



# **ENVIRONMENT AND PLANNING COMMITTEE**

**02 September 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 2 September 2025 at 5:30pm,  
for the transaction of the business listed below:**

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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 No:** 1.3  
**Title:** Items Resolved by Exception  
**Department:** Corporate Services

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2 September 2025 Environment and Planning Committee

Reference: F2025/00483 - D17003804



### **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:** 1.4  
**Title:** Confirmation of Minutes of Previous Meeting  
**Department:** Corporate Services

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2 September 2025 Environment and Planning Committee

Reference: F2025/00483 - D17003847





## **CONFIRMATION OF MINUTES**

***Recommendation that the Committee confirm the minutes of the previous Environment and Planning Committee held on Tuesday 5 August 2025.***

### Summary

Confirmation of minutes of the previous Environment and Planning Committee held on Tuesday 5 August 2025.

## **Attachments**

1   MINUTES - Environment and Planning Committee - 5 August 2025 D16999256



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 Moulard, 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  
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	Present
Civic Support	

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



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

**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

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


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**1.5 Tuggerah Lakes Flood Study - For Public Exhibition**


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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**


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**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.***

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

**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.**

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

**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).**

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


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- 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

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**1.11 NSW Pattern Book and Associated Amendments**


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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

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**1.12 2025-26 Regulatory Priorities Statement - For Adoption**


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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

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


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**1.13 DA Statistics**


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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**


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*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**


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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

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


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


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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

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

**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.



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

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**1.17 Gosford Memorial Park and Rotary Park Conservation Management Plan**

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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.

**Item No:** 1.5  
**Title:** Mountain Road Precinct  
**Department:** Environment and Planning

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2 September 2025 Environment and Planning Committee

Reference: F2025/00483 - D16988101  
Author: Shannon Turkington, Unit Manager Strategic Planning  
Executive: Luke Nicholls, Director Environment and Planning

## **Recommendation**

### ***That the Committee***

- 1 Notes the need for a coordinated approach to the funding and delivery of infrastructure within the Wyong Employment Zone to allow for future development in the precinct.***
- 2 Recommends that Council investigates the following in the 2025-26 Financial Year:***
  - a) Preparation of an Infrastructure Implementation Plan for the Mountain Road Precinct.***
  - b) Local Infrastructure Contribution requirements for the Mountain Road Precinct, including review of road designs for Mountain Road.***
  - c) Funding options with Transport for NSW and landowners/developers for upgrades to the intersections at Mountain Road/Sparks Road and Albert Warner Drive/Sparks Road.***
  - d) Review planning controls and investigate preparation of a Mountain Road Development Control Plan Chapter.***
  - e) Review of the draft Central Coast Strategic Conservation Plan being prepared by the Department of Planning Housing and Infrastructure (once available) to determine the impact it will have on proposed development within the precinct.***
  - f) Completion of a Road Safety Audit for Mountain Road.***
- 3 Recommends that Council facilitates a Workshop between Transport for NSW, Department of Planning, Housing and Infrastructure, Council and landowners/developers for agreement for funding of upgrades to intersections at Mountain Road/Sparks Road and Albert Warner Drive/Sparks Road and a timeline for their delivery.***

- 4 *Recommends that Council facilitates a Workshop between Department of Climate Change, Energy, the Environment and Water, Department of Planning Housing and Infrastructure, Council and Landowner/Developers to determine a path for Biodiversity Certification for the site, should the Central Coast Strategic Conservation Plan not provide a suitable outcome for the precinct.***
- 5 *Recommends that Council prepares and exhibits a Section 7.11 Local Infrastructure Contribution Plan for the Mountain Road Precinct.***
- 6 *Recommends that Council prepares and exhibits a Development Control Plan Chapter for the Mountain Road Precinct.***
- 7 *Recommends that Council provides a report on the outcomes of the consultation process for the Mountain Road Precinct draft Section 7.11 local Infrastructure Contribution Plan and draft Mountain Road Precinct draft Development Control Chapter be reported to the Environment and Planning Committee.***
- 8 *Recommends that Council endorses the Environment and Planning Committee to seek a briefing from the Department of Planning Housing and Infrastructure on the draft Central Coast Strategic Conservation Plan.***
- 9 *Recommends that Council requests the Chief Executive Officer writes to Transport for NSW and Department of Planning Housing and Infrastructure requesting urgent funding and acceleration of a solution to the State infrastructure issues in the Mountain Road Precinct.***
- 10 *Notes a report will be prepared for the December 2025, March 2026 and June 2026 Environment and Planning Committee Meeting to provide an update on the review of the Mountain Road Precinct.***

### **Report purpose**

To provide an overview of the investigations to be undertaken at the Mountain Road Precinct to better understand the site and infrastructure constraints and determine a way forward to deliver a coordinated approach to funding and delivery of infrastructure.

### **Executive Summary**

In 2008, the Wyong Employment Zone (WEZ) was declared State Significant Development and was rezoned by the former Department of Planning; although the land was rezoned the large scale strategic issues were not resolved including vehicular access arrangements, ecology, flooding and infrastructure matters (the land, at the time of rezoning, was not serviced by water or sewer). Due to the complexity of these issues, limited development has progressed in the WEZ.

The Strategic Planning Unit is undertaking a review of the Mountain Road Precinct to better understand the environmental and infrastructure constraints and will work with Transport for NSW and landowners to determine a way forward to allow for future development of the precinct.

### **Background**

In 2008, via amendment 124 to the former Wyong Local Environmental Plan, lands were identified and rezoned as part of the Wyong Employment Zone (WEZ) to provide a range of employment generating industrial, manufacturing, warehousing, storage and research uses. This process was managed and driven by the (then) NSW Department of Planning. This rezoning included lands to the north of Sparks Road in what is now referred to as the 'Mountain Road Precinct', an area of approximately 140 hectares which is now zoned as E4 – General Industrial under the Central Coast Local Environmental Plan 2022.

At the time of rezoning, strategic issues were deferred by the former Department of Planning 'to Development Application stage', including vehicular access arrangements and connectivity of Mountain Road to Sparks Road (designated state road), as well as ecology, flooding and infrastructure matters (the land, at the time of rezoning, was not serviced by water or sewer).

The effect of not dealing with the strategic matters at the rezoning stage is that, despite the rezoning in 2008 for industrial and employment uses, the majority of the Mountain Road Precinct remains undeveloped.

The land is now held across multiple ownerships, and there has been multiple Development Applications across the precinct (for industrial and employment uses) over the past decade.

These applications are often withdrawn by the applicant/s following many months of negotiation, or are significantly delayed in their assessment whilst the owners seek to resolve the large scale strategic issues, such as road access to Sparks Road.

The Mountain Road Precinct, despite containing 140 hectares of land zoned for employment uses, remains without significant approved industrial development 17 years after its rezoning because strategic matters were not resolved at the rezoning stage.

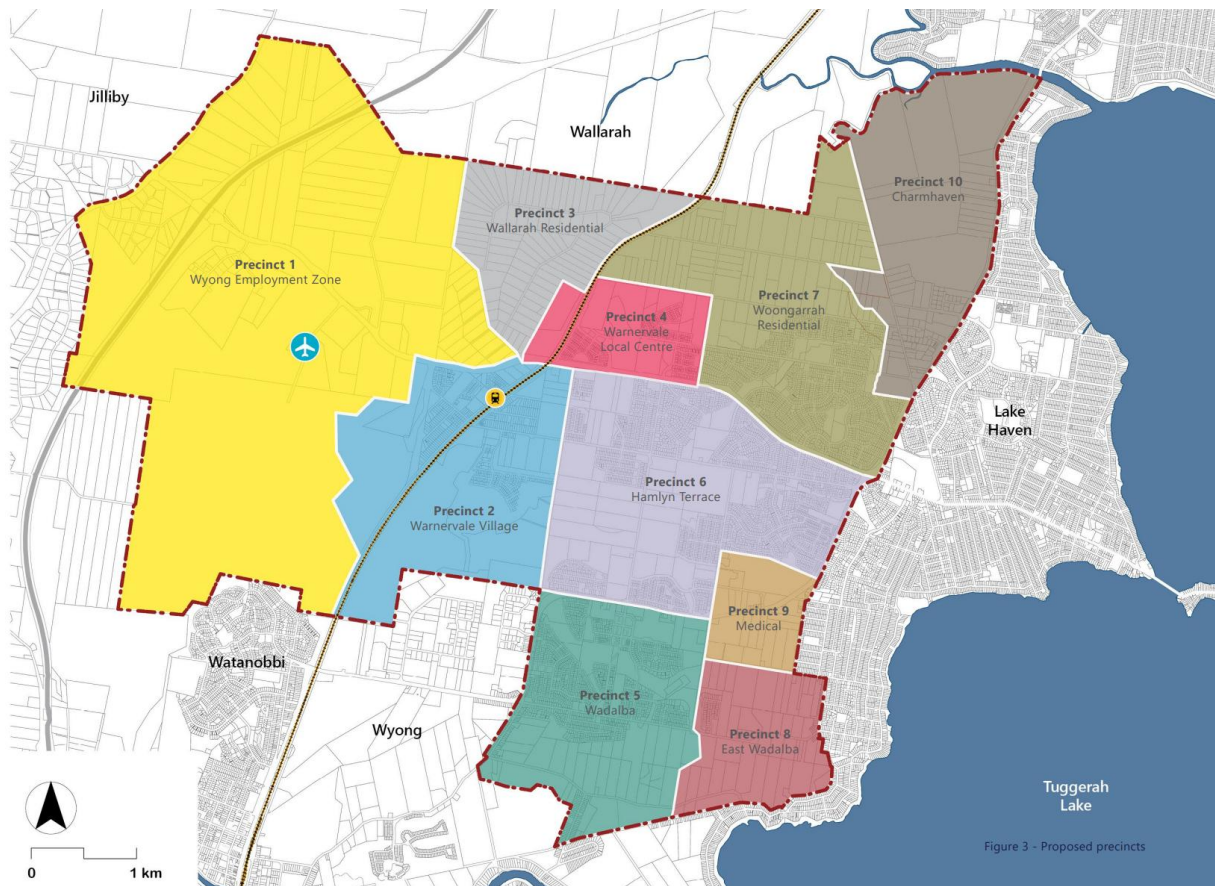


Figure 1 – Greater Warrervale Precincts - extract from Greater Warrervale Structure Plan, Pg 8



Figure 50 - Precinct 1 Wyong Employment Zone

Figure 2 – Wyong Employment Zone - extract from Greater Warnervale Structure Plan, Pg 86

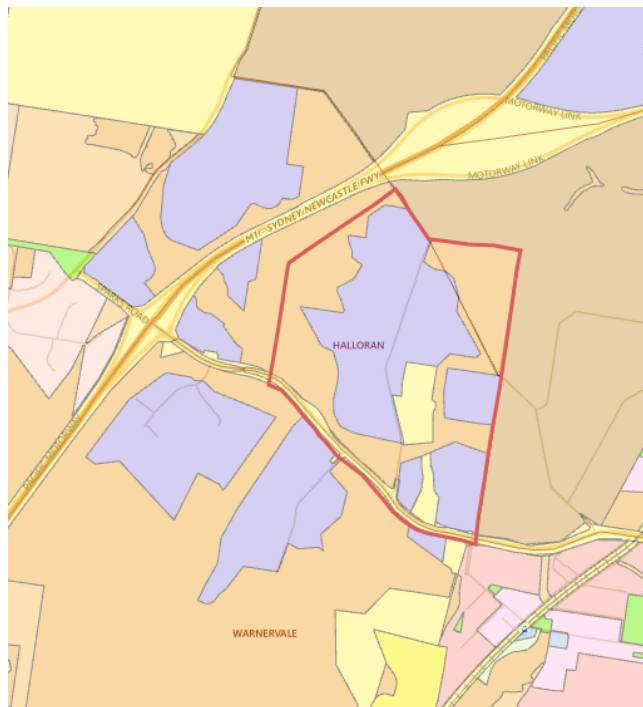


Figure 3 – Mountain Road Precinct Investigation Area

**Report**

To ensure a coordinated approach to development in the Mountain Road Precinct, it is proposed for the Environment and Planning Directorate to investigate the following:

Preparation of an Infrastructure Implementation Plan for the Mountain Road Precinct.

The infrastructure implementation plan will be prepared to understand the infrastructure requirements across the precinct including cost, timeframe for delivery and how the infrastructure will be funded. The document will be prepared with input from landowners/developers and State Agencies.

Section 7.11 Local Infrastructure Contribution requirements for the Mountain Road Precinct.

The section 7.11 Local Infrastructure Contribution Plan will be prepared (supported by the Infrastructure Implementation Plan) and will provide a mechanism to fund local infrastructure across the precinct.

Review planning controls and investigate the need for a Mountain Road and/or WEZ Development Control Plan Chapter.

A Development Control Plan Chapter will provide a plan for developers, landowners, and Council staff for the Mountain Road Precinct. The DCP Chapter will provide guidance and detail requirements for development that should be considered when preparing a development application.

Funding options with Transport for NSW for upgrades to intersections at the Mountain Road/Sparks Road and Albert Warner Drive/Mountain Road.

Council staff will work with Transport for NSW and landowners/developers to determine requirements and funding options for key intersection upgrades along Sparks Road.

Review of the draft Central Coast Strategic Conservation Plan being prepared by the Department of Planning Housing and Infrastructure (once available) to determine the impact it will have on proposed development within the precinct.

Council staff will review the draft Central Coast Strategic Conservation Plan and prepare a submission the consideration of the Environment and Planning Committee.

Completion of a Road Safety Audit for Mountain Road.

A road safety audit is a formal examination of proposed or existing roads and road related areas from the perspective of all road uses with the intention of identifying road safety deficiencies and areas of risk that could lead to road crashes.

The above investigations will be completed by June 2026, with project status updates provided to the Environment and Planning Committee in December 2025, March 2026 and June 2026.

**Stakeholder Engagement**

Stakeholder engagement will be undertaken through the investigation stage with landowners, relevant State Agencies including Transport for NSW and Council staff. Broader community consultation will be undertaken through any exhibition of changes to Planning Controls and Local Infrastructure Contribution Plan updates.

**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.

The investigations into Mountain Road Precinct are budgeted for within the Strategic Planning budget. Should the investigation works recommend to Council's Local Infrastructure Plan or Capital Work Program, the impact of these changes will be investigated as part of this program of work.

**Link to Community Strategic Plan**

Our Place

The levers that help our people to live, move and enjoy their life on the Central Coast.

Goal

PL2: Sustainable and accessible infrastructure to support a growing community.

Strategy

PL2.1: Plan, deliver and maintain essential infrastructure such as roads, drainage, stormwater.

**Risk Management**

There is no risk to Council in undertaking the strategic investigations proposed in this report. The outcome of the investigations will be reported to the Environment and Planning Committee in June 2026.



**Critical Dates or Timeframes**

The investigations are due to be completed in June 2026, with project status reports prepared for the Environment and Planning Committee in December 2025, March 2026 and June 2026.

**Attachments**

*Nil.*

**Item No:** 1.6  
**Title:** Somersby and Kariong Catchments Overland Flood Study - For Public Exhibition  
**Department:** Environment and Planning

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2 September 2025 Environment and Planning Committee

Reference: F2022/02781 - D16736534  
Author: Daniel O'Brien, Planning Engineer Hydrology  
Manager: Luke Sulkowski, Unit Manager Environmental Management  
Executive: Luke Nicholls, Director Environment and Planning

## **Recommendation**

***That the draft Somersby and Kariong Catchments Overland Flood Study be placed on public exhibition for a period of four (4) weeks.***

## **Report purpose**

To present the draft Somersby and Kariong Catchments Overland Flood Study to the Committee and seek approval to place on public exhibition for a period of four (4) weeks.

## **Executive Summary**

Central Coast Council engaged Kellogg Brown and Root to prepare an overland flood study for the Somersby and Kariong catchments.

Key objectives of the study include:

- 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 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 Councils 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.

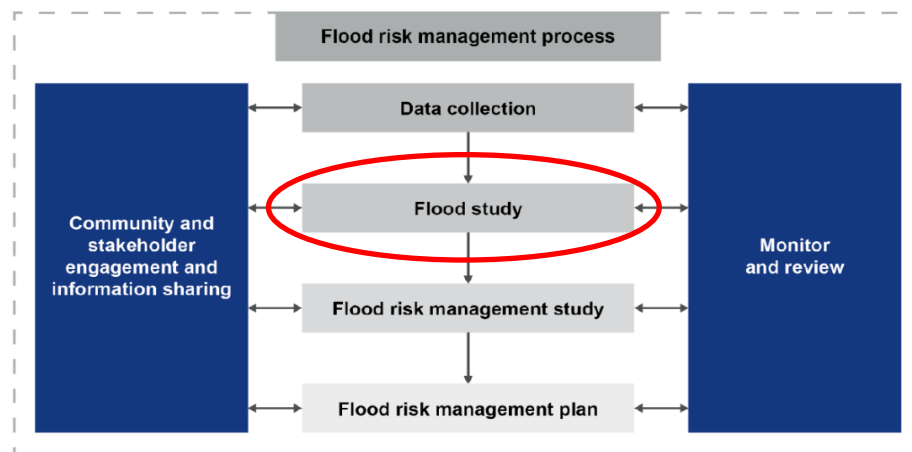


Figure 1 - Floodplain Risk Management Process in NSW.

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.

Given the lack of flood data in the study area, the development of this flood study was warranted. The outputs will support more informed land use planning decisions, assist emergency management agencies, and improve community awareness.

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 Somersby and Kariong Catchments Overland Flood Study is a technical assessment that defines flood behaviour across the study area, which is primarily characterised by residential land use in the Kariong catchment to the south, a developed industrial precinct located north of the Pacific Motorway, and primary production with large open green spaces further to the north.

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 study area. The community's flood experience informed the calibration of the flood model.

- Model development- a hydraulic flood model was developed that simulates flooding for a range of historical and hypothetical design rainfall events. These design events cover the full range of possible flooding, 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). A separate hydrologic model was also developed as a means to further validate the results of the hydraulic model.
- 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, and climate change were all assessed.

The flood study did not identify any significant high flood risk issues within the study area that require management. One of the key outcomes of a flood study is the delineation of a Flood Planning Area (FPA), which defines the extent of land subject to flood related development controls.

The draft report is included in (Attachment 1).

### **Stakeholder Engagement**

Initial community consultation was undertaken in the form of a newsletter and questionnaire. 2275 letters were delivered to all residents and property owners within study area, with 133 responses received. The newsletter introduced the study and its primary objective to define the nature of flooding by providing an improved understanding of flood behaviour and associated flood risks. It also 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 28 August 2023 and 22 September 2023 to ensure that the broader community were able to provide comments on the project. This engagement was supplemented with social media posts and a media release.

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

A second round of public consultation is planned to take place during the public exhibition period whereby feedback on the draft report will be sought from the community. The community will have the opportunity to discuss the project in person at a drop-in information session held by Council. There will also be the opportunity to make online submissions.

The Department of Climate Change, Energy, Environment and Water (DCCEEW) have been regularly consulted during the preparation of the study and have provided ongoing technical advice. The NSW State Emergency Service have also been consulted throughout, to ensure the study outputs meet their emergency management requirements.

## **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 to place the draft Flood Study 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 adoption of the study, 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**

### Our Place

The levers that help our people to live, move and enjoy their life on the Central Coast.

### Goal

PL1: Balanced and sustainable urban planning, land development and housing supply.

### Strategy

PL1.1: Ensure development and land use planning that preserves local character and heritage, sustains rural areas, protects our drinking water catchments and provides access to transport, green spaces, essential amenities and services.

## **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 is 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.

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 Somersby and Kariong Catchments Overland Flood Study will be publicly exhibited for a period of four (4) weeks.

**Attachments**

- |   |   |                |           |
|---|---|----------------|-----------|
| <b>1</b>  | Somersby and Kariong Catchments Overland Flood  | Provided Under | D16902000 |
|  | Study - Revised Draft - SEW353-TD-WR-REP-0001 - | Separate Cover |           |
|   | Rev F   |                |           |

**Item No:** 1.7  
**Title:** DA Improvement Program – DPHI Process Review  
& Recommended Process Changes  
**Department:** Environment and Planning

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2 September 2025 Environment and Planning Committee

Reference: F2025/00483 - D16971606  
Author: Andrew Roach, Unit Manager Development Assessment  
Executive: Luke Nicholls, Director Environment and Planning

## **Recommendation**

### ***That the Committee***

- 1 Notes the background material to the Improving our Development Assessment Service (IDeAS) project.***
- 2 Notes the planning expert recommendations, prepared by an independent planning consultant, in conjunction with the NSW Department of Planning Housing & Infrastructure, identifying potential future improvements to Council's Development Assessment process (note that the consultant will deliver a presentation at the Committee meeting).***

## **Report purpose**

To provide background information in relation to the Improving our Development Assessment Service (IDeAS) project and the preliminary outcomes and to flag further recommendations for improvement identified in a recently commissioned report prepared by an independent planning consultant.

## **Executive Summary**

The Improving our Development Assessment Service (IDeAS) project commenced in July 2024 and throughout the 2024-25 financial year, a range of improvements have been made in the Development Assessment service which lays the foundation for further refinement throughout 2025-26 and beyond.

In conjunction with the Department of Planning Housing & Infrastructure, an independent consultant has been commissioned to further review Council processes and identify additional improvements for consideration. The consultant report is approaching completion and is anticipated to be received in the last week of August. This agenda item provides background information.



## **Background**

The current NSW Government has made it clear that a key focus is on delivery of more housing to assist in resolving current supply and associated issues (including housing affordability, rental vacancy rates, lack of social/affordable housing, homelessness) aligned with NSW Government commitments under the National Housing Accord 2022.

At the current time and for the foreseeable future, the broad direction of government is hastening the pace of development assessment functions, noting the key role of development assessment in the delivery of the objectives of the National Housing Accord 2022, but also the key role of construction and housebuilding within the economy.

Local Government is coming under increased pressure to play their part in faster assessment times to meet the Australian and NSW housing supply challenges as articulated in the National Housing Accord 2022.

### Development Assessment Unit Background

Central Coast Council deals with amongst the highest number of Development Applications of any Council in NSW (more than 2,032 Development Applications in 2024-25) as well as 1,300 building related certificates (Construction Certificates, Complying Development, Building Information Certificates, Swimming Pool Compliance), more than 9,500 customer enquiries, 4,300 engineering and building inspections and 210 formal Pre-DA meetings in any given year.

In the period following the Council financial crisis and restructure/redundancies of 2020/21, a shortage of skilled staff within the Unit, and across the organisation, resulted in the level of service from the Development Assessment Unit not meeting community expectations and falling short of organisational objectives.

Central Coast Council is not the only NSW local government authority to have found itself in this position following a significant influx of applications driven by the low interest rate environment in the wake of the pandemic and the ongoing complex reforms to NSW planning system (including the implementation of the NSW Planning Portal). As noted in correspondence from the Minister for Planning & Public Spaces, dated June 2024. The average Development Application processing time across NSW increased 37% in the period from 2021-22 to 2023-24.

### The IDeAS (Improving our Development Assessment Service) Program

In preparation for the 2024-25 financial year, a range of improvements were proposed in the form of a formalised improvement program specifically focused on Councils Development Assessment functions.

## **1.7 DA Improvement Program – DPHI Process Review & Recommended Process Changes (cont'd)**

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The Improving our Development Assessment Service (IDeAS) Program commenced in July 2025, initially identifying 18 key actions required to return Council's development assessment process to a more acceptable level of service.

The IDeAS program actions focus on 3 key areas:

1. Process – actions relating to improvements in the development assessment process;
2. Portal and Pathway technology – actions related to system upgrades and integrations; and
3. People – related to resourcing, recruitment, retention and training.

Note that there are a range of potential improvements which lie outside the control of Council, including planning reform and regulatory framework, which are controlled by NSW Government. The program aims to target actions entirely within the control of Council.

The program has a dedicated project manager and formalised project management arrangements.

### 2024-25 Performance Improvement

The 2024 financial year has seen a range of improvements across the unit and lays the foundation for further improvement 2025-26 and future years.

Key measures showing improvement in 2024-25 include:

- A significant reduction in vacancies across the Unit, and the recruitment of staff to fill previously vacant positions. There is a well documented shortage of appropriately skilled professionals across NSW, including planners, building surveyors and engineers. Central Coast Council is not immune to these issues. There has been a consistent focus on staff recruitment, retention and training. At the commencement of the 2024-25 financial year the Development Assessment Unit has more than 20 vacant roles. This has been reduced to 3 vacant positions as of July 2025.
- There has been a 21% reduction in development applications 'in the system', indicating a trend that month-on-month, more applications are being processed than received.
- There has been a reduction in Development Applications in the system for longer than 12 months, with 108 applications older than 12 months as at the end of June 2025, which is a 42% reduction from a peak of 186 in August 2024.

Development Application statistics for the 2024-25 year were presented in full to the Environment & Planning Committee meeting of 5 August 2025 (Item 1.13).

## **1.7 DA Improvement Program – DPHI Process Review & Recommended Process Changes (cont'd)**

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### Next Tranche of Improvements

The improvements made in 2024-25 are modest improvements that lay the foundation for ongoing work throughout 2025-26 and beyond.

The initial 18 actions identified under the IDeAS Improvement Plan have been expanded to include additional actions – as some tasks are completed, further actions are added to the program.

A key focus for 2025-26 includes a continued reduction in the number of applications in the system, continuing to reduce applications older than 12 months and to initiate a reduction in mean processing times across the board.

### Independent Report on Potential Process Improvement

As part of the next round of improvement identification, an opportunity arose to partner with the Department of Planning Housing & Infrastructure to have an independent planning expert review the Councils Development Assessment processes and suggest any potential improvements.

Given that the Council has an existing project management framework for improvements via the IDeAS program, any suggested actions from the review would potentially be folded into the current program for action.

Throughout late July and early August, an independent planning consultant was engaged for the project, funded entirely by the Department of Planning Housing & Infrastructure. The consultant met with key Council staff, received advice from partners including industry groups, and representatives of the Department of Planning Housing & Infrastructure. A wide range of materials were provided to the consultant to review (template reports, conditions booklet and councils process maps for various processes etc).

The independent planning consultant is aiming to finalise the report by the end of August, and it is the intention for the consultant to present to the Environment & Planning Committee meeting on findings.

### **Stakeholder Engagement**

The IDeAS program involves significant internal and external stakeholder engagement.

### **Financial Considerations**

#### Financial Year (FY) Implications.

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

## **1.7 DA Improvement Program – DPHI Process Review & Recommended Process Changes (cont'd)**

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

The FY adopted budget includes the impact for this proposal.

The funding for the IDeAS program has been incorporated into the existing FY budget.

### **Link to Community Strategic Plan**

#### Our Place

The levers that help our people to live, move and enjoy their life on the Central Coast.

#### Goal

PL1: Balanced and sustainable urban planning, land development and housing supply.

#### Strategy

PL1.1: Ensure development and land use planning that preserves local character and heritage, sustains rural areas, protects our drinking water catchments and provides access to transport, green spaces, essential amenities and services.

PL1.2: Facilitate and advocate for a range of housing options to meet the diverse and changing needs of the community.

### **Risk Management**

The presentation of an update on the IDeAS program itself and the further independent review of Council processes do not pose any risk. Risks associated with potential implementation of further actions will be considered on a case-by-case basis.

### **Critical Dates or Timeframes**

*Nil.*

### **Attachments**

*Nil.*

**Item No:** 1.8  
**Title:** Review of Water and Sewer Recycled Water Quality Policy  
**Department:** Water and Sewer

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2 September 2025 Environment and Planning Committee

Reference: F2025/00483 - D16835333  
Author: Rhys Richards, Section Manager Compliance Water Systems  
Manager: Danielle Hargreaves, Unit Manager Headworks and Treatment  
Executive: Jamie Loader, Director Water and Sewer

## **Recommendation**

***That the Committee recommends that Council endorses the draft Recycled Water Policy 2025 for public exhibition and consider a further report on the outcome of the exhibition and adoption of the Recycled Water Policy.***

## **Report purpose**

To present the draft 'Recycled Water Policy' to the Environment and Planning Committee for endorsement to Council to place on public exhibition for a period of 28 days.

The proposed review of the 'Recycled Water Policy' (the Policy) is to ensure adherence to the requirements of the Australian Guidelines for Water Recycling (AGWR) while aligning with Council's current operational context. Additionally, the Policy has been updated to align with Council's current Policy template.

## **Executive Summary**

As a local water utility, Council has a responsibility to develop sustainable management practices in its operation and to do this in a manner which is responsible and safe that protects public health and the environment. The production and use of recycled water achieves this principle through adherence to the requirements of the Australian Guidelines for Water Recycling, which underpins Council's commitment to the management of recycled water, system analysis and management practices.

## Background

The Policy was last adopted in 2020 to demonstrate Council's commitment to responsible, safe and sustainable management and use of recycled water. The Policy ensures Council exercises effective water quality management for the delivery of fit-for-purpose recycled water that protects public health and the environment. This can be achieved through adherence to the requirements of the Australian Guidelines for Water Recycling (AGWR) which ensure a risk-based approach predicated upon four pillars: commitment to responsible use and management of recycled water, system analysis and management, supporting requirements, and review.

Following the review of the Policy, the following amendments are proposed:

- The name of the Policy is to be amended to 'Recycled Water Policy', removing the word 'Quality' as this provides greater clarity on the scope of the Policy.
- Modification of wording throughout the Policy to distinguish between end-users and the community as separate stakeholders to reflect their distinct needs and expectations.
- Section 2. Policy Scope (page 3):
  - Modification of wording to reflect all Council staff as collective.
  - Removal of reference to "membership and participation in professional associations dealing with management and use of recycled water" as it is referenced in better context in section 4.2.k. and not relevant to the scope.
  - Detail a commitment to creating awareness of this Policy to partners, contractors, partnership agencies, end-users, and the community.
- Section 3. Policy Background (page 3) – Modification of wording to increase clarity and alignment with the AGWR.
- Section 4. General (pages 3 and 4):
  - 4.1 Modification of wording to demonstrate further commitment to public and environmental health.
  - 4.1.3 Addition of terminology "risks" and "hazards" to recycled water quality to further align with the risk-based approach in the AGWR.
  - 4.1.4 and 4.1.5 Inclusion of all stages of the supply chain and stakeholders for clarity.
  - 4.1.6 Inclusion of the three key types of documents required for managing recycled water. This ensures a consistent terminology that addresses legacy naming issues from the amalgamation of Gosford City Council and Wyong Shire Council.
  - 4.2.7 Inclusion of engagement as a form of interaction that is different from communication with stakeholders to align with Focus Area 2 (Community Engagement) of the Water and Sewer Delivery Plan 2022-2026.
- Section 5. Responsibilities (page 5) – Establish the review frequency of this Policy to every four years or within six months of material change in legislation or AGWR.

**Report**

The content held within the 'Recycled Water Policy' will remain largely consistent with the current version. The statutory obligations and compliances remain unchanged, though are articulated in a simplified fashion to benefit the Council's employees, contractors, end-users, and the community.

**Stakeholder Engagement**

It is recommended that the exhibition period be for 28 days for the Recycled Water 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.

There is no change to the current financial implications associated with Recycled Water as a direct result of this Policy review.

**Link to Community Strategic Plan**Our Environment

The protection and celebration of our natural landscape, including beaches, waterways, bushland, open spaces, parks, reserves.

Goal

EN3 Climate change is mitigated, and communities are prepared and supported through natural disasters.

Strategy

EN3.2 Provide renewable energy sources and resource recovery solutions.


**Risk Management**

There is no discernible risk to Council or the customers as the proposed Policy does not make significant changes to the current Policy.

**Critical Dates or Timeframes**

*Nil.*

**Attachments**

<b>1</b>	REVISED Recycled Water Quality Policy -  June 2025	Provided Under Separate Cover	D16963389
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**Item No:** 1.9  
**Title:** State Significant Applications - Update  
**Department:** Environment and Planning

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2 September 2025 Environment and Planning Committee

Reference: F2004/00550 - D17004898  
Author: Marie Llamas, Research and Project Officer Local Planning and Policy  
Scott Duncan, Section Manager Local Planning Policy  
Manager: Shannon Turkington, Unit Manager Strategic Planning  
Executive: Luke Nicholls, Director Environment and Planning

## Recommendation

***That the Committee receives and notes the information contained within this report, including recent submissions made to the Department of Planning Housing and Infrastructure in Attachments 1-5.***

## Report purpose

To present to the Environment and Planning Committee the current State Significant Applications under assessment by Department of Planning, Housing and Infrastructure.

## Executive Summary

State Significant Application information is provided below for the information of the Committee.

## Background

State Significant Applications is proposed development or proposed infrastructure that is considered important to the State for economic, environmental or social reasons. Under the *Environmental Planning and Assessment Act 1979* (EP&A Act), proposals can become a State Significant Application through a declaration in a State Environmental Planning Policy (SEPP) or through a declaration in an order made by the Minister. Proposals may be either classed as State Significant Development (SSD) or as State Significant Infrastructure (SSI).

SEPP (Planning Systems) declares certain classes of development to be State Significant including:

- Warehouses, distribution centres and data centres.
- Cultural, recreation and tourist facilities.
- Education, health and correctional centres.
- Transport facilities (air, rail, ports).

The SEPP also includes a provision for proposed development in Gosford City Centre with an estimated development cost of more than \$75 million. The stages of assessment for these applications are as follows and reflected in the 'Status Column' within the table below:

- Request Secretary Environmental Assessment Requirements (SEARs). This identifies what information needs to be included in the environmental impact statement (EIS).
- Prepare Environmental Impact Statement (EIS).
- Exhibit the Development Application (DA).
- Respond to Submissions.
- Assess DA.
- Determine DA.

## Report

The information contained in this report provides a summary of the current State Significant Application information under assessment by Department of Planning, Housing and Infrastructure as at the time this report was finalised.

Application Number	Location	Proposal	Precis	Status
SSD-17017460	Off Construction Road, Mannering Park	Chain Valley Colliery Consolidation Project	Consolidate Chain Valley Colliery and Mannering Colliery consents. Align approved extraction and production rates at both collieries	Assessment
MP10_0195-Mod-2	Sparks Road, Hiawatha Road and Hakone Road Warnervale	Reduce floor space and change parking and land uses	Construction and operation of the Warnervale Shopping Centre including: - Retail, commercial, medical centre and e-commerce facilities - Car parking totalling 489 spaces at grade; and - Associated earthworks, road construction, and infrastructure.	Assessment

Application Number	Location	Proposal	Precis	Status
SSD-33701741	11 Warren Road, Warnervale	Woolworths Regional Distribution Centre Expansion	The development involves the expansion of an existing regional distribution centre, comprising: - alterations and additions to the existing warehouse building - expansion of existing hardstand areas - site services and associated infrastructure.	Assessment
SSD-62863964	134 Somersby Falls Rd Somersby	Somersby Drill Mud and Oily Water Recycling Facility	The proposed development will process up to 100,000 tonnes per annum of drill mud and up to 50,000 tonnes per annum of oil water.	Response to Submissions
SSD-63475709	14 Mingara Drive, Tumbi Umbi	Mingara Recreation Club Seniors Housing	Provision of 219 x 2 and 3 bed independent living units and 39 high care beds across	Assessment
SSD-14082938	Lot 2 Dp 809106 Arizona Road, Charmhaven	St Philip's Christian College	Thirteen villa buildings of 2 storeys, three multi storey ILU buildings of 5-6 storeys and one mixed use building of 6 storeys with high care suites and ILUs	Response to Submissions
SSD-10414	8-16 Watt Street, Gosford	Mixed use development at 8-16 Watt Street	Concept Plan for mixed-use development	Response to Submissions
SSD-67173718	84 Gavenlock Road, Mardi	New Eileen O'Connor School	Stage 1 development for a new Special Education school to cater for 200 students from	Exhibition

Application Number	Location	Proposal	Precis	Status
			Kindergarten to Year 12.	
SSD-23588910-Mod-6	26-30 Mann Street, Gosford	CCQ, Stage 1 Mod 6 – Signage	15 signage zones on the retail podium for business and building identification and 1 business identification sign on the western roof façade.	Prepare Mod Report
SSD-23588910-Mod-7	26-30 Mann Street, Gosford	CCQ, Stage 1 Mod 7 – Basement changes	Minor changes to the basement and car parking areas of the Northern Tower.	Prepare Mod Report
MP08_0173-Mod-1	Reservoir Road Somersby	Modification 1 Quarry Expansion	Expanding the quarry footprint south from the approved extraction area into Lot 1 DP 1208119. This modification would increase the currently approved quarry footprint size of 57 ha by 14.4 ha.	Prepare Mod Report
SSD-83708984	26-30 Mann Street, Gosford	Central Coast Quarter (CCQ), Stage 2	Mixed-use tower (25 storeys): ground floor retail and residential accommodation (130 units) Mixed-use tower (30 storeys): ground floor retail, hotel accommodation (150 units) and residential accommodation (100 units) Retail pavilion.	Prepare Environmental Impact Statement (EIS)

Application Number	Location	Proposal	Precis	Status
SSI-70610456	Rocky Point Road, Eraring*	Hunter Transmission Project	Development of a new double circuit 500 kV overhead transmission line between the proposed substations at Bayswater and Olney State Forest, and connections from these lines to the existing 500 kV transmission network.	Prepare Environmental Impact Statement (EIS)
SSD-78031991	136-146 And 148 Donnison Street, Gosford	Gosford Alive - Detailed Design	Mixed-use development at Donnison Street, Gosford involving the construction of five (5) mixed-use residential towers with commercial and retail uses and communal open space.	Prepare Environmental Impact Statement (EIS)
SSD-69773460	372-374 Mann Street And 35-37 Dwyer Street, North Gosford	Mixed Use Development	Demolition of all structures and construction of a mixed use development comprising commercial and residential land uses with ancillary carparking and open space.	Prepare Environmental Impact Statement (EIS)
SSD-86051481	893 & 847 Hue Hue Road Kiar	Kiar Battery Energy Storage System	Construction, operation, and decommissioning of a Battery Energy Storage System with a capacity of approximately 1000 MW / 4000 MWh, and ancillary infrastructure.	Prepare Environmental Impact Statement (EIS)

Application Number	Location	Proposal	Precis	Status
SSD-78609981	26-30 Mann Street, Gosford	Central Coast Quarter - Amending Concept SSD	The project seeks to amend the approved Central Coast Quarter Concept Plan (SSD-10114) to amend the Eastern and Southern Towers to increase height and gross floor area and provide 15% affordable housing. No changes are propose to the northern tower.	Prepare Environmental Impact Statement (EIS)
SSD-84541461	305 Mann Street Gosford	UoN Central Coast Campus - Student Accommodation	The construction of a 13 storey building within Stage 2 of the University of Newcastle Central Coast Campus development, comprising student accommodation, student services, recreational uses, a rooftop terrace, car parking and a basement plant.	Prepare Environmental Impact Statement (EIS)
SSD-84190958	23 - 25 Ashton Avenue The Entrance	Pacific Link - Ashton Avenue, The Entrance	Shop top housing - 48 apartments with 60% allocation to affordable housing, commercial tenancy, parking, landscaping and civil works.	Prepare Environmental Impact Statement (EIS)
SSD-83538214	43 - 45 Beane Street And 2 Keevers Lane, Gosford	Mixed use with affordable housing	Proposal is for a mixed use development comprising a part 5 storey and part 26 storey development with 138 apartments (including affordable housing)	Prepare Environmental Impact Statement (EIS)

Application Number	Location	Proposal	Precis	Status
			above ground floor commercial and 3 levels of basement.	
SSD-60104208	26-30 Mann Street, Gosford	Central Coast Quarter - Stage 3 (Eastern Tower)	Construction of a mixed-use building comprising 165sqm of retail, 555 sqm of childcare 9,206sqm of residential GFA and car parking with vehicular access from Vaughan Avenue.	Prepare Environmental Impact Statement (EIS)
SSD-81129958	30 And 38 Nells Rd, West Gosford	West Gosford Resource Recovery Facility Expansion	Staged expansion of an existing resource recovery facility (RRF) to receive and process up to 200,000 tonnes per annum of construction and demolition waste.	Prepare Environmental Impact Statement (EIS)
SSI-75724228	85 Oleander St, Noraville	Toukley Desalination Water Treatment Plant	Construction and operation of a desalinisation plant, including seawater extraction pipeline, brine discharge via pipeline and an existing ocean outfall, pumping stations, connection to existing potable water supply network, and ancillary works.	Prepare Environmental Impact Statement (EIS)

Application Number	Location	Proposal	Precis	Status
SSD-82514958	49 Jones Road Calga	Central Coast Film Production Precinct	Construction and operation of a multi-purpose film production precinct. Mixed use development consisting of education facilities, workshops, warehouses, tourist and visitor accommodation, a variety of supporting infrastructure and ancillary uses.	Request for Secretary's environmental assessment requirements (SEARs)
SSD-13091207	Central Coast Highway West Gosford	Mixed use development	Mixed use development comprising residential and commercial uses.	Request for Secretary's environmental assessment requirements (SEARs)

Recent submissions made to the Department of Planning, Housing and Infrastructure are provided as Attachment 1-5 of this report for the information and review of the Committee.

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

This is a report on the status of SSD applications only and is not a proposal. The submissions prepared by staff in the Environment and Planning Directorate are undertaken using existing staff resources.



## Link to Community Strategic Plan

### Our Leadership

The systems, processes and partnerships that ensure genuine community participation, financial stewardship and excellent service deliver to our community.

### Goal

LE2: Inclusive and sound decision making to guide the Central Coast into a bright future.

### Strategy

LE2.2: Build partnerships and advocate to state and federal agencies for the mutual benefit of our region.






## Risk Management

*Nil.*

## Critical Dates or Timeframes

*Nil.*

## Attachments

<b>1</b>	Council Submission - Proposed development 847 -  893 Hue Hue Road, Kiar	Provided Under Separate Cover	D16917121
<b>2</b>	Council Submission - Proposed development 53 - 55  Donnison Street, West Gosford	Provided Under Separate Cover	D16956318
<b>3</b>	Council Submission - Proposed Modification to  MP10_0195-Mod-2 - 262 Hakone Road, Woongarra	Provided Under Separate Cover	D16946221
<b>4</b>	Council Submission - Proposed development 80-82  Showground Road, Gosford	Provided Under Separate Cover	D16938478
<b>5</b>	Council Submission - Proposed Development 82  Gavenlock Road, Mardi	Provided Under Separate Cover	D17033596

**Item No:** 1.10  
**Title:** Planning Proposal Statistics  
**Department:** Environment and Planning



2 September 2025 Environment and Planning Committee

Reference: F2004/00550 - D17003443  
Author: Marie Llamas, Research and Project Officer Local Planning and Policy  
Scott Duncan, Section Manager Local Planning Policy  
Manager: Shannon Turkington, Unit Manager Strategic Planning  
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	Preliminary Assessment by Council staff

Planning Proposal No.	Location & Description	Primary Purpose	Status	Comment
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	Gateway Issued	Council staff are preparing for exhibition
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 reported to the Environment and Planning Committee on 5 August 2025

**1.10 Planning Proposal Statistics (cont'd)**

<b>Planning Proposal No.</b>	<b>Location &amp; Description</b>	<b>Primary Purpose</b>	<b>Status</b>	<b>Comment</b>
				seeking a recommendation to proceed to finalisation.
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**

Our Place

The levers that help our people to live, move and enjoy their life on the Central Coast.

Goal

PL1: Balanced and sustainable urban planning, land development and housing supply.

Strategy

PL1.1: Ensure development and land use planning that preserves local character and heritage, sustains rural areas, protects our drinking water catchments and provides access to transport, green spaces, essential amenities and services.

**Risk Management**

*Nil.*

**Critical Dates or Timeframes**

*Nil.*

**Attachments**

*Nil.*

**Item No:** 1.11  
**Title:** DA Statistics  
**Department:** Environment and Planning



2 September 2025 Environment and Planning Committee

Reference: F2025/00483 - D17006777  
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 July 2025, providing 2024-25 financial year statistics as baseline.

## Executive Summary

The Development Application statistics for the July 2025 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 July 2025).

Measure	End July 2025
Total Outstanding DA's	786
DA's Over 12 Months Old	107
Value of DA's Determined (July 2025)	\$88.19 million

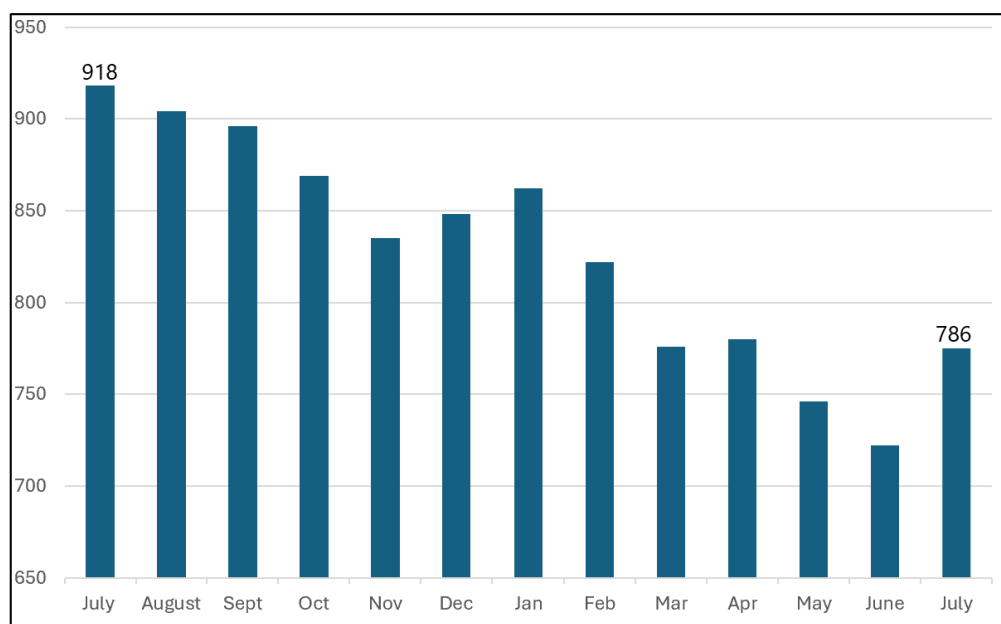
***Figure 1: Development Application Data Summary***

## Development Application Lodgements & Applications Under Assessment

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). This equates to an average of 169 Development Applications lodged each month.

During July 2025, a total of 217 Development Applications were lodged, which is a 28% increase in lodgements compared to the monthly average for 2024-25. Council staff will monitor lodgements in coming weeks to determine if this is the start of an upward trend (potentially driven by entering a period of lowering interest rates) or whether this is a short term increase, noting that this July upswing in lodgements is consistent with previous years and there is often an increase in DA lodgements to the NSW Planning Portal in June (end of financial year) which enter Council systems in July each year. For example, in July 2024 a total of 241 lodgements were received (a 43% increase on 2024-25 average monthly lodgements). The total applications under assessment at the end of July 2025 is 786. This is an increase from 722 at the end of June – in part, reflective of this higher number of lodgements.

Determined Development Applications throughout July 2025, have an estimated capital value of approximately \$88.19 million.

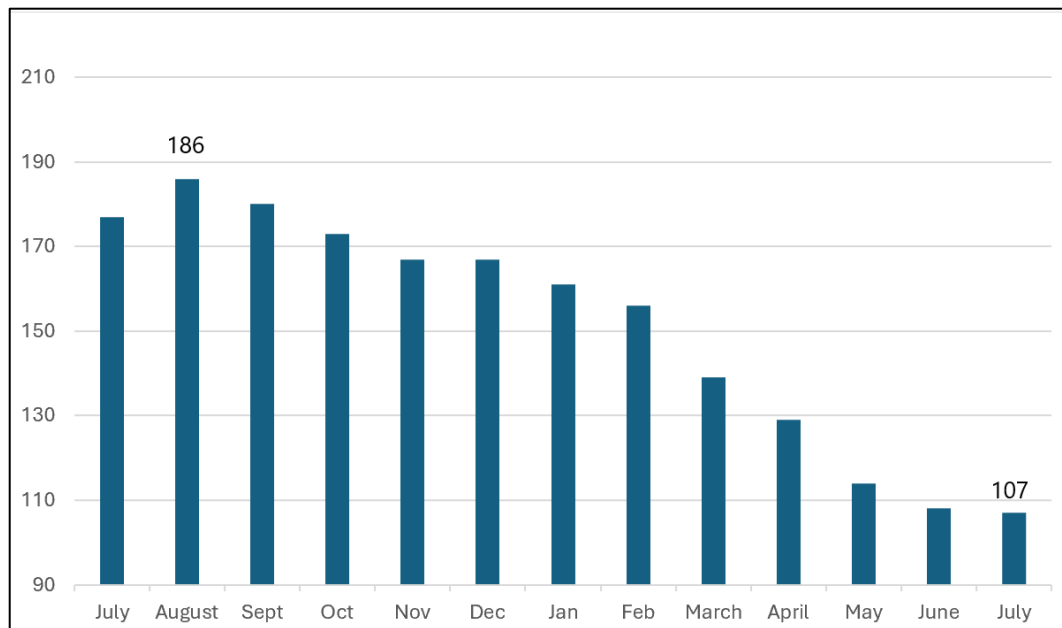


**Figure 2: Development Applications under assessment per month for 2024-25 financial year and July 2025**

#### Development Applications older than 12 months

The number of Development Applications 'in the system' for longer than 12 months stands at 107 at the end of July 2025. This is a reduction of 42% from a peak of 186 in August 2024 and is one less than the 108 at end June 2025.

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, and for July 2025 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 July 2025 are as follows:

Measure	Financial Year (July 2024 – June 2025)
DA Mean Assessment Days (Gross Calendar Days)	136 days
DA Median Assessment Days (Gross Calendar Days)	82 days
DA Mean Assessment Days (Net Business Days)	77 days
DA Median Assessment Days (Net Business Days)	53 days

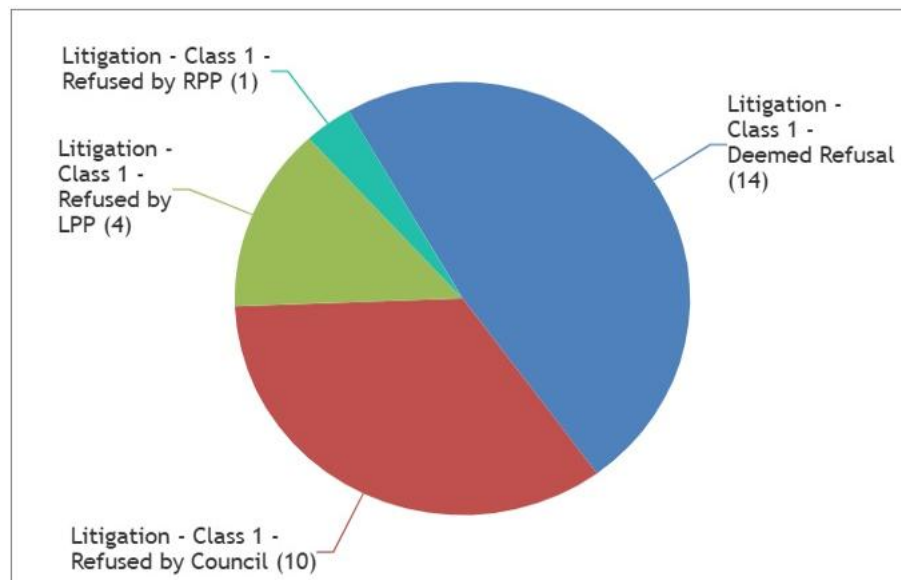
**Figure 4: Development Application Assessment Timeframes.**

DA processing times (gross calendar days) for the 2024-25 were 149 mean (gross calendar) days and 81 median (gross calendar) days. The mean and median days for July 2025 are 136 and 82 gross calendar days respectively.

#### Land & Environment Court Matters

As at end July 2025 there were 29 Class 1 appeals in the Land & Environment Court. 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.

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 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

#### Our Place

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#### Goal

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#### Strategy

PL1.1: Ensure development and land use planning that preserves local character and heritage, sustains rural areas, protects our drinking water catchments and provides access to transport, green spaces, essential amenities and services.

PL1.2: Facilitate and advocate for a range of housing options to meet the diverse and changing needs of the community.

**Risk Management**

The presentation of statistics presents no risk to Council.

**Critical Dates or Timeframes**

*Nil.*

**Attachments**

*Nil.*

**Item No:** 1.12  
**Title:** Fire Safety Report - 56-58 Ocean Parade, The Entrance  
**Department:** Environment and Planning

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2 September 2025 Environment and Planning Committee

Reference: CESS/46/1997 - D16955042  
Author: Wes Bailey, Senior Building Surveyor  
Section Manager: Wayne Herd, Section Manager Building Assessment and Certification  
Unit Manager: Andrew Roach, Unit Manager Development Assessment  
Executive: Luke Nicholls, Director Environment and Planning

## **Recommendation**

***That the Committee recommends that Council:***

- 1 Notes the Fire Safety Inspection Report received from Fire & 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.***

## **Report purpose**

To table a Fire Safety Inspection Report received by Council from Fire & Rescue NSW regarding a property at 56-58 Ocean Parade, The Entrance.

## **Executive Summary**

In response to correspondence received concerning the adequacy of the provision for fire safety, officers from Fire & Rescue NSW have undertaken an inspection of a property identified as Strata Plan 73426, 56-58 Ocean Parade, The Entrance.

In accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the *Environmental Planning and Assessment Act 1979*, Fire & Rescue NSW inspection reports received by Council are required to be tabled at the next available Council meeting. This report provides background information.

## Background

The subject land (Strata Plan 73426, 56-58 Ocean Parade, The Entrance) is situated on the northern side of Ocean Parade. The land contains a multi storey residential building, inclusive of a ground level carpark.



Figure 1: Subject site

A Fire Safety Inspection Report was subsequently submitted to Council (the report, dated 31 March 2025 was received by Council via email on 23 June 2025). The report identifies a number of fire safety issues. The Fire Safety Inspection Report is included as (Attachment 1).

**Report**

As required under the *Environmental Planning & Assessment Act 1979*, Fire and Rescue NSW has provided to Council a Fire Safety Inspection Report for the premises at 56-58 Ocean Parade, The Entrance.

The *Environmental Planning & Assessment Act 1979* requires that these inspection reports are tabled at an Ordinary Meeting of the Council on two occasions:

- Firstly, for Council to note the receipt of the Fire Safety Inspection Report from Fire and Rescue NSW (this is the purpose of this agenda item), and
- Secondly, for Council to then resolve as to whether a Fire Safety Order is to be issued, in accordance with the *Environmental Planning & Assessment Act 1979*, to rectify any outstanding fire safety matters raised within the inspection report.

Council officers are now required to review the report and decide whether to recommend exercising Council's authority to issue Orders under Schedule 5 of the *Environmental Planning and Assessment Act 1979*.

Council officers will proceed to undertake an inspection of the premises and determine whether the use of Orders or other regulatory powers is appropriate. At the time of writing of this report, Council officers had taken the initial step of providing correspondence to the owner of the building to gain access for such an inspection.

**Stakeholder Engagement**

Consultation has been undertaken with the owner of the affected property, with respect to access for inspection of the property by Council staff.

Following a review and further report to Council, advice on the outcome is required to be provided to the property owner and Fire & Rescue NSW.

**Financial Considerations**Financial Year (FY) Implications.

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

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

The FY adopted budget includes funding for this proposal.

### **Link to Community Strategic Plan**

#### Our People

All the elements that make our people feel safe, supported, celebrated, and connected to their life on the Central Coast.

#### Goal

PE2 - Neighbourhoods and communities where everyone feels safe and supported.

#### Strategy

PE2.1 - Enhance community safety within neighbourhoods, public spaces and places.

### **Risk Management**

The review of Fire and Safety NSW recommendations regarding fire safety of property is a routine, although irregular, activity of Council, and as such does not present additional organisational risk.

The operation of essential fire safety measures assists in minimising risk to building occupants, and the effective management is an important public safety matter.

### **Critical Dates or Timeframes**

Council is obliged to table Fire and Rescue NSW's report at the first available meeting after it is received and to consider its findings at the next available meeting after the report is tabled and the matter has been investigated.

### **Attachments**

<b>1</b>	Letter Out - 9_32 Inspection Report - 56-58 Ocean Parade The Entrance - Central Coast Council	Provided Under Separate Cover	D16955201
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**Item No:** 1.13  
**Title:** Fire Safety Report - 2 Alexandra Street Budgewoi  
**Department:** Environment and Planning

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2 September 2025 Environment and Planning Committee

Reference: CESS/49/1992 - D16999050  
Author: Wes Bailey, Senior Building Surveyor  
Section Manager: Wayne Herd, Section Manager Building Assessment and Certification  
Unit Manager: Andrew Roach, Unit Manager Development Assessment  
Executive: Luke Nicholls, Director Environment and Planning

## **Recommendation**

***That the Committee recommends that Council:***

- 1 Notes the result of the site inspection at 2 Alexandra Street, Budgewoi conducted by Council staff on 10 July 2025 in respect of fire safety matters following the earlier receipt of a Fire Safety Inspection Report from Fire & Rescue NSW.***
- 2 Resolves to not issue an Order (Order 1 under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act 1979) with respect to the matters as raised within the Fire Safety Inspection Report received from Fire & Rescue NSW.***
- 3 Advises the Commissioner of Fire and Rescue NSW of its decision.***

## **Report purpose**

To provide an update to Council on the fire safety matters raised by Fire and Rescue NSW in relation to a property located at 2 Alexandra Street, Budgewoi. Council is required to consider whether to issue an Order under the provisions of Part two (2) of Schedule five (5) of the *Environmental Planning and Assessment Act 1979*, in relation to a Fire Safety Inspection Report received from Fire and Rescue NSW.

## **Executive Summary**

Council has received a 'Fire Safety Inspection Report' from Fire and Rescue NSW in relation to fire safety concerns regarding a property at 2 Alexandra Street, Budgewoi. This matter was previously tabled at an Environmental and Planning Committee Meeting Council on 1 July 2025 and the minutes were adopted at the Council meeting on 22 July 2025.

Council Officers have since carried out inspection of the property. This report includes the outcomes of the actions in respect to fire safety matters and is required to be tabled at an Ordinary Meeting of the Council in accordance with Section 17(2)(b) of Part eight (8) of Schedule five (5) of the *Environmental Planning and Assessment Act 1979*.

In summary, all matters previously raised by Fire & Rescue NSW have been rectified by the building management and accordingly it is recommended that no orders be issued in this case.

### Background

The subject land (Lot 1 Deposited Plan 859618, 2 Alexandra Street, Budgewoi) is situated on the corner of Alexandra Street, Natuna Street and Marina Street. The land contains a bowling club and associated bowling greens and is known as Halekulani Bowling Club.



Figure 1: Subject Land

Council routinely receives 'Fire Safety Inspection Reports' from Fire and Rescue NSW in relation to complaints directed to them by members of the public relating to fire safety concerns. The *Environmental Planning & Assessment Act 1979* requires that these inspection reports are tabled at an Ordinary Meeting of the Council on two (2) occasions:

- Firstly, for Council to note the receipt of the 'Fire Safety Inspection Report' from Fire and Rescue NSW, and



- Secondly, for Council to then resolve as to whether a Fire Safety Order is to be issued, in accordance with the *Environmental Planning & Assessment Act 1979*, to rectify any outstanding fire safety matters raised within the inspection report.

In this case, the 'Fire Safety Inspection Report' received from Fire and Rescue NSW was tabled at the Environment and Planning Committee meeting of 1 July 2025 and the minutes were then adopted at the Ordinary Council meeting on the 22 July 2025, as required under Section 17(2), Part 8 of Schedule five (5) of the *Environmental Planning & Assessment Act 1979*. At that meeting it was resolved that Council:

*721/25 – EPC29/25*

- 1 Notes the content of the Fire Safety Report from Fire and Rescue NSW (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.*
- 2 Receives a further report 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 Attachment 1."*
- 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 17(2)(a) of Part 8, Schedule 5, of the Environmental Planning and Assessment Act 1979, Fire and Rescue NSW inspections 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 process of this matter.*

Following tabling of the 'Fire Safety Inspection Report' at a Council Meeting, Council is required to decide if it will exercise its power to issue a Fire Safety Order requiring works/actions to resolve outstanding fire safety matters (Order 1, under Part 2 of Schedule 5 of the *Environmental Planning and Assessment Act 1979*).

To allow Council to make an informed decision as to this issue, senior Council officers have entered into correspondence with the building management and conducted an inspection of the premises in relation to the matters raised by Fire and Rescue NSW.

This further report on the matter is provided in accordance with Section 17(2)(b), Part 8 of Schedule five (5) of the *Environmental Planning and Assessment Act 1979*.

**Report**Current Status

The subject site was inspected by Council's Senior Building Surveyor on 10 July 2025. The purpose of the inspection was to specifically review the issues raised by Fire and Rescue NSW within their 'Fire Safety Inspection Report'.

The issues of concern identified in the inspection report relate to matters that potentially compromise the ability to undertake brigade intervention and, in turn, may therefore affect the safety of occupants of the site. Issues raised include:

1 Essential Fire Safety Measures

a) Automatic Smoke Detection and Alarm System:

- i. The Fire Indicator Panel displayed a fault associated with the Greenskeepers building. The building was under construction, FRNSW was advised an occupation certificate had not been issued on the building. FRNSW took no action.

b) Fire Hose Reels:

- i. Non-firefighting equipment stored within the fire hose reel cabinet, contrary to Clause 10.4.4 of Australian Standard (AS) 2441–2005. FRNSW advised management that the cupboards should be used as a storeroom.

2 Access and Egress

a) Exit Doors

- i. The exit doors adjacent to the bistro and keg room were not readily openable due to misalignment of door leaf against the frame contrary to the requirements of Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR2021).
  - a. FRNSW received video evidence from the premises showing the doors were capable of operating without the need for the use of excessive force.

b) Egress

- i. Construction works at the premises has created an obstruction from the TAB area of the premises.

- a. FRNSW are unable to determine if Council placed any conditions of consent regarding the southern exit from the TAB.
- b. FRNSW advised management to ensure that the glass sliding door within the TAB room is held in the open position until Council a determination is made regarding the egress strategy during construction works.

Upon inspection of the site by staff on 10 July 2025, it was evident that all required issues raised within the inspection report had been attended to by building management. In this regard, the fire indicator panel no longer indicated a fault, all items were removed from the fire hose reel cabinet, the exit doors adjacent to the bistro and keg room were readily openable and exit paths from the TAB were unobstructed.

Lastly, at the time of inspection, all building works associated with the extension were completed and Council has since received a Final Fire Safety Certificate and Occupation Certificate associated with works which were carried out onsite.

Bases on the outcome of the inspection, it is recommended that Council is not required to issue an Order under the provisions of Part 2 of Schedule 5 of the *Environmental Planning and Assessment Act 1979*, in relation to a Fire Safety Inspection Report received from Fire and Rescue NSW.

### **Stakeholder Engagement**

It is a requirement that the outcome of Council's investigation of the fire safety issues raised by Fire and Rescue NSW within their 'Fire Safety Inspection Report', be reported to the Commissioner of Fire and Rescue NSW.

### **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.

Council has budget for fire safety enforcement matters when required.

**Link to Community Strategic Plan**Our People

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Strategy

PE2.1 - Enhance community safety within neighbourhoods, public spaces and places.

**Risk Management**

The review of Fire and Rescue NSW recommendations regarding fire safety of property is a routine, although irregular, activity of Council, and as such does not present additional organisational risk.

**Critical Dates or Timeframes**

*Nil.*

**Attachments**

*Nil.*