



Central Coast Council

Environment and Planning Committee

Held Function Room 2
2 Hely Street, Wyong

05 August 2025

MINUTES

Attendance

Members

Cr Doug Eaton OAM, Chairperson
Cr Sharon Walsh, Deputy Chair
Cr Margot Castles, Member
Cr John Mouland, Member
Cr Jane Smith, Member
Cr Rachel Stanton, Member

Status

Present
Present
Present
Present
Present
Present

Councillor Guests

Cr Corrine Lamont
Cr Helen Crowley

Status

Present (remotely)
Present

Guest

Matthieu Glatz – Manly Hydraulics
Kyle Hasler – Manly Hydraulics
Bronson McPherson – Manly Hydraulics

Status

Present (remotely)
Present (remotely)
Present (remotely)

Staff

Luke Nicholls, Director Environment and Planning
Shann Mitchell, Unit Manager Environmental Compliance Services
Shannon Turkington, Unit Manager Strategic Planning
Deanne Frankel, Section Manager Strategic Planning Projects
Rachelle Hardaker, Senior Strategic Planner Strategic Planning Projects
Peter Sheath, Section Manager Bushfire and Flood Risk Management
Ben Fullagar, Section Manager Catchment to Coast
Larry Melican, Unit Manager Environmental Management

Status

Present
Present
Present
Present
Present
Present
Present
Present

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

Peta James, Senior Strategic Planner	Present
Strategic Planning Projects	
Briony Stiles, Team Leader Civic Support	Present
Kim Coghlan, Civic Support Officer Civic Support	Present
Sarai Vallaydam, Civic Support Officer Civic Support	Present

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

REPORTS

1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies

7:01 pm

The Chair gave an Acknowledgement of Country.

1.2 Disclosures of Interest

7:01 pm

It is noted that in relation to Item 1.16 - Selection community members Coastal, Estuary and Flood Risk Management Committee, the members may know some of the candidates. It is noted that all have disclosed the nature of their relationships which is professional non-significant and non-pecuniary.

1.3 Confirmation of Minutes of Previous Meeting

7:03 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor WALSH:

EPC40/25

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

CARRIED

FOR: UNANIMOUS

1.4 Items Resolved by Exception

7:04 pm

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

EPC41/25

That the Committee determines the following item on this meeting's Agenda will be adopted without debate:

- a) Item 1.14 - Planning Proposal Statistics.***

CARRIED

FOR: UNANIMOUS

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

EPC42/25

That the Committee determines the following item on this meeting's Agenda will be adopted without debate:

- a) Item 1.8 - Revocation of Operation of Temporary Food Premises Policy.***

CARRIED

FOR: UNANIMOUS

A PROCEDURAL MOTION WAS *MOVED* by Deputy Mayor EATON OAM:

EPC43/25

- 1 That item 1.6 - Review of Heritage Conservation Development Controls in Central Coast Development Control Plan 2022 - For Public Exhibition, be deferred pending the outcomes of the Heritage Workshop scheduled for 19 August 2025.***
- 2 That the order of business be changed so item 1.16 Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee, be dealt with at the end of the meeting.***

CARRIED

FOR: UNANIMOUS

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

EPC44/25

That the Committee approves the request by Councillor Lamont to attend the Environment and Planning Committee Meeting on 5 August 2025 at 7:00pm by audio-visual link as an observer.

CARRIED

FOR: UNANIMOUS

1.5 Tuggerah Lakes Flood Study - For Public Exhibition

7:06 pm

A representative of Manly Hydraulics Laboratory spoke to the presentation 'Review of Heritage Conservation Development Controls in Central Coast Development Control Plan 2022'.

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

EPC45/25

That the Committee:

- 1 Recommends the Committee members be advised via email about the detail of the exhibition period.***
- 2 Notes there will be an in depth workshop provided to the Coastal, Estuary, Floodplain Risk Management Subcommittee, and interested Councillors.***
- 3 Recommends that Council endorses the draft Tuggerah Lakes Flood Study Review be placed on public exhibition for a period of four (4) weeks.***

CARRIED

FOR: UNANIMOUS

1.6 Review of Heritage Conservation Development Controls in Central Coast Development Control Plan 2022 - For Public Exhibition

EPC46/25

This item was deferred pending the outcomes of the Heritage Workshop scheduled for 19 August 2025, on the PROCEDURAL MOTION as MOVED by Deputy Mayor EATON OAM.

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.***

1.7 Review of Open Pile Burning Policy

8:00 pm

The Unit Manager Environmental Compliance Services spoke to the presentation 'Review of Open Pile Burning Policy'.

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

EPC47/25

- 1 That the Committee endorses public exhibition of the Draft Open Pile Burning Policy at Attachment 1 for a period of no less than 28 days.**
- 2 That the draft includes reference to the key threatening processes, removal of woody debris with some explanation to discourage unnecessary removal of timber through the Pile Burning Policy.**

CARRIED

FOR: UNANIMOUS

1.8 Revocation of Operation of Temporary Food Premises Policy

RESOLVED by *EXCEPTION* on the *MOTION* of Councillor Stanton and *SECONDED* by Councillor Smith:

EPC48/25

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

1.9 Outcomes of Public Exhibition and Finalisation of Planning Proposal for 243 Green Park Parade, Woongarra

8:20 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor MOULAND:

EPC49/25

That the Committee:

- 1 Endorses finalisation of the Planning Proposal for 243 Green Park Parade, Woongarra (RZ/1/2023).***
- 2 Notifies those who made submissions during the public exhibition of Council's decision.***
- 3 Recommends that Council 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, requests 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.***

FOR: CRS MOULAND, WALSH, CASTLES, STANTON AND EATON OAM

AGAINST: CR SMITH

1.10 Local Planning Panel - Development Application Submissions Policy For Adoption

8:23 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Councillor MOULAND and *SECONDED* by Deputy Mayor EATON OAM:

EPC50/25

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.**

FOR: CRS MOULAND, STANTON AND EATON OAM

AGAINST: CRS WALSH, SMITH AND CASTLES

CARRIED ON THE CASTING VOTE OF THE CHAIR

1.11 NSW Pattern Book and Associated Amendments

8:29 pm

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

EPC51/25

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

CARRIED

FOR: UNANIMOUS

1.12 2025-26 Regulatory Priorities Statement - For Adoption

8:36 pm

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

EPC52/25

That the Committee recommends that Council:

- 1 Endorses the 2025-26 Draft Central Coast Regulatory Priorities Statement at Attachment 1.***
- 2 Notes that during the public exhibition period for the Central Coast Council Regulatory Priorities Statement, feedback was invited from the community.***
- 3 That the illegal tree clearing be added as an additional priority to the 2025-26 Draft Central Coast Regulatory Priorities.***

CARRIED

FOR: UNANIMOUS

1.13 DA Statistics

8:43 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Councillor WALSH and *SECONDED* by Councillor MOULAND:

EPC53/25

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

CARRIED

FOR: UNANIMOUS

1.14 Planning Proposal Statistics

RESOLVED by *EXCEPTION* on the MOTION of Councillor Smith and *SECONDED* by Councillor Castles:

EPC54/25

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

1.15 Offshore Sand Nourishment Taskforce

8:52 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor CASTLES:

EPC55/25***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 will be provided to the Coastal, Estuary and Floodplain Risk Management Sub-Committee.***

CARRIED

FOR: UNANIMOUS

1.16 Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee

9:03 pm

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

EPC56/25

That the Committee, using it's delegation from Council regarding the Terms of Reference (ToR) for the Coastal, Estuary and Floodplain Risk Management Subcommittee, amends clause 12.4 of the ToR to state "Selection of community representatives for the Coastal, Estuary and Floodplain Risk Management Subcommittee is to be determined by the members of Council's Environment and Planning Committee." to clarify the selection process of subcommittee members.

CARRIED

FOR: UNANIMOUS

THAT THE MEETING MOVE INTO CONFIDENTIAL SESSION AT 9:07PM was *MOVED* by Councillor STANTON and *SECONDED* by Councillor WALSH:

CARRIED

FOR: UNANIMOUS

CONFIDENTIAL ITEMS

1.16 Appointment of Community Representatives to the Coastal, Estuary and Floodplain Risk Management Sub-Committee

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

EPC57/25

That the Committee:

- 1 Considers the information regarding applications for community representation to the Coastal, Estuary and Floodplain Risk Management Sub-Committee.***
- 2 Determines the following Community Representatives are appointment to the Coastal, Estuary and Floodplain Risk Management Sub-Committee in accordance with the adopted Terms of Reference for that Sub-Committee:***
 - a) Carla Sbrocchi,***
 - b) Mark Elsley,***
 - c) Mark Ellis,***
- 3 That the Committee 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 1993 as they contain personnel matters concerning particular individuals (other than Councillors).***

CARRIED

FOR: UNANIMOUS

Open Session

EPC58/25

That the meeting resume in open session at 9:43pm, this was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor SMITH:

CARRIED

FOR: UNANIMOUS

A MOTION WAS *MOVED* by Councillor STANTON AND *SECONDED* by Councillor MOULAND:

EPC59/25

That the unsuccessful applicants be thanked in writing for their applications.

CARRIED

FOR: UNANIMOUS

9:45pm

The Chairperson reported on proceedings of the confidential session of the ordinary meeting.

1.17 Gosford Memorial Park and Rotary Park Conservation Management Plan

8:54 pm

A MOTION TO MOVE THE RECOMMENDATION was *MOVED* by Councillor WALSH and *SECONDED* by Councillor MOULAND:

EPC60/25

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.***

CARRIED

FOR: UNANIMOUS

The next meeting is to be held at 7:00pm on Tuesday 2 September 2025 at the Wyong Administration Building.

The Meeting concluded at 9:47pm.