplain Risk Management Sub-Committee members for review.

Stakeholder Engagement

Staff regularly participate in regional 'round table' meetings of Hunter-Central Coast Councils facilitated by NSW DCCEEW to share knowledge on coastal and estuary management including the development of coastal management programs, project updates and strategic issues.

Staff also liaise directly with staff from Newcastle City Council and NSW DCCEEW on the Stockton Offshore Sand Nourishment project.

Staff recently participated in a meeting with the NSW Coastal Council and the Hunter-Central Coast regional coastal councils to discuss constraints and opportunities with coastal management.

As part of the public exhibition of the draft Open Coast Coastal Management Program and the actions within it, including draft actions relating to sand nourishment, there will be further stakeholder and agency consultation.

Staff will provide further updates to the Environment and Planning Committee and the Coastal, Estuary and Floodplain Risk Management Sub-Committee irrespective of whether or not Council establishes a task force.

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 does not include funding for this proposal and the amount will need to be included in a future Quarterly Budget Review. The LTFP does not include funding for the ongoing impact and will need to be updated in the next review.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

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

Nil.

Attachments

Nil.

Item No: 1.16
Title: Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2025/00984 - D16979072
Author: Luke Sulkowski, Unit Manager Environmental Management
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee

- 1 Considers the information regarding applications for community representation to the Coastal, Estuary and Floodplain Risk Management Sub-Committee***
- 2 Select Community Representatives for appointment to the Coastal, Estuary and Floodplain Risk Management Sub-Committee in accordance with the adopted Terms of Reference for that Sub-Committee***
- 3 Resolves, pursuant to section 11(3) of the Local Government Act 1993, that Attachment 1 to this report remains confidential in accordance with section 10A(2)(a) of the Local Government Act as they contain personnel matters concerning particular individuals (other than Councillors).***

Report purpose

This report provides information to the Environment and Planning Committee (the Committee) regarding applications received for community representation to the Coastal, Estuary and Floodplain Risk Management Sub-Committee (Sub-Committee) so that the Committee can select Community Representatives for the Sub-Committee in accordance with the Sub-Committee's adopted Terms of Reference.

Executive Summary

At the Committee's meeting of 1 July 2025, in consideration of the Item "Draft Terms of Reference – Coastal, Estuary and Floodplain Risk Management Sub-Committee – For Adoption", the committee adopted a Terms of Reference for the sub-committee.

Staff subsequently made the necessary amendments to the Terms of Reference and called for Expressions of Interest (EOI) for community representation to the sub-committee.

Council staff reviewed applications, which were required to address the relevant parts of the Terms of Reference and have summarised applications and made recommendations for the consideration of the committee.

Consideration of confidentiality

Given the information in the (Attachment 1) to this report include applications inclusive of private information from members of the community, It is recommended (Attachment 1) remain confidential, and that community membership of the sub-committee be made public following the acceptance of successful applicants to the committee. These confidentiality provisions are consistent with section 10A(2)(a) of the *Local Government Act 1993*.

Background

At the Committee's meeting of 1 July 2025, in consideration of the Item "Draft Terms of Reference – Coastal, Estuary and Floodplain Risk Management Sub-Committee – For Adoption", the committee resolved:

That the Committee:

- 1 *Notes Council's resolution of 23 June 2025 that Council "Delegates the finalisation of the Terms of Reference for the Coastal, Estuary and Floodplain Risk Management Sub-Committee (Sub-Committee) to the Environment and Planning (E&P) Committee meeting on 1 July 2025".*
- 2 *Under Council's delegation, adopts the Coastal, Estuary, and Floodplain Risk Management Sub-Committee Terms of Reference, included as Attachment 1) to this report.*
- 3 *That the Terms of Reference (ToR) be amended to as follows: a) "that the Committee will be for the full term of Council"; and b) "that the Committee be held on a Tuesday, quarterly".*

1.16 Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee (cont'd)

Staff subsequently made the necessary amendments to the Terms of Reference and called for EOI's for community representation to the sub-committee.

Information relating to the EOI's, including the updated Terms of Reference, were placed on Council's [Your Voice Our Coast website](#) (the updated Terms of Reference are also provided in Attachment 2). EOI's opened on Friday 4 July 2025, and closed Sunday 20 July 2025, allowing for 16 days including three (3) full weekends for applications to be lodged. The Community Membership for the committee was promoted via targeted social media advertising throughout the period. The process yielded 345 unique page views, and 18 applications.

Council staff reviewed applications, which were required to address the relevant parts of the Terms of Reference and have summarised applications.

Clause 12.3 of the Terms of Reference requires the Coordinator of the Sub-Committee to prepare a report shortlisting eligible community candidates, ensuring representation from community reflects geographic diversity, and competence across the range of issues the sub committee addresses. This report addressed the requirements of Clause 12.3 of the Terms of Reference.

Report

A summary of applications is provided as a confidential attachment to this report. The attachment includes:

1. A ranking as assessed by staff, of each applicant in terms of their perceived capacity to meet the requirements of the Community Representative positions on the Sub-Committee, based on their skills, knowledge, and experience.
2. Candidate Names.
3. The candidate's suburb of residency.
4. The Artificial Intelligence (AI) summary of each application as provided by Council's recruitment and selection software.
5. Areas of skills, knowledge and experience as referenced in section 12.5 of the Terms of Reference that the candidate flags as their strengths.
6. A staff summary and assessment of the candidate's application.

The rankings in the attachment are based on a staff assessment of skills, knowledge, and experience based on the applications only. The Terms of Reference also requires consideration of Geographic Diversity, in which case the committee may not want to necessarily select the top three ranked candidates and instead give greater consideration also to the suburbs of residency of each candidate.

1.16 Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee (cont'd)

It is acknowledged that the shortlisting process is prone to some judgment and opinion, and that there could be differences of opinion in ranking of candidates.

As per clause 12.1 of the Adopted Terms of Reference for the Sub-Committee, 3 independent community members are to be selected who represent the views of the broader community. In accordance with clause 12.4 of the Terms of Reference, the selection of these community members is to be undertaken by the Council members of the committee. For the avoidance of doubt, staff are interpreting clause 12.4 to refer to the Council members of the Environment and Planning Committee as opposed to the membership of the sub-committee. The committee retains delegations of Council to determine the Terms of Reference and could consider updating clause 12.4 for the purposes of clarification if required.

Following the selection of preferred candidates by Committee members, staff would need to proceed to 'Offer' stage for those candidates to ensure they remain committed. It may be prudent for committee members to provide a prioritised listing of back up candidates to staff so that offers can be made to them if required, without a further resolution of the committee. This back up listing would only be put into effect should any of the preferred candidates decline their offer of appointment.

Staff would publicise the committee representation following the acceptance of the three community members. Code of Conduct training can also then be arranged in accordance with the Terms of Reference. This is a requirement for members to participate on the sub-committee.

Stakeholder Engagement

No stakeholder engagement was undertaken in the preparation of this report.

Financial Considerations

Financial Year (FY) Implications.

This proposal has cost and revenue 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.

There are no financial implications arising from this proposal.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

There are no identified risks arising from this recommendation.

Critical Dates or Timeframes

If the initial meeting of the Sub-Committee is to occur in late September, Code of Conduct training for Community representatives will need to occur no later than approximately mid-September, which means preferred candidates need to be selected preferable by early September.

Attachments

1	Confidential - Coastal, Estuary and Floodplain Risk Management Sub-Committee Candidates -	Provided Under Separate Cover	D16981295
2	Draft Terms of Reference - Coastal, Estuary and Floodplain Risk Management Sub-Committee	Provided Under Separate Cover	D16868125

Item No: 1.17
Title: Gosford Memorial Park and Rotary Park
Conservation Management Plan
Department: Environment and Planning



5 August 2025 Environment and Planning Committee

Reference: F2023/01216 - D16639236
Author: Rachelle Hardaker, Senior Strategic Planner
Peta James, Senior Strategic Planner Strategic Planning Projects
Deanne Frankel, Unit Manager Strategic Planning
Manager: Shannon Turkington, Unit Manager Strategic Planning
Executive: Luke Nicholls, Director Environment and Planning

Recommendation

That the Committee:

- 1 Receives a report on the outcomes of community consultation.***
- 2 Recommends that Council endorses the draft Gosford Memorial Park and Rotary Park Conservation Management Plan, as per Attachment 1 and 2, to be placed on public exhibition for a minimum of 28 days.***

Report purpose

To seek endorsement of the draft Gosford Memorial Park and Rotary Park Conservation Management Plan being publicly exhibited for a minimum of 28 days.

Executive Summary

A draft Conservation Management Plan has been prepared for Gosford Memorial Park and Rotary Park, which requires endorsement by the Committee to proceed to public exhibition.

Gosford Memorial Park and Rotary Park are both Council reserves, owned and managed by Central Coast Council. The Gosford Memorial Park is listed as a heritage item in Schedule 9 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, listed for its aesthetic, cultural and social heritage significance. Rotary Park is listed as an archaeological site (under the item name Rotary Club, fountain, garden and original site of Gosford Wharf) for its research potential, and historical and social heritage significance.

The purpose of the Conservation Management Plan is to manage the conservation of heritage significance at Gosford Memorial Park and Rotary Park, and provide guidance for the ongoing maintenance, management and use of the parks. Council engaged GML Heritage to prepare the Conservation Management Plan.

Background

Gosford Memorial Park and Rotary Park are Council reserves bound by Dane Drive, Vaughan Avenue and Mann Street, Gosford. Both parks are considered to have heritage significance for historical, aesthetic, cultural and social representative values, as well as research potential at Rotary Park.

Gosford Memorial Park and Rotary Park are identified to have local heritage significance and are listed in Schedule 9, Chapter 5 of the *State Environmental Planning Policy (Precincts – Regional) 2021*, which is the statutory planning instrument that identifies and protects local heritage. The Memorial Park is described as 'Gosford City Council Memorial Park, including avenue and feature trees' at Lot 7038, DP 1020204; Lot 7021, DP 1020205 (I31). The Rotary Park is listed as an archaeological site and is described as 'Rotary Club, fountain, garden and original site of Gosford Wharf' at Part Lot 7023, DP 1076182 (Item no A9).

Council engaged GML Heritage to prepare a Conservation Management Plan for Gosford Memorial Park and Rotary Park. The purpose of the Conservation Management Plan is to provide a framework for the conservation and future management of the parks and guide the short and long term decision making for works, including maintenance, repairs, conservation efforts, alterations and additions or new development.

Report

Gosford Memorial Park and Rotary Park are adjoining Council reserves, located at the southern end of Gosford. The parks are bound by Dane Drive, Vaughan Avenue and Mann Street, and is adjacent to the Gosford Public Wharf and Gosford Waterfront Park.

Gosford Memorial Park is predominantly a large expanse of lawn, punctuated at its centre by a gravel podium built around the Gosford Cenotaph and the Boer War Memorial. Several other memorials, varying in size, materials and design are dispersed around the park and a Ruwolt 1942 Howitzer field gun, mounted on a concrete plinth, is located to the south of the Cenotaph. The boundaries of the park are lined with trees and other vegetation and low brick walls on some sides. A broad axial stairway connects Gosford Memorial Park to Rotary Park and visually links to the circular fountain (currently non-operational) in Rotary Park. There is a Poppy Sculpture in the centre of the fountain. The paths in the park follow a circular pattern providing access to Vaughan Ave and the adjoining public reserve, which is located between Mann Street and Dane Drive.

1.17 Gosford Memorial Park and Rotary Park Conservation Management Plan (cont'd)

The Gosford Cenotaph in Gosford Memorial Park is listed on the National Trust of Australia Register. The memorials in the park are listed on the NSW War Memorials Register. There are also two known aboriginal sites listed on the Aboriginal Heritage Information Management System (AHIMS) within the study area.

Central Coast Council was successful in receiving grant funding from the NSW Government's Community War Memorials Fund to assist with preparing a Conservation Management Plan (CMP) for Gosford Memorial Park and Rotary Park. This funding together with Council allocated funds was used to engage GML Heritage to prepare a CMP for Gosford Memorial Park and Rotary Park.

The purpose of the CMP is to provide a framework for the conservation and future management of the parks and guide the short and long term decision making for works, including maintenance, repairs, conservation efforts, and to guide future proposals. The public reserve has been included in the Conservation Management Plan due to its proximity and interconnectivity with the Rotary Park and Memorial Park. The CMP also includes land which could potentially contain Aboriginal archaeological sites. An aerial map and lot boundaries are shown and detailed in Figure 1 below.



Figure 1: Aerial view of the CMP study area. The red boundary identifies the study area of the CMP.

1.17 Gosford Memorial Park and Rotary Park Conservation Management Plan (cont'd)

GML Heritage prepared a draft Conservation Management Plan (Attachments 1 and 2) to outline best practice heritage conservation and ensure the ongoing preservation of the parks now and into the future. The objectives of the Conservation Management Plan are to detail why and how the heritage items and archaeological areas were determined to have heritage significance, and to outline the policies necessary to retain their significance, enable appropriate conservation, use, management and maintenance.

The draft Conservation Management Plan was developed using the conservation principles and guidelines of the Australia ICOMOS 'Charter for the Conservation of Place of Cultural Significance (Burra Charter 2013)', as well as the Heritage Council of NSW guidelines for Conservation Management Plan preparation. Several existing publications, documents and reports were also referenced to inform the report. The draft Conservation Management Plan provides an updated statement of significance for each park, providing further information on the assessment of heritage significance.

Section 6.1 of the draft Conservation Management Plan outlines conservation principles and policies that should guide development, maintenance and management decisions at the parks. The key conservation principles outlined in the draft Plan are:

- Conservation of the primary significance of the site as a public recreation space (Gosford Memorial Park, Rotary Park and the public reserve) and memorial space (Gosford Memorial Park) must be the priority.
- Management decisions must be based on an understanding of the significance of Gosford Memorial Park and Rotary Park as individual parks.
- Management decisions, new uses and development, works proposed, masterplans, plan of management and proposals (including temporary use and associated works) must be consistent with the Conservation Management Plan.
- Professional conservation advice and appropriate professional heritage assessment must be sought in relation to proposals for works, new development or modifications.
- Interpretation of Gosford Memorial and Rotary Parks' heritage values should be pursued and implemented holistically.
- Records should be kept by the landowner in relation to proposed and implemented changes to the place.

Detailed and specific policies that align with the abovementioned principles are detailed in Section 6 of the draft CMP, and include conservation advice, policies for development of the parks, change management guidelines, current and future use, and heritage interpretation. Section 7 of the CMP outlines a proposed Implementation Plan for policy implementation.

The draft Conservation Management Plan requires public exhibition to provide stakeholders and the community an opportunity to review and provide feedback. Council adoption of a Gosford Memorial Park and Rotary Park Conservation Management Plan would provide a long-term framework for management and maintenance of the parks into the future.

Stakeholder Engagement

Internal Stakeholders

Council currently has several projects planned or proposed in the vicinity of the Gosford Memorial and Rotary Parks, including the Gosford CBD Sewer upgrades, proposed stormwater and road upgrades of Vaughan Ave and the ongoing maintenance of the parks themselves. This led to the decision to prepare a CMP for the Gosford Memorial and Rotary Parks. Staff in the Heritage team, in the Strategic Planning Projects and the Open Space and Recreation Teams worked collaboratively to apply for a NSW Government Veterans Memorial Grant to assist with undertaking the project. Council was successful in being awarded the grant. The Open Space and Recreation Team funded the remainder of the costs for the preparation of the draft CMP.

External Stakeholders

As part of the preparation of the draft CMP targeted consultation meetings were held with stakeholders known to have an interest in the use and management of the park. This included Gosford Rotary Club, Gosford RSL Sub-Branch, Woy Woy CWA, members of the local Indigenous community, and Merril Jackson a community member involved in applying for NSW Government Veterans Memorial grants, to undertake restoration on the War Memorial. Consultation was also undertaken with Council's then Heritage and Culture Advisory Committee.

The purpose of this consultation was to gain an early understanding of any issues currently being experienced with the use and management of the parks. Any ideas and visions for the ongoing use of the parks was also discussed with each stakeholder group.

It is proposed that the draft CMP now be publicly exhibited to allow for broader community and stakeholder feedback, prior to any required amendments and adoption of the plan. The draft CMP would be made available for comment on Council's Your Voice Our Coast page for a minimum of 28 days.

Public engagement will also include a community presentation and question and answer session, opportunities for one-on-one meetings and targeted stakeholder meetings will also be available with interested History and heritage groups.

A report will be prepared to summarise outcomes of the public exhibition process. Any changes made to the report as a result of consultation will be detailed in a report to the Environment and Planning Committee.

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 preparation of the draft Gosford Memorial Park and Rotary Park Conservation Management Plan has been funded from Council's adopted 2024-25 Budget, assisted by a grant funding from the NSW Government's Community War Memorials Fund.

Any unspent funds allocated to the project in the 2024-25 budget will be carried forward to the 2025-26 Budget to cover any amendments required to the draft CMP following public exhibition.

Link to Community Strategic Plan

Following the adoption of the Community Strategic Plan (CSP) and framework in June 2025, Council report templates are being updated with new CSP themes and goals and will be available from August 2025. Contents in this report are aligned with the adopted CSP.

Risk Management

The draft Gosford Memorial Park and Rotary Park Conservation Management Plan outlines an approach for management and conservation. This mitigates risks associated with any maintenance or development works inconsistent with the heritage value of the area. The draft Conservation Management Plan provides assurance for the longevity of Gosford Memorial Park and Rotary Park, thus meeting Council's obligations to manage local heritage and particularly its own heritage assets.

By undertaking public exhibition, it allows for community members and stakeholders to review the draft Memorial Park and Rotary Park Conservation Management Plan, providing the opportunity for identification of any further risks, issues or gaps in the management plan, further reducing the risk to Council in the short and long term.

Critical Dates or Timeframes

Nil.

Attachments

1	Draft Gosford Memorial Park and Rotary Park, CMP, May 2025_Sections 1–4 - For Public Exhibition	Provided Under Separate Cover	D16846814
2	Draft Gosford Memorial Park and Rotary Park, CMP, May 2025_Sections 5–7 For Public Exhibition	Provided Under Separate Cover	D16846822