



Central Coast Council

## Environment and Planning Committee

Held Function Room 2  
2 Hely Street, Wyong.

02 September 2025

# MINUTES

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### Attendance

#### Members

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

#### Status

Present  
Present (Remotely)  
Present (Remotely)  
Present  
Present  
Present (Remotely)

#### Councillor Guest

Cr Jared Wright

#### Status

Present

#### Guests

Joshua Eggleton, KBR Australia  
Sue Francis, Gyde Consulting  
Rachael Petherbridge, Gyde Consulting

Present (Remotely)  
Present  
Present

#### Council Officers

Luke Nicholls, Director Environment and Planning  
Jamie Loader, Director Water and Sewer  
Danielle Hargraves, Unit Manager Headworks and Treatment  
Shannon Turkington, Unit Manager Strategic Planning  
Daniel O'Brien, Team Leader, Floodplain Management  
Andrew Roach, Unit Manager, Development Assessment  
Stephanie Prouse, Section Manager, Councillor and Democratic Services  
Briony Stiles, Team Leader Civic Support  
Kim Coghlan, Civic Support Officer Civic Support

#### Status

Present  
Present  
Present  
Present  
Present  
Present  
Present  
Present  
Present  
Present

The Chairperson, Deputy Mayor Doug Eaton OAM, declared the meeting open at 5:30pm

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

***That in accordance with clause 6.20 of the code of meeting practice, remote attendance via audio visual link to the Environment and Planning Committee meeting on 2 September 2025 be granted to Councillors Walsh, Castles, and Stanton due to personal reasons.***

**CARRIED**

FOR: UNANIMOUS

## **PROCEDURAL ITEMS**

### **1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies**

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5:32pm

The Chairperson gave an Acknowledgement of Country statement.

No Apologies were received.

### **1.2 Disclosures of Interest**

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5:32pm

No Conflicts of Interest were declared.

### **1.3 Items Resolved by Exception**

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5:32pm

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

#### ***EPC61/25***

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

- a) Item 1.4 – Confirmation of Minutes of Previous Meeting***
- b) Item 1.8 - Review of Water and Sewer Recycled Water Quality Policy***

**CARRIED**

FOR: UNANIMOUS

**1.4 Confirmation of Minutes of Previous Meeting**

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RESOLVED by *EXCEPTION* on the *MOTION* of Councillor MOULAND and *SECONDED* by Councillor WALSH:

**EPC62/25**

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

**REPORTS**

**1.5 Mountain Road Precinct**

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5:36pm

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

**EPC63/25**

***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:***
  - I. 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.***
  - II. 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.***

- III. 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.**
  - IV. Prepares and exhibits a Section 7.11 Local Infrastructure Contribution Plan for the Mountain Road Precinct.**
  - V. Prepares and exhibits a Development Control Plan Chapter for the Mountain Road Precinct.**
  - VI. 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.**
  - VII. 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.**
  - VIII. Requests the Chief Executive Officer to write 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 and a briefing to this committee and the Infrastructure and Assets committee combined.**
- 3 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.**

The MOTION was put to the vote and declared **CARRIED**.

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

AGAINST: CR SMITH

**1.6 Somersby and Kariong Catchments Overland Flood Study - For Public Exhibition**

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6:27pm

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

**EPC64/25**

- 1 That the Committee recommends that Council endorses the draft Somersby and Kariong Catchments Overland Flood Study being placed on public exhibition for a period of four (4) weeks.**
- 2 That the report be presented to the Coastal, Estuary and Floodplain Risk Management Subcommittee.**

**CARRIED**

FOR: UNANIMOUS

**1.7 DA Improvement Program – DPHI Process Review & Recommended Process Changes**

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5:52pm

Sue Francis, Executive Director and Rachael Petherbridge Associate, Gyde Consulting spoke to DA Improvement Program - DPHI Process Review & Recommended Process Changes.

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

**EPC65/25**

***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).**

**CARRIED**

FOR: UNANIMOUS

**1.8 Review of Water and Sewer Recycled Water Quality Policy**

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RESOLVED by *EXCEPTION* on the *MOTION* of Councillor MOULAND and *SECONDED* by Councillor WALSH:

**EPC66/25**

***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.***

**1.9 State Significant Applications - Update**

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6:29pm

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

**EPC67/25**

***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.***

**CARRIED**

FOR: UNANIMOUS

**1.10 Planning Proposal Statistics**

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6:44pm

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

**EPC68/25**

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

**CARRIED**

FOR: UNANIMOUS

**1.11 DA Statistics**

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6:48pm

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

**EPC69/25**

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

**CARRIED**

FOR: UNANIMOUS

**1.12 Fire Safety Report - 56-58 Ocean Parade, The Entrance**

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6:55pm

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

**EPC70/25**

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

- I. 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.***
- II. Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.***

**CARRIED**

FOR: UNANIMOUS

**1.13 Fire Safety Report - 2 Alexandra Street Budgewoi**

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6:56pm

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

**EPC71/25**

***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.***

**CARRIED**

FOR: UNANIMOUS

**S.1            Community Participation Plan – For Adoption – Deferred from Ordinary Council Meeting 26 August 2025**

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6:56pm

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

**EPC72/25**

***That the Committee recommends that Council adopts the Community Participation Plan 2025-29.***

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

*That the Committee recommends that Council adopts the Community Participation Plan 2025-29.*

*With the following amendments;*

- a) That all physical notifications be displayed on site application for development consent. ( other than for complying development, for designated development or for state significant development.  
Application for modification of development consent that is required to be publicly exhibited by the regulations.*
- b) Consideration of submissions, a single submissions raising the same objections are not classified as the same submission.*
- c) Submissions need to be made on planning grounds.*
- d) That the submission deadline be changed from 5pm to Midnight.*

The AMENDMENT was put to the vote and declared LOST on the casting vote of the Chairperson. Debate resumed on the original motion.

FOR:                    CRS WALSH, SMITH AND CASTLES

AGAINST:            CRS MOULAND, STANTON AND EATON OAM

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

FOR:                    CRS MOULAND, STANTON AND EATON OAM

AGAINST:            CRS WALSH, SMITH AND CASTLES

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

**The Meeting** concluded at 7:15pm.