



Central Coast Council

**Ordinary Council Meeting**

**ATTACHMENTS PROVIDED UNDER  
SEPARATE COVER**

**Tuesday 26 March 2024**

**Central Coast Council**  
**ATTACHMENTS PROVIDED UNDER SEPARATE COVER to the**  
**Ordinary Council Meeting**  
**To be held in the Central Coast Council Chambers,**  
**2 Hely Street, Wyong**  
**on Tuesday 26 March 2024**  
**Commencing at 6:30 PM**

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Central Coast Council  
Ordinary Council Meeting  
Held in the Council Chamber  
2 Hely Street, Wyong

27 February 2024

## MINUTES

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### Present

Rik Hart

### In Attendance

David Farmer	Chief Executive Officer
Boris Bolgoff	Director Infrastructure Services
Dr Alice Howe	Director Environment and Planning
Jamie Loader	Director Water and Sewer
Marissa Racomelara	Director Corporate Services
Melanie Smith	Director Community and Recreation Services

### Notes

The Administrator, Rik Hart, declared the meeting open at 6:30pm and advised in accordance with the Code of Meeting Practice that the meeting was being recorded.

*The Administrator acknowledged 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.*

The Administrator updated the meeting on recent activities of Council.

Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

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**PROCEDURAL ITEMS**

**1.1 Disclosures of Interest**

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Time Commenced: 6:37pm

**10/24 RESOLVED on the motion of RIK HART:**

***That Council notes the report on Disclosures of Interest and the fact that no disclosures were made.***

**1.2 Confirmation of Minutes of Previous Meeting**

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Time Commenced: 6:37pm

**11/24 RESOLVED on the motion of RIK HART:**

***That Council confirms the minutes of the Ordinary Meeting of Council held on 23 January 2024.***

**1.3 Notice of Intention to Deal with Matters in Confidential Session**

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Time Commenced: 6:37pm

**12/24 RESOLVED on the motion of RIK HART:**

***That Council notes that no matters have been tabled to deal with in a closed session.***

**REPORTS**

**2.1 Monthly Finance Report December 2023**

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Time Commenced: 6:38pm

**13/24 RESOLVED on the motion of RIK HART:**

***That Council receives the Monthly Financial Report – December 2023.***

Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

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**2.2 Monthly Finance Report January 2024**

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Time Commenced: 6:38pm

**14/24 RESOLVED on the motion of RIK HART:**

***That Council receives the Monthly Financial Report – January 2024.***

**2.3 Investment Report for January 2024**

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Time Commenced: 6:38pm

**RESOLVED on the motion of RIK HART:**

***That Council:***

**15/24 Notes the Investment Report for January 2024.**

**16/24 Allocates the required unrestricted funds available in the General Fund to meet its January 2024 unrestricted funds deficit of \$32.38M in the Drainage Fund.**

**2.4 2023-24 Quarter 2 Review**

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Time Commenced: 6:44pm

**RESOLVED on the motion of RIK HART:**

***That Council:***

**17/24 Adopts the Q2 Business Report 2023-24 (Attachment 1), including the proposed amendments to the Operational Plan actions as outlined in this report.**

**18/24 Adopts the amendments to the 2023-24 Full Year Budget as outlined in this report.**

**19/24 Includes changes to the Capital Works Program as detailed in this report in future updates to the Long-Term Financial Plan.**

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Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

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**2.5 Water and Sewer Delivery Plan Progress Report (July - December 2023)**

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Time Commenced: 6:51pm

**20/24 RESOLVED on the motion of RIK HART:**

***That Council notes the Water and Sewer Delivery Plan 2022-2026 (Delivery Plan) Progress Report for July – December 2023 for publication on Council's website.***

**2.6 Acquisition - Toowoomb Bay Road and Watkins Street - Intersection Upgrade**

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Time Commenced: 6:55pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

- 21/24 Resolves to acquire the following land for the purpose of road widening due to the Intersection Upgrade. That part of Lots 17/2/DP10984, SP21025 and 1/DP1078040 as highlighted in green in the plan Attachment 1 ('Land').**
- 22/24 Authorises the Chief Executive Officer to execute all necessary documentation relevant to the acquisition of the lands.**
- 23/24 Resolves to acquire the lands by compulsory process for the purposes of a road widening, pursuant to Section 177 of the Roads Act 1993 and in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991, in the event that negotiations for the acquisition of the Lands with the relevant property owner or owners cannot be satisfactorily resolved.**
- 24/24 Resolves to make an application to the Minister for Local Government and the Governor for approval to acquire the Lands by compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991, in the event that negotiations for the acquisition of the land with the relevant property owner or owners cannot be satisfactorily resolved.**
- 25/24 Resolves, pursuant to section 11(3) of the Local Government Act 1993, that Attachment 2 remains confidential in accordance with section 10A(2)(d)(iii) of the Local Government Act as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it and because consideration of the attachments in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money for the Central Coast community.**

Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

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**2.7 Outcome of Public Exhibition of the Draft Hardship and Debt Recovery Policy**

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Time Commenced: 6:56pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

**26/24 Adopts the Draft Hardship and Debt Recovery Policy 2024 (attachment 1).**

**27/24 Revokes the Debt Recovery and Hardship Policy 2021 (attachment 2).**

**2.8 Submission to Department Planning, Housing & Infrastructure on proposed Transport Orientated Development Program and Low Mid Rise Housing Reforms**

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Time Commenced: 6:59pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

**28/24 Notes and endorses the submission to the Department of Planning, Housing and Infrastructure made by staff in response to proposed low and mid-rise housing reforms (Attachment 1).**

**29/24 Notes and endorses the submission to the Department of Planning, Housing and Infrastructure made by staff in response to the proposed Transport Orientated Development Program (Attachment 2).**

**2.9 Submission - Local Infrastructure Contribution Practice Notes**

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Time Commenced: 7:03pm

**30/24 RESOLVED on the motion of RIK HART:**

**That Council makes a submission (Attachment 1) to the Department of Planning Housing and infrastructure on the draft Local infrastructure Practice Notes.**

Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

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**2.10 Central Coast Local Planning Panel Membership - Extension of Appointment**

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Time Commenced: 7:04pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

**31/24**      *Notes the amendment to Ministerial Directions, dated 22 January 2024, for the operation of Local Planning Panels in NSW, resolve in accordance with Section 2.18(1) of the Environmental Planning and Assessment Act 1979 to extend the term of the current membership of the Central Coast Local Planning Panel (as set out in Attachment 1) until 30 June 2024.*

**32/24**      *Notes that the Department of Planning, Housing and Infrastructure has advised the commencement of recruitment of a revised pool of Local Planning Panel experts and chairs for the next three-year term. The Department has advised that the Minister will appoint this pool by 30 June 2024 so that councils with a Local Planning Panel can appoint their chairs and experts for the new term commencing on 1 July 2024.*

**2.11 Variations to Development Standards - October to December 2023**

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Time Commenced: 7:05pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

**33/24**      *Notes the report on Variations to Development Standards – October to December 2023.*

**34/24**      *Notes that the Department of Planning, Housing and Infrastructure no longer requires councils to report on variations to development standards quarterly, as this information is now available in real time via the NSW Planning Portal.*

**35/24**      *Resolves that quarterly reporting to Council of variations to development standards be discontinued.*

Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

**2.12 Community Support Grant Program - December 2023**

Time Commenced: 7:07pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

**36/24 Allocates \$13,226.20 (inclusive of GST where applicable) from the 2023/24 grants budget to the Community Support Grant program, as outlined below and in Attachment 1.**

- a. Brackets and Jam Central Coast - rent and Insurance costs - \$2,364.20.**
- b. Youth In Performing Arts YIPA - Central Coast Incorporated – Theatre Hire fees- \$5,000.00.**
- c. Saratoga Sailing Club Incorporated - Cherub State Championship Regatta - \$302.00**
- d. YFC Care Limited - The Aspire Program - \$1,560.00**
- e. Gosford Showground Land Manager - 2024 Central Coast Regional Show - \$4,000.00.**

**37/24 Declines applications as outlined below, for the reasons indicated in Attachment 1, and the applicants be advised and where relevant, directed to alternate funding sources.**

- a. Soroptimist International Brisbane Water Incorporated - application is ineligible**
- b. Ocean Beach Surf Life Saving Club - identified for a more suitable grant program**
- c. Matcham Public Hall Incorporated– insufficient information provided to make an accurate assessment**

**2.13 Minutes of Advisory Group and Committee meetings held in December 2023**

Time Commenced: 7:08pm

**38/24 RESOLVED on the motion of RIK HART:**

**That Council notes the minutes of the following Advisory Group and Committee meetings that were held in December 2023:**

- Coastal Open Spaces – meeting held 5 December 2023**
- Audit Risk and Improvement Committee – meeting held 6 December 2023**
- Heritage Advisory Committee – meeting held 6 December 2023**
- Mangrove Mountain and Spencer Advisory Committee – meeting held 7 December 2024**



Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

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- *Catchments to Coast Committee – meeting held 13 December 2023*
- *Protection of the Environment Trust – meeting held 14 December 2023*
- *Pedestrian Access and Mobility Advisory Committee – meeting held 14 December 2023*

2.14 Minutes of the Protection of the Environment Trust Committee from 14 December 2023

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Time Commenced: 7:09pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

- 39/24 *Note that the Protection of the Environment Trust Committee considered Grant Application POET 006 202223 titled "Landcare Green Teams on Private Land" submitted by the Community Environment Network (CEN) and deferred making a recommendation pending further advice being sought from the applicant.*
- 40/24 *Note that the Protection of the Environment Trust grant guidelines are to be reviewed in consultation with the Committee to provide greater clarity for grant applicants and to better guide the Committee's assessment of grant applications.*
- 41/24 *Release \$22,719 from the Protection of the Environment Trust Fund to the University of Technology Sydney to undertake Project POET 009 202223 titled "Hanging on by their Teeth: The Distribution of Endangered Long-nosed Potoroo and Spotted-tailed Quoll in the Former Gosford Local Government area.*
- 42/24 *Release \$30,427 from the Protection of the Environment Trust Fund to the Central Coast Marine Discovery Centre Inc. to undertake Project POET 010 202223 title "Bush Stone-curlew and Estuary Bird – Education and Citizen Science.*
- 43/24 *Require that as a condition of awarding POET grant funds that recipients must acknowledge the POET on any signage and/or advertisement relating to the funded project in order to promote the POET.*

Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd

2.15 COSS Advisory Committee Minutes 5 December 2023

Time Commenced: 7:10pm

**RESOLVED on the motion of RIK HART:**

**That Council:**

- 44/24 **Notes the recommendations of the Coastal Open Space System (COSS) Advisory Committee provided in Section 2.6 of the Committee's minutes of 5 December 2023 in regard to a proposed COSS Reserve trial at Porters Creek Wetland and Warnervale Floodplain.**
- 45/24 **Provide in-principle support to the proposal, subject to further investigation.**
- 46/24 **Request that a report be provided to Council that considers, and amends as necessary, the COSS Advisory Committee's proposal whilst also considering:**
- a. **The findings of the exhibited draft Warnervale Airport Masterplan**
  - b. **The proposed Warnervale Link Road**
  - c. **The proposed Conservation Agreement for Porters Creek Wetland that Council has previously publicly exhibited**
  - d. **The feedback received in regard to the proposed Conservation Agreement for Porters Creek Wetland**
  - e. **Any other proposed infrastructure on Council owned land in this locality to avoid conflicts in land use and define appropriate boundaries for each intended use.**
- 47/24 **Defer implementation of a proposed COSS Reserve trial at Porters Creek Wetland and Warnervale Floodplain until:**
- a. **The report referred to in Part 3 is considered by Council.**
  - b. **Council determines the appropriate approach for management of competing land uses on Council-owned land in this locality.**
  - c. **Consultation occurs on the Warnervale Floodplain Masterplan (expected to occur in 2025)**
  - d. **That as part of the consultation of the Warnervale Floodplain Masterplan, community support for a trial COSS Reserve site at Warnervale Floodplain and Porters Creek Wetland, is also gauged, particularly among residents local to the trial area.**
  - e. **Evidence-based performance measures for the COSS Reserve trial are developed in consultation with the COSS Advisory Committee.**
  - f. **The resources required to undertake the trial are identified, and can facilitate community consultation, data collection and analysis and any additional works required to support the trial.**

**Minutes of the Ordinary Council Meeting of Council 27 February 2024 cont'd**

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**2.16 Status Update on Active Council Resolutions**

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Time Commenced: 7:12pm

***RESOLVED on the motion of RIK HART:***

***That Council:***

***48/24 Receives and notes the Status Update on Active Council Resolutions report.***

***49/24 Rescinds the Council resolution on Creek Naming at Central Mangrove.***

**The Meeting** closed at 7:13pm.

Central Coast Council Summary of Investments as at 29-February-2024							
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	As a % of the total Portfolio	Interest Rate %
<b>CASH AT CALL:</b>							
Macquarie Bank	At Call	A-1	A	Daily	6,496,610	0.94%	3.35%
Commonwealth Bank of Australia	Business On-line Saver	A-1+	AA	Daily	15,544,891	2.24%	3.20%
AMP limited	At Call	A-2	BBB	Daily	6,181	0.00%	3.80%
<b>Total Cash At Call</b>					<b>22,047,682</b>	<b>3.18%</b>	
<b>TERM DEPOSITS, FLOATING RATE NOTES &amp; BONDS:</b>							
MyState Bank	Term Deposit	P-2	BBB	04-Mar-2024	5,000,000	0.72%	1.70%
MyState Bank	Term Deposit	P-2	BBB	11-Mar-2024	5,000,000	0.72%	1.70%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	18-Mar-2024	5,000,000	0.72%	5.33%
Auswide Bank	Floating Rate Note	A3	BBB	22-Mar-2024	12,000,072	1.73%	4.97%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	22-Mar-2024	4,499,786	0.65%	5.12%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	03-Apr-2024	5,000,000	0.72%	5.35%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	10-Apr-2024	5,000,000	0.72%	5.36%
Judo Bank	Term Deposit	A3	BBB	11-Apr-2024	10,000,000	1.44%	5.20%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	17-Apr-2024	5,000,000	0.72%	5.37%
Commonwealth Bank of Australia	Term Deposit	A-1+	AA	24-Apr-2024	5,000,000	0.72%	5.37%
Bank of Queensland	Term Deposit	A-2	A	01-May-2024	5,000,000	0.72%	5.19%
National Australia Bank	Term Deposit	A-1+	AA	06-May-2024	5,000,000	0.72%	5.11%
National Australia Bank	Term Deposit	A-1+	AA	13-May-2024	5,000,000	0.72%	5.11%
Bank of Queensland	Term Deposit	A-2	A	22-May-2024	5,000,000	0.72%	5.24%
Bank of Queensland	Term Deposit	A-2	A	29-May-2024	5,000,000	0.72%	5.24%
Police and Nurses bank	Term Deposit	A2	BBB	05-Jun-2024	5,000,000	0.72%	5.45%
National Australia Bank	Term Deposit	A-1+	AA	14-Jun-2024	10,000,000	1.44%	1.15%
National Australia Bank	Floating Rate Note	A-1+	AA	19-Jun-2024	5,009,855	0.72%	5.29%
Police and Nurses bank	Term Deposit	A2	BBB	26-Jun-2024	5,000,000	0.72%	5.45%
MyState Bank	Term Deposit	P-2	BBB	03-Jul-2024	5,000,000	0.72%	5.45%
MyState Bank	Term Deposit	P-2	BBB	10-Jul-2024	5,000,000	0.72%	5.45%
Beyond Bank	Term Deposit	A2	BBB	17-Jul-2024	5,000,000	0.72%	5.42%
Bank of Queensland	Floating Rate Note	A-2	A	22-Jul-2024	4,000,000	0.58%	4.75%
SunCorp Bank	Bonds	A	A	30-Jul-2024	2,470,674	0.36%	1.85%
AMP limited	Term Deposit	A-2	BBB	01-Aug-2024	5,000,000	0.72%	5.45%
Macquarie Bank	Bonds	A-1	A	07-Aug-2024	11,848,862	1.71%	1.75%
Macquarie Bank	Floating Rate Note	A-1	A	07-Aug-2024	4,007,986	0.58%	5.15%
Westpac Banking Corporation	Bonds	A-1+	AA	16-Aug-2024	2,769,280	0.40%	2.25%
Auswide Bank	Term Deposit	A3	BBB	21-Aug-2024	5,000,000	0.72%	5.45%
Beyond Bank	Term Deposit	A2	BBB	28-Aug-2024	5,000,000	0.72%	5.42%
Bendigo and Adelaide Bank	Bonds	A-2	A	06-Sep-2024	9,234,903	1.33%	1.70%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	A	06-Sep-2024	6,011,219	0.87%	5.32%
Beyond Bank	Term Deposit	A2	BBB	13-Sep-2024	5,000,000	0.72%	5.42%
National Australia Bank	Term Deposit	A-1+	AA	18-Sep-2024	5,000,000	0.72%	5.11%
Bank of Queensland	Term Deposit	A-2	A	26-Sep-2024	10,000,000	1.44%	2.00%
HSBC Sydney Branch	Bonds	A-1	AA	27-Sep-2024	1,452,354	0.21%	1.50%
National Australia Bank	Term Deposit	A-1+	AA	02-Oct-2024	5,000,000	0.72%	5.11%
National Australia Bank	Term Deposit	A-1+	AA	09-Oct-2024	5,000,000	0.72%	5.11%
Bank of Queensland	Floating Rate Note	A-2	A	30-Oct-2024	7,022,437	1.01%	5.44%
MyState Bank	Floating Rate Note	P-2	BBB	22-Nov-2024	11,988,997	1.73%	4.94%
Macquarie Bank	Bonds	A-1	A	12-Feb-2025	24,289,205	3.50%	1.70%
Auswide Bank	Floating Rate Note	A3	BBB	14-Feb-2025	4,997,529	0.72%	5.10%
Auswide Bank	Floating Rate Note	A3	BBB	17-Mar-2025	5,004,525	0.72%	5.26%
NSW Treasury Corporation	Bonds	A-1+	AA	20-Mar-2025	1,940,124	0.28%	1.25%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	19-May-2025	5,003,505	0.72%	5.69%
Auswide Bank	Floating Rate Note	A3	BBB	10-Jun-2025	5,019,670	0.72%	5.66%

Central Coast Council Summary of Investments as at 29-February-2024							
Financial Institution	Type of Investment	Short Term Rating	Long Term Rating	Maturity Date	Portfolio Balance \$	As a % of the total Portfolio	Interest Rate %
Bank of Queensland	Term Deposit	A-2	A	16-Jun-2025	10,000,000	1.44%	1.53%
MyState Bank	Floating Rate Note	P-2	BBB	16-Jun-2025	9,465,563	1.36%	5.01%
UBS Australia Limited	Bonds	A	A	30-Jul-2025	3,791,695	0.55%	1.20%
UBS Australia Limited	Floating Rate Note	A	A	30-Jul-2025	9,981,143	1.44%	5.21%
Judo Bank	Bonds	A3	BBB	26-Sep-2025	8,602,354	1.24%	6.40%
MyState Bank	Floating Rate Note	P-2	BBB	13-Oct-2025	10,045,040	1.45%	5.65%
Teachers Mutual Bank	Floating Rate Note	A2	BBB	28-Oct-2025	2,013,032	0.29%	5.86%
Auswide Bank	Floating Rate Note	A3	BBB	07-Nov-2025	9,802,500	1.41%	5.85%
Credit Union Australia Ltd t/as Great Southern Bank	Floating Rate Note	A2	BBB	01-Dec-2025	3,522,714	0.51%	5.95%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	A	02-Dec-2025	35,309,436	5.09%	4.89%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	06-Dec-2025	10,068,533	1.45%	6.10%
Macquarie Bank	Floating Rate Note	A-1	A	09-Dec-2025	19,938,827	2.87%	4.84%
SunCorp Bank	Floating Rate Note	A	A	24-Feb-2026	4,977,433	0.72%	4.79%
Members Banking Group Limited t/as RACQ Bank	Floating Rate Note	A2	BBB	24-Feb-2026	6,510,662	0.94%	5.84%
UBS Australia Limited	Floating Rate Note	A	A	26-Feb-2026	18,665,252	2.69%	4.84%
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	04-Mar-2026	988,240	0.14%	5.00%
Credit Union Australia	Floating Rate Note	A2	BBB	22-Apr-2026	10,864,889	1.57%	5.03%
Bank of Queensland	Floating Rate Note	A-2	A	06-May-2026	4,963,017	0.71%	4.98%
Teachers Mutual Bank	Floating Rate Note	A2	BBB	16-Jun-2026	1,678,045	0.24%	5.04%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	16-Jun-2026	4,529,902	0.65%	6.06%
Bendigo and Adelaide Bank	Floating Rate Note	A-2	A	18-Jun-2026	15,197,414	2.19%	5.01%
Bank of Queensland	Term Deposit	A-2	A	08-Jul-2026	5,000,000	0.72%	4.94%
Bank of Queensland	Floating Rate Note	A-2	A	22-Jul-2026	3,000,000	0.43%	4.93%
National Australia Bank	Floating Rate Note	A-1+	AA	24-Aug-2026	6,959,260	1.00%	4.75%
Suncorp Bank	Floating Rate Note	A	A	15-Sep-2026	12,807,804	1.85%	4.83%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	18-Sep-2026	9,553,817	1.38%	6.01%
Illawarra Credit Union Ltd	Floating Rate Note	A3	BBB	21-Sep-2026	8,999,926	1.30%	6.06%
Credit Union Australia Ltd t/as Great Southern Bank	Floating Rate Note	A2	BBB	23-Oct-2026	2,516,559	0.36%	5.94%
Bank of Queensland	Floating Rate Note	A-2	A	27-Oct-2026	21,864,273	3.15%	5.16%
Police Bank Ltd	Floating Rate Note	A2	BBB	17-Nov-2026	5,017,582	0.72%	5.89%
QPCU LTD t/a QBANK	Floating Rate Note	A3	BBB	01-Dec-2026	10,050,872	1.45%	6.02%
Northern Territory Treasury Corporation	Bonds	A	AA	15-Dec-2026	5,000,025	0.72%	1.40%
Commonwealth Bank of Australia	Floating Rate Note	A-1+	AA	14-Jan-2027	6,498,334	0.94%	5.05%
Suncorp Bank	Floating Rate Note	A	A	25-Jan-2027	12,986,212	1.87%	5.13%
Westpac Banking Corporation	Floating Rate Note	A-1+	AA	25-Jan-2027	15,991,618	2.30%	5.05%
Credit Union Australia Ltd t/as Great Southern Bank	Floating Rate Note	A2	BBB	09-Feb-2027	12,591,323	1.81%	5.99%
Newcastle Permanent Building Society	Floating Rate Note	A-2	BBB	10-Feb-2027	12,954,846	1.87%	5.35%
Bank Australia Limited	Floating Rate Note	A2	BBB	22-Feb-2027	9,277,759	1.34%	5.89%
Auswide Bank	Floating Rate Note	A3	BBB	17-Mar-2027	4,514,288	0.65%	5.86%
Bank of Queensland	Floating Rate Note	A-2	A	09-May-2028	5,016,862	0.72%	5.54%
UBS Australia Limited	Floating Rate Note	A	A	12-May-2028	7,722,690	1.11%	5.90%
NSW Treasury Corporation	Bonds	A-1+	AA	15-Nov-2028	14,318,515	2.06%	3.00%
Total Term Deposit & Bonds:					672,129,236	96.82%	
TOTAL PORTFOLIO					694,176,918	100.00%	
Current					283,650,841	40.86%	
Non-Current					410,526,077	59.14%	
TOTAL PORTFOLIO					694,176,918	100.00%	

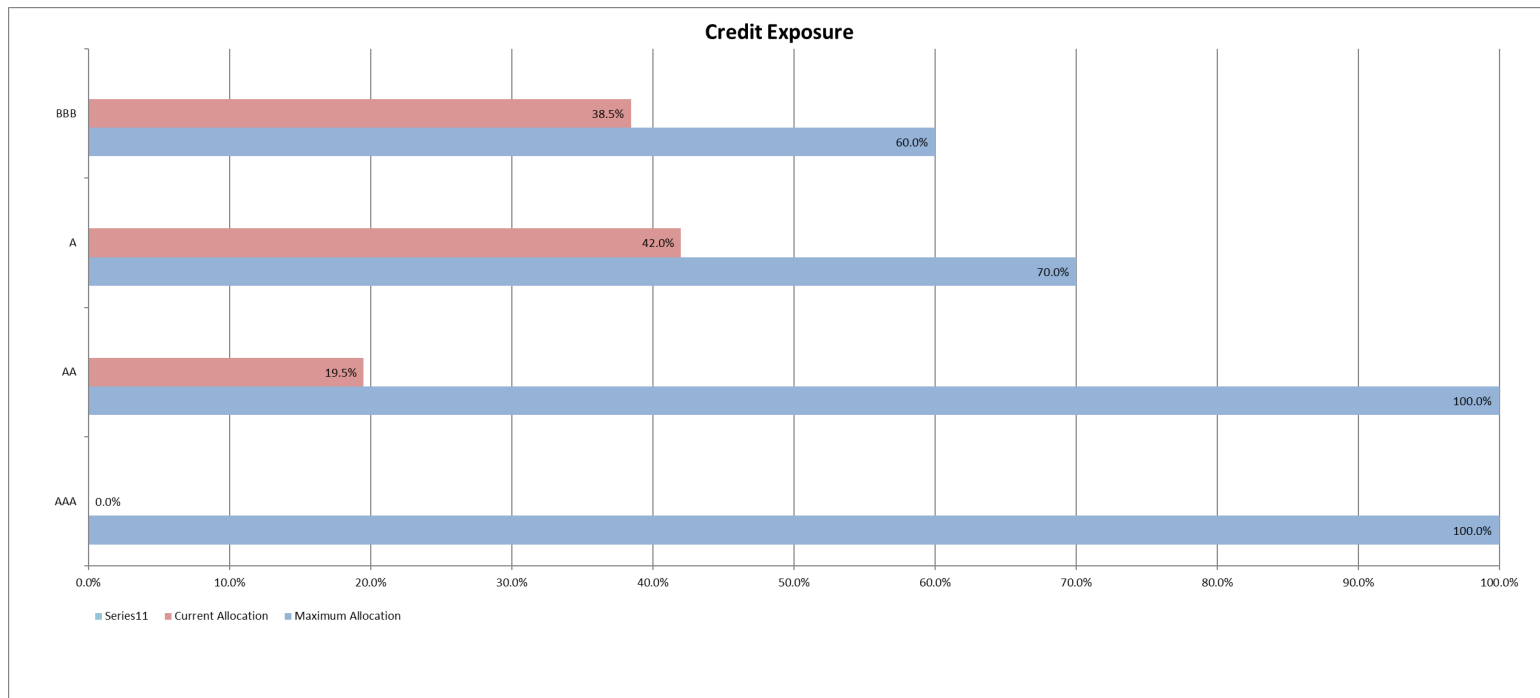
Green Investments

**Central Coast Council**  
**External and Internal Restrictions as at 29 February 2024**

Natural Account	2023/24 Opening Balance	2023/24 YTD Actuals	2023/24 Trial Balance
<b>3.1.1.02. External Restrictions</b>	<b>\$402,372,542</b>	<b>\$15,830,733</b>	<b>\$418,203,275</b>
120001. External Restrictions (Developer Contributions General)	\$26,292,295	(\$10,113,847)	\$16,178,448
120002. External Restrictions (Developer Contributions Drainage)	\$7,386,849	(\$254,823)	\$7,132,026
120003. External Restrictions (Developer Contributions Water Supply)	\$486,836	\$288,997	\$775,833
120004. External Restrictions (Developer Contributions Sewerage Services)	\$12,614,983	(\$2,635,768)	\$9,979,215
120006. External Restrictions (Developer Contributions Bonus Provisions)	\$4,605,545	\$0	\$4,605,545
120007. External Restrictions (Developer Contributions Section 94A Levy)	\$9,642,835	(\$2,429,797)	\$7,213,038
120101. External Restrictions (VPA Wyong)	\$3,570,000	\$0	\$3,570,000
122001. External Restrictions (Unexpended Grants)	\$28,851,748	\$2,687,373	\$31,539,121
122801. External Restrictions (Transport for NSW advances)	\$0	\$1,053,669	\$1,053,669
122901. External Restrictions (Self Insurance Claims)	\$11,117,000	\$0	\$11,117,000
123001. External Restrictions (Stormwater Levy)	\$569,662	(\$22,648)	\$547,014
123101. External Restrictions (Caravan Park Surplus)	\$13,688,214	\$1,221,699	\$14,909,913
123201. External Restrictions (Cemeteries Surplus)	\$510,040	\$58,544	\$568,585
123202. External Restrictions (Coastal Open Space)	\$6,896,358	\$141,159	\$7,037,517
123204. External Restrictions (Biobanking)	\$320,608	\$4,201	\$324,810
123207. External Restrictions (Crown Land Business Enterprises)	\$1,947,327	\$169,315	\$2,116,642
123208. External Restrictions (Crown Land Patonga Camping Ground)	\$1,067,489	\$181,405	\$1,248,894
123210. External Restriction (Toukley Town Centre Special Rate Levy)	\$0	\$62,385	\$62,385
123213. External Restrictions (Tourism Special Rate Levy)	\$2,895,096	\$412,289	\$3,307,385
123214. External Restrictions (Gosford CBD Special Rate Levy)	\$0	\$69,826	\$69,826
123215. External Restrictions (Gosford Parking Station Special Rate Levy)	\$1,276,604	\$331,290	\$1,607,894
124001. External Restrictions (Other External Restrictions)	\$478,491	(\$24,024)	\$454,467
220001. External Restrictions (Developer Contributions General NC)	\$73,750,417	\$15,656,958	\$89,407,375
220002. External Restrictions (Developer Contributions Drainage NC)	\$26,106,136	\$1,829,117	\$27,935,253
220003. External Restrictions (Developer Contributions Water Supply NC)	\$9,801,138	\$2,285,600	\$12,086,738
220004. External Restrictions (Developer Contributions Sewerage Services NC)	\$5,471,064	\$2,432,431	\$7,903,495
220006. External Restrictions (Developer Contributions Bonus Provisions NC)	\$1,215,988	\$486,797	\$1,702,785
220007. External Restrictions (Developer Contributions Section 94A Levy NC)	\$41,982,459	\$731,742	\$42,714,201
220101. External Restrictions (VPA Wyong NC)	\$2,243,465	\$156,122	\$2,399,587
222001. External Restrictions (Unexpended Grants NC)	\$2,254,723	\$0	\$2,254,723
223011. External Restrictions (Domestic Waste Management NC)	\$105,329,171	\$1,050,722	\$106,379,893

<b>3.1.1.03. Internal Restrictions</b>	<b>\$149,803,063</b>	<b>(\$33,496,636)</b>	<b>\$116,306,427</b>
130001. Internal Restrictions (Employee Leave Entitlements)	\$11,102,680	\$0	\$11,102,680
130100. Internal Restrictions (Tip Rehabilitation)	\$688,873	(\$161,293)	\$527,580
130200. Internal Restrictions (Land Development)	\$4,862,542	(\$838,835)	\$4,023,708
131008. Internal Restrictions (Davistown Wetland)	\$1,436,049	\$0	\$1,436,049
131025. Internal Restrictions (Regional Library)	\$11,569,666	\$0	\$11,569,666
131035. Internal Restrictions (St Huberts Drainage Licence Fee)	\$695,790	\$49,975	\$745,764
131037. Internal Restrictions (Waste Disposal Facility)	\$29,962,700	\$5,375,029	\$35,337,728
131038. Internal Restrictions (Emergency Services Levy savings)	\$338,854	(\$39,672)	\$299,182
131039. Internal Restrictions (Employment Generating Projects)	\$2,816,103	(\$65,361)	\$2,750,742
131040. Internal Restrictions (Emergency Loans Repayments)	\$43,000,000	(\$37,800,000)	\$5,200,000
131041. Internal Restrictions (Future Projects Reserve)	\$5,000,000	\$0	\$5,000,000
131042. Internal Restrictions (Multi Year Projects)	\$1,133,074	\$0	\$1,133,074
133001. Internal Restrictions (Section 355 Advances and Deposits)	\$367,651	(\$16,478)	\$351,173
230100. Internal Restrictions (Tip Rehabilitation NC)	\$36,829,080	\$0	\$36,829,080
<b>Grand Total</b>	<b>\$552,175,604</b>	<b>(\$17,665,903)</b>	<b>\$534,509,702</b>

Graph 1 – Credit Exposure





Graph 2 – Counter Party Exposure

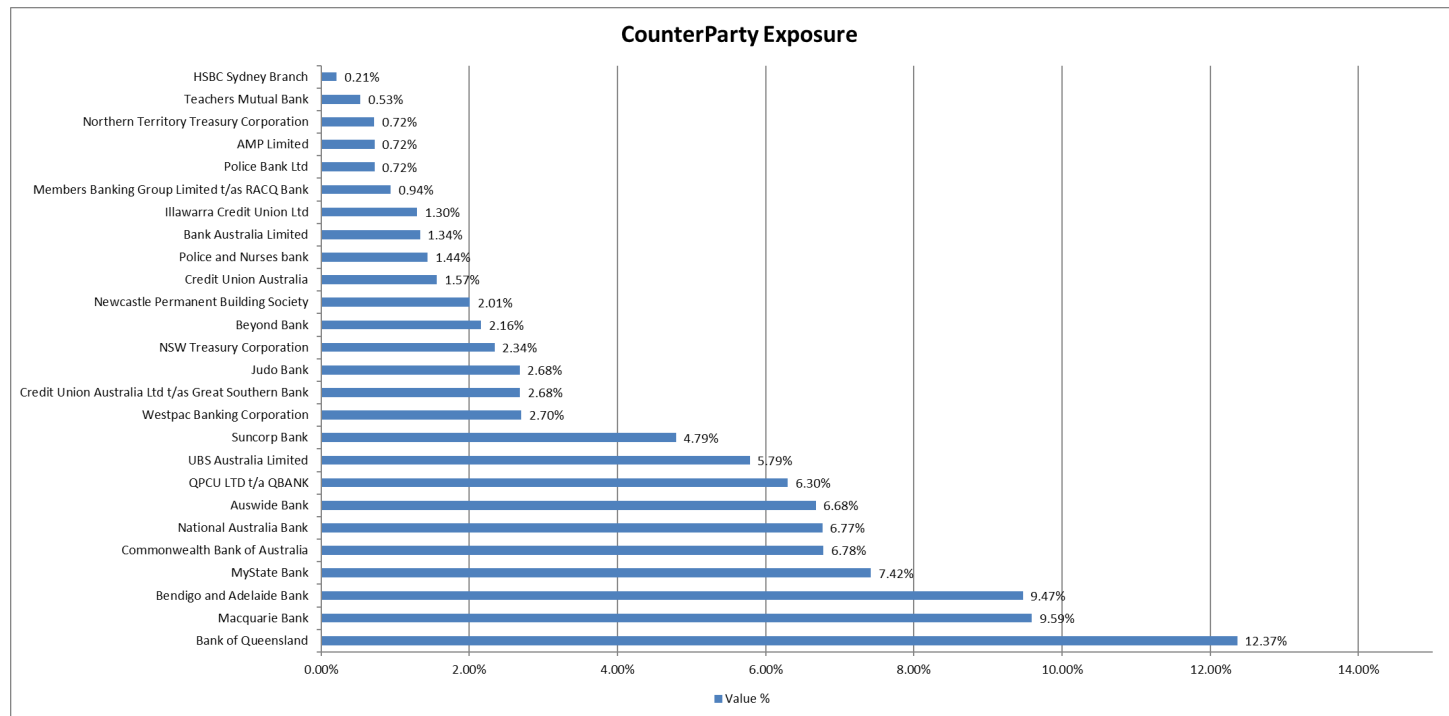


Table 1 – Performance Statistics

Trading Book	1 Month	3 Month	12 Month	Since Inception
Central Coast Council				
Portfolio Return (1)	0.46%	1.43%	4.87%	1.82%
Performance Index (2)	0.34%	1.09%	4.10%	1.72%
Excess Performance (3)	0.12%	0.34%	0.77%	0.10%

## Notes

- 1 Portfolio performance is the rate of return of the portfolio over the specified period
- 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)
- 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
Central Coast Council	4.66



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## 1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded (with Issuer Group) Face Value Notional	Limit For Book or Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AMP Bank Ltd	BBB+ to BBB-		5,006,180.83	Book	10.00	% of 696,747,681.75	69,674,768.18	7.00	93.00	64,668,587	0.00	0
ANZ Banking Group Ltd	AA+ to AA-		0.00	Book	30.00	% of 696,747,681.75	209,024,304.53	0.00	100.00	209,024,305	0.00	0
Auswide Bank Limited	BBB+ to BBB-		46,250,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	66.00	34.00	23,424,768	0.00	0
Bank Australia Limited	BBB+ to BBB-		9,250,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	13.00	87.00	60,424,768	0.00	0
Bank of China (Australia) Limited	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
Bank of China Limited	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
Bank of Communications Co. Ltd. Sydney Branch	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
Bank of Melbourne	AA+ to AA-	Westpac Banking Corporation Ltd	18,800,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	9.00	91.00	190,224,305	0.00	0
Bank of Queensland Ltd	A+ to A-		86,000,000.00	Book	20.00	% of 696,747,681.75	139,349,536.35	62.00	38.00	53,349,536	0.00	0
BankSA	AA+ to AA-	Westpac Banking Corporation Ltd	18,800,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	9.00	91.00	190,224,305	0.00	0
BankVic	BBB+ to BBB-		0.00	Book	10.00	% of 696,747,681.75	69,674,768.18	0.00	100.00	69,674,768	0.00	0
BankWest Ltd	AA+ to AA-	Commonwealth Bank of Australia Ltd	47,044,891.16	Book	30.00	% of 696,747,681.75	209,024,304.53	23.00	77.00	161,979,413	0.00	0
Bendigo & Adelaide Bank Ltd	A+ to A-		66,190,000.00	Book	20.00	% of 696,747,681.75	139,349,536.35	48.00	52.00	73,159,536	0.00	0
Beyond Bank Australia Ltd	BBB+ to BBB-		15,000,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	22.00	78.00	54,674,768	0.00	0
Canadian Imperial Bank of Commerce	AA+ to AA-		0.00	Book	30.00	% of 696,747,681.75	209,024,304.53	0.00	100.00	209,024,305	0.00	0
China Construction Bank	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
Commonwealth Bank of Australia Ltd	AA+ to AA-		47,044,891.16	Book	30.00	% of 696,747,681.75	209,024,304.53	23.00	77.00	161,979,413	0.00	0
Credit Union Australia Ltd t/as Great Southern Bank	BBB+ to BBB-		29,500,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	42.00	58.00	40,174,768	0.00	0
Greater Bank - a division of Newcastle Greater Mutual Group Limited	BBB+ to BBB-	Newcastle Greater Mutual Group Ltd	14,100,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	20.00	80.00	55,574,768	0.00	0
HSBC Bank Australia Ltd	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
HSBC Sydney Branch	A+ to A-		1,480,000.00	Book	20.00	% of 696,747,681.75	139,349,536.35	1.00	99.00	137,869,536	0.00	0
Illawarra Credit Union Ltd	BBB+ to BBB-		9,000,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	13.00	87.00	60,674,768	0.00	0
Industrial & Commercial Bank of China Ltd	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
Judo Bank	BBB+ to BBB-		18,630,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	27.00	73.00	51,044,768	0.00	0
Macquarie Bank Ltd	A+ to A-		67,496,609.76	Book	20.00	% of 696,747,681.75	139,349,536.35	48.00	52.00	71,852,927	0.00	0
ME Bank - a division of Bank of Queensland Ltd	A+ to A-	Bank of Queensland Ltd	86,000,000.00	Book	20.00	% of 696,747,681.75	139,349,536.35	62.00	38.00	53,349,536	0.00	0
Members Banking Group Limited t/as RACQ Bank	BBB+ to BBB-		6,500,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	9.00	91.00	63,174,768	0.00	0
MyState Bank Ltd	BBB+ to BBB-		51,500,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	74.00	26.00	18,174,768	0.00	0
National Australia Bank Ltd	AA+ to AA-		47,000,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	23.00	77.00	162,024,305	0.00	0
Newcastle Greater Mutual Group Ltd	BBB+ to BBB-		14,100,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	20.00	80.00	55,574,768	0.00	0



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## 1 Issuer Trading Limits

Issuer	Issuer Rating Group (Long Term)	Issuer Parent	Already Traded (with Issuer Group) Face Value Notional	Limit For Book or Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
Northern Territory Treasury Corporation	AA+ to AA-		5,000,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	2.00	98.00	204,024,305	0.00	0
NSW Treasury Corporation	AA+ to AA-		17,000,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	8.00	92.00	192,024,305	0.00	0
P&N Bank Ltd	BBB+ to BBB-		10,000,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	14.00	86.00	59,674,768	0.00	0
Police Bank Ltd	BBB+ to BBB-		5,000,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	7.00	93.00	64,674,768	0.00	0
Police Credit Union	N/R		0.00	Book	10.00	% of 696,747,681.75	69,674,768.18	0.00	100.00	69,674,768	0.00	0
QPCU LTD t/a QBANK	BBB+ to BBB-		43,500,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	62.00	38.00	26,174,768	0.00	0
Rabobank Australia Ltd	A+ to A-		0.00	Book	20.00	% of 696,747,681.75	139,349,536.35	0.00	100.00	139,349,536	0.00	0
Rural Bank Ltd	A+ to A-	Bendigo & Adelaide Bank Ltd	66,190,000.00	Book	20.00	% of 696,747,681.75	139,349,536.35	48.00	52.00	73,159,536	0.00	0
St George Bank Limited	AA+ to AA-	Westpac Banking Corporation Ltd	18,800,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	9.00	91.00	190,224,305	0.00	0
Suncorp-Metway Ltd	A+ to A-		33,400,000.00	Book	20.00	% of 696,747,681.75	139,349,536.35	24.00	76.00	105,949,536	0.00	0
Teachers Mutual Bank Ltd	BBB+ to BBB-		3,700,000.00	Book	10.00	% of 696,747,681.75	69,674,768.18	5.00	95.00	65,974,768	0.00	0
UBS Australia Ltd	AA+ to AA-		40,400,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	19.00	81.00	168,624,305	0.00	0
Westpac Banking Corporation Ltd	AA+ to AA-		18,800,000.00	Book	30.00	% of 696,747,681.75	209,024,304.53	9.00	91.00	190,224,305	0.00	0
			966,482,572.91				5,643,656,222.18			4,677,173,646		0
			(Excluding Parent Group Duplicates)									
			696,747,681.75									



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## 2 Security Rating Group Trading Limits

Security Rating Group	Already Traded Face Value Notional	Limit For Book or Trading Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AAA	20,000,000.00	Book	100.00	% of 696,747,681.75	696,747,681.75	3.00	97.00	676,747,682	0.00	0
AA+ to AA-	74,844,891.16	Book	100.00	% of 696,747,681.75	696,747,681.75	11.00	89.00	621,902,791	0.00	0
A+ to A-	143,796,609.76	Book	70.00	% of 696,747,681.75	487,723,377.23	29.00	71.00	343,926,767	0.00	0
A1+	67,800,000.00	Book	100.00	% of 696,747,681.75	696,747,681.75	10.00	90.00	628,947,682	0.00	0
A1	44,980,000.00	Book	70.00	% of 696,747,681.75	487,723,377.23	9.00	91.00	442,743,377	0.00	0
A2	135,390,000.00	Book	60.00	% of 696,747,681.75	418,048,609.05	32.00	68.00	282,658,609	0.00	0
A3	14,500,000.00	Book	60.00	% of 696,747,681.75	418,048,609.05	3.00	97.00	403,548,609	0.00	0
BBB+ to BBB-	195,436,180.83	Book	60.00	% of 696,747,681.75	418,048,609.05	47.00	53.00	222,612,428	0.00	0
	696,747,681.75				4,319,835,626.85			3,623,087,945		0

### Notes

1. In instances where long securities have a term remaining which is less than 365 days, the issuer's short term rating is used instead of the security's (presumably long term) rating.



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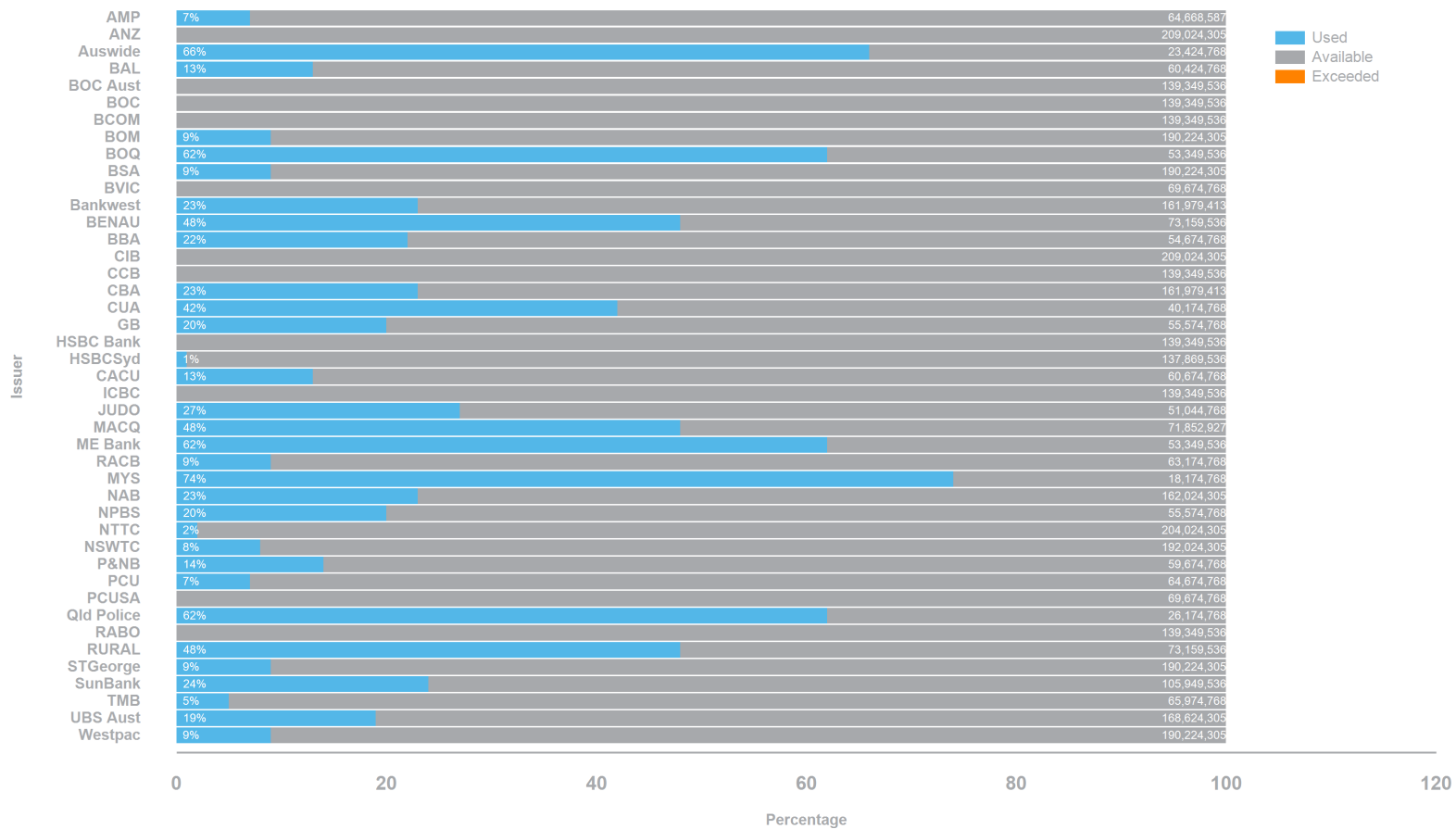
### 3 Term Group Trading Limits

Term Group	Already Traded Face Value Notional	Limit For Book or Trading Entity	Trading Limit	Trading Limit Type	Trading Limit Value	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
0-1 Year	284,717,681.75	Book	100.00	% of 696,747,681.75	696,747,681.75	41.00	59.00	412,030,000	0.00	0
1-3 Year	384,430,000.00	Book	70.00	% of 696,747,681.75	487,723,377.23	79.00	21.00	103,293,377	0.00	0
3-5 Year	27,600,000.00	Book	40.00	% of 696,747,681.75	278,699,072.70	10.00	90.00	251,099,073	0.00	0
5+ Year	0.00	Book	5.00	% of 696,747,681.75	34,837,384.09	0.00	100.00	34,837,384	0.00	0
	696,747,681.75				1,498,007,515.76			801,259,834		0



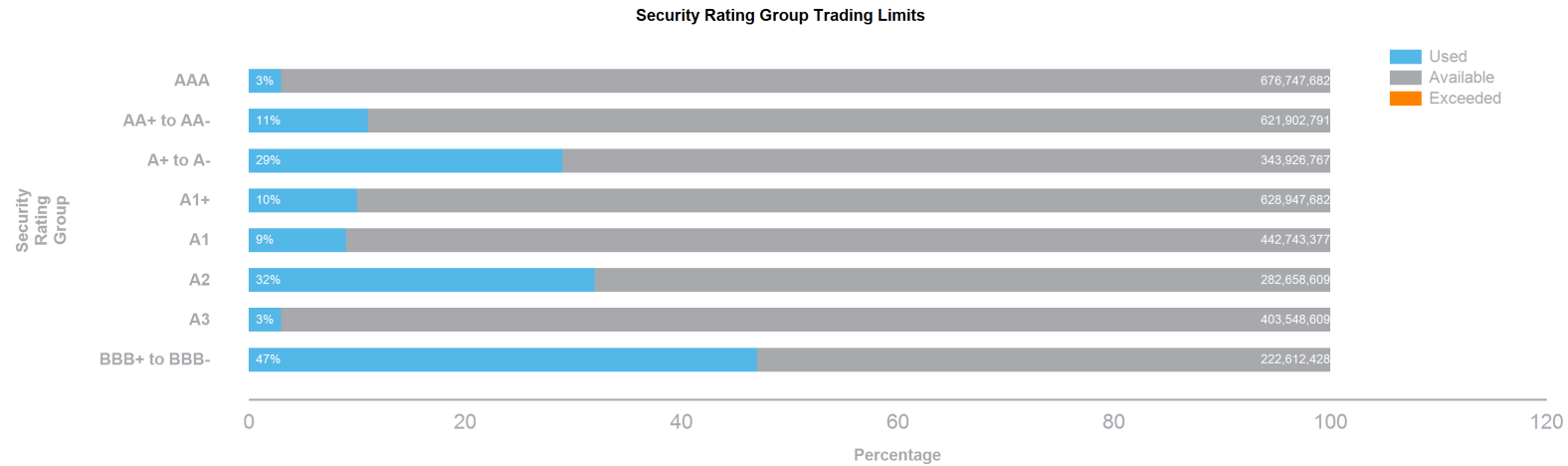
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### Issuer Trading Limits





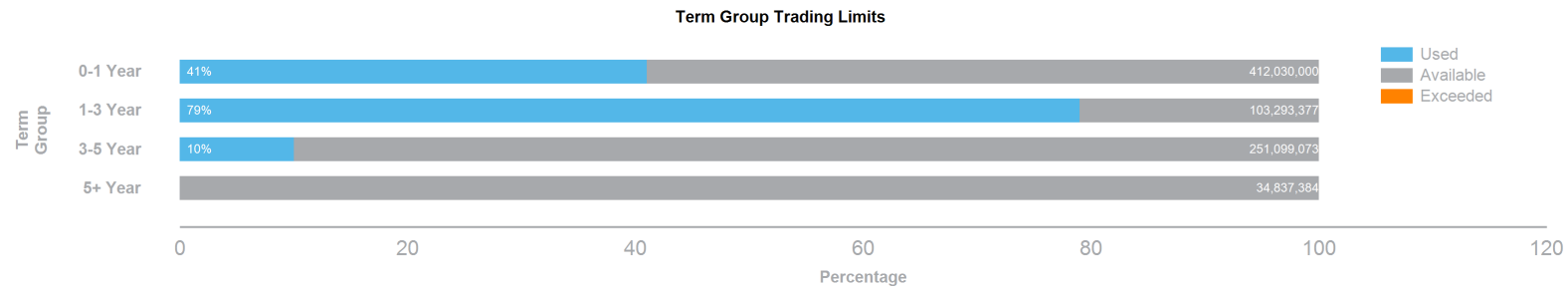
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Report Code: TBSBP125EXT-00.16  
Report Description: Trading Limit Performance As At Date  
Parameters:  
As At/Scenario Date: 29 February 2024  
Balance Date: 10 March 2024 (but 29 Feb 2024 used instead)  
Trading Entity: Central Coast Council  
Trading Book: Central Coast Council  
Report Mode: BalOnly  
Using Face Value  
Trading Entity and Book Limits  
Effects of Parent/Child Issuers Not Ignored



# Investment Report Pack

Central Coast Council

1 February 2024 to 29 February 2024



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## 1. Securities Held By Trading Book Maturing Post 29 February 2024

Latest Deal Code	Latest Deal Settlement Date	Issuer	ISIN	WAL / Interim Maturity Date	Next Coupon Date	Coupon Rate/Latest Yield	Coupon Frequency	Security Type	Security Rating	Face Value Notional	Current Face Value Notional	Market Value
Central Coast Council												
LC200078	1 Feb 2024	Macquarie Bank Ltd		1 Mar 2024		4.50	Nil	At Call In	Moodys A2	6,496,609.76	6,496,609.76	6,496,609.76
LC192019	1 Feb 2024	AMP Bank Ltd		1 Mar 2024		0.55	Nil	At Call	S&P BBB	6,180.83	6,180.83	6,180.83
LC199863	2 Feb 2024	Commonwealth Bank of Australia Ltd		1 Mar 2024		0.00	Nil	At Call	S&P AA-	15,544,891.16	15,544,891.16	15,544,891.16
LX135383	24 Feb 2022	MyState Bank Ltd		4 Mar 2024	4 Mar 2024	1.70	Annual	TD	Moodys Baa2	5,000,000.00	5,000,000.00	5,001,164.40
LX135384	24 Feb 2022	MyState Bank Ltd		11 Mar 2024	11 Mar 2024	1.70	Annual	TD	Moodys Baa2	5,000,000.00	5,000,000.00	5,001,164.40
LC178934	25 Aug 2023	Commonwealth Bank of Australia Ltd		18 Mar 2024	18 Mar 2024	5.33	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,137,265.75
LC103795	22 Mar 2021	Auswide Bank Limited	AU3FN0059317	22 Mar 2024	22 Mar 2024	4.97	Quarterly	FRN	Moodys Baa2	12,000,000.00	12,000,000.00	12,112,800.00
LC103940	22 Mar 2021	QPCU LTD t/a QBANK	AU3FN0059416	22 Mar 2024	22 Mar 2024	5.12	Quarterly	FRN	S&P BBB-	4,500,000.00	4,500,000.00	4,543,335.00
LC178933	25 Aug 2023	Commonwealth Bank of Australia Ltd		3 Apr 2024	3 Apr 2024	5.35	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,137,780.80
LC178932	25 Aug 2023	Commonwealth Bank of Australia Ltd		10 Apr 2024	10 Apr 2024	5.36	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,138,038.35
LX182550	11 Oct 2023	Judo Bank		11 Apr 2024	11 Apr 2024	5.20	Maturity	TD	S&P ST A3	10,000,000.00	10,000,000.00	10,200,876.70
LC178931	25 Aug 2023	Commonwealth Bank of Australia Ltd		17 Apr 2024	17 Apr 2024	5.37	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,138,295.90
LC178930	25 Aug 2023	Commonwealth Bank of Australia Ltd		24 Apr 2024	24 Apr 2024	5.37	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,138,295.90
LX181154	27 Sep 2023	Bank of Queensland Ltd		1 May 2024	1 May 2024	5.19	Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,110,198.65
LX179280	4 Sep 2023	National Australia Bank Ltd		8 May 2024	8 May 2024	5.11	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,124,600.00
LX179278	4 Sep 2023	National Australia Bank Ltd		13 May 2024	13 May 2024	5.11	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,124,600.00
LX181155	27 Sep 2023	Bank of Queensland Ltd		22 May 2024	22 May 2024	5.24	Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,111,260.25
LX181156	27 Sep 2023	Bank of Queensland Ltd		29 May 2024	29 May 2024	5.24	Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,111,260.25
LX185383	9 Nov 2023	P&N Bank Ltd		5 Jun 2024	5 Jun 2024	5.45	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,083,616.45
LC96635	16 Jun 2020	National Australia Bank Ltd		14 Jun 2024	14 Jun 2024	1.15	Annual	TD	S&P AA-	10,000,000.00	10,000,000.00	10,081,287.70
LC112880	28 Sep 2021	National Australia Bank Ltd	AU3FN0048724	19 Jun 2024	19 Mar 2024	5.29	Quarterly	FRN	S&P AA-	5,000,000.00	5,000,000.00	5,062,000.00
LX185395	9 Nov 2023	P&N Bank Ltd		26 Jun 2024	26 Jun 2024	5.45	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,083,616.45
LX185400	9 Nov 2023	MyState Bank Ltd		3 Jul 2024	3 Jul 2024	5.45	Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,083,616.45
LX185404	9 Nov 2023	MyState Bank Ltd		10 Jul 2024	10 Jul 2024	5.45	Maturity	TD	Moodys ST P-2	5,000,000.00	5,000,000.00	5,083,616.45
LX188408	8 Dec 2023	Beyond Bank Australia Ltd		17 Jul 2024	17 Jul 2024	5.42	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,062,367.10
LX109584	22 Jul 2021	Bank of Queensland Ltd		22 Jul 2024	22 Apr 2024	4.75	Quarterly	FRD	Moodys A3	4,000,000.00	4,000,000.00	4,019,765.40
LC112603	20 Sep 2021	Suncorp-Metway Ltd	AU3CB0265403	30 Jul 2024	30 Jul 2024	1.85	Semi Annual	Fixed	S&P A+	2,500,000.00	2,500,000.00	2,474,475.00
LC176431	3 Aug 2023	AMP Bank Ltd		1 Aug 2024	1 Aug 2024	5.45	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,156,780.80
LC137826	1 Apr 2022	Macquarie Bank Ltd	AU3FN0049367	7 Aug 2024	7 May 2024	5.15	Quarterly	FRN	S&P A+	4,000,000.00	4,000,000.00	4,020,400.00
LC111489	27 Aug 2021	Macquarie Bank Ltd	AU3CB0265593	7 Aug 2024	7 Aug 2024	1.75	Semi Annual	Fixed	S&P A+	12,000,000.00	12,000,000.00	11,861,520.00



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LC112606	20 Sep 2021	Westpac Banking Corporation Ltd	AU3CB0263275	16 Aug 2024	16 Aug 2024	2.25	Semi Annual	Fixed	S&P AA-	2,800,000.00	2,800,000.00	2,771,524.00
LX185379	9 Nov 2023	Auswide Bank Limited		21 Aug 2024	21 Aug 2024	5.45	Maturity	TD	Moody's ST P-2	5,000,000.00	5,000,000.00	5,083,616.45
LX188410	8 Dec 2023	Beyond Bank Australia Ltd		28 Aug 2024	28 Aug 2024	5.42	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,062,367.10
LC116230	10 Dec 2021	Bendigo & Adelaide Bank Ltd	AU3FN0050019	6 Sep 2024	6 Mar 2024	5.32	Quarterly	FRN	Moody's A3	6,000,000.00	6,000,000.00	6,085,620.00
LC112605	20 Sep 2021	Bendigo & Adelaide Bank Ltd	AU3CB0266377	6 Sep 2024	6 Mar 2024	1.70	Semi Annual	Fixed	Moody's A3	9,390,000.00	9,390,000.00	9,311,875.20
LX188411	8 Dec 2023	Beyond Bank Australia Ltd		13 Sep 2024	13 Sep 2024	5.42	Maturity	TD	S&P ST A2	5,000,000.00	5,000,000.00	5,062,367.10
LX190928	17 Jan 2024	National Australia Bank Ltd		18 Sep 2024	18 Sep 2024	5.11	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,030,100.00
LC96636	26 Sep 2019	Bank of Queensland Ltd		26 Sep 2024	26 Sep 2024	2.00	Annual	TD	Moody's A3	10,000,000.00	10,000,000.00	10,085,479.50
LC100324	14 Jan 2021	HSBC Sydney Branch	AU3CB0267078	27 Sep 2024	27 Mar 2024	1.50	Semi Annual	Fixed	S&P AA-	1,480,000.00	1,480,000.00	1,461,781.20
LX190931	17 Jan 2024	National Australia Bank Ltd		2 Oct 2024	2 Oct 2024	5.11	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,030,100.00
LX190932	17 Jan 2024	National Australia Bank Ltd		9 Oct 2024	9 Oct 2024	5.11	Maturity	TD	S&P ST A1+	5,000,000.00	5,000,000.00	5,030,100.00
LC137827	1 Apr 2022	Bank of Queensland Ltd	AU3FN0051272	30 Oct 2024	30 Apr 2024	5.44	Quarterly	FRN	S&P BBB+	7,000,000.00	7,000,000.00	7,053,760.00
LC114925	22 Nov 2021	MyState Bank Ltd	AU3FN0064705	22 Nov 2024	22 May 2024	4.94	Quarterly	FRN	Moody's Baa2	12,000,000.00	12,000,000.00	12,000,360.00
LC100354	14 Jan 2021	Macquarie Bank Ltd	AU3CB0270387	12 Feb 2025	12 Aug 2024	1.70	Semi Annual	Fixed	S&P A+	25,000,000.00	25,000,000.00	24,309,000.00
LC133971	14 Feb 2022	Auswide Bank Limited	AU3FN0066320	14 Feb 2025	14 May 2024	5.10	Quarterly	FRN	Moody's Baa2	5,000,000.00	5,000,000.00	5,008,000.00
LC136560	17 Mar 2022	Auswide Bank Limited	AU3FN0067393	17 Mar 2025	18 Mar 2024	5.26	Quarterly	FRN	Moody's Baa2	5,000,000.00	5,000,000.00	5,057,150.00
LC141827	21 Nov 2019	NSW Treasury Corporation	AU3SG0002025	20 Mar 2025	20 Mar 2024	1.25	Semi Annual	Fixed	S&P AA+	2,000,000.00	2,000,000.00	1,951,220.00
LC143209	17 May 2022	QPCU LTD t/a QBANK	AU3FN0069175	19 May 2025	17 May 2024	5.69	Quarterly	FRN	S&P BBB-	5,000,000.00	5,000,000.00	5,011,300.00
LC145373	10 Jun 2022	Auswide Bank Limited	AU3FN0069555	10 Jun 2025	11 Mar 2024	5.66	Quarterly	FRN	Moody's Baa2	5,000,000.00	5,000,000.00	5,081,700.00
LC96637	16 Jun 2020	Bank of Queensland Ltd		16 Jun 2025	16 Jun 2024	1.53	Annual	TD	Moody's A3	10,000,000.00	10,000,000.00	10,108,147.90
LC107738	16 Jun 2021	MyState Bank Ltd	AU3FN0061024	16 Jun 2025	18 Mar 2024	5.01	Quarterly	FRN	Moody's Baa2	9,500,000.00	9,500,000.00	9,560,800.00
LC100329	14 Jan 2021	UBS Australia Ltd	AU3CB0273407	30 Jul 2025	30 Jul 2024	1.20	Semi Annual	Fixed	Moody's Aa3	4,000,000.00	4,000,000.00	3,795,640.00
LC104737	7 Apr 2021	UBS Australia Ltd	AU3FN0055307	30 Jul 2025	30 Apr 2024	5.21	Quarterly	FRN	S&P A+	10,000,000.00	10,000,000.00	10,024,000.00
LC190925	19 Jan 2024	Judo Bank	AU3CB0292480	26 Sep 2025	26 Mar 2024	6.40	Semi Annual	Fixed	S&P BBB-	8,630,000.00	8,630,000.00	8,838,414.50
LC155063	13 Oct 2022	MyState Bank Ltd	AU3FN0072369	13 Oct 2025	15 Apr 2024	5.65	Quarterly	FRN	Moody's Baa2	10,000,000.00	10,000,000.00	10,114,700.00
LC181158	29 Sep 2023	Teachers Mutual Bank Ltd	AU3FN0072740	28 Oct 2025	29 Apr 2024	5.86	Quarterly	FRN	Moody's Baa1	2,000,000.00	2,000,000.00	2,022,980.00
LC188385	11 Dec 2023	Auswide Bank Limited	AU3FN0073037	7 Nov 2025	7 May 2024	5.85	Quarterly	FRN	Moody's Baa2	9,750,000.00	9,750,000.00	9,836,872.50
LC157929	1 Dec 2022	Credit Union Australia Ltd t/as Great Southern Bank	AU3FN0073961	1 Dec 2025	1 Mar 2024	5.95	Quarterly	FRN	Moody's Baa1	3,500,000.00	3,500,000.00	3,574,060.00
LC112609	20 Sep 2021	Bendigo & Adelaide Bank Ltd	AU3FN0057634	2 Dec 2025	4 Mar 2024	4.89	Quarterly	FRN	Moody's A3	35,500,000.00	35,500,000.00	35,722,940.00
LC157906	6 Dec 2022	QPCU LTD t/a QBANK	AU3FN0073979	6 Dec 2025	6 Mar 2024	6.10	Quarterly	FRN	S&P BBB-	10,000,000.00	10,000,000.00	10,210,700.00
LX105597	19 Apr 2021	Macquarie Bank Ltd	AU3FN0057709	9 Dec 2025	11 Mar 2024	4.84	Quarterly	FRN	S&P A+	20,000,000.00	20,000,000.00	20,151,000.00
LC112608	20 Sep 2021	Suncorp-Metway Ltd	AU3FN0058343	24 Feb 2026	24 May 2024	4.79	Quarterly	FRN	S&P A+	5,000,000.00	5,000,000.00	4,979,400.00



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LC188379	11 Dec 2023	Members Banking Group Limited t/as RACQ Bank	AU3FN0075453	24 Feb 2026	24 May 2024	5.84	Quarterly	FRN	Moodys Baa1	6,500,000.00	6,500,000.00	6,513,780.00
LC103543	11 Mar 2021	UBS Australia Ltd	AU3FN0058608	26 Feb 2026	27 May 2024	4.84	Quarterly	FRN	Moodys Aa3	18,800,000.00	18,800,000.00	18,672,724.00
LC103141	4 Mar 2021	Newcastle Greater Mutual Group Ltd	AU3FN0058699	4 Mar 2026	4 Mar 2024	5.00	Quarterly	FRN	S&P BBB	1,000,000.00	1,000,000.00	1,000,150.00
LC164300	17 Mar 2023	Auswide Bank Limited	AU3FN0076352	17 Mar 2026	18 Mar 2024	5.86	Quarterly	FRN	Moodys Baa2	4,500,000.00	4,500,000.00	4,567,050.00
LC105450	22 Apr 2021	Credit Union Australia Ltd t/as Great Southern Bank	AU3FN0059721	22 Apr 2026	22 Apr 2024	5.03	Quarterly	FRN	Moodys Baa1	11,000,000.00	11,000,000.00	10,922,450.00
LC109088	9 Jul 2021	Bank of Queensland Ltd	AU3FN0060406	6 May 2026	7 May 2024	4.98	Quarterly	FRN	S&P BBB+	5,000,000.00	5,000,000.00	4,978,700.00
LC137828	1 Apr 2022	Teachers Mutual Bank Ltd	AU3FN0061016	16 Jun 2026	18 Mar 2024	5.04	Quarterly	FRN	Moodys Baa1	1,700,000.00	1,700,000.00	1,695,189.00
LC169762	16 Jun 2023	QPCU LTD t/a QBANK	AU3FN0078895	16 Jun 2026	18 Mar 2024	6.06	Quarterly	FRN	S&P BBB-	4,500,000.00	4,500,000.00	4,584,465.00
LC109586	23 Jul 2021	Bendigo & Adelaide Bank Ltd	AU3FN0061081	18 Jun 2026	18 Mar 2024	5.01	Quarterly	FRN	Moodys A3	15,300,000.00	15,300,000.00	15,350,796.00
LX109029	8 Jul 2021	Bank of Queensland Ltd		8 Jul 2026	8 Apr 2024	4.94	Quarterly	FRD	Moodys A3	5,000,000.00	5,000,000.00	5,035,209.70
LX109587	22 Jul 2021	Bank of Queensland Ltd		22 Jul 2026	22 Apr 2024	4.93	Quarterly	FRD	Moodys A3	3,000,000.00	3,000,000.00	3,015,386.25
LC112610	20 Sep 2021	National Australia Bank Ltd	AU3FN0062659	24 Aug 2026	24 May 2024	4.75	Quarterly	FRN	S&P AA-	7,000,000.00	7,000,000.00	6,961,990.00
LC113804	15 Oct 2021	Suncorp-Metway Ltd	AU3FN0062964	15 Sep 2026	15 Mar 2024	4.83	Quarterly	FRN	S&P A+	12,900,000.00	12,900,000.00	12,937,539.00
LC180295	18 Sep 2023	QPCU LTD t/a QBANK	AU3FN0081295	18 Sep 2026	18 Mar 2024	6.01	Quarterly	FRN	S&P BBB-	9,500,000.00	9,500,000.00	9,668,055.00
LC180163	20 Sep 2023	Illawarra Credit Union Ltd	AU3FN0081287	21 Sep 2026	21 Mar 2024	6.06	Quarterly	FRN	S&P BBB-	9,000,000.00	9,000,000.00	9,104,580.00
LC190930	23 Jan 2024	Credit Union Australia Ltd t/as Great Southern Bank	AU3FN0084299	23 Oct 2026	23 Apr 2024	5.94	Quarterly	FRN	Moodys Baa1	2,500,000.00	2,500,000.00	2,531,625.00
LC116445	17 Dec 2021	Bank of Queensland Ltd	AU3FN0063764	27 Oct 2026	29 Apr 2024	5.16	Quarterly	FRN	S&P BBB+	22,000,000.00	22,000,000.00	21,960,620.00
LX185851	17 Nov 2023	Police Bank Ltd	AU3FN0083028	17 Nov 2026	17 May 2024	5.89	Quarterly	FRN	S&P BBB	5,000,000.00	5,000,000.00	5,025,650.00
LC187340	1 Dec 2023	QPCU LTD t/a QBANK	AU3FN0083549	1 Dec 2026	1 Mar 2024	6.02	Quarterly	FRN	S&P BBB-	10,000,000.00	10,000,000.00	10,199,300.00
LC111486	26 Aug 2021	Northern Territory Treasury Corporation		15 Dec 2026	15 Jun 2024	1.40	Semi Annual	Fixed	Moodys Aa3	5,000,000.00	5,000,000.00	5,014,600.00
LC116992	14 Jan 2022	Commonwealth Bank of Australia Ltd	AU3FN0065579	14 Jan 2027	15 Apr 2024	5.05	Quarterly	FRN	S&P AA-	6,500,000.00	6,500,000.00	6,538,805.00
LC117127	25 Jan 2022	Suncorp-Metway Ltd	AU3FN0065694	25 Jan 2027	26 Apr 2024	5.13	Quarterly	FRN	S&P A+	13,000,000.00	13,000,000.00	13,050,180.00
LC117174	25 Jan 2022	Westpac Banking Corporation Ltd	AU3FN0065702	25 Jan 2027	26 Apr 2024	5.05	Quarterly	FRN	S&P AA-	16,000,000.00	16,000,000.00	16,069,120.00
LC181165	29 Sep 2023	Credit Union Australia Ltd t/as Great Southern Bank	AU3FN0074787	9 Feb 2027	9 May 2024	5.99	Quarterly	FRN	Moodys Baa1	12,500,000.00	12,500,000.00	12,632,375.00
LX190938	19 Jan 2024	Newcastle Greater Mutual Group Ltd	AU3FN0066221	10 Feb 2027	10 May 2024	5.35	Quarterly	FRN	S&P BBB	13,100,000.00	13,100,000.00	12,987,471.00
LC169102	2 Jun 2023	Bank Australia Limited	AU3FN0075461	22 Feb 2027	22 May 2024	5.89	Quarterly	FRN	S&P BBB	9,250,000.00	9,250,000.00	9,288,202.50
LC167397	9 May 2023	Bank of Queensland Ltd	AU3FN0077798	9 May 2028	9 May 2024	5.54	Quarterly	COVERED FLO	S&P AAA	5,000,000.00	5,000,000.00	5,032,050.00
LC179277	6 Sep 2023	UBS Australia Ltd	AU3FN0077970	12 May 2028	13 May 2024	5.90	Quarterly	FRN	S&P A+	7,600,000.00	7,600,000.00	7,743,564.00
LC142120	15 Nov 2018	NSW Treasury Corporation	AU3SG0001878	15 Nov 2028	15 May 2024	3.00	Semi Annual	Fixed	Moodys Aaa	15,000,000.00	15,000,000.00	14,449,200.00
										696,747,681.75	696,747,681.75	700,209,581.80
Total										696,747,681.75	696,747,681.75	700,209,581.80

Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists.



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## 2. Interest and Distribution Income Received For 1 February 2024 to 29 February 2024

Security ISIN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional	Income Type	Trading Book
	AMP At Call	AMP Bank Ltd	IEI339195	1 Feb 2024		27.18	Bank Interest	Central Coast Council
	CBA At Call	Commonwealth Bank of Australia Ltd	IEI344292	1 Feb 2024		2,005.70	Bank Interest	Central Coast Council
AU3FN0060406	BOQ 0.63 06 May 2026 FRN	Bank of Queensland Ltd	IEI339606	6 Feb 2024	5,000,000.00	62,726.36	Security Coupon Interest	Central Coast Council
AU3FN0073037	Auswide 1.5 07 Nov 2025 FRN	Auswide Bank Limited	IEI339670	7 Feb 2024	9,750,000.00	144,188.45	Security Coupon Interest	Central Coast Council
	BOQ 4.99 07 Feb 2024 133DAY TD	Bank of Queensland Ltd	IEI318907	7 Feb 2024	5,000,000.00	90,913.70	Security Coupon Interest	Central Coast Council
AU3FN0049367	MACQ 0.8 07 Aug 2024 FRN	Macquarie Bank Ltd	IEI339668	7 Feb 2024	4,000,000.00	52,096.70	Security Coupon Interest	Central Coast Council
AU3CB0265593	MACQ 1.75 07 Aug 2024 Fixed	Macquarie Bank Ltd	IEI339669	7 Feb 2024	12,000,000.00	105,000.00	Security Coupon Interest	Central Coast Council
AU3FN0077798	BOQ 1.2 09 May 2028 COVEREDFLO	Bank of Queensland Ltd	IEI339837	9 Feb 2024	5,000,000.00	70,611.89	Security Coupon Interest	Central Coast Council
AU3FN0074787	CUA 1.65 09 Feb 2027 FRN	Credit Union Australia Ltd t/as Great Southern Bank	IEI339836	9 Feb 2024	12,500,000.00	190,707.81	Security Coupon Interest	Central Coast Council
AU3CB0270387	MACQ 1.7 12 Feb 2025 Fixed	Macquarie Bank Ltd	IEI340348	12 Feb 2024	25,000,000.00	212,500.00	Security Coupon Interest	Central Coast Council
AU3FN0066221	NPBS 1 10 Feb 2027 FRN	Newcastle Greater Mutual Group Ltd	IEI340349	12 Feb 2024	13,100,000.00	182,658.79	Security Coupon Interest	Central Coast Council
AU3FN0077970	UBS Aust 1.55 12 May 2028 FRN	UBS Australia Ltd	IEI340350	12 Feb 2024	7,600,000.00	113,092.71	Security Coupon Interest	Central Coast Council
AU3FN0066320	Auswide 0.75 14 Feb 2025 FRN	Auswide Bank Limited	IEI341008	14 Feb 2024	5,000,000.00	65,050.30	Security Coupon Interest	Central Coast Council
	CUA 5.05 14 Feb 2024 163DAY TD	Credit Union Australia Ltd t/as Great Southern Bank	IEI313471	14 Feb 2024	5,000,000.00	112,760.27	Security Coupon Interest	Central Coast Council
AU3CB0263275	Westpac 2.25 16 Aug 2024 Fixed	Westpac Banking Corporation Ltd	IEI341993	16 Feb 2024	2,800,000.00	31,500.00	Security Coupon Interest	Central Coast Council
AU3FN0083028	PCU 1.55 17 Nov 2026 FRN	Police Bank Ltd	IEI342453	19 Feb 2024	5,000,000.00	76,365.34	Security Coupon Interest	Central Coast Council
AU3FN0069175	Qld Police 1.35 19 May 2025 FRN	QPCU LTD t/a QBANK	IEI342452	19 Feb 2024	5,000,000.00	73,790.00	Security Coupon Interest	Central Coast Council
	CBA 5.3 21 Feb 2024 180DAY TD	Commonwealth Bank of Australia Ltd	IEI322590	21 Feb 2024	5,000,000.00	130,684.93	Security Coupon Interest	Central Coast Council
AU3FN0075461	BAL 1.55 22 Feb 2027 FRN	Bank Australia Limited	IEI343191	22 Feb 2024	9,250,000.00	137,927.28	Security Coupon Interest	Central Coast Council
AU3FN0064705	MYS 0.6 22 Nov 2024 FRN	MyState Bank Ltd	IEI343190	22 Feb 2024	12,000,000.00	150,198.44	Security Coupon Interest	Central Coast Council
	MYS 1.7 26 Feb 2024 732DAY TD	MyState Bank Ltd	IEI343882	26 Feb 2024	5,000,000.00	465.75	Security Coupon Interest	Central Coast Council
AU3FN0062659	NAB 0.41 24 Aug 2026 FRN	National Australia Bank Ltd	IEI343881	26 Feb 2024	7,000,000.00	86,325.99	Security Coupon Interest	Central Coast Council
AU3FN0075453	RACB 1.5 24 Feb 2026 FRN	Members Banking Group Limited t/as RACQ Bank	IEI343885	26 Feb 2024	6,500,000.00	98,406.15	Security Coupon Interest	Central Coast Council
AU3FN0058343	SunBank 0.45 24 Feb 2026 FRN	Suncorp-Metway Ltd	IEI343713	26 Feb 2024	5,000,000.00	62,176.49	Security Coupon Interest	Central Coast Council
AU3FN0058608	UBS Aust 0.5 26 Feb 2026 FRN	UBS Australia Ltd	IEI343880	26 Feb 2024	18,800,000.00	228,614.44	Security Coupon Interest	Central Coast Council
	MACQ At Call In	Macquarie Bank Ltd	IEI344388	29 Feb 2024		23,866.12	Bank Interest	Central Coast Council
						2,504,660.79		





### 3. Acquisitions, Disposals and Maturities Between 1 February 2024 and 29 February 2024

Security	Issuer	Security ISIN	Deal Code	Acquisition/ Disposal	Transaction Date	Settlement Date	Face Value Original	Face Value Current	Bond Factor	Capital Price	Accrued Interest Price	Gross Price	Consideration Notional
AMP At Call	AMP Bank Ltd		LC192019	Acquisition	1 Feb 2024	1 Feb 2024	27.18	27.18	1.00000000	100.000	0.000	100.000	27.18
CBA At Call	Commonwealth Bank of Australia Ltd		LC199861	Acquisition	1 Feb 2024	1 Feb 2024	2,005.70	2,005.70	1.00000000	100.000	0.000	100.000	2,005.70
MACQ At Call In	Macquarie Bank Ltd		LC200078	Disposal	1 Feb 2024	1 Feb 2024	290.62	290.62	1.00000000	100.000	0.000	100.000	(290.62)
CBA At Call	Commonwealth Bank of Australia Ltd		LC199863	Acquisition	2 Feb 2024	2 Feb 2024	15,000,000.00	15,000,000.00	1.00000000	100.000	0.000	100.000	15,000,000.00
BOQ 4.99 07 Feb 2024 133DAY TD	Bank of Queensland Ltd		LX181153	Maturity	7 Feb 2024		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
CUA 5.05 14 Feb 2024 163DAY TD	Credit Union Australia Ltd t/as Great Southern Bank		LX179271	Maturity	14 Feb 2024		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
CBA 5.3 21 Feb 2024 180DAY TD	Commonwealth Bank of Australia Ltd		LC183333	Maturity	21 Feb 2024		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
MYS 1.7 26 Feb 2024 732DAY TD	MyState Bank Ltd		LX135382	Maturity	26 Feb 2024		5,000,000.00	5,000,000.00	1.00000000	100.000	0.000	100.000	(5,000,000.00)
MACQ At Call In	Macquarie Bank Ltd		LC200077	Acquisition	29 Feb 2024	29 Feb 2024	23,866.12	23,866.12	1.00000000	100.000	0.000	100.000	23,866.12
													(4,974,391.62)

#### Notes

1. The maturity of 'MBS' type securities are excluded from the above list
2. At maturity, securities are assumed to be priced at capital price = 100, accrued interest = 0
3. To avoid misleading maturity data, the reporting period should start immediately after a month end and the reporting period should be kept small (e.g. 1 month).



#### 4. Interest Income Accrued As At 29 February 2024

Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC200078	MACQ At Call In	1 Mar 2024	12 Nov 2020	17 Nov 2023		104	4.7000		Nil	6,496,609.76	6,496,609.76	290.62	6,496,609.76	87,001.17
LC192019	AMP At Call	1 Mar 2024	31 Oct 2020	2 Feb 2023		392	3.8000		Nil	6,180.83	6,180.83	27.18	6,180.83	252.25
LC199863	CBA At Call	1 Mar 2024	31 Oct 2020	30 Sep 2023		152	4.1000		Nil	15,544,891.16	15,544,891.16	15,000,000.00	15,544,891.16	265,413.05
LX135383	MYS 1.7 04 Mar 2024 739DAY TD	4 Mar 2024	24 Feb 2022	24 Feb 2024	4 Mar 2024	5	1.7000		Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,001,164.40	1,164.38
LX135384	MYS 1.7 11 Mar 2024 746DAY TD	11 Mar 2024	24 Feb 2022	24 Feb 2024	11 Mar 2024	5	1.7000		Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,001,164.40	1,164.38
LC178934	CBA 5.33 18 Mar 2024 206DAY TD	18 Mar 2024	25 Aug 2023		18 Mar 2024	188	5.3300		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,137,265.75	137,265.75
LC103795	Auswide 0.6 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Dec 2023	22 Mar 2024	69	4.9693		Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	12,112,800.00	112,728.23
LC103940	Old Police 0.75 22 Mar 2024 FRN	22 Mar 2024	22 Mar 2021	22 Dec 2023	22 Mar 2024	69	5.1193		Quarterly	4,500,000.00	4,500,000.00	4,500,000.00	4,543,335.00	43,549.11
LC178933	CBA 5.35 03 Apr 2024 222DAY TD	3 Apr 2024	25 Aug 2023		3 Apr 2024	188	5.3500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,137,780.80	137,780.82
LC178932	CBA 5.36 10 Apr 2024 229DAY TD	10 Apr 2024	25 Aug 2023		10 Apr 2024	188	5.3600		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,138,038.35	138,038.36
LX182550	JUDO 5.2 11 Apr 2024 183DAY TD	11 Apr 2024	11 Oct 2023		11 Apr 2024	141	5.2000		Maturity	10,000,000.00	10,000,000.00	10,000,000.00	10,200,876.70	200,876.71
LC178931	CBA 5.37 17 Apr 2024 236DAY TD	17 Apr 2024	25 Aug 2023		17 Apr 2024	188	5.3700		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,138,295.90	138,295.89
LC178930	CBA 5.37 24 Apr 2024 243DAY TD	24 Apr 2024	25 Aug 2023		24 Apr 2024	188	5.3700		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,138,295.90	138,295.89
LX181154	BOQ 5.19 01 May 2024 217DAY TD	1 May 2024	27 Sep 2023		1 May 2024	155	5.1900		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,110,198.65	110,198.63
LX179280	NAB 5.11 08 May 2024 247DAY TD	8 May 2024	4 Sep 2023		8 May 2024	178	5.1100		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,124,600.00	124,600.00
LX179278	NAB 5.11 13 May 2024 252DAY TD	13 May 2024	4 Sep 2023		13 May 2024	178	5.1100		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,124,600.00	124,600.00
LX181155	BOQ 5.24 22 May 2024 238DAY TD	22 May 2024	27 Sep 2023		22 May 2024	155	5.2400		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,111,260.25	111,260.27
LX181156	BOQ 5.24 29 May 2024 245DAY TD	29 May 2024	27 Sep 2023		29 May 2024	155	5.2400		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,111,260.25	111,260.27
LX185383	P&NB 5.45 05 Jun 2024 209DAY TD	5 Jun 2024	9 Nov 2023		5 Jun 2024	112	5.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,083,616.45	83,616.44
LC96635	NAB 1.15 14 Jun 2024 1459DAY TD	14 Jun 2024	16 Jun 2020	16 Jun 2023	14 Jun 2024	258	1.1500		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,081,287.70	81,287.67
LC112880	NAB 0.92 19 Jun 2024 FRN	19 Jun 2024	19 Jun 2019	19 Dec 2023	19 Mar 2024	72	5.2869		Quarterly	5,000,000.00	5,000,000.00	5,091,550.00	5,062,000.00	52,144.77
LX185395	P&NB 5.45 26 Jun 2024 230DAY TD	26 Jun 2024	9 Nov 2023		26 Jun 2024	112	5.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,083,616.45	83,616.44
LX185400	MYS 5.45 03 Jul 2024 237DAY TD	3 Jul 2024	9 Nov 2023		3 Jul 2024	112	5.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,083,616.45	83,616.44
LX185404	MYS 5.45 10 Jul 2024 244DAY TD	10 Jul 2024	9 Nov 2023		10 Jul 2024	112	5.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,083,616.45	83,616.44
LX188408	BBA 5.42 17 Jul 2024 223DAY TD	17 Jul 2024	7 Dec 2023		17 Jul 2024	84	5.4200		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,062,367.10	62,367.12
LX109584	BOQ 0.4 22 Jul 2024 1096DAY FRD	22 Jul 2024	22 Jul 2021	22 Jan 2024	22 Apr 2024	38	4.7463		Quarterly	4,000,000.00	4,000,000.00	4,000,000.00	4,019,765.40	19,765.41
LC112603	SunBank 1.85 30 Jul 2024 Fixed	30 Jul 2024	30 Jul 2019	30 Jan 2024	30 Jul 2024	30	1.8500		Semi Annual	2,500,000.00	2,500,000.00	1,554,390.00	2,474,475.00	3,801.37
LC176431	AMP 5.45 01 Aug 2024 364DAY TD	1 Aug 2024	3 Aug 2023		1 Aug 2024	210	5.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,156,780.80	156,780.82
LC137826	MACQ 0.8 07 Aug 2024 FRN	7 Aug 2024	7 Aug 2019	7 Feb 2024	7 May 2024	22	5.1490		Quarterly	4,000,000.00	4,000,000.00	1,004,010.00	4,020,400.00	12,414.03
LC111489	MACQ 1.75 07 Aug 2024 Fixed	7 Aug 2024	7 Aug 2019	7 Feb 2024	7 Aug 2024	22	1.7500		Semi Annual	12,000,000.00	12,000,000.00	2,062,420.00	11,861,520.00	12,657.53
LC112606	Westpac 2.25 16 Aug 2024 Fixed	16 Aug 2024	16 May 2019	16 Feb 2024	16 Aug 2024	13	2.2500		Semi Annual	2,800,000.00	2,800,000.00	2,940,476.00	2,771,524.00	2,243.84
LX185379	Auswide 5.45 21 Aug 2024 286DAY TD	21 Aug 2024	9 Nov 2023		21 Aug 2024	112	5.4500		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,083,616.45	83,616.44
LX188410	BBA 5.42 28 Aug 2024 265DAY TD	28 Aug 2024	7 Dec 2023		28 Aug 2024	84	5.4200		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,062,367.10	62,367.12



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Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC116230	BENAU 0.97 06 Sep 2024 FRN	6 Sep 2024	6 Sep 2019	6 Dec 2023	6 Mar 2024	85	5.3248		Quarterly	6,000,000.00	6,000,000.00	6,084,180.00	6,085,620.00	74,401.32
LC112605	BENAU 1.7 06 Sep 2024 Fixed	6 Sep 2024	6 Sep 2019	6 Sep 2023	6 Mar 2024	176	1.7000		Semi Annual	9,390,000.00	9,390,000.00	1,542,195.00	9,311,875.20	76,972.27
LX188411	BBA 5.42 13 Sep 2024 281DAY TD	13 Sep 2024	7 Dec 2023		13 Sep 2024	84	5.4200		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,062,367.10	62,367.12
LX190928	NAB 5.11 18 Sep 2024 245DAY TD	18 Sep 2024	17 Jan 2024		18 Sep 2024	43	5.1100		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,030,100.00	30,100.00
LC96636	BOQ 2.26 Sep 2024 1827DAY TD	26 Sep 2024	26 Sep 2019	26 Sep 2023	26 Sep 2024	156	2.0000		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,085,479.50	85,479.45
LC100324	HSBCSyd 1.5 27 Sep 2024 Fixed	27 Sep 2024	27 Sep 2019	27 Sep 2023	27 Mar 2024	155	1.5000		Semi Annual	1,480,000.00	1,480,000.00	1,533,132.00	1,461,781.20	9,427.40
LX190931	NAB 5.11 02 Oct 2024 259DAY TD	2 Oct 2024	17 Jan 2024		2 Oct 2024	43	5.1100		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,030,100.00	30,100.00
LX190932	NAB 5.11 09 Oct 2024 266DAY TD	9 Oct 2024	17 Jan 2024		9 Oct 2024	43	5.1100		Maturity	5,000,000.00	5,000,000.00	5,000,000.00	5,030,100.00	30,100.00
LC137827	BOQ 1.1 30 Oct 2024 FRN	30 Oct 2024	30 Oct 2019	30 Jan 2024	30 Apr 2024	30	5.4443		Quarterly	7,000,000.00	7,000,000.00	3,031,830.00	7,053,760.00	31,323.37
LC114925	MYS 0.6 22 Nov 2024 FRN	22 Nov 2024	22 Nov 2021	22 Feb 2024	22 May 2024	7	4.9373		Quarterly	12,000,000.00	12,000,000.00	12,000,000.00	12,000,360.00	11,362.55
LC100354	MACQ 1.7 12 Feb 2025 Fixed	12 Feb 2025	12 Feb 2020	12 Feb 2024	12 Aug 2024	17	1.7000		Semi Annual	25,000,000.00	25,000,000.00	10,510,000.00	24,309,000.00	19,794.52
LC133971	Auswide 0.75 14 Feb 2025 FRN	14 Feb 2025	14 Feb 2022	14 Feb 2024	14 May 2024	15	5.0959		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,008,000.00	10,471.03
LC136560	Auswide 0.9 17 Mar 2025 FRN	17 Mar 2025	17 Mar 2022	18 Dec 2023	18 Mar 2024	73	5.2625		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,057,150.00	52,625.00
LC141827	NSWTC 1.25 20 Mar 2025 Fixed	20 Mar 2025	21 Nov 2019	20 Sep 2023	20 Mar 2024	162	1.2500		Semi Annual	2,000,000.00	2,000,000.00	2,004,760.00	1,951,220.00	11,095.89
LC143209	Old Police 1.35 19 May 2025 FRN	19 May 2025	17 May 2022	19 Feb 2024	17 May 2024	10	5.6900		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,011,300.00	7,794.52
LC145373	Auswide 1.3 10 Jun 2025 FRN	10 Jun 2025	10 Jun 2022	11 Dec 2023	11 Mar 2024	80	5.6602		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,081,700.00	62,029.59
LC96637	BOQ 1.53 16 Jun 2025 1826DAY TD	16 Jun 2025	16 Jun 2020	16 Jun 2023	16 Jun 2024	258	1.5300		Annual	10,000,000.00	10,000,000.00	10,000,000.00	10,108,147.90	108,147.95
LC107738	MYS 0.65 16 Jun 2025 FRN	16 Jun 2025	16 Jun 2021	18 Dec 2023	18 Mar 2024	73	5.0125		Quarterly	9,500,000.00	9,500,000.00	9,500,000.00	9,560,800.00	95,237.50
LC100329	UBS Aust 1.2 30 Jul 2025 Fixed	30 Jul 2025	30 Jul 2020	30 Jan 2024	30 Jul 2024	30	1.2000		Semi Annual	4,000,000.00	4,000,000.00	4,120,240.00	3,795,640.00	3,945.21
LC104737	UBS Aust 0.87 30 Jul 2025 FRN	30 Jul 2025	30 Jul 2020	30 Jan 2024	30 Apr 2024	30	5.2143		Quarterly	10,000,000.00	10,000,000.00	5,083,750.00	10,024,000.00	42,857.26
LC190925	JUDO 6.4 26 Sep 2025 Fixed	26 Sep 2025	26 Sep 2022	26 Sep 2023	26 Mar 2024	156	6.4000		Semi Annual	8,630,000.00	8,630,000.00	3,705,830.70	8,838,414.50	236,060.05
LC155063	MYS 1.3 13 Oct 2025 FRN	13 Oct 2025	13 Oct 2022	15 Jan 2024	15 Apr 2024	45	5.6502		Quarterly	10,000,000.00	10,000,000.00	10,000,000.00	10,114,700.00	69,660.00
LC181158	TMB 1.5 28 Oct 2025 FRN	28 Oct 2025	28 Oct 2022	29 Jan 2024	29 Apr 2024	31	5.8564		Quarterly	2,000,000.00	2,000,000.00	2,033,180.00	2,022,980.00	9,947.86
LC188385	Auswide 1.5 07 Nov 2025 FRN	7 Nov 2025	7 Nov 2022	7 Feb 2024	7 May 2024	22	5.8490		Quarterly	9,750,000.00	9,750,000.00	2,518,275.00	9,836,872.50	34,372.89
LC157929	CUA 1.58 01 Dec 2025 FRN	1 Dec 2025	1 Dec 2022	1 Dec 2023	1 Mar 2024	90	5.9496		Quarterly	3,500,000.00	3,500,000.00	3,500,000.00	3,574,060.00	51,345.86
LC112609	BENAU 0.52 02 Dec 2025 FRN	2 Dec 2025	2 Dec 2020	4 Dec 2023	4 Mar 2024	87	4.8868		Quarterly	35,500,000.00	35,500,000.00	4,512,240.00	35,722,940.00	413,503.61
LC157906	Old Police 1.75 06 Dec 2025 FRN	6 Dec 2025	6 Dec 2022	6 Dec 2023	6 Mar 2024	85	6.1048		Quarterly	10,000,000.00	10,000,000.00	10,000,000.00	10,210,700.00	142,166.58
LX105597	MACQ 0.48 09 Dec 2025 FRN	9 Dec 2025	9 Dec 2020	11 Dec 2023	11 Mar 2024	80	4.8402		Quarterly	20,000,000.00	20,000,000.00	9,979,100.00	20,151,000.00	212,173.15
LC112608	SunBank 0.45 24 Feb 2026 FRN	24 Feb 2026	24 Feb 2021	26 Feb 2024	24 May 2024	3	4.7856		Quarterly	5,000,000.00	5,000,000.00	5,010,350.00	4,979,400.00	1,966.68
LC188379	RACB 1.5 24 Feb 2026 FRN	24 Feb 2026	24 Feb 2023	26 Feb 2024	24 May 2024	3	5.8356		Quarterly	6,500,000.00	6,500,000.00	2,758,855.00	6,513,780.00	3,117.65
LC103543	UBS Aust 0.5 26 Feb 2026 FRN	26 Feb 2026	26 Feb 2021	26 Feb 2024	27 May 2024	3	4.8356		Quarterly	18,800,000.00	18,800,000.00	12,013,800.00	18,672,724.00	7,472.00
LC103141	NPBS 0.63 04 Mar 2026 FRN	4 Mar 2026	4 Mar 2021	4 Dec 2023	4 Mar 2024	87	4.9968		Quarterly	1,000,000.00	1,000,000.00	1,002,420.00	1,000,150.00	11,910.18
LC164300	Auswide 1.5 17 Mar 2026 FRN	17 Mar 2026	17 Mar 2023	18 Dec 2023	18 Mar 2024	73	5.8625		Quarterly	4,500,000.00	4,500,000.00	4,500,000.00	4,567,050.00	52,762.50
LC105450	CUA 0.68 22 Apr 2026 FRN	22 Apr 2026	22 Apr 2021	22 Jan 2024	22 Apr 2024	38	5.0263		Quarterly	11,000,000.00	11,000,000.00	11,000,000.00	10,922,450.00	57,561.46
LC109088	BOQ 0.63 06 May 2026 FRN	6 May 2026	6 May 2021	6 Feb 2024	7 May 2024	23	4.9777		Quarterly	5,000,000.00	5,000,000.00	5,026,950.00	4,978,700.00	15,683.16

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Latest Deal Code	Security	WAL / Interim Maturity Date	Issue Date	Prior Coupon Date	Next Coupon Date	Accrual Period (Days)	Coupon Rate	Franking Credit Rate	Coupon Frequency	Face Value Notional	Current Face Value Notional	Latest Purchase Consideration	Market Value	Accrued Interest
LC137828	TMB 0.68 16 Jun 2026 FRN	16 Jun 2026	16 Jun 2021	18 Dec 2023	18 Mar 2024	73	5.0425		Quarterly	1,700,000.00	1,700,000.00	1,674,194.00	1,695,189.00	17,144.50
LC169762	Qld Police 1.7 16 Jun 2026 FRN	16 Jun 2026	16 Jun 2023	18 Dec 2023	18 Mar 2024	73	6.0625		Quarterly	4,500,000.00	4,500,000.00	4,500,000.00	4,584,465.00	54,562.50
LC109586	BENAU 0.65 18 Jun 2026 FRN	18 Jun 2026	18 Jun 2021	18 Dec 2023	18 Mar 2024	73	5.0125		Quarterly	15,300,000.00	15,300,000.00	3,019,110.00	15,350,796.00	153,382.50
LX109029	BOQ 0.58 08 Jul 2026 1826DAY FRD	8 Jul 2026	8 Jul 2021	8 Jan 2024	8 Apr 2024	52	4.9429		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,035,209.70	35,209.70
LX109587	BOQ 0.58 22 Jul 2026 1826DAY FRD	22 Jul 2026	22 Jul 2021	22 Jan 2024	22 Apr 2024	38	4.9263		Quarterly	3,000,000.00	3,000,000.00	3,000,000.00	3,015,386.25	15,386.25
LC112610	NAB 0.41 24 Aug 2026 FRN	24 Aug 2026	24 Aug 2021	26 Feb 2024	24 May 2024	3	4.7456		Quarterly	7,000,000.00	7,000,000.00	7,012,180.00	6,961,990.00	2,730.35
LC113804	SunBank 0.48 15 Sep 2026 FRN	15 Sep 2026	15 Sep 2021	15 Dec 2023	15 Mar 2024	76	4.8300		Quarterly	12,900,000.00	12,900,000.00	9,989,800.00	12,937,539.00	129,735.12
LC180295	Qld Police 1.65 18 Sep 2026 FRN	18 Sep 2026	18 Sep 2023	18 Dec 2023	18 Mar 2024	73	6.0125		Quarterly	9,500,000.00	9,500,000.00	9,500,000.00	9,668,055.00	114,237.50
LC180163	CACU 1.7 21 Sep 2026 FRN	21 Sep 2026	20 Sep 2023	21 Dec 2023	21 Mar 2024	70	6.0633		Quarterly	9,000,000.00	9,000,000.00	9,000,000.00	9,104,580.00	104,654.22
LC190930	CUA 1.6 23 Oct 2026 FRN	23 Oct 2026	23 Jan 2024		23 Apr 2024	37	5.9450		Quarterly	2,500,000.00	2,500,000.00	2,506,975.00	2,531,625.00	15,066.10
LC116445	BOQ 0.8 27 Oct 2026 FRN	27 Oct 2026	27 Oct 2021	29 Jan 2024	29 Apr 2024	31	5.1564		Quarterly	22,000,000.00	22,000,000.00	15,059,400.00	21,960,620.00	96,346.98
LX185851	PCU 1.55 17 Nov 2026 FRN	17 Nov 2026	17 Nov 2023	19 Feb 2024	17 May 2024	10	5.8900		Quarterly	5,000,000.00	5,000,000.00	5,000,000.00	5,025,650.00	8,068.49
LC187340	Qld Police 1.65 01 Dec 2026 FRN	1 Dec 2026	1 Dec 2023		1 Mar 2024	90	6.0196		Quarterly	10,000,000.00	10,000,000.00	10,000,000.00	10,199,300.00	148,428.49
LC111486	NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	15 Dec 2026	26 Aug 2021	15 Dec 2023	15 Jun 2024	76	1.4000		Semi Annual	5,000,000.00	5,000,000.00	5,000,000.00	5,014,600.00	14,575.34
LC116992	CBA 0.7 14 Jan 2027 FRN	14 Jan 2027	14 Jan 2022	15 Jan 2024	15 Apr 2024	45	5.0502		Quarterly	6,500,000.00	6,500,000.00	6,500,000.00	6,538,805.00	40,470.78
LC117127	SunBank 0.78 25 Jan 2027 FRN	25 Jan 2027	25 Jan 2022	25 Jan 2024	26 Apr 2024	35	5.1315		Quarterly	13,000,000.00	13,000,000.00	13,000,000.00	13,050,180.00	63,968.01
LC117174	Westpac 0.7 25 Jan 2027 FRN	25 Jan 2027	25 Jan 2022	25 Jan 2024	26 Apr 2024	35	5.0515		Quarterly	16,000,000.00	16,000,000.00	16,000,000.00	16,069,120.00	77,502.47
LC181165	CUA 1.65 09 Feb 2027 FRN	9 Feb 2027	9 Feb 2023	9 Feb 2024	9 May 2024	20	5.9936		Quarterly	12,500,000.00	12,500,000.00	7,646,550.00	12,632,375.00	41,052.05
LX190938	NPBS 1 10 Feb 2027 FRN	10 Feb 2027	10 Feb 2022	12 Feb 2024	10 May 2024	17	5.3472		Quarterly	13,100,000.00	13,100,000.00	9,991,700.00	12,987,471.00	32,625.24
LC169102	BAL 1.55 22 Feb 2027 FRN	22 Feb 2027	22 Feb 2023	22 Feb 2024	22 May 2024	7	5.8873		Quarterly	9,250,000.00	9,250,000.00	4,287,995.00	9,288,202.50	10,443.91
LC167397	BOQ 1.2 09 May 2028 COVERDFLO	9 May 2028	9 May 2023	9 Feb 2024	9 May 2024	20	5.5436		Quarterly	5,000,000.00	5,000,000.00	5,022,250.00	5,032,050.00	15,187.95
LC179277	UBS Aust 1.55 12 May 2028 FRN	12 May 2028	12 May 2023	12 Feb 2024	13 May 2024	17	5.8972		Quarterly	7,600,000.00	7,600,000.00	5,090,950.00	7,743,564.00	20,874.47
LC142120	NSWTC 3 15 Nov 2028 Fixed	15 Nov 2028	15 Nov 2018	15 Nov 2023	15 May 2024	106	3.0000		Semi Annual	15,000,000.00	15,000,000.00	14,700,900.00	14,449,200.00	130,684.93
										<b>696,747,681.75</b>	<b>696,747,681.75</b>		<b>700,209,581.80</b>	<b>6,385,330.47</b>

## Notes:

1. Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists.
2. Accrued Interest is calculated as Current Face Value x Coupon Rate ( Adjusted by Franking Credit Rate ) x ( Days Since Prior Coupon or Issue Date / 365).
3. The accrued interest component of the Market Value does not consider the franking credit rate and is instead based upon market prices.
4. Immaterial differences in Accrued Interest and the accrued interest portion of Market Value may arise because Market Value is calculated using a rounded "price per 100" value.



## 5. Portfolio Valuation As At 29 February 2024

Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
<b>At Call Deposit</b>											
AMP At Call	S&P BBB		6,180.83	6,180.83	100.000		0.000	6,180.83	0.00%	3.80%	
CBA At Call	S&P AA-		15,544,891.16	15,544,891.16	100.000		0.000	15,544,891.16	2.22%	4.10%	
			15,551,071.99	15,551,071.99				15,551,071.99	2.22%		4.10%
<b>At Call Investment</b>											
MACQ At Call In	Moody's A2		6,496,609.76	6,496,609.76	100.000		0.000	6,496,609.76	0.93%	4.70%	
			6,496,609.76	6,496,609.76				6,496,609.76	0.93%		4.70%
<b>Covered Floating Bond</b>											
BOQ 1.2 09 May 2028 COVEREDFLO	S&P AAA	AU3FN0077798	5,000,000.00	5,000,000.00	100.337		0.304	5,032,050.00	0.72%	5.52%	
			5,000,000.00	5,000,000.00				5,032,050.00	0.72%		5.52%
<b>Fixed Rate Bond</b>											
BENAU 1.7 06 Sep 2024 Fixed	Moody's A3	AU3CB0266377	9,390,000.00	9,390,000.00	98.346		0.822	9,311,875.20	1.33%	1.64%	
HSBCSyd 1.5 27 Sep 2024 Fixed	S&P AA-	AU3CB0267078	1,480,000.00	1,480,000.00	98.130		0.639	1,461,781.20	0.21%	1.45%	
JUDO 6.4 26 Sep 2025 Fixed	S&P BBB-	AU3CB0292480	8,630,000.00	8,630,000.00	99.672		2.743	8,838,414.50	1.26%	6.36%	
MACQ 1.75 07 Aug 2024 Fixed	S&P A+	AU3CB0265593	12,000,000.00	12,000,000.00	98.740		0.106	11,861,520.00	1.69%	1.70%	
MACQ 1.7 12 Feb 2025 Fixed	S&P A+	AU3CB0270387	25,000,000.00	25,000,000.00	97.157		0.079	24,309,000.00	3.47%	1.63%	
NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	Moody's Aa3		5,000,000.00	5,000,000.00	100.000		0.292	5,014,600.00	0.72%	1.40%	
NSWTC 1.25 20 Mar 2025 Fixed	S&P AA+	AU3SG0002025	2,000,000.00	2,000,000.00	97.005		0.556	1,951,220.00	0.28%	1.25%	
NSWTC 3 15 Nov 2028 Fixed	Moody's Aaa	AU3SG0001878	15,000,000.00	15,000,000.00	95.454		0.874	14,449,200.00	2.06%	3.06%	
SunBank 1.85 30 Jul 2024 Fixed	S&P A+	AU3CB0265403	2,500,000.00	2,500,000.00	98.827		0.152	2,474,475.00	0.35%	1.79%	
UBS Aust 1.2 30 Jul 2025 Fixed	Moody's Aa3	AU3CB0273407	4,000,000.00	4,000,000.00	94.792		0.099	3,795,640.00	0.54%	1.17%	
Westpac 2.25 16 Aug 2024 Fixed	S&P AA-	AU3CB0263275	2,800,000.00	2,800,000.00	98.903		0.080	2,771,524.00	0.40%	2.15%	
			87,800,000.00	87,800,000.00				86,239,249.90	12.32%		2.31%
<b>Floating Rate Deposit</b>											
BOQ 0.4 22 Jul 2024 1096DAY FRD	Moody's ST P-2		4,000,000.00	4,000,000.00	100.000		0.494	4,019,765.40	0.57%	4.75%	
BOQ 0.58 08 Jul 2026 1826DAY FRD	Moody's A3		5,000,000.00	5,000,000.00	100.000		0.704	5,035,209.70	0.72%	4.94%	
BOQ 0.58 22 Jul 2026 1826DAY FRD	Moody's A3		3,000,000.00	3,000,000.00	100.000		0.513	3,015,386.25	0.43%	4.93%	
			12,000,000.00	12,000,000.00				12,070,361.35	1.72%		4.87%
<b>Floating Rate Note</b>											
Auswide 0.6 22 Mar 2024 FRN	Moody's Baa2	AU3FN0059317	12,000,000.00	12,000,000.00	100.001		0.939	12,112,800.00	1.73%	4.97%	
Auswide 0.75 14 Feb 2025 FRN	Moody's Baa2	AU3FN0066320	5,000,000.00	5,000,000.00	99.951		0.209	5,008,000.00	0.72%	5.10%	
Auswide 0.9 17 Mar 2025 FRN	Moody's Baa2	AU3FN0067393	5,000,000.00	5,000,000.00	100.090		1.053	5,057,150.00	0.72%	5.26%	
Auswide 1.3 10 Jun 2025 FRN	Moody's Baa2	AU3FN0069555	5,000,000.00	5,000,000.00	100.393		1.241	5,081,700.00	0.73%	5.66%	



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Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
Auswide 1.5 07 Nov 2025 FRN	Moody's Baa2	AU3FN0073037	9,750,000.00	9,750,000.00	100.538		0.353	<b>9,836,872.50</b>	1.40%	5.85%	
Auswide 1.5 17 Mar 2026 FRN	Moody's Baa2	AU3FN0076352	4,500,000.00	4,500,000.00	100.318		1.172	<b>4,567,050.00</b>	0.65%	5.86%	
BAL 1.55 22 Feb 2027 FRN	S&P BBB	AU3FN0075461	9,250,000.00	9,250,000.00	100.300		0.113	<b>9,288,202.50</b>	1.33%	5.85%	
BOQ 1.1 30 Oct 2024 FRN	S&P BBB+	AU3FN0051272	7,000,000.00	7,000,000.00	100.321		0.447	<b>7,053,760.00</b>	1.01%	5.37%	
BOQ 0.63 06 May 2026 FRN	S&P BBB+	AU3FN0060406	5,000,000.00	5,000,000.00	99.260		0.314	<b>4,978,700.00</b>	0.71%	4.96%	
BOQ 0.8 27 Oct 2026 FRN	S&P BBB+	AU3FN0063764	22,000,000.00	22,000,000.00	99.383		0.438	<b>21,960,620.00</b>	3.14%	5.14%	
BENAU 0.97 06 Sep 2024 FRN	Moody's A3	AU3FN0050019	6,000,000.00	6,000,000.00	100.187		1.240	<b>6,085,620.00</b>	0.87%	5.25%	
BENAU 0.52 02 Dec 2025 FRN	Moody's A3	AU3FN0057634	35,500,000.00	35,500,000.00	99.463		1.165	<b>35,722,940.00</b>	5.10%	4.87%	
BENAU 0.65 18 Jun 2026 FRN	Moody's A3	AU3FN0061081	15,300,000.00	15,300,000.00	99.329		1.003	<b>15,350,796.00</b>	2.19%	4.99%	
CBA 0.7 14 Jan 2027 FRN	S&P AA-	AU3FN0065579	6,500,000.00	6,500,000.00	99.974		0.623	<b>6,538,805.00</b>	0.93%	5.05%	
CUA 1.58 01 Dec 2025 FRN	Moody's Baa1	AU3FN0073961	3,500,000.00	3,500,000.00	100.649		1.467	<b>3,574,060.00</b>	0.51%	5.95%	
CUA 0.68 22 Apr 2026 FRN	Moody's Baa1	AU3FN0059721	11,000,000.00	11,000,000.00	98.772		0.523	<b>10,922,450.00</b>	1.56%	5.03%	
CUA 1.6 23 Oct 2026 FRN	Moody's Baa1	AU3FN0084299	2,500,000.00	2,500,000.00	100.662		0.603	<b>2,531,625.00</b>	0.36%	5.93%	
CUA 1.65 09 Feb 2027 FRN	Moody's Baa1	AU3FN0074787	12,500,000.00	12,500,000.00	100.731		0.328	<b>12,632,375.00</b>	1.80%	5.93%	
CACU 1.7 21 Sep 2026 FRN	S&P BBB-	AU3FN0081287	9,000,000.00	9,000,000.00	99.999		1.163	<b>9,104,580.00</b>	1.30%	6.06%	
MACQ 0.8 07 Aug 2024 FRN	S&P A+	AU3FN0049367	4,000,000.00	4,000,000.00	100.200		0.310	<b>4,020,400.00</b>	0.57%	5.09%	
MACQ 0.48 09 Dec 2025 FRN	S&P A+	AU3FN0057709	20,000,000.00	20,000,000.00	99.694		1.061	<b>20,151,000.00</b>	2.88%	4.85%	
RACB 1.5 24 Feb 2026 FRN	Moody's Baa1	AU3FN0075453	6,500,000.00	6,500,000.00	100.164		0.048	<b>6,513,780.00</b>	0.93%	5.83%	
MYS 0.6 22 Nov 2024 FRN	Moody's Baa2	AU3FN0064705	12,000,000.00	12,000,000.00	99.908		0.095	<b>12,000,360.00</b>	1.71%	4.94%	
MYS 0.65 16 Jun 2025 FRN	Moody's Baa2	AU3FN0061024	9,500,000.00	9,500,000.00	99.637		1.003	<b>9,560,800.00</b>	1.37%	5.01%	
MYS 1.3 13 Oct 2025 FRN	Moody's Baa2	AU3FN0072369	10,000,000.00	10,000,000.00	100.450		0.697	<b>10,114,700.00</b>	1.44%	5.65%	
NAB 0.92 19 Jun 2024 FRN	S&P AA-	AU3FN0048724	5,000,000.00	5,000,000.00	100.197		1.043	<b>5,062,000.00</b>	0.72%	5.19%	
NAB 0.41 24 Aug 2026 FRN	S&P AA-	AU3FN0062659	7,000,000.00	7,000,000.00	99.418		0.039	<b>6,961,990.00</b>	0.99%	4.74%	
NPBS 0.63 04 Mar 2026 FRN	S&P BBB	AU3FN0058699	1,000,000.00	1,000,000.00	98.824		1.191	<b>1,000,150.00</b>	0.14%	4.98%	
NPBS 1 10 Feb 2027 FRN	S&P BBB	AU3FN0066221	13,100,000.00	13,100,000.00	98.892		0.249	<b>12,987,471.00</b>	1.85%	5.40%	
PCU 1.55 17 Nov 2026 FRN	S&P BBB	AU3FN0083028	5,000,000.00	5,000,000.00	100.352		0.161	<b>5,025,650.00</b>	0.72%	5.89%	
Qld Police 0.75 22 Mar 2024 FRN	S&P BBB-	AU3FN0059416	4,500,000.00	4,500,000.00	99.995		0.968	<b>4,543,335.00</b>	0.65%	5.12%	
Qld Police 1.35 19 May 2025 FRN	S&P BBB-	AU3FN0069175	5,000,000.00	5,000,000.00	100.070		0.156	<b>5,011,300.00</b>	0.72%	5.69%	
Qld Police 1.75 06 Dec 2025 FRN	S&P BBB-	AU3FN0073979	10,000,000.00	10,000,000.00	100.685		1.422	<b>10,210,700.00</b>	1.46%	6.10%	
Qld Police 1.7 16 Jun 2026 FRN	S&P BBB-	AU3FN0078895	4,500,000.00	4,500,000.00	100.664		1.213	<b>4,584,465.00</b>	0.65%	6.06%	
Qld Police 1.65 18 Sep 2026 FRN	S&P BBB-	AU3FN0081295	9,500,000.00	9,500,000.00	100.566		1.203	<b>9,668,055.00</b>	1.38%	6.01%	
Qld Police 1.65 01 Dec 2026 FRN	S&P BBB-	AU3FN0083549	10,000,000.00	10,000,000.00	100.509		1.484	<b>10,199,300.00</b>	1.46%	6.02%	
SunBank 0.45 24 Feb 2026 FRN	S&P A+	AU3FN0058343	5,000,000.00	5,000,000.00	99.549		0.039	<b>4,979,400.00</b>	0.71%	4.78%	
SunBank 0.48 15 Sep 2026 FRN	S&P A+	AU3FN0062964	12,900,000.00	12,900,000.00	99.285		1.006	<b>12,937,539.00</b>	1.85%	4.83%	
SunBank 0.78 25 Jan 2027 FRN	S&P A+	AU3FN0065694	13,000,000.00	13,000,000.00	99.894		0.492	<b>13,050,180.00</b>	1.86%	5.13%	
TMB 1.5 28 Oct 2025 FRN	Moody's Baa1	AU3FN0072740	2,000,000.00	2,000,000.00	100.652		0.497	<b>2,022,980.00</b>	0.29%	5.82%	



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Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
TMB 0.68 16 Jun 2026 FRN	Moody's Baa1	AU3FN0061016	1,700,000.00	1,700,000.00	98.708		1.009	1,695,189.00	0.24%	5.12%	
UBS Aust 0.87 30 Jul 2025 FRN	S&P A+	AU3FN0055307	10,000,000.00	10,000,000.00	99.811		0.429	10,024,000.00	1.43%	5.12%	
UBS Aust 0.5 26 Feb 2026 FRN	Moody's Aa3	AU3FN0058608	18,800,000.00	18,800,000.00	99.283		0.040	18,672,724.00	2.67%	4.83%	
UBS Aust 1.55 12 May 2028 FRN	S&P A+	AU3FN0077970	7,600,000.00	7,600,000.00	101.614		0.275	7,743,564.00	1.11%	5.83%	
Westpac 0.7 25 Jan 2027 FRN	S&P AA-	AU3FN0065702	16,000,000.00	16,000,000.00	99.948		0.484	16,069,120.00	2.29%	5.05%	
			409,900,000.00	409,900,000.00				412,218,258.00	58.87%		5.29%
Term Deposit											



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Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
AMP 5.45 01 Aug 2024 364DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		3.136	5,156,780.80	0.74%	5.45%	
Auswide 5.45 21 Aug 2024 286DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		1.672	5,083,616.45	0.73%	5.45%	
BOQ 5.19 01 May 2024 217DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		2.204	5,110,198.65	0.73%	5.19%	
BOQ 5.24 22 May 2024 238DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		2.225	5,111,260.25	0.73%	5.24%	
BOQ 5.24 29 May 2024 245DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		2.225	5,111,260.25	0.73%	5.24%	
BOQ 2 26 Sep 2024 1827DAY TD	Moody's ST P-2		10,000,000.00	10,000,000.00	100.000		0.855	10,085,479.50	1.44%	2.00%	
BOQ 1.53 16 Jun 2025 1826DAY TD	Moody's A3		10,000,000.00	10,000,000.00	100.000		1.081	10,108,147.90	1.44%	1.53%	
BBA 5.42 17 Jul 2024 223DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		1.247	5,062,367.10	0.72%	5.42%	
BBA 5.42 28 Aug 2024 265DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		1.247	5,062,367.10	0.72%	5.42%	
BBA 5.42 13 Sep 2024 281DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		1.247	5,062,367.10	0.72%	5.42%	
CBA 5.33 18 Mar 2024 206DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.745	5,137,265.75	0.73%	5.33%	
CBA 5.35 03 Apr 2024 222DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.756	5,137,780.80	0.73%	5.35%	
CBA 5.36 10 Apr 2024 229DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.761	5,138,038.35	0.73%	5.36%	
CBA 5.37 17 Apr 2024 236DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.766	5,138,295.90	0.73%	5.37%	
CBA 5.37 24 Apr 2024 243DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.766	5,138,295.90	0.73%	5.37%	
JUDO 5.2 11 Apr 2024 183DAY TD	S&P ST A3		10,000,000.00	10,000,000.00	100.000		2.009	10,200,876.70	1.46%	5.20%	
MYS 1.7 04 Mar 2024 739DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.023	5,001,164.40	0.71%	1.70%	
MYS 1.7 11 Mar 2024 746DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		0.023	5,001,164.40	0.71%	1.70%	
MYS 5.45 03 Jul 2024 237DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		1.672	5,083,616.45	0.73%	5.45%	
MYS 5.45 10 Jul 2024 244DAY TD	Moody's ST P-2		5,000,000.00	5,000,000.00	100.000		1.672	5,083,616.45	0.73%	5.45%	
NAB 5.11 08 May 2024 247DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.492	5,124,600.00	0.73%	5.11%	
NAB 5.11 13 May 2024 252DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		2.492	5,124,600.00	0.73%	5.11%	
NAB 1.15 14 Jun 2024 1459DAY TD	S&P ST A1+		10,000,000.00	10,000,000.00	100.000		0.813	10,081,287.70	1.44%	1.15%	
NAB 5.11 18 Sep 2024 245DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.602	5,030,100.00	0.72%	5.11%	
NAB 5.11 02 Oct 2024 259DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.602	5,030,100.00	0.72%	5.11%	
NAB 5.11 09 Oct 2024 266DAY TD	S&P ST A1+		5,000,000.00	5,000,000.00	100.000		0.602	5,030,100.00	0.72%	5.11%	
P&NB 5.45 05 Jun 2024 209DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		1.672	5,083,616.45	0.73%	5.45%	
P&NB 5.45 26 Jun 2024 230DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		1.672	5,083,616.45	0.73%	5.45%	
			160,000,000.00	160,000,000.00				162,601,980.80	23.22%		4.38%
Total Portfolio			696,747,681.75	696,747,681.75				700,209,581.80	100.00%		4.66%





## 6. Portfolio Valuation By Categories As At 29 February 2024

Short Term Issuer/Security Rating Group	Market Value	% Total Value
A3	10,200,876.70	1.46%
A2	85,202,257.20	12.17%
A1+	61,110,464.40	8.73%
Portfolio Total	156,513,598.30	22.35%

Market Value by Security Rating Group (Short Term)



Long Term Issuer/Security Rating Group	Market Value	% Total Value
BBB+ to BBB-	237,692,775.33	33.95%
A+ to A-	202,677,662.81	28.95%
AA+ to AA-	83,844,295.36	11.97%
AAA	19,481,250.00	2.78%
Portfolio Total	543,695,983.50	77.65%

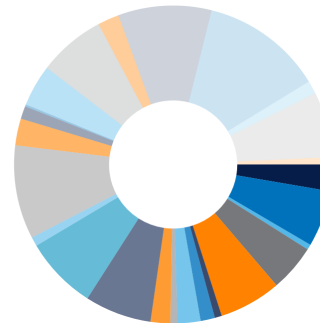
Market Value by Security Rating Group (Long Term)





Issuer	Market Value	% Total Value
AMP Bank Ltd	5,162,961.63	0.74%
Auswide Bank Limited	46,747,188.95	6.68%
Bank Australia Limited	9,288,202.50	1.33%
Bank of Queensland Ltd	86,621,837.90	12.37%
Bendigo & Adelaide Bank Ltd	66,471,231.20	9.49%
Beyond Bank Australia Ltd	15,187,101.30	2.17%
Commonwealth Bank of Australia Ltd	47,773,372.86	6.82%
Credit Union Australia Ltd t/as Great Southern Bank	29,660,510.00	4.24%
HSBC Sydney Branch	1,461,781.20	0.21%
Illawarra Credit Union Ltd	9,104,580.00	1.30%
Judo Bank	19,039,291.20	2.72%
Macquarie Bank Ltd	66,838,529.76	9.55%
Members Banking Group Limited t/as RACQ Bank	6,513,780.00	0.93%
MyState Bank Ltd	51,845,421.70	7.40%
National Australia Bank Ltd	47,444,777.70	6.78%
Newcastle Greater Mutual Group Ltd	13,987,621.00	2.00%
Northern Territory Treasury Corporation	5,014,600.00	0.72%
NSW Treasury Corporation	16,400,420.00	2.34%
P&N Bank Ltd	10,167,232.90	1.45%
Police Bank Ltd	5,025,650.00	0.72%
QPCU LTD t/a QBANK	44,217,155.00	6.31%
Suncorp-Metway Ltd	33,441,594.00	4.78%
Teachers Mutual Bank Ltd	3,718,169.00	0.53%
UBS Australia Ltd	40,235,928.00	5.75%
Westpac Banking Corporation Ltd	18,840,644.00	2.69%
Portfolio Total	700,209,581.80	100.00%

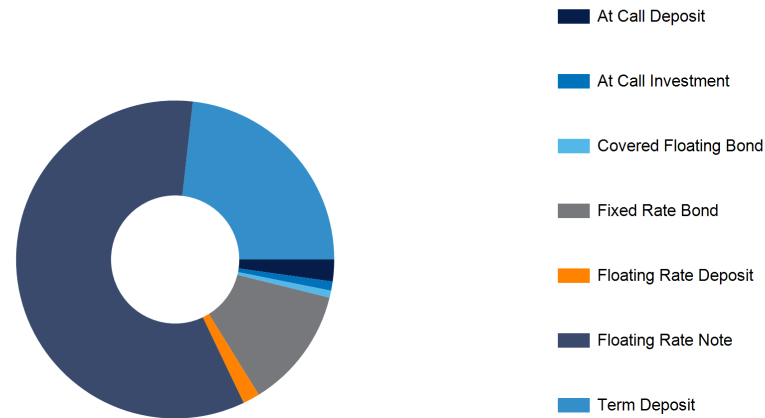
Market Value by Issuer





Security Type	Market Value	% Total Value
At Call Deposit	15,551,071.99	2.22%
At Call Investment	6,496,609.76	0.93%
Covered Floating Bond	5,032,050.00	0.72%
Fixed Rate Bond	86,239,249.90	12.32%
Floating Rate Deposit	12,070,361.35	1.72%
Floating Rate Note	412,218,258.00	58.87%
Term Deposit	162,601,980.80	23.22%
Portfolio Total	700,209,581.80	100.00%

Market Value by Security Type





Term Remaining	Market Value	% Total Value
0 to < 1 Year	286,637,730.45	40.94%
1 to < 3 Years	386,347,037.35	55.18%
3 to < 5 Years	27,224,814.00	3.89%
Portfolio Total	700,209,581.80	100.00%

Note: Term Remaining is calculated using a weighted average life date (WAL) where appropriate and available otherwise the interim (initial) maturity date is used.

Market Value by Term Remaining





7. Performance Statistics For Period Ending 29 February 2024

Trading Book	1 Month	3 Month	12 Month	Since Inception
Central Coast Council				
Portfolio Return (1)	0.46%	1.43%	4.87%	1.82%
Performance Index (2)	0.34%	1.09%	4.10%	1.72%
Excess Performance (3)	0.12%	0.34%	0.77%	0.10%

- Notes
- 1 Portfolio performance is the rate of return of the portfolio over the specified period
  - 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)
  - 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
Central Coast Council	4.66



### 9. Realised Gains (Losses) - Fixed Interest Dealing For 1 February 2024 to 29 February 2024

No realised gains or losses from fixed interest dealing to report for entered period.



### 9b. Realised Gains (Losses) - Share Dealing For 1 February 2024 to 29 February 2024

No realised gains or losses from share dealing to report for entered period.



## 10. Realised Gains (Losses) - Principal Repayments For 1 February 2024 to 29 February 2024

No realised gains or losses from principal repayments to report for entered period.

Total Realised Gains (Losses)

Fixed Interest Dealing	Principal Repayments	Total	Notes (1) The Acquisition Gross Price includes any accrued interest included in the purchase price.
		0.00	





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## 11. Unrealised FI Capital Gains (Losses) As At 29 February 2024

Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
Auswide 0.6 22 Mar 2024 FRN														
	LC103795	16 Mar 2021	0.600000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.000	12,000,000.00	100.001000	100.001000	12,000,120.00	12,000,120.00	120.00
					12,000,000.00		12,000,000.00	100.000	12,000,000.00			12,000,120.00	12,000,120.00	120.00
Auswide 0.75 14 Feb 2025 FRN														
	LC133971	7 Feb 2022	0.750000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	99.951000	99.951000	4,997,550.00	4,997,550.00	(2,450.00)
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			4,997,550.00	4,997,550.00	(2,450.00)
Auswide 0.9 17 Mar 2025 FRN														
	LC136560	10 Mar 2022	0.900000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.090000	100.090000	5,004,500.00	5,004,500.00	4,500.00
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,004,500.00	5,004,500.00	4,500.00
Auswide 1.3 10 Jun 2025 FRN														
	LC145373	6 Jun 2022	1.300000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.393000	100.393000	5,019,650.00	5,019,650.00	19,650.00
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,019,650.00	5,019,650.00	19,650.00
Auswide 1.5 07 Nov 2025 FRN														
	LC156239	27 Oct 2022	1.500000	7,250,000.00	7,250,000.00	1.00000000	7,250,000.00	100.000	7,250,000.00	100.538000	100.538000	7,289,005.00	7,289,005.00	39,005.00
	LC188385	7 Dec 2023	1.400000	2,500,000.00	2,500,000.00	1.00000000	2,500,000.00	100.184	2,504,600.00	100.538000	100.538000	2,513,450.00	2,513,450.00	8,850.00
					9,750,000.00		9,750,000.00	100.047	9,754,600.00			9,802,455.00	9,802,455.00	47,855.00
Auswide 1.5 17 Mar 2026 FRN														
	LC164300	9 Mar 2023	1.500000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.000	4,500,000.00	100.318000	100.318000	4,514,310.00	4,514,310.00	14,310.00
					4,500,000.00		4,500,000.00	100.000	4,500,000.00			4,514,310.00	4,514,310.00	14,310.00
BAL 1.55 22 Feb 2027 FRN														
	LC164137	8 Mar 2023	1.400000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.512	5,025,600.00	100.300000	100.300000	5,015,000.00	5,015,000.00	(10,600.00)
	LC169102	31 May 2023	1.330000	4,250,000.00	4,250,000.00	1.00000000	4,250,000.00	100.729	4,280,982.50	100.300000	100.300000	4,262,750.00	4,262,750.00	(18,232.50)
					9,250,000.00		9,250,000.00	100.612	9,306,582.50			9,277,750.00	9,277,750.00	(28,832.50)
BENAU 0.52 02 Dec 2025 FRN														
	LC100679	22 Jan 2021	0.430000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.427	10,042,700.00	99.463000	99.463000	9,946,300.00	9,946,300.00	(96,400.00)
	LC103542	9 Mar 2021	0.470000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.229	10,022,900.00	99.463000	99.463000	9,946,300.00	9,946,300.00	(76,600.00)
	LC104738	1 Apr 2021	0.480000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.183	10,018,300.00	99.463000	99.463000	9,946,300.00	9,946,300.00	(72,000.00)
	LC112607	16 Sep 2021	0.460000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.246	1,002,460.00	99.463000	99.463000	994,630.00	994,630.00	(7,830.00)
	LC112609	16 Sep 2021	0.460000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.246	4,511,070.00	99.463000	99.463000	4,475,835.00	4,475,835.00	(35,235.00)
					35,500,000.00		35,500,000.00	100.274	35,597,430.00			35,309,365.00	35,309,365.00	(288,065.00)
BENAU 0.65 18 Jun 2026 FRN														
	LC108717	30 Jun 2021	0.580000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.334	10,033,400.00	99.329000	99.329000	9,932,900.00	9,932,900.00	(100,500.00)
	LC109084	7 Jul 2021	0.570000	2,300,000.00	2,300,000.00	1.00000000	2,300,000.00	100.382	2,308,786.00	99.329000	99.329000	2,284,567.00	2,284,567.00	(24,219.00)



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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
BENAU 0.65 18 Jun 2026 FRN	LC109586	21 Jul 2021	0.530000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.573	3,017,190.00	99.329000	99.329000	2,979,870.00	2,979,870.00	(37,320.00)
					15,300,000.00		15,300,000.00	100.388	15,359,376.00			15,197,337.00	15,197,337.00	(162,039.00)
BENAU 0.97 06 Sep 2024 FRN	LC116230	8 Dec 2021	0.450000	6,000,000.00	6,000,000.00	1.00000000	6,000,000.00	101.392	6,083,520.00	100.187000	100.187000	6,011,220.00	6,011,220.00	(72,300.00)
					6,000,000.00		6,000,000.00	101.392	6,083,520.00			6,011,220.00	6,011,220.00	(72,300.00)
BENAU 1.7 06 Sep 2024 Fixed	LC100360	12 Jan 2021	0.600000	5,390,000.00	5,390,000.00	1.00000000	5,390,000.00	103.956	5,603,228.40	98.346000	98.346000	5,300,849.40	5,300,849.40	(302,379.00)
	LC112604	16 Sep 2021	0.710000	2,500,000.00	2,500,000.00	1.00000000	2,500,000.00	102.896	2,572,400.00	98.346000	98.346000	2,458,650.00	2,458,650.00	(113,750.00)
	LC112605	16 Sep 2021	0.760000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	102.747	1,541,205.00	98.346000	98.346000	1,475,190.00	1,475,190.00	(66,015.00)
					9,390,000.00		9,390,000.00	103.481	9,716,833.40			9,234,689.40	9,234,689.40	(482,144.00)
BOQ 0.63 06 May 2026 FRN	LC109088	7 Jul 2021	0.540000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.422	5,021,100.00	99.260000	99.260000	4,963,000.00	4,963,000.00	(58,100.00)
					5,000,000.00		5,000,000.00	100.422	5,021,100.00			4,963,000.00	4,963,000.00	(58,100.00)
BOQ 0.8 27 Oct 2026 FRN	LC115705	25 Nov 2021	0.770000	7,000,000.00	7,000,000.00	1.00000000	7,000,000.00	100.142	7,009,940.00	99.383000	99.383000	6,956,810.00	6,956,810.00	(53,130.00)
	LC116445	15 Dec 2021	0.740000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	100.278	15,041,700.00	99.383000	99.383000	14,907,450.00	14,907,450.00	(134,250.00)
					22,000,000.00		22,000,000.00	100.235	22,051,640.00			21,864,260.00	21,864,260.00	(187,380.00)
BOQ 1.1 30 Oct 2024 FRN	LC116228	8 Dec 2021	0.500000	4,000,000.00	4,000,000.00	1.00000000	4,000,000.00	101.696	4,067,840.00	100.321000	100.321000	4,012,840.00	4,012,840.00	(55,000.00)
	LC137827	30 Mar 2022	0.750300	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	100.868	3,026,040.00	100.321000	100.321000	3,009,630.00	3,009,630.00	(16,410.00)
					7,000,000.00		7,000,000.00	101.341	7,093,880.00			7,022,470.00	7,022,470.00	(71,410.00)
BOQ 1.2 09 May 2028 COVERDFLO	LC167397	4 May 2023	1.100000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.445	5,022,250.00	100.337000	100.337000	5,016,850.00	5,016,850.00	(5,400.00)
					5,000,000.00		5,000,000.00	100.445	5,022,250.00			5,016,850.00	5,016,850.00	(5,400.00)
CACU 1.7 21 Sep 2026 FRN	LC180163	7 Sep 2023	1.700000	9,000,000.00	9,000,000.00	1.00000000	9,000,000.00	100.000	9,000,000.00	99.999000	99.999000	8,999,910.00	8,999,910.00	(90.00)
					9,000,000.00		9,000,000.00	100.000	9,000,000.00			8,999,910.00	8,999,910.00	(90.00)
CBA 0.7 14 Jan 2027 FRN	LC116992	12 Jan 2022	0.700000	6,500,000.00	6,500,000.00	1.00000000	6,500,000.00	100.000	6,500,000.00	99.974000	99.974000	6,498,310.00	6,498,310.00	(1,690.00)
					6,500,000.00		6,500,000.00	100.000	6,500,000.00			6,498,310.00	6,498,310.00	(1,690.00)
CUA 0.68 22 Apr 2026 FRN	LC105450	13 Apr 2021	0.680000	11,000,000.00	11,000,000.00	1.00000000	11,000,000.00	100.000	11,000,000.00	98.772000	98.772000	10,864,920.00	10,864,920.00	(135,080.00)
					11,000,000.00		11,000,000.00	100.000	11,000,000.00			10,864,920.00	10,864,920.00	(135,080.00)



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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Consideration Adjusted	Unrealised Capital Gain (Loss)
CUA 1.58 01 Dec 2025 FRN														
	LC157929	25 Nov 2022	1.580000	3,500,000.00	3,500,000.00	1.00000000	3,500,000.00	100.000	3,500,000.00	100.649000	100.649000	3,522,715.00	3,522,715.00	22,715.00
					3,500,000.00		3,500,000.00	100.000	3,500,000.00			3,522,715.00	3,522,715.00	22,715.00
CUA 1.6 23 Oct 2026 FRN														
	LC190930	17 Jan 2024	1.490000	2,500,000.00	2,500,000.00	1.00000000	2,500,000.00	100.279	2,506,975.00	100.662000	100.662000	2,516,550.00	2,516,550.00	9,575.00
					2,500,000.00		2,500,000.00	100.279	2,506,975.00			2,516,550.00	2,516,550.00	9,575.00
CUA 1.65 09 Feb 2027 FRN														
	LC179275	4 Sep 2023	1.300000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.100	5,055,000.00	100.731000	100.731000	5,036,550.00	5,036,550.00	(18,450.00)
	LC181165	27 Sep 2023	1.280000	7,500,000.00	7,500,000.00	1.00000000	7,500,000.00	101.140	7,585,500.00	100.731000	100.731000	7,554,825.00	7,554,825.00	(30,675.00)
					12,500,000.00		12,500,000.00	101.124	12,640,500.00			12,591,375.00	12,591,375.00	(49,125.00)
HSBCSyd 1.5 27 Sep 2024 Fixed														
	LC100324	12 Jan 2021	0.640000	1,480,000.00	1,480,000.00	1.00000000	1,480,000.00	103.138	1,526,442.40	98.130000	98.130000	1,452,324.00	1,452,324.00	(74,118.40)
					1,480,000.00		1,480,000.00	103.138	1,526,442.40			1,452,324.00	1,452,324.00	(74,118.40)
JUDO 6.4 26 Sep 2025 Fixed														
	LC165395	28 Mar 2023	6.000000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.911	5,045,550.00	99.672000	99.672000	4,983,600.00	4,983,600.00	(61,950.00)
	LC190925	17 Jan 2024	6.350000	3,630,000.00	3,630,000.00	1.00000000	3,630,000.00	100.067	3,632,432.10	99.672000	99.672000	3,618,093.60	3,618,093.60	(14,338.50)
					8,630,000.00		8,630,000.00	100.556	8,677,982.10			8,601,693.60	8,601,693.60	(76,288.50)
MACQ 0.48 09 Dec 2025 FRN														
	LC103204	2 Mar 2021	0.470000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.046	10,004,600.00	99.694000	99.694000	9,969,400.00	9,969,400.00	(35,200.00)
	LX105597	15 Apr 2021	0.540000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	99.733	9,973,300.00	99.694000	99.694000	9,969,400.00	9,969,400.00	(3,900.00)
					20,000,000.00		20,000,000.00	99.890	19,977,900.00			19,938,800.00	19,938,800.00	(39,100.00)
MACQ 0.8 07 Aug 2024 FRN														
	LC111488	25 Aug 2021	0.300000	3,000,000.00	3,000,000.00	1.00000000	3,000,000.00	101.459	3,043,770.00	100.200000	100.200000	3,006,000.00	3,006,000.00	(37,770.00)
	LC137826	30 Mar 2022	0.680000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.275	1,002,750.00	100.200000	100.200000	1,002,000.00	1,002,000.00	(750.00)
					4,000,000.00		4,000,000.00	101.163	4,046,520.00			4,008,000.00	4,008,000.00	(38,520.00)
MACQ 1.7 12 Feb 2025 Fixed														
	LC100341	12 Jan 2021	0.610000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	104.384	15,657,600.00	97.157000	97.157000	14,573,550.00	14,573,550.00	(1,084,050.00)
	LC100354	12 Jan 2021	0.610000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	104.384	10,438,400.00	97.157000	97.157000	9,715,700.00	9,715,700.00	(722,700.00)
					25,000,000.00		25,000,000.00	104.384	26,096,000.00			24,289,250.00	24,289,250.00	(1,806,750.00)
MACQ 1.75 07 Aug 2024 Fixed														
	LC110793	11 Aug 2021	0.780000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	102.855	10,285,500.00	98.740000	98.740000	9,874,000.00	9,874,000.00	(411,500.00)
	LC111489	25 Aug 2021	0.710000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	103.026	2,060,520.00	98.740000	98.740000	1,974,800.00	1,974,800.00	(85,720.00)
					12,000,000.00		12,000,000.00	102.884	12,346,020.00			11,848,800.00	11,848,800.00	(497,220.00)



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Security	Acquisition Deal	Acquisition Date	Acquisition Yield/ Interest Rate	Acquisition Face Value Original	Balance Face Value Original	Bond Factor Current	Balance Face Value Current	Acquisition Capital Price	Acquisition Capital Consideration	Current Capital Price	CCP For Discount Securities	Current Capital Consideration	Current Capital Adjusted	Unrealised Capital Gain (Loss)
MYS 0.6 22 Nov 2024 FRN	LC114925	10 Nov 2021	0.600000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.000	12,000,000.00	99.908000	99.908000	11,988,960.00	11,988,960.00	(11,040.00)
					12,000,000.00		12,000,000.00	100.000	12,000,000.00			11,988,960.00	11,988,960.00	(11,040.00)
MYS 0.65 16 Jun 2025 FRN	LC107738	7 Jun 2021	0.650000	9,500,000.00	9,500,000.00	1.00000000	9,500,000.00	100.000	9,500,000.00	99.637000	99.637000	9,465,515.00	9,465,515.00	(34,485.00)
					9,500,000.00		9,500,000.00	100.000	9,500,000.00			9,465,515.00	9,465,515.00	(34,485.00)
MYS 1.3 13 Oct 2025 FRN	LC155063	6 Oct 2022	1.300000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.000	10,000,000.00	100.450000	100.450000	10,045,000.00	10,045,000.00	45,000.00
					10,000,000.00		10,000,000.00	100.000	10,000,000.00			10,045,000.00	10,045,000.00	45,000.00
NAB 0.41 24 Aug 2026 FRN	LC112610	16 Sep 2021	0.380000	7,000,000.00	7,000,000.00	1.00000000	7,000,000.00	100.143	7,010,010.00	99.418000	99.418000	6,959,260.00	6,959,260.00	(50,750.00)
					7,000,000.00		7,000,000.00	100.143	7,010,010.00			6,959,260.00	6,959,260.00	(50,750.00)
NAB 0.92 19 Jun 2024 FRN	LC112880	24 Sep 2021	0.250000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.811	5,090,550.00	100.197000	100.197000	5,009,850.00	5,009,850.00	(80,700.00)
					5,000,000.00		5,000,000.00	101.811	5,090,550.00			5,009,850.00	5,009,850.00	(80,700.00)
NPBS 0.63 04 Mar 2026 FRN	LC103141	2 Mar 2021	0.580000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	100.242	1,002,420.00	98.824000	98.824000	988,240.00	988,240.00	(14,180.00)
					1,000,000.00		1,000,000.00	100.242	1,002,420.00			988,240.00	988,240.00	(14,180.00)
NPBS 1 10 Feb 2027 FRN	LC137829	30 Mar 2022	1.050000	3,100,000.00	3,100,000.00	1.00000000	3,100,000.00	99.781	3,093,211.00	98.892000	98.892000	3,065,652.00	3,065,652.00	(27,559.00)
	LX190938	17 Jan 2024	1.400300	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	98.879	9,887,900.00	98.892000	98.892000	9,889,200.00	9,889,200.00	1,300.00
					13,100,000.00		13,100,000.00	99.092	12,981,111.00			12,954,852.00	12,954,852.00	(26,259.00)
NSWTC 1.25 20 Mar 2025 Fixed	LC141827	14 Nov 2019	1.245300	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.025	2,000,500.00	97.005000	97.005000	1,940,100.00	1,940,100.00	(60,400.00)
					2,000,000.00		2,000,000.00	100.025	2,000,500.00			1,940,100.00	1,940,100.00	(60,400.00)
NSWTC 3 15 Nov 2028 Fixed	LC142120	15 Nov 2018	3.235000	15,000,000.00	15,000,000.00	1.00000000	15,000,000.00	98.006	14,700,900.00	95.454000	95.454000	14,318,100.00	14,318,100.00	(382,800.00)
					15,000,000.00		15,000,000.00	98.006	14,700,900.00			14,318,100.00	14,318,100.00	(382,800.00)
NTTC 1.4 15 Dec 2026 - Issued 26 August 2021 - CCC Fixed	LC111486	26 Aug 2021	1.400000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.000000	100.000000	5,000,000.00	5,000,000.00	0.00
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,000,000.00	5,000,000.00	0.00
PCU 1.55 17 Nov 2026 FRN	LX185851	14 Nov 2023	1.550000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.352000	100.352000	5,017,600.00	5,017,600.00	17,600.00
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,017,600.00	5,017,600.00	17,600.00



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Old Police 0.75 22 Mar 2024 FRN														
	LC103940	17 Mar 2021	0.750000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.000	4,500,000.00	99.995000	99.995000	4,499,775.00	4,499,775.00	(225.00)
					4,500,000.00		4,500,000.00	100.000	4,500,000.00			4,499,775.00	4,499,775.00	(225.00)
Old Police 1.35 19 May 2025 FRN														
	LC143209	10 May 2022	1.350000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.000	5,000,000.00	100.070000	100.070000	5,003,500.00	5,003,500.00	3,500.00
					5,000,000.00		5,000,000.00	100.000	5,000,000.00			5,003,500.00	5,003,500.00	3,500.00
Old Police 1.65 01 Dec 2026 FRN														
	LC187340	27 Nov 2023	1.650000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.000	10,000,000.00	100.509000	100.509000	10,050,900.00	10,050,900.00	50,900.00
					10,000,000.00		10,000,000.00	100.000	10,000,000.00			10,050,900.00	10,050,900.00	50,900.00
Old Police 1.65 18 Sep 2026 FRN														
	LC180295	12 Sep 2023	1.650000	9,500,000.00	9,500,000.00	1.00000000	9,500,000.00	100.000	9,500,000.00	100.566000	100.566000	9,553,770.00	9,553,770.00	53,770.00
					9,500,000.00		9,500,000.00	100.000	9,500,000.00			9,553,770.00	9,553,770.00	53,770.00
Old Police 1.7 16 Jun 2026 FRN														
	LC169762	8 Jun 2023	1.700000	4,500,000.00	4,500,000.00	1.00000000	4,500,000.00	100.000	4,500,000.00	100.664000	100.664000	4,529,880.00	4,529,880.00	29,880.00
					4,500,000.00		4,500,000.00	100.000	4,500,000.00			4,529,880.00	4,529,880.00	29,880.00
Old Police 1.75 06 Dec 2025 FRN														
	LC157906	23 Nov 2022	1.750000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	100.000	10,000,000.00	100.685000	100.685000	10,068,500.00	10,068,500.00	68,500.00
					10,000,000.00		10,000,000.00	100.000	10,000,000.00			10,068,500.00	10,068,500.00	68,500.00
RACB 1.5 24 Feb 2026 FRN														
	LC169099	31 May 2023	1.500000	3,750,000.00	3,750,000.00	1.00000000	3,750,000.00	99.988	3,749,550.00	100.164000	100.164000	3,756,150.00	3,756,150.00	6,600.00
	LC188379	7 Dec 2023	1.480000	2,750,000.00	2,750,000.00	1.00000000	2,750,000.00	100.048	2,751,320.00	100.164000	100.164000	2,754,510.00	2,754,510.00	3,190.00
					6,500,000.00		6,500,000.00	100.013	6,500,870.00			6,510,660.00	6,510,660.00	9,790.00
SunBank 0.45 24 Feb 2026 FRN														
	LC112608	16 Sep 2021	0.410000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	100.173	5,008,650.00	99.549000	99.549000	4,977,450.00	4,977,450.00	(31,200.00)
					5,000,000.00		5,000,000.00	100.173	5,008,650.00			4,977,450.00	4,977,450.00	(31,200.00)
SunBank 0.48 15 Sep 2026 FRN														
	LC112472	9 Sep 2021	0.406300	2,900,000.00	2,900,000.00	1.00000000	2,900,000.00	100.340	2,909,860.00	99.285000	99.285000	2,879,265.00	2,879,265.00	(30,595.00)
	LC113804	13 Oct 2021	0.510000	10,000,000.00	10,000,000.00	1.00000000	10,000,000.00	99.858	9,985,800.00	99.285000	99.285000	9,928,500.00	9,928,500.00	(57,300.00)
					12,900,000.00		12,900,000.00	99.966	12,895,660.00			12,807,765.00	12,807,765.00	(87,895.00)
SunBank 0.78 25 Jan 2027 FRN														
	LC117127	18 Jan 2022	0.780000	13,000,000.00	13,000,000.00	1.00000000	13,000,000.00	100.000	13,000,000.00	99.894000	99.894000	12,986,220.00	12,986,220.00	(13,780.00)
					13,000,000.00		13,000,000.00	100.000	13,000,000.00			12,986,220.00	12,986,220.00	(13,780.00)



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SunBank 1.85 30 Jul 2024 Fixed														
	LC111490	25 Aug 2021	0.700000	1,000,000.00	1,000,000.00	1.00000000	1,000,000.00	103.322	1,033,220.00	98.827000	98.827000	988,270.00	988,270.00	(44,950.00)
	LC112603	16 Sep 2021	0.660000	1,500,000.00	1,500,000.00	1.00000000	1,500,000.00	103.365	1,550,475.00	98.827000	98.827000	1,482,405.00	1,482,405.00	(68,070.00)
					2,500,000.00		2,500,000.00	103.348	2,583,695.00			2,470,675.00	2,470,675.00	(113,020.00)
TMB 0.68 16 Jun 2026 FRN														
	LC137828	30 Mar 2022	1.079900	1,700,000.00	1,700,000.00	1.00000000	1,700,000.00	98.445	1,673,565.00	98.708000	98.708000	1,678,036.00	1,678,036.00	4,471.00
					1,700,000.00		1,700,000.00	98.445	1,673,565.00			1,678,036.00	1,678,036.00	4,471.00
TMB 1.5 28 Oct 2025 FRN														
	LC181158	27 Sep 2023	1.170000	2,000,000.00	2,000,000.00	1.00000000	2,000,000.00	100.661	2,013,220.00	100.652000	100.652000	2,013,040.00	2,013,040.00	(180.00)
					2,000,000.00		2,000,000.00	100.661	2,013,220.00			2,013,040.00	2,013,040.00	(180.00)
UBS Aust 0.5 26 Feb 2026 FRN														
	LC103200	2 Mar 2021	0.480000	6,800,000.00	6,800,000.00	1.00000000	6,800,000.00	100.098	6,806,664.00	99.283000	99.283000	6,751,244.00	6,751,244.00	(55,420.00)
	LC103543	9 Mar 2021	0.480000	12,000,000.00	12,000,000.00	1.00000000	12,000,000.00	100.096	12,011,520.00	99.283000	99.283000	11,913,960.00	11,913,960.00	(97,560.00)
					18,800,000.00		18,800,000.00	100.097	18,818,184.00			18,665,204.00	18,665,204.00	(152,980.00)
UBS Aust 0.87 30 Jul 2025 FRN														
	LC100676	22 Jan 2021	0.403100	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	102.081	5,104,050.00	99.811000	99.811000	4,990,550.00	4,990,550.00	(113,500.00)
	LC104737	1 Apr 2021	0.510000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.511	5,075,550.00	99.811000	99.811000	4,990,550.00	4,990,550.00	(85,000.00)
					10,000,000.00		10,000,000.00	101.796	10,179,600.00			9,981,100.00	9,981,100.00	(198,500.00)
UBS Aust 1.2 30 Jul 2025 Fixed														
	LC100329	12 Jan 2021	0.650000	4,000,000.00	4,000,000.00	1.00000000	4,000,000.00	102.458	4,098,320.00	94.792000	94.792000	3,791,680.00	3,791,680.00	(306,640.00)
					4,000,000.00		4,000,000.00	102.458	4,098,320.00			3,791,680.00	3,791,680.00	(306,640.00)
UBS Aust 1.55 12 May 2028 FRN														
	LC169097	31 May 2023	1.400000	2,600,000.00	2,600,000.00	1.00000000	2,600,000.00	100.635	2,616,510.00	101.614000	101.614000	2,641,964.00	2,641,964.00	25,454.00
	LC179277	4 Sep 2023	1.200000	5,000,000.00	5,000,000.00	1.00000000	5,000,000.00	101.459	5,072,950.00	101.614000	101.614000	5,080,700.00	5,080,700.00	7,750.00
					7,600,000.00		7,600,000.00	101.177	7,689,460.00			7,722,664.00	7,722,664.00	33,204.00
Westpac 0.7 25 Jan 2027 FRN														
	LC117174	19 Jan 2022	0.700000	16,000,000.00	16,000,000.00	1.00000000	16,000,000.00	100.000	16,000,000.00	99.948000	99.948000	15,991,680.00	15,991,680.00	(8,320.00)
					16,000,000.00		16,000,000.00	100.000	16,000,000.00			15,991,680.00	15,991,680.00	(8,320.00)
Westpac 2.25 16 Aug 2024 Fixed														
	LC112606	16 Sep 2021	0.580000	2,800,000.00	2,800,000.00	1.00000000	2,800,000.00	104.803	2,934,484.00	98.903000	98.903000	2,769,284.00	2,769,284.00	(165,200.00)
					2,800,000.00		2,800,000.00	104.803	2,934,484.00			2,769,284.00	2,769,284.00	(165,200.00)
														(5,379,316.40)

Note: The summary values for Acquisition Capital Price are the weighted average acquisition capital prices based upon the Balance Face Value Current for each security.



### 11b. Unrealised Unit/Share Capital Gains (Losses) As At 29 February 2024

No unrealised gains or losses (for unit trusts and shares) to report for entered period.

**12. Associated Cash Statement for Settlement Period 1 February 2024 to 29 February 2024 inclusive**

No associated cash transactions to report for entered period.





### 13. Tax Summary For 1 February 2024 to 29 February 2024

Interest Income	2,504,660.79
Realised Gains (Losses) - Fixed Interest Dealing	0.00
Realised Gains (Losses) - Principal Repayments	0.00
Total	2,504,660.79



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## Central Coast Regulatory Policy

Date Adopted: 26/03/2024  
Revision: 1



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For Adoption

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## 1. Policy Objectives

- 1.1. The objectives of this Policy are to:
- 1.1.1. establish Council as a responsive, evidence-led, outcomes-focused and risk-based regulator,
  - 1.1.2. provide a structure for consistent and transparent decision making,
  - 1.1.3. empower the use of discretion by staff involved in regulatory decisions where appropriate,
  - 1.1.4. provide our community and other Central Coast stakeholders with clarity on Council's approach to regulation (including compliance and enforcement) across the Central Coast Local Government Area (**LGA**),
  - 1.1.5. protect human health and the environment,
  - 1.1.6. protect Council and community assets (human-made and natural),
  - 1.1.7. enhance Council's reputation and standing within the community based on sound regulatory decision-making while ensuring a level playing field, as far as possible, across the LGA underpinned by the concepts of fairness and equity, and
  - 1.1.8. drive improved compliance with the various items of legislation, regulations, rules and other instruments or requirements administered and/or enforced by Council across the LGA over time.

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## 2. Policy Scope

- 2.1. This Policy applies to all regulatory, compliance and enforcement functions undertaken by Council staff across the LGA in response to alleged unlawful activity that Council contends constitutes an alleged offence under the legislation, regulations or rules administered and/or enforced by Council.
- 2.2. This Policy does not apply to regulatory, compliance and enforcement functions undertaken by Federal or State jurisdictions and their agencies within the LGA where Council is not the appropriate regulatory authority.
- 2.3. Where there is jurisdictional overlap (e.g., a Development Approval issued by the NSW Government for State Significant Infrastructure or State Significant Development but where Council regulates day to day pollution matters under the *Protection of the Environment Operations Act 1997* (**POEO Act**), Council may consider deferring to the enacting mechanism, for e.g., the issued Development Approval where that mechanism is best place to address the matter. This does not prevent Council from taking action if and as required.
- 2.4. This Policy relates to complaints about alleged offences for which Council regulates, not complaints about Council. Any reference made to a complaint or complainant in this Policy is distinct from a complaint or complainant handled under Council's [Complaints and Feedback Management Policy](#).

### 3. Policy Statement

- 3.1. Regulation is complex and requires a range of approaches and responses to address alleged offences to stop improper conduct while promoting changes in societal attitudes that drive behavioural change across the LGA.
- 3.2. Regulation is not solely about punishment. It is about ensuring that people do not impact people, property, assets and the environment in a detrimental manner. Council's preference is that those living, working, visiting or otherwise interacting within the LGA comply with legislative provisions at all times.
- 3.3. Council therefore undertakes a range of proactive intervention activities such as educational or outreach activities as well as proactive audits and inspections to promote compliance and prevent harm rather than relying solely on strict punitive action. However, there are unfortunately times when strong punitive action, including prosecution, is warranted.
- 3.4. Council, like many regulatory agencies over time, are under increasing pressure and demands, many of which are often contradictory in nature: "do more but with limited resources, be effective yet be less intrusive, be responsive but don't be captured by the regulated community, provide a quick resolution but be careful to follow the rules"<sup>1</sup> and so on. Fit-for-purpose and adaptive regulation protects individuals, communities and Council assets while boosting living, social and environmental standards. These considerations are at the heart of this Policy and our regulatory activities and guide our work/actions at all times.

### 4. Regulatory Principles

- 4.1. Council will apply the following principles when undertaking and discharging its regulatory functions:
  - 4.1.1. internal policies relating to the conduct of staff, such as Council's Code of Conduct, are complied with at all times,
  - 4.1.2. regulatory staff will always act within the law,
  - 4.1.3. the established legal practice concepts of Natural Justice and Procedural Fairness are followed at all times,
  - 4.1.4. regulatory action will consider both strategic and risk-based factors while prioritising action for alleged unlawful activity that causes, or has the potential to cause, harm (see Section 5),
  - 4.1.5. regulatory action will not be swayed by outside external influence,
  - 4.1.6. regulatory action will be timely and proportionate, firm but fair,
  - 4.1.7. regulatory staff are empowered to use discretion where warranted, and
  - 4.1.8. Council will strive for regulatory best practice.

<sup>1</sup> Sparrow, M; The Regulatory Craft (2000)

## 5. Regulatory Considerations

- 5.1. In keeping with the objectives and principles of this Policy, Council will consider the following factors when determining what an appropriate and proportionate approach is when addressing any alleged offence:

<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"><b>Harm</b></div>	<ul style="list-style-type: none"> <li>seriousness of the alleged offence based on actual or potential harm to individuals, the community, public health and safety and the environment.</li> <li>seriousness of the alleged offence based on actual or potential harm to Council property and assets which are property and assets for the benefit of our community. This includes hazards on private property that have the potential to impact assets such as road reserves and public places.</li> </ul>
<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"><b>Public Interest</b></div>	<ul style="list-style-type: none"> <li>the applicability of any other Council policies or resolutions that may be of relevance and the community expectations on the nature of the alleged offence and expected action.</li> <li>ensuring consistency in decision making where matters are substantially the same, noting that there are other factors that can result in deviation.</li> <li>whether a decision not to take action would undermine public confidence in Council.</li> <li>whether action is necessary to clarify or test a grey area in the law or the laws applicability.</li> </ul>
<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"><b>Offenders Culpability</b></div>	<ul style="list-style-type: none"> <li>compliance history of the alleged offender both in general and with respect to the alleged offence.</li> <li>whether it was reasonable for the alleged offender to have knowledge of the alleged offence.</li> </ul> <p><i>Note: while this is not required for strict liability offences, it is a factor for consideration.</i></p> <ul style="list-style-type: none"> <li>motivation of the alleged offender, including whether the action leading to the alleged offence was for financial gain or some other form of material gain.</li> <li>whether the alleged offender's behaviour is/was deliberate, reckless or consistently careless and whether the alleged offender has made false or misleading statements about the non-compliance.</li> </ul>
<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"><b>Offenders Attitude</b></div>	<ul style="list-style-type: none"> <li>whether the alleged offender self-reported the alleged offence (if and as required) or otherwise proactively tried to address the alleged offence with Council.</li> <li>whether the alleged offender undertook voluntary remedial action to address the alleged offence, mitigate any harm and</li> </ul>

<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center;"> <b>Offenders Attitude (continued)</b> </div>	<p>put in place appropriate mechanisms to prevent a recurrence in future where a repeat may occur.</p> <ul style="list-style-type: none"> <li>• whether the alleged offender cooperated with directions/orders and displayed a willingness to cooperate with Council, or whether they obstructed/hindered Council.</li> <li>• whether the alleged offender threatened and/or intimidated Council staff at any time.</li> </ul>
<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center;"> <b>Other</b> </div>	<ul style="list-style-type: none"> <li>• the need for specific or general deterrence to prevent the alleged offence occurring again.</li> <li>• the age, physical or mental health or special infirmity of the alleged offender.</li> <li>• whether the consequences of a prosecution would be unduly harsh or oppressive.</li> <li>• time since the alleged offence.</li> <li>• whether the offence is a continuing and/or repeat offence.</li> <li>• the strength and admissibility of the evidence.</li> <li>• the strength of any relevant witnesses and their presentation to court.</li> <li>• potential lawful defences.</li> <li>• whether, if legislative provisions have changed, the conduct giving rise to the alleged offence is no longer unlawful.</li> <li>• the costs incurred by Council in prosecuting a matter with a low probability of success.</li> <li>• the strategic value in taking action.</li> <li>• the precedent which may be set in not taking action.</li> </ul>

Table 1: Regulatory considerations

## 6. Further Considerations

**6.1.** There are several other factors for consideration when deciding what regulatory action to take, or not to take, in responding to complaints and/or instances of alleged unlawful activity. These further considerations may include elements taken from the following items:

- 6.1.1. State government directives or initiatives,
- 6.1.2. Legislative/statutory requirements,
- 6.1.3. Councils Community Strategic Plan,
- 6.1.4. Council's Delivery and Operational Plan and resulting sub-plans,
- 6.1.5. Complaint data,
- 6.1.6. Other intelligence,
- 6.1.7. Internal Audits and Reviews, and
- 6.1.8. State of the Environment Reports.



## 7. Regulatory Outcomes

- 7.1. Council can respond to instances of alleged unlawful activity in a number of ways as outlined in the image below noting that this image outlines, from bottom to top, what is known as an increasing regulatory response.

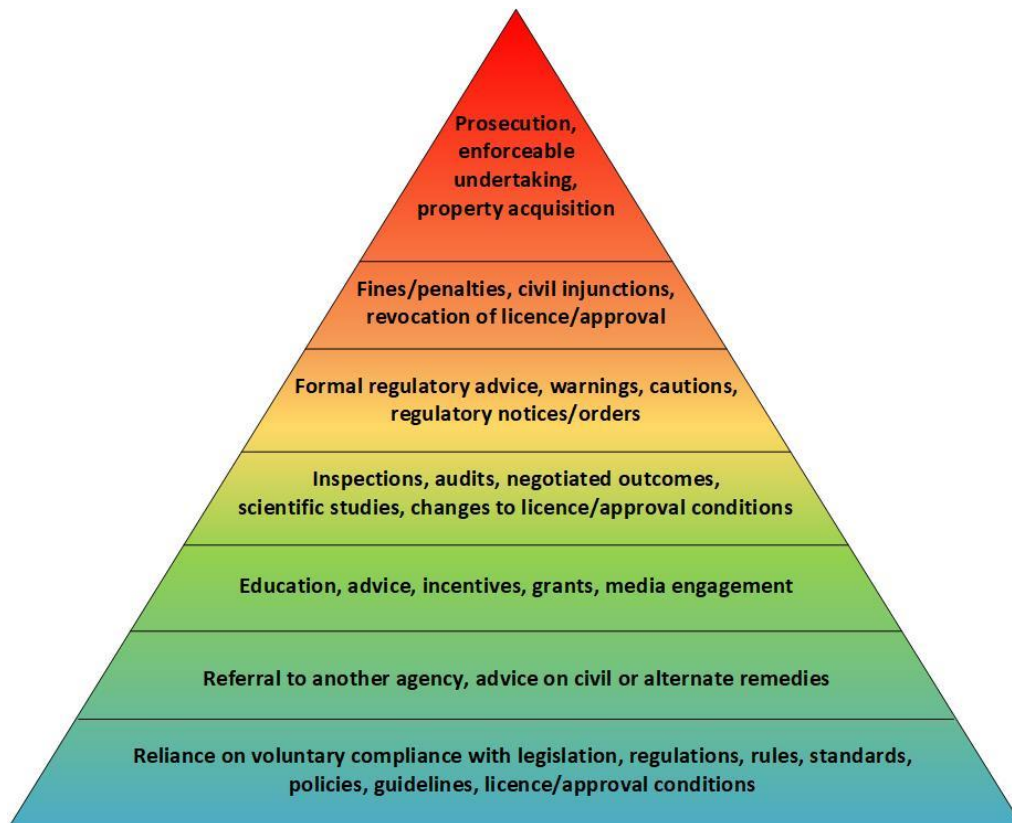


Image 1: Escalating Regulatory Pyramid

- 7.2. Image 1 above is a guide only and does not purport to show all possible action available to Council. For example, there are times when a verbal discussion is sufficient to resolve a minor issue. This is Council's preferred approach in dealing with minor instances of alleged unlawful activity where the degree of harm is negligible, public interest is low, the alleged offender has little to no prior history and where the alleged offender takes immediate action to resolve the issue in a timely and appropriate manner.

## 8. Exercising Discretion

- 8.1. Council's regulatory staff have a range of regulatory options available to them when responding to alleged offences. It is important to note that an alleged offence does not always automatically result in punitive action being taken and this is at the heart of the use of discretion – choosing the most appropriate response to the alleged offence being investigated. In some cases, no action may be an appropriate outcome.

## 9. Councillors Roles

- 9.1. Decision making relating to the outcome of an investigation of alleged unlawful activity is the responsibility of appropriately authorised Council Officers and relevant line management. Individual Councillors have no authority to direct Council officers in their day-to-day activities and the discharge of their regulatory functions. Councillors may assist individuals who raise concerns by satisfying themselves that policies are being carried out correctly. Councillors cannot ignore or alter a policy in order to satisfy the demands of special groups.
- 9.2. The Chief Executive Officer may present certain decisions to be ratified by the elected Council if required in accordance with relevant legislation, regulations, external directives (e.g., from the NSW Office of Local Government) or policies.

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## 10. Proper Delegations/Appointments

- 10.1. Council Officers involved in regulatory activities will have the proper legislative delegations and appointments commensurate with their role.
- 10.2. Such delegations and appointments are issued by the Chief Executive Officer.

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## 11. Making Complaints that Assist Council Action

- 11.1. Complaints of alleged unlawful activity are one of the primary ways in which Council becomes aware of such activities across the LGA. Due to the LGA's large geographical area (over 1600km<sup>2</sup>), it is impossible for Council staff to be everywhere at all times and therefore it is important that complaints assist Council as far as possible in reviewing and responding to those complaints.
- 11.2. Complaints can be made in a variety of ways including by phoning Council on 02 4306 7900, by emailing [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) or by lodging a self-service complaint via the online [Customer Services Centre](#). Complaints should be made in real time or as close to real time as far as possible. This assists in the preservation and collection of evidence which will assist Council staff.
- 11.3. Provided below is a list of items to include with a complaint to assist Council to investigate/action:
  - 11.3.1. complainant's name and contact details.
  - 11.3.2. date and time of the alleged unlawful activity,
  - 11.3.3. who undertook the alleged unlawful activity (if known) – this could include a description of the alleged offender such as gender, height, weight, clothing etc or vehicle registrations associated with the person(s),
  - 11.3.4. location where the alleged unlawful activity took place,
  - 11.3.5. details of the alleged unlawful activity (i.e., what does the complaint relate to), and

11.3.6. other details or evidence that may assist's Council action such as photographs and video footage (where that evidence has been collected lawfully e.g., no trespassing).

- 11.4. Council may request further details from a complainant to assist with investigations (e.g., provision of a barking dog diary).
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## 12. Triaging Complaints

- 12.1. Complaints will be triaged to determine whether further investigation is warranted by Council staff. Such triaging will consider a range of factors including those factors contained within this Policy, including, but not limited to, the Regulatory Considerations, the Further Considerations, and the Regulatory Priorities, and those not included in this Policy, such as whether the complaint is vexatious in nature or relates to a known civil dispute.
- 12.2. Complainants will be advised as to whether no further action is proposed or whether the complaint continues on to investigation.
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## 13. Anonymous Complaints

- 13.1. Complaints are an important way for Council to become aware of an alleged offence that requires immediate or other action. Having a name with relevant contact details is important as it allows Council staff to make contact with the complainant to gather further details and evidence where appropriate that can assist Council in assessing what action is required and furthermore, can prevent frivolous complaints being made to Council.
- 13.2. In general, Council will not investigate anonymous complaints unless there is an overriding public interest to do so. Council will give consideration to potential "harm" and any "public interest" considerations when making this determination.
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## 14. Privacy Considerations

- 14.1. Council has in place a [Privacy Management Plan](#) that has been prepared in accordance with the *Privacy and Personal Information Protection Act 1998* and the *Government Information (Public Access) Act 2009*.
- 14.2. Council may only disclose personal information if the individual has consented to its disclosure, or the disclosure is required or authorised by law (including Court Orders or subpoenas), or where it is necessary to prevent or lessen a serious and imminent threat to that person's life, health or safety.
- 14.3. For the purposes of this Policy, complainant information is not disclosed to the party(s) that the complaint relates to (unless required under clause 13.2) and as indicated further above, the specific action taken by Council when responding to a complaint is also generally not provided to the party who made the complaint. Confidentiality is of upmost importance to Council.

- 14.4.** It is important to note that where Council does pursue punitive action such as the issuing of fines or the commencement of prosecutions, subpoenas or Court Orders may require Council to disclose certain information that it generally would not otherwise disclose.

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## 15. Regulatory Priorities

- 15.1.** Council does not have infinite resources and must prioritise when and where to apply them. Council's regulatory functions are no exception.
- 15.2.** Council will publish on a financial year basis, its regulatory priorities via a Regulatory Priorities Statement. Council will consider those matters outlined in the "Regulatory Considerations" and "Further Considerations" sections above when developing this Regulatory Priorities Statement. This will also have the added benefit of advising the community on what Council's regulatory priorities will be and where an increasing regulatory response may be applied. Council may seek community input into its regulatory priorities to ensure that any matters of significant community concern are adequately taken into consideration.

*Note: It is expected that this initiative will be implemented from the 24/25 Financial Year.*

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## 16. Regulatory Achievements

- 16.1.** Council will look to publicise relevant regulatory achievements based on the priorities identified within the Regulatory Priorities Statement. This is expected to drive broader voluntary compliance and subsequently focus limited regulatory resources on remaining non-compliant activities.
- 16.2.** Such achievements may also be shared with relevant stakeholders, including the media, to drive improvements over time. It is expected that Council's ability to report on these achievements will mature over time.

*Note: It is expected that this initiative will be implemented from the 25/26 Financial Year.*

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## 17. Regulatory Partnerships

- 17.1.** Council will look for opportunities to leverage regulatory partnerships to improve its regulatory performance and outcomes.
- 17.2.** This may include partnerships with adjoining local councils where a common boundary is shared, or joint regulatory activities with State and Federal government agencies that may have a common interest (e.g., local councils and the NSW Environment Protection Authority (**EPA**) share regulatory functions under the POEO Act to protect and enhance the natural and built environments).

## 18. Natural Justice, Procedural Fairness and Review and Appeal Rights

- 18.1. Council's regulatory staff will follow the concepts of Natural Justice (i.e., innocent until proven guilty) and Procedural Fairness (e.g., provided with sufficient information to understand the alleged offence being actioned and being provided with an opportunity to comment on a regulatory notice/order (except in emergencies) at all times) that may impose an imposition.
- 18.2. When taking regulatory action, Council's regulatory staff will generally provide the reasons for decisions to the recipient of the regulatory action (except for low value enforcement action (i.e., penalty amounts less than \$1000 e.g., parking enforcement).
- 18.3. In most cases, internal and external review processes exist with some enshrined in legislation. If a person has been subject to regulatory action, the options for review are found in the documentation provided to that person, or that person can contact Council directly for more information.
- 18.4. Council generally does not provide specific details/outcome of its investigations to third parties for privacy reasons, but also because the action taken may be subject to appeal.

## 19. Responsibilities

### Compliance, monitoring and review

- 19.1. The Unit Manager Environmental Compliance Services is responsible for the implementation, monitoring and continuous improvement of this Policy and its related processes and procedures.
  - 19.1.1. This Policy aligns with Council's applicable legislative obligations and objectives in the Community Strategic Plan, This Policy will be reviewed regularly to evaluate its continuing effectiveness and relevance, and
  - 19.1.3. All Council staff responsible for regulatory, compliance and enforcement functions across the LGA will be issued with the appropriate sub delegations, instruments of appointment and authorisations to enable them to lawfully carry out their duties including use of discretionary powers in compliance with this Policy.
- 19.2. Reporting
- 19.2. Reporting in respect to the functions outlined within this policy are the responsibility of the Unit Manager Environmental Compliance Services in accordance with relevant legislation and as per organisational requirements for decision-making, including the Regulatory Priorities Statement outlined in clause 15.2 above.

### Records management

- 19.3. Staff must maintain all records relevant to administering this protocol in accordance with Council's [Information and Records Management Policy](#).

## 20. Policy Definitions

- 20.1. Most terms specific to this Policy have been defined within this Policy as far as possible. Where they have not and are of relevance, further definition has been provided below.

<b>Alleged Offence</b>	<p>Is any action, activity, behaviour or work that is alleged to have been or is being carried out:</p> <ul style="list-style-type: none"> <li>contrary to the terms or conditions of a development consent, approval, permit or licence,</li> <li>contrary to any Council specific requirements including signage erected under Section 632 of the <i>Local Government Act 1992</i>, and</li> <li>contrary to the legislation, regulations and rules of New South Wales that Council administers and enforces.</li> </ul> <p>Council uses the term alleged offence to delineate the fact that the alleged offence has not been heard or determined in a Court. This does not prevent Council taking punitive or regulatory action.</p>
<b>Complainant</b>	<p>A person or agency who notifies Council of an alleged offence. This is the person/agency Council will liaise with regarding the matter including requests for additional information and/or response on what action was taken in relation to the matter.</p> <p>Any reference made to a complaint or complainant in this Policy is distinct from a complaint or complainant handled under Council's <a href="#">Complaints and Feedback Management Policy</a>.</p>
<b>Council</b>	Means Central Coast Council.
<b>Natural Justice</b>	<p>Natural justice is a fundamental concept in law that refers to the basic principles of fairness and equity. The concept of natural justice is deeply rooted in the idea that every person is innocent until proven guilty, has the right to be treated fairly, and that they should not be subjected to arbitrary or unjust treatment.</p>
<b>Procedural Fairness</b>	<p>A process by which decisions are made adhering to the principles of justice and equality.</p> <p>The rules of Procedural Fairness require:</p> <ul style="list-style-type: none"> <li>a hearing appropriate to the circumstances,</li> <li>lack of bias,</li> <li>evidence to support a decision, and</li> <li>inquiry into matters in dispute.</li> </ul>

<b>Punitive Action</b>	Enforcement action that involves financial penalties.
<b>Regulatory Action</b>	Regulatory action that do not involve financial penalties such as fines or prosecutions but encompasses warnings, cautions, regulatory notices and orders and other like action.
<b>Vexatious</b>	A complaint instituted without real grounds, chiefly to cause annoyance

## 21. Policy Administration

<b>Business Group</b>	Environment and Planning
<b>Responsible Officer</b>	Unit Manager Environmental Compliance Services
<b>Associated Procedure (if any, reference document(s) number(s))</b>	Procedures will be developed following adoption of this Policy.
<b>Policy Review Date</b>	Every four years unless legislated otherwise.
<b>File Number / Document Number</b>	D15787667.
<b>Relevant Legislation (reference specific sections)</b>	Refer to Related Policies / Protocols / Procedures / Documents below.
<b>Link to Community Strategic Plan</b>	<p>Theme 4: Responsible</p> <p><b>Goal G: Good governance and great partnerships</b></p> <p>R-G3: Provide leadership that is transparent and accountable, makes decisions in the best interest of the community, ensures Council is financially sustainable and adheres to a strong audit process.</p>

<p><b>Related Policies / Protocols / Procedures / Documents (reference document numbers)</b></p>	<ul style="list-style-type: none"> <li>▪ Code of Conduct</li> <li>▪ <a href="#">Information and Records Management Policy</a> (D14025241)</li> <li>▪ <a href="#">Privacy Management Plan</a> (D15206444)</li> <li>▪ <a href="#">Unreasonable Complainant Conduct Policy</a> (D14869666)</li> <li>▪ <a href="#">Complaints and Feedback Management Policy</a> (D14928768)</li> </ul> <p>Related legislation, regulations or similar (not exhaustive):</p> <ul style="list-style-type: none"> <li>▪ <i>Biodiversity Conservation Act 2016</i> and its Regulation(s),</li> <li>▪ <i>Biosecurity Act 2015</i> and its Regulation(s),</li> <li>▪ <i>Boarding Houses Act 2012</i> and its Regulation(s),</li> <li>▪ <i>Companion Animals Act 1998</i> and its Regulation(s),</li> <li>▪ <i>Environmental Planning and Assessment Act 1979</i> and its Regulation(s),</li> <li>▪ <i>Evidence Act 1995</i> and its Regulation(s),</li> <li>▪ <i>Food Act 2003</i> and its Regulation(s),</li> <li>▪ <i>Government Information Public Access Act 2009</i> and its Regulation(s),</li> <li>▪ <i>Interpretation Act 1987</i> and its Regulation(s),</li> <li>▪ <i>Local Government Act 1993</i> and its Regulation(s),</li> <li>▪ <i>Privacy and Personal Information Protection Act 1998</i> and its Regulation(s),</li> <li>▪ <i>Protection of the Environment Operations Act 1997</i> and its Regulation(s),</li> <li>▪ <i>Public Health Act 2010</i> and its Regulation(s),</li> <li>▪ <i>Public Spaces (Unattended Property) Act 2021</i> and its Regulation(s),</li> <li>▪ <i>Roads Act 1993</i> and its Regulation(s),</li> <li>▪ <i>Road Rules 2014</i>,</li> <li>▪ State Environmental Planning Policies (including the Central Coast Local Environmental Plan 2022).</li> <li>▪ <i>Security of Critical Infrastructure Act 2018 (Cth)</i> and its Regulation(s),</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ <i>Smoke-free Environment Act 2000</i> and its Regulation(s),</li> <li>▪ <i>Swimming Pools Act 1992</i> and its Regulation(s),</li> <li>▪ <i>Tattoo Parlours Act 2012</i> and its Regulation(s), and</li> <li>▪ <i>Water Management Act 2000</i> and its Regulation(s).</li> </ul>
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## 22. Policy Authorisations

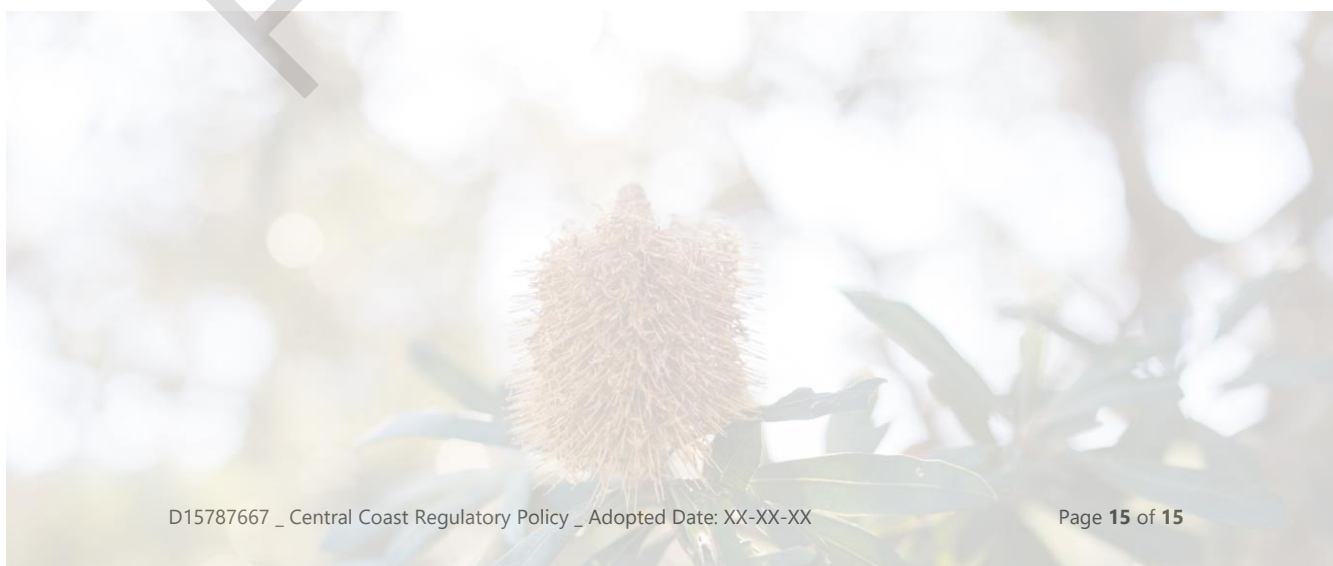
No.	Authorised Function	Authorised Business Unit / Role(s)
TBA	Use of discretionary powers when carrying out regulatory and enforcement functions	All regulatory staff of Council

## 23. Policy History

Revision	Date Approved / Authority	Description Of Changes
1	TBA	< <Enter text...> >
2	< <Enter text...> >	< <Enter text...> >

## 24. Appendices

Nil.



**Attachment 1 – Community Submission Summary**

Submission	Council Response	Object/Support
Support the proposal. Smaller lots mean more housing affordability and the ecovillage supports people to live small with its common spaces.	Noted.	Support
Excited to see this development on the Central Coast. I look forward to a coffee after a walk in the Strickland.	Noted.	Support
<p>Applaud the creative proposal to use existing buildings that are not residential in nature and therefore not fit for the current zoning. The alternative - demolishing these buildings, would be such a shame on multiple levels from the environmental impact of the need to build new to the historic/heritage facet of these buildings.</p> <p>Support the strategy to disperse denser housing options amongst more generously sized housing is a great solution for a more effective inter-generational and diverse community.</p>	Noted.	Support
<p>Oppose any amendments to planning approvals that will increase the housing density of the Narara Eco Village.</p> <p>Strongly oppose the development of business uses such as restaurants, cafes,</p>	<p>The Planning Proposal is supported by a Traffic and Parking Impact Assessment which has assessed the projected AM and PM peak hour traffic congestion levels as a result of the additional uplift resulting from this Planning Proposal. Council's Traffic Engineer has reviewed the Traffic and Parking report and</p> <p>The assessment concludes:</p>	Object

<p>take away food and drink premises, shops, markets etc that will increase the number of persons visiting the Narara Eco Village.</p> <p>Opposition relates to the difficult access into and out of the Narara area along Carrington and Deane Streets. Both these accesses are already at or beyond capacity (particularly at peak times – e.g school pick up and drop off) and any development that increases movements will further exacerbate this problem. The access issue will increase many when the upgrade of Manns Road occurs when I understand Carrington Road access will be blocked. Oppose any markets being allowed as recent experience with weekend events at the Narara Valley High School shows the site is unsuitable with Fountains Road (and intersecting streets) being blocked with parked cars and excessive traffic looking for parking. This makes it almost impossible for residents to get out of the area. Concerns in the event of a bushfire or emergency requiring evacuation of the area.</p> <p>How does Council plans to deal with the future of access into this area?</p>	<ul style="list-style-type: none"> <li>• The existing traffic conditions on the road network adjacent the site are good with a level of service A operation on Research Road.</li> <li>• Traffic conditions will remain at these favourable service levels post development.</li> <li>• No additional traffic management facilities are required as a result of this amended and additional proposal.</li> <li>• A single access ring road to/from and within the development via a new 5.5 metre wide carriageway extensions from Research Road would be acceptable.</li> </ul> <p>The proposal will provide on-site parking in accordance with Council's Car Parking provision within the staged subdivisions for additional resident and visitor vehicles.</p> <p>Regarding a bushfire or emergency situation, the Planning Proposal and Strategic Bushfire Study have been referred to the NSW Rural Fire Service. The proposal is consistent with the standards established by Planning for Bush Fire Protection 2019 and demonstrates compliance with the applicable sections of Planning for Bush Fire Protection 2019.</p> <p>The suitability of the existing access roads to facilitate evacuation has been considered by both the Proponent and NSW RFS, in light of the proposed increased density of the area. The Strategic Bushfire Study concludes the existing access routes to the eco-village have ample spare traffic capacity to accommodate an orderly evacuation of the area if needed under police and emergency services supervision and in accordance with a site-specific Community Bush Fire Emergency Management and Evacuation Plan.</p>	
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<p>Concerned about the 10 Ha land that is proposed to be handed over as open space. A reasonable section of this land is infested with Lantana.</p> <p>This lantana infestation has spread into the adjoining state forest. The council should not be accepting land that has heavy weed infestation without some compensation for clearing the weeds or some agreement.</p>	<p>A Bushland Management Plan has been prepared and exhibited. The Bushland Management Plan addresses the ongoing management requirements of vegetation on the site. Council has inspected the site and are aware of the lantana. It will be removed as part of the bushland management works. Strategies for managing weed invasion and establishment include:</p> <ul style="list-style-type: none"> <li>• Bush regeneration to remove existing weeds and subsequent weed growth with a focus on the power easement.</li> <li>• Managing weed invasion from horses by excluding horse riding would be achieved by erecting gates and signage on the southern boundary of the fire trail.</li> <li>• Managing windborne weed seeds, such as those mentioned above, by regular weed control. This activity has been scheduled more regularly in and around the fire trail and powerline easement, than the weed free areas with natural vegetation.</li> </ul> <p>As per the Deed of Amendment, the Developer agrees to pay an Endowment Fund of \$6,000 to Council to meet the costs of bushland management of the Forest Land as required under the approved bushland management plan for the first three years following the dedication of the Forest Land to Council.</p>	
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## Attachment 2 – Agency Submission Summary

Agency	Submission	Council Response
NSW Rural Fire Service	The NSW RFS raises no further concerns with the subject proposal proceeding, dependent on the recommendations provided in Section 5.2 of the report prepared by Waratah Bushfire (dated 19 September 2023, Ref: W23001) being enacted for current and future uses of the subject site.	Noted. The recommendations provided in Section 5.2 of the report will be enacted for current and future uses of the subject site.
Biodiversity Conservation Division	<p>The definition of flood liable land in the Draft Narara Eco Village Development Control Plan (Draft DCP) is incorrect.</p> <p>The Draft DCP defines “flood liable land” as below the 1% Annual Exceedance Probability (AEP) level. This definition is inconsistent with the definition in the Flood Risk Management Manual (FRMM) (NSW Government, 2023), which defines “flood liable land” as land susceptible to flooding by the PMF event.</p> <p><b>Recommendation 1</b> The definition of “flood liable land” in the Draft DCP must be consistent with the definition in the FRMM.</p>	Noted. The DCP has been updated to reflect the definition of flood liable land, consistent with the FRMM.
	<p>Flood related development controls are applicable to all areas of the site, not just C3 zoned land.</p> <p>Section 5.8.4.6 of the Draft DCP implies that flood related development controls only apply to proposed C3 zoned land. Flood related development controls apply to all flood liable land within the site (see definition above).</p> <p><b>Recommendation 2</b> The Draft DCP should be revised to clarify that flood controls apply to all flood liable land</p>	Noted. The DCP chapter has been updated to apply to all flood liable land.

## CHAPTER 5.8 NARARA ECO-VILLAGE

### 5.8.1 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to the land currently identified as Lots 1-35, 38-39, and 40-49, 51-93 and 95 in DP270882, and SP103399 as per Figure 1. The R2 – Low Density Residential zoned land within the site was formerly used as Gosford Horticultural Institute and is now known as Narara Eco-Village.

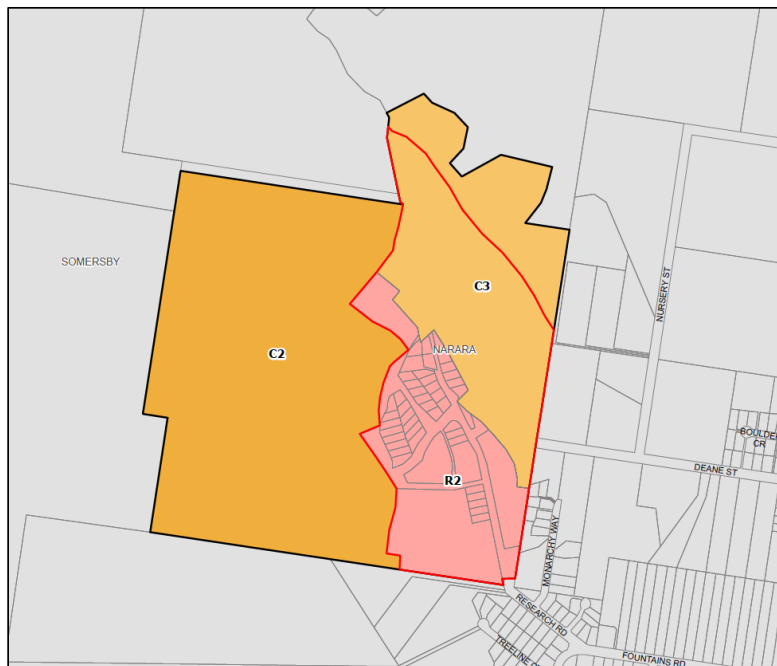


Figure 1 – Land to which this chapter applies

### 5.8.2 PURPOSE OF CHAPTER

The purpose of this chapter is to provide detailed planning and design guidelines to support the development and use of the land for a residential subdivision, specifically an eco-village within the area zoned R2 Low Density Residential. The site was formerly used as Gosford Horticultural Research and Advisory Station before being acquired by a co-operative for an eco-village. Since that time the site has been known as 'Narara Eco-Village' and provides opportunities for eco-friendly living and related community ventures. The eco-village is a community title subdivision and operates under a Community Management Statement.

### 5.8.3 OBJECTIVES

The objectives of this chapter are:

- To encourage the orderly development of the site for residential and environmental related purposes including adaptive reuse of existing facilities;
- To protect threatened species and their habitats on the site;
- To facilitate small scale retail uses that support the community who live on site

- To ensure traffic and transport associated with the redevelopment is appropriately managed;
- To ensure effective bushfire protection and management occurs on site;
- To restrict development in flood liable areas and consider flooding and drainage issues and to ensure there is no increase in downstream flooding;
- To protect items of environmental heritage;
- To ensure the development is carried out in accordance with best practice management for site development; and,
- To ensure on-site contamination is addressed.

### **5.8.4 USING THIS CHAPTER**

All development applications **MUST** be accompanied by the required assessments under the relevant State Government Policy and Council policy.

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- 2.2 Dual Occupancy and Multi Dwelling Housing
- 2.5 Commercial Development
- 2.13 Transport and Parking
- 2.14 Site Waste Management
- 3.1 Floodplain Management and Water Cycle Management
- 3.2 Coastal Hazard Management
- 3.5 Tree and Vegetation Management

Where there is a discrepancy between this Chapter and other relevant Chapters, the controls within this Chapter prevail.

### **5.8.4 REQUIREMENTS**

#### **5.8.4.1 Land Use**

- a) In accordance with Clause **XX (clause to be added when PP finalised)** of Central Coast Local Environmental Plan 2022, development for the purposes of 'restaurants or cafes', 'take-away food and drink premises', 'shop', 'markets' and 'business premises' is permitted with consent on land currently identified as Lot 49 DP270882 and the R2 zoned portion of Lot 95 DP270882 (and any future subdivided land); however must not exceed 1,500 square metres of gross floor area (GFA) including 200 square metres of GFA for food and drink premises.
- b) Development for the purposes identified in Clause (a) above is to be generally located in accordance with Figure 2 (see 'non-residential uses' and is to consider the adaptive re-use of the existing buildings where appropriate.
- c) Replacement, alterations and/or additions to the buildings are permissible however the gross floor area must not exceed 1,500 square metres of GFA including 200 square metres of food and drink premises.

- d) In accordance with Clause XX (clause to be added when PP finalised) of Central Coast Local Environmental Plan 2022, development for the purposes of 'multi-dwelling housing' and 'attached dwellings' is permitted with consent on the R2 zoned land i.e. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 in DP270882, Part Lot 95 in DP270882 and SP103399 (including any future subdivided land).
- e) Development for the purposes of multi-dwelling housing must not exceed 15 dwellings.
- f) Development for the purposes identified in Clause (e) above are to comply with the requirements in Chapter 2.2 Dual Occupancy and Multi Dwelling Housing of CCDCP 2022.



**Figure 2 – Location of additional permitted uses**

#### 5.8.4.3 Traffic Management

The site is located at the end of Research Road within the upper reaches of the Narara Valley. Consideration needs to be given to connection to the existing road network and internal vehicular circulation systems within the subdivision/development to ensure a cohesive and integrated road network that facilitates external flood free vehicular access, if possible, public transport, and encourages walking and cycling.

- a) The major vehicular access point to the subdivision/development is to be located at the south-eastern corner of the land in the immediate vicinity of Research Road and Syncarpia Crescent.



- b Improvements to the local road network outside of the site may be required as a consequence of this residential subdivision/development. Such works are to be determined at the Development Application stage and are to be undertaken at no cost to Council.
- c All internal roads within the subdivision/development are to be designed in accordance with Council and Transport for New South Wales (TfNSW) accepted engineering design standards and relevant Australian Standards and/or Austroads and to be determined at the Development Application (DA) stage.
- d The development application for the subdivision/development of the land is to be referred to TfNSW for comment.

#### **5.8.4.4 Environmental Protection**

Investigations have identified threatened species exist on the land. Species include *Syzygium paniculatum* (Magenta Lily Pilly), *Rhodamnia rubescens* (Scrub turpentine), *Pteropus poliocephalus* (Grey Headed Flying Fox), *Petaurus Australis* (Yellow Bellied Glider), *Miniopterus schreibersii oceanensis* (Large bent-winged bat - eastern subspecies) *Tyto tenebricosa* (Sooty Owl) and *Ninox Strenua* (Powerful owl). Further consideration may be required to be given to impacts on Threatened Species as part of the Development Application process.

- a The locations of all *Rhodamnia rubescens* (Scrub turpentine) specimens are to be fixed by land survey and plotted on any future development application for subdivision/development.
- b The locations of all *Syzygium paniculatum* (Magenta Lily Pilly) specimens are to be fixed by land survey and plotted on any future development application for subdivision/development.
- c A 30 metre exclusion zone is to be created around the threatened flora species *Syzygium paniculatum* (Magenta Lily Pilly) and *Rhodamnia rubescens* (Scrub turpentine) specimens, with the details to be determined at the development application stage.
- d Any future development application for subdivision/development or future dwellings is to be designed so as to not result in the removal of any hollow-bearing trees or roosting or nesting habitat for threatened owl species.
- e Any future subdivision/development layout shall be designed so as to not result in the removal of any actual yellow bellied glider sap trees.
- f Any future subdivision/development layout shall be designed in such a way to prioritise the retention of any Koala feed trees.
- g Plant species used for landscaping should be restricted to locally occurring native species especially those commensurate with the Plant Community Type 1566 - White Mahogany - Turpentine moist shrubby tall open forest.
- h External night lighting associated with any future subdivision/development layout will be designed to reduce light spillage into adjacent forested areas.
- i If required by Council, A Plan of Management shall be prepared / updated for any future subdivision/development application. The Plan of Management will provide a prescriptive framework for the management of threatened species habitat, weed management, mitigate potential indirect impacts associated with any future subdivision/development and provide strategies for the on-going management of the site.
- j Consideration should be given to the retention of any *Toona ciliata* (Red Cedars).

#### **5.8.4.5 Bushfire Protection**

The land, including the area proposed for residential subdivision/development, has been mapped as being Category 1 and Category 2 Bushfire Prone Land together with bushfire buffer areas. Due to the relative physical inaccessibility of the site (with only one road access) future development needs to have due regard to requirements in relation to bushfire protection. It is noted that a review is being undertaken of a triangular section of land located to the immediate east of the existing access driveway that may need to be taken into consideration in future planning for bushfire protection.

- a Any future development application is to be referred to the NSW Rural Fire Service (RFS) for consultation and will be required to comply with any requirements of the RFS.
- b Subdivision/development design and layout is to be designed in accordance with NSW Rural Fire Service *Planning for Bushfire Protection 2019* and have regard to the Development Control Practice Notes issued.
- c Due to the environmental values of the land, bushfire asset protection zones for Bushfire Prone land shall be measured from the edge of existing areas of remnant native vegetation and will not result in the removal or modification of any remnant vegetation (as required by Council's Environmental Officer).

#### **5.8.4.6 Flood Liable Areas, Flooding and Drainage Issues**

The following section applies to all flood liable land within the site. Flood liable land is defined as land susceptible to flooding by the PMF event (Flood Risk Management Manual (FRMM) (NSW Government, 2023).

A significant part of the land within the C3 Environmental management zone has been identified as being flood liable. C3 Environmental Management land on the eastern side of Narara Creek does not currently have flood free access and would be isolated in the event of flooding in the vicinity of Hanlan Street.

- a Any drainage and/or filling works on flood liable land (including access to the C3 land in the eastern section of the site) must not result in any adverse upstream or downstream flooding impacts.
- b The developer is to be responsible for the design and construction of all internal and external drainage works required for the development.
- c No residential lots are to be created on land that falls below the 1%AEP line.
- d Catchment flood flows and any flows that may be associated with dam failure are to be contained and passed safely through the developed areas and discharged appropriately in accordance with Council's standards for development. Any increase in stormwater flows is to be detained on site to ensure that there is no chance of increase in downstream flooding.
- e In the vicinity of flood liable land, an adequate building curtilage to accommodate a rural residential dwelling and associated activities above the Probable Maximum Flood line is to be identified at the time of subdivision/development.
- f All land use activities, including fencing, landscaping etc. associated with rural residential living are not to impact on the flow of floodwaters either up or downstream.

#### **5.8.4.7 Environmental Heritage**

The site has played a significant role in the development of agricultural and horticultural research on the Central Coast. Consultant studies have been prepared in relation to the heritage values of the land. Some buildings and elements on the land have been identified in Central Coast LEP 2022 for listing as Heritage

Items under Schedule 5 of the Central Coast LEP 2022 Council's Heritage Inventory Sheets are required to be updated to include these additional items. This chapter provides further guidelines for these items.

- a As per the Central Coast LEP 2022, **Table 1** lists items of environmental heritage.

Item	Location
Manager's Cottage, Hen House (former Shower Block) and curtilage	Located in the centre of the site to the west of the existing access road
Former Grafting Shed/Administration Block and curtilage	Two storey weatherboard building located on low side of the existing main access road in the centre of the site
Group of <i>Taxodium distichum</i> (Bald Cypress)	Located at the entrance of the site on the eastern (low) side of the existing main access road
Specimen of <i>Syncarpia glomulifera</i> (Turpentine)	Located on the eastern boundary near the entrance to the site
Group of <i>Araucaria cunninghamii</i> (Hoop Pines)	Located to the west of row of callery pears and on the western side of the existing internal access road
Plantation of <i>Carya illinoensis</i> (Pecan)	Located to the east of the dam wall and south of the dam overflow
Row of <i>Pyrus calleryana</i> (Callery Pear),	Located to the east of the main access road on the flood plain on land to be zoned C3
Type of specimen of <i>Pyrus calleryana</i> (Callery Pear) strain D6	Located to the north west of the main existing building complex
Main Entrance Gate Posts	Located at the main entrance to the site at the terminus of Research Road

- b The provisions of Clause 5.10 of the Central Coast LEP 2022 are required to be considered in respect to any of the above items of environmental significance in relation to any future Development Applications.

- c All heritage items are to be used and managed in accordance with the relevant Heritage Inventory Data sheets held in the office of the Council and the Conservation Management Plan Review prepared by David Scobie Architects for the site .

- d The Main Entrance gates, *Syncarpia glomulifera* (Turpentine) and *Taxodium distichum* (Bald Cypress) are to be retained and incorporated into an entrance statement for the subdivision/development, with consideration for interpretative signage.

- e The functional importance of the layout of the place should be maintained and / or interpreted by:
- maintaining the significant visual and physical links between the place and the surrounding countryside;
  - conserving the significant built and landscape elements and their settings; and
  - investigating, recording and interpreting, where appropriate, the archaeological evidence of the original / earlier site development.

f The following criteria will need to be satisfied in order to conserve existing significant fabric, and ensure that any new development relates sympathetically to significant built and landscape heritage elements and the significance of the site as a whole:

- i New uses for any part of the site should be compatible with the retention of the significance of the elements to be retained and the site as a whole.
- ii Change to significant built elements, such as the alteration of their external form, appearance and detail, should be minimised except where it involves removal of intrusive elements.
- iii The significant physical and visual relationships between the place and its heritage landscape setting should be retained.
- iv Significant built fabric should be protected from damage which may arise from visitor impact, management interventions to facilitate or control visitation, and installation of fixed interpretation media. Any new developments e.g. interpretation devices should sustain the heritage significance of the site.
- v Any new developments should be appropriate in terms of siting and setbacks, including the retention of appropriate visual and spatial relationships. They should also be compatible with the scale, form and character of existing landscape elements and harmonise with existing colour schemes and materials.

#### **5.8.4.8 Best Practice Management**

Given the scale of the development, there is opportunity to implement total water cycle management including the integration between stormwater, potable water and possible grey water re-use, as well as rainwater harvesting to water street trees and the like. The site could be used to showcase best practice management and set a leading example of sustainable urban development.

- a All stages of the development are to be designed in accordance with the requirements of Council's Civil Works Specification to ensure an integrated approach to water management, nutrient control and embodies best practice water sensitive urban design.
- b All stages of development, including site preparation, subdivision/development and building works, shall incorporate soil conservation measures to minimise soil erosion and siltation during and upon completion of all works. Measures to be employed are to comply with the Erosion and Siltation Control provisions of Council's Civil Works Specification.

#### **5.8.4.9 Site Contamination**

Due to the history of land use, *State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land* needs to be considered. Preliminary assessments and further site contamination investigations were undertaken and concluded that the land was suitable for rezoning to residential purposes subject to additional matters as required below.

- a A Site Remediation Action Plan is to be prepared and implemented in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* and the document *Managing Land Contamination - Planning Guidelines*.
- b A Site Validation Report be prepared and implemented in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* and the document *Managing Land Contamination - Planning Guidelines*.

- 
- c Prior to the issuing of a construction certificate/releasing engineering plans for future subdivision/development works, Council shall be issued with a Site Audit Statement by an accredited Department of Environment and Conservation (former EPA) Auditor stating the land is suitable for its intended uses.
  - d A Phase 2 Contamination Assessment is required to be submitted with any future development applications for development within the proposed Stage 3 development as shown in Figure 1 (see Stage 3). Any remediation or management of contaminated areas, if identified during the Phase 2 assessment, must be conditioned to be complied with.

#### **5.8.4.10 Residue C2 - Environmental Conservation Allotment**

The residue C2 - Environmental Conservation lot in the western section of the site has very high environmental and scenic qualities that need to be protected in the long term. There is only a limited area available for the erection of a dwelling and the undertaking of other private land use activities. The remainder of the lot is to be protected to maintain its environmental and scenic qualities. In addition to other matters specified in this chapter, the following matters apply specifically to this proposed lot.

- a The dwelling house and associated landscaping/rural residential activities are to be located in the cleared area in the location shown on the attached plan.
- b a Bushland Management Plan for the land is to be prepared and agreed to by Council and the owners in relation to managing and protecting the high environmental qualities of this lot for the long term.



Central Coast Council

Planning Proposal

Lot 27 DP 1223375

310 Terrigal Drive

TERRIGAL

File No: RZ/5/2023; PP\_2023\_1899

March 24



Planning Proposal  
Lot 27 DP 1223375  
310 Terrigal Drive,  
Terrigal

File No: RZ/05/2023; PP\_2023\_1899

Date: March 24

Gateway

Central Coast Council

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ABN 73 149 644 003

Lot 27 DP 1223375  
310 Terrigal Drive,  
TERRIGAL

File No: RZ/05/2023; PP\_2023\_1899

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## Background & Locality Context

The subject site is located at 310 Terrigal Drive, Terrigal (the site). The site is a vacant triangular lot at the intersection of Terrigal Drive and Charles Kay Drive, comprising a site area of 4,262m<sup>2</sup>. The site is zoned R1 General Residential and has a maximum building height control of 8.5m and a maximum floor space ratio (FSR) of 0.5:1 (plus bonus provisions).

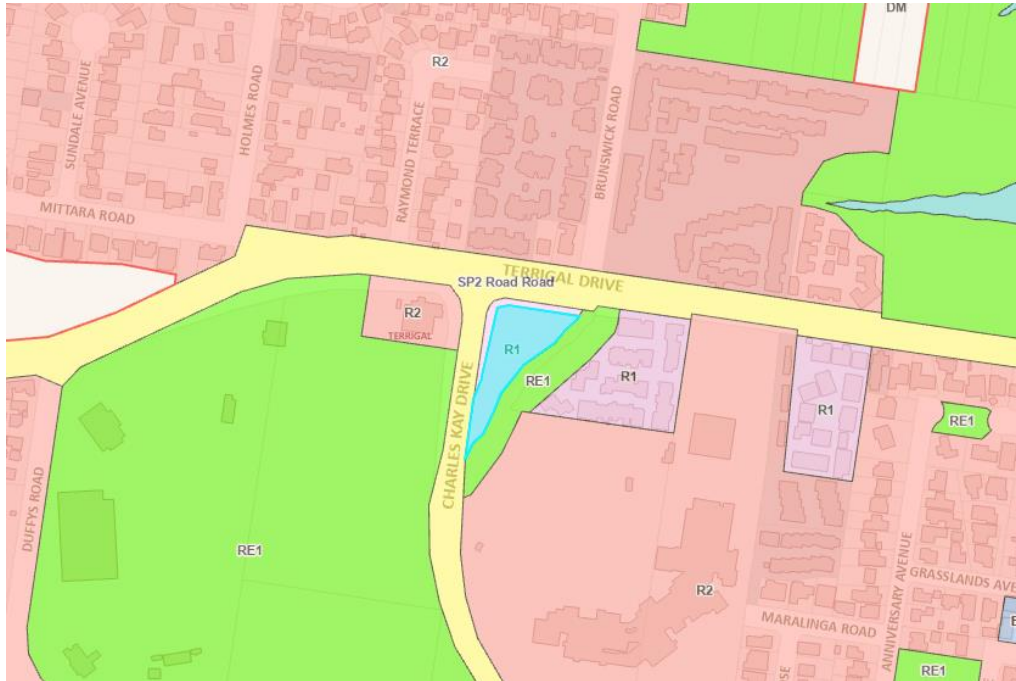
The site's immediate context includes a mix of low-density residential development predominantly in the form of townhouses and detached dwellings, Terrigal High School, Duffys Oval and a range of associated sporting fields, and a water course which runs along the eastern boundary, feeding into the Terrigal Lagoon. The existing site is vacant and densely vegetated with grass and shrubs at the northern part of the site, and with trees along the north-eastern boundary where the riparian zone forms part of the adjacent 3rd order stream. There is presently no vehicular access to the site; however, a vehicular crossing exists on Charles Kay Drive along the western site boundary, 40m south of Terrigal Drive.

Figure 1: Location



Source: Urbis 2022

Figure 2: Existing Zoning



The immediate surrounding development includes:

- To the north of the site across Terrigal Drive is 'Blue Point' estate, containing approximately 50 1-2 storey modern townhouses located at 2 Brunswick Road. Further to the north and north-west of the site are 1-2 storey dwelling houses.
- To the east and south-east of the site is a strata title village community of 31 1-2 storey seniors housing residences, 'The Grange', located at 306 Terrigal Drive. Further to the east is Terrigal High School.
- To the south of the site is heavy vegetation and a pedestrian and cycleway running along the south-west boundary of the site. Further south is Terrigal High School and associated large sporting field.
- To the west of the site across Charles Kay Drive is Terrigal Ambulance Station, a single storey brick building with vehicular access off both Charles Kay Drive and Terrigal Drive. Also located west of the site is Duffys Road Oval, Terrigal United Football Club, Terrigal Tennis, Breakers Indoor Sports Stadium and Terrigal BMX Club.

The key site characteristics are detailed in the table below.

Feature	Description
Street Address	310 Terrigal Drive, Terrigal NSW 2260
Lot and DP	Lot 27 / DP 1223375
Site Area	4,262m <sup>2</sup>
Site Dimensions	70m northern frontage to Terrigal Drive, 135m western frontage to Charles Kay Drive, 165m south-eastern boundary
Easements and Restrictions	The site is subject to a number of easements and covenants: <ul style="list-style-type: none"> <li>• 6m wide water drainage easement towards the southern corner of the site.</li> <li>• Easement for noise, dust and vibration</li> <li>• Positive covenant</li> <li>• Conditions in crown grant</li> <li>• Restriction on the use of the land – no means of vehicle access shall be constructed or allowed to be constructed to or from the land to Terrigal Drive or part of frontage to Charles Kay Drive.</li> </ul>
Topography	The site forms a triangular shaped allotment, which is predominately flat with an RL of 3 m. The site rises north-west towards Charles Kay Drive with RL of 5 m.
Vegetation	The existing site is vacant and densely vegetated with grass and shrubs at the northern part of the site, and with trees along the north-eastern boundary where the riparian zone forms part of the adjacent 3rd order stream.
Site Access	There is presently a vehicular crossing exists on Charles Kay Drive along the western site boundary, 40m south of Terrigal Drive.
Bushfire	The southern, northern and north-eastern portion of the site are identified as bushfire prone 'vegetation buffer' land.
Services and utilities	An existing Council stormwater pipeline system is located within Terrigal Drive and Charles Kay Drive that drains from the existing road network into the unnamed creek to the east of the site. An existing gravity sewer main is located along the western side of Charles Kay Drive. An existing sewer connection to the sewer main is located at the site's western boundary. An existing water main is located within the centre of both Charles Kay Drive and Terrigal Drive, however there is currently no connection to the water main from the site. An existing gas main is located within Charles Kay Drive and Terrigal Drive, however there is currently no connection from the gas main to the site.
Hydrology	The site is flood affected, with peak 1% AEP flood depths varying across the site. Towards the creek and within the site, peak 1% AEP flood depths reach 1.5 metres. The remainder of the site has 1% AEP flood depths ranging from 400mm to 900mm. In the Probable Maximum Flood (PMF) event, flood depths range from 1,600mm to 2,500mm.

## Part 1 Objectives or Intended Outcomes

The Planning Proposal seeks to amend the *Central Coast Local Environment Plan 2022* (CCLEP) to increase the permissible height of builds, the floor space ratio and permit additional uses on 310 Terrigal Drive, Terrigal.

The objective of this proposal is to:

- a) Amend the maximum height of buildings in the CCLEP from 8.5m to 25m on the site,
- b) Amend the maximum floor space ratio in the CCLEP from 0.5:1 to 1.3:1 on the site,
- c) Amend Schedule 1 Additional permitted use in the CCLEP to enable a retail premise to be established on the site, limited to 150m<sup>2</sup> and
- d) Amend Location Specific Development Controls of the Central Coast Development Control Plan (DCP), Chapter 5.11 Terrigal: Corner Charles Kay Drive and Terrigal Drive, to include site specific controls.

The intended outcomes include:

- Unlock development and uplift potential on a vacant and underutilised site in a prominent corner location with strong connectivity to other local centres within the Central Coast region.
- Facilitate the immediate delivery of housing within an area identified as a focus for future housing development.
- Address the 'missing middle' policy objective of the NSW Government through the delivery of medium density housing.
- Permit a mixed-use development that will contribute to the much-needed supply and variety of housing in Central Coast and offer local retail service to the community.
- Facilitate the delivery of an exceptional urban design outcome that responds to environmental and site constraints to mark the significant corner location.
- Rejuvenate the riparian zone on the site through the removal of weeds and improvement of stability and water quality.
- Provide local employment opportunities in close proximity to public transport, local services and amenities.

## Part 2 Explanation of Provisions

The proposed outcome of the Planning Proposal will be achieved by amending the CCLEP as follows:

- Amend the CCLEP 2022 Height of Buildings Map to provide a building height control of 25m across the site.
- Amend the CCLEP 2022 Maximum Floor Space Ratio Map to provide a maximum floor space ratio control of 1.3:1 across the site.
- Amend Schedule 1 Additional Permitted Uses to include the Lot 27 DP 1223375 to permit retail premises on the site (limited to 150m<sup>2</sup>).

The proposed mapping amendments are provided within Part 4 of this report.

The Planning Proposal is accompanied by a draft site-specific Development Control Plan (DCP) which provides the detailed guidelines and controls for the delivery of the indicative concept. The draft DCP will be further developed in consultation with agencies.

Table 1: Explanation of Amendments

Provision	Existing	Proposed
Schedule 1 – Additional Permitted Uses	None	To include the following property: <ul style="list-style-type: none"> <li>• Lot 27 DP 1223375 (310 Terrigal Drive, Terrigal)</li> </ul> And permit the use of <i>retail limited to 150m<sup>2</sup></i> .
Floor Space Ratio	0.5:1	1.3:1
Height of Building	8.5 metres	25 metres

## **Part 3 Justification**

### **Section A – Need for the Planning Proposal**

#### **1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?**

No, the Planning Proposal is not the direct result of an endorsed local strategic planning statement, however it is considered that the proposal is consistent with the objectives and themes of Council strategies.

Council's draft Central Coast Local Housing Strategy (CCLHS) identifies a preference to contain housing growth within the current urban area to minimise environmental impacts, with a strong focus on medium density infill housing in existing residential zones with high amenity. The draft strategy identifies opportunities for increasing housing density in high amenity locations, noting areas such as Terrigal, Wamberal and Forresters Beach.

According to the draft CCLHS, recent housing completions in the Central Coast have not kept pace with demand for projected housing need, creating a shortfall in housing supply and housing affordability issues. This lack of housing supply is partly attributable to a lack of available and unconstrained land in the region. There is an immediate need to accommodate Central Coast's growing population, and current stock is not diverse enough to meet housing demand and the diverse needs of the Central Coast community.

These recommendations in the CCLHS align with the housing reforms introduced by the NSW Government in late 2023, which seek to address the housing crisis through reforms that will fast track delivery of a greater diversity of homes, such as residential flat buildings of 3-6 storeys, terraces, townhouses, duplexes and smaller apartment blocks.

The Planning Proposal provides an opportunity to deliver much needed housing supply and variety for the Central Coast region. The site is located on land that is already zoned R1 and is within an established urban area of high amenity, well serviced by infrastructure and public transport. The site is currently vacant and ready for immediate supply of additional housing on a prominent corner location close to the Terrigal Town Centre. A Planning Proposal for a 32m building height was submitted to Council and referred to the Local Planning Panel in November 2023, however this has been revised and reduced to 25m, better aligning with the character of the Terrigal area and the miss, whilst providing much needed medium density housing.

An Urban Design Study was prepared for the site (CKDS Architects) and demonstrates that the indicative design concept of the redevelopment (in accordance with the proposed amended planning controls) has the potential to deliver 40 dwellings. This would provide greater diversity in the form of residential apartments and providing housing opportunities in a high amenity location. The proposal is supported by several studies undertaken for the site which have been reviewed by internal Council staff:

- The Traffic and Transport Assessment prepared by Arc Traffic + Transport indicates that the proposed increase in residential density will not have adverse traffic impacts on the surrounding road network.
- The Ecological Assessment Report prepared by Integrated Site Planning reveals there are no threatened flora species and no significant fauna habitat on the site. While the vegetated riparian zone associated with the 3rd order stream contains native tree and groundcover species, it is generally considered to be in poor condition, is mostly of low biodiversity value and is



dominated by introduced weed species. The Planning Proposal therefore provides opportunity to remove these weeds and improve the water quality as part of future development on the site.

- The Bushfire Assessment Report concludes that the proposed LEP amendments, with the addition of the recommended bushfire protection measures, will provide a reasonable and satisfactory level of bushfire protection to the proposed development.
- The Floodplain Risk Management Plan prepared by Rienco Consulting demonstrates that flood impacts resulting from the proposed built form are generally isolated to the site and do not affect the trafficability of the site. The proposed development also generates no plausible change to the flood function of the site, or other adjoining sites.

**2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes, a Planning Proposal is the best means of achieving the objectives and intended outcomes to enable redevelopment of the site as the scale of change sought is considered to be outside the scope of variation to the current planning controls.

**Section B – Relationship to strategic planning framework**

**3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

**Central Coast Regional Plan (2041)**

The Central Coast Regional Plan 2041 (CCRP) applies to the Central Coast Local Government Area (LGA). The CCRP is a regional strategic land use framework that supports economic growth and revitalisation of the Central Coast, identifying actions to address the region's challenges and opportunities.

The table below demonstrates how the Planning Proposal is generally consistent with relevant directions identified in the CCRP.

Table 2: Central Coast Regional Plan - Objectives

Direction	Applicable	Assessment/Comment
<b>Objective 1:</b> A prosperous Central Coast with more jobs close to home	Yes	The proposal will support interim jobs in construction and related industries through future site development, as well as long term job opportunities through café premise on the corner of two main connecting roads in Terrigal.
<b>Objective 2:</b> Support the right of Aboriginal residents to economic self-determination	N/A	The Planning Proposal does not relate to Aboriginal Land.
<b>Objective 3:</b> Create 15-minute neighbourhoods to support mixed, multi-	Yes	The proximity of the site to existing road and transport infrastructure, Terrigal Beach and the Town Centre contributes to realising the Central Coast's vision for creating 15-minute neighbourhoods.

Direction	Applicable	Assessment/Comment
modal, inclusive and vibrant communities		
<b>Objective 4:</b> An interconnected Central Coast without car-dependant communities.	Yes	The site is connected to the public transport network and within walking distance to Terrigal.
<b>Objective 5:</b> Plan for 'nimble neighbourhoods', diverse housing and sequenced development	Yes	The planning proposed is expected to contribute to nimble neighbourhoods by increasing the diversity of housing choice in Terrigal.
<b>Objective 6:</b> Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments	Yes	The site contains a 3rd order stream and riparian zone along the south-eastern boundary, which is largely weed infested and of low biodiversity value. Future development of the site seeks to encroach into the outer riparian zone, however there is a commitment to restore the quality of the waterway through replanting of native trees and vegetation.
<b>Objective 7:</b> Reach net zero and increase resilience and sustainable infrastructure	No	The Planning Proposal does not contribute to reaching net zero and increasing resilience.
<b>Objective 8:</b> Plan for businesses and services at the heart of healthy, prosperous and innovative communities	No	The Planning Proposal does not relate to the provision of businesses and services.
<b>Objective 9:</b> Sustain and balance productive rural landscapes	No	The Planning Proposal does not relate to rural landscapes.

Table 3: Central Coast Regional Plan 2041 – Planning Priorities

Narara Planning Priorities	Applicable	Assessment/Comment
<b>Priority 1:</b> Focus economic development in the Somersby to Erina Growth Corridor	No	The subject site is in Terrigal.
<b>Priority 2:</b> Build resilience on the Woy Woy Peninsular by limiting development in hazard areas	No	The subject site is in Terrigal.



Narara Planning Priorities	Applicable	Assessment/Comment
and revitalising centres through public domain improvements.		
<b>Priority 3:</b> Invest in green and active transport connections to reduce car dependency	No	The Planning Proposal does not relate to transport.
<b>Priority 4:</b> Protect vegetated ridgelines and enhance the enjoyment of conservation areas for passive recreation activity compatible with the natural environment.	Yes	The Planning Proposal will better utilise the existing site to allow passive enjoyment of the vegetated area and waterway.
<b>Priority 5:</b> Identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing.	Yes	The Planning Proposal will enable better use of the site for a greater variety and diversity of housing choices in the Central Coast as one of few infill opportunities in Terrigal.

**4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary of GCC, or another endorsed local strategy or strategic plan?**

**Central Coast Local Strategic Planning Statement**

The Central Coast Local Strategic Planning Statement 2020 (LSPS) guides land use planning and decision making for the future of the Central Coast LGA. The LSPS came into effect on 21 August 2020 and outlines the desired future direction for housing, employment, transport, recreation, environment and infrastructure. Terrigal is to be changed from a 'town centre' to a 'local centre' in the proposed centres hierarchy. The proposal is consistent with the local planning priorities as outlined in the table below.

Table 4: Central Coast LSPS 2020 – Planning Priorities

Narara Planning Priorities	Applicable	Assessment/Comment
<b>Priority 1:</b> Align development to our infrastructure capability.	Yes	The Planning Proposal optimises the existing infrastructure and services available on the site to deliver housing that will meet the needs of the growing Central Coast population.
<b>Priority 8:</b> Provide for the housing needs of our growing region.	Yes	The Planning Proposal includes six levels of residential units which will include a mix of bedroom typologies to respond to the diversity in demand.
<b>Priority 24:</b> Map, protect, and cherish natural areas and ecosystems.	Yes	The Planning Proposal seeks to improve the existing waterway and ecosystems associated with the 3rd order stream to the south-east of the site.

Narara Planning Priorities	Applicable	Assessment/Comment
<b>Priority 35:</b> Integrate land use and infrastructure.	Yes	The site is strategically located on the fringe of Terrigal, along existing transport and road infrastructure and is well serviced.

#### Community Strategic Plan

The proposal is consistent with the five themes of the Community Strategic Plan. An assessment of the proposal against the Community Strategic Plan is located under Section 01 Assessment and Endorsement attached to this proposal.

#### (Draft) Central Coast Local Housing Strategy

The Draft Central Coast Local Housing Strategy identifies the challenges and barriers to meeting the diverse housing needs across the Central Coast, including rapid population growth that puts pressure on the housing market, the lack of diversity in housing typologies, and constraints on supply of zoned and serviced residential land. The objectives of the CCLHS are to encourage the provision of quality housing that meets diverse needs in areas of high amenity, in identified growth areas and sustainable greenfield areas.

The draft strategy also identifies opportunities for increasing housing density in high amenity locations noting areas such as Terrigal, Wamberal and Forresters Beach. This Planning Proposal is considered to be consistent with the objectives and relevant actions of the draft CCLHS.

#### Community Coast Affordable and Alternative Housing Strategy 2020

The Central Coast Affordable and Alternative Housing Strategy 2020 aims to build a vision for a fair and inclusive region, where everyone has access to affordable and sustainable housing. The Planning Proposal is consistent with the following strategic themes:

- Creation of affordable rental housing
- Facilitation of affordable and lower cost housing

The proposal provides for diversity in housing typologies by facilitating the delivery of medium-density housing. The immediate area is characterised by single dwelling and multi-dwelling housing. The proposed residential flat building therefore provides greater housing choice and in turn, more affordable housing options. As such, the Planning Proposal will deliver on the vision for Central Coast as Terrigal is currently experiencing housing affordability issues as a result of people living in and paying for larger-than-necessary dwellings.

#### 5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes, the Planning Proposal is consistent with the following State and regional studies.

#### A 20 – Year Economic Vision for Regional NSW

The 20-Year Economic Vision for Regional NSW 2018 sets out the Government's priorities and plans to achieve long-term social and economic success for regional communities across the state. The site is well-placed to benefit from the planned improved travel between regional centres, being located on a gateway intersection, providing access to both Terrigal and other regional centres in the Central Coast. As such, the proposal will facilitate the delivery of housing that is easily accessible to employment opportunities.

#### Net Zero Plan

The Net Zero Plan Stage 1: 2020-2030 outlines the NSW Government's action on climate change and goal to reach net zero emissions by 2050. The proposal will deliver on this vision through facilitating housing that is close to bus services and major transport routes, encouraging the use of public transport. The site's proximity to Terrigal Town Centre also provides opportunities for residents to walk or cycle, thereby reducing private vehicle trip movements and assisting the State objective to create low-carbon cities.

#### Future Transport Strategy: Our vision for transport in NSW (2022)

The Future Transport Strategy sets out the direction for improving every part of the State's transport system to help make NSW the most liveable state in the world. The site is suitably located to benefit from the focus on improved connectivity between Central Coast and Greater Sydney by facilitating housing supply closer to people's place of employment. The Planning Proposal also delivers on the Strategy's strategic directions through locating housing in a prominent location at the intersection of two major roads with direct access to bus services and proximity to Terrigal Town Centre, thereby optimising existing infrastructure and supporting the transition to net zero greenhouse gas emissions.

#### 6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP). The full assessment is contained within the supporting documentation of this proposal (see 07 Assessment and Endorsement).

SEPP	Applicable	Consistent
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021.</b>		
<b>Chapter 2 – Vegetation in Non-Rural Areas</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 – Koala habitat protection 2020</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 4 – Koala Habitat Protection 2021</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 5 – River Murray lands</b>	N	N/A
<b>Chapter 6 – Water Catchment</b>	N	N/A
<b>State Environmental Planning Policy (Housing) 2021</b>		
<b>Chapter 2 – Affordable Housing</b>	N	N/A
<b>Chapter 3 – Diverse Housing</b>	N	N/A
Part 1: Secondary Dwellings	N	N/A

SEPP	Applicable	Consistent
Part 2: Group Homes	N	N/A
Part 3: Co-living Housing	N	N/A
Part 4: Built-to-rent Housing	N	N/A
Part 5: Seniors Housing	N	N/A
Part 6: Short-term Rental Accommodation	N	N/A
Part 7: Conversion of Certain Serviced Apartments	N	N/A
Part 8: Manufactured Home Estates	N	N/A
Part 9: Caravan Parks	N	N/A
<b>State Environmental Planning Policy (Industry and Employment) 2021.</b>		
<b>Chapter 3 – Advertising and Signage</b>	N	N/A
<b>State Environmental Planning Policy (Planning Systems) 2021</b>		
<b>Chapter 2 – State and Regional Development</b>	N	N/A
<b>Chapter 3 – Aboriginal Land</b>	N	N/A
<b>State Environmental Planning Policy (Precincts—Regional) 2021</b>		
<b>Chapter 5 – Gosford City Centre</b>	N	N/A
<b>State Environmental Planning Policy (Primary Production) 2021.</b>		
<b>Chapter 2 - Primary Production and Rural Development</b>	N	N/A
<b>Chapter 3 - Central Coast Plateau Areas</b>	N	N/A
<b>State Environmental Planning Policy (Resilience and Hazards) 2021.</b>		
<b>Chapter 2 - Coastal Management</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 – Hazardous and Offensive Development</b>	N	N/A
<b>Chapter 4 - Remediation of Land</b>	Y	Consistent with the provisions of this SEPP.
<b>State Environmental Planning Policy (Resources and Energy) 2021.</b>		
<b>Chapter 2 – Mining, Petroleum Production and Extractive Industries</b>	N	N/A
<b>Chapter 3 – Extractive Industries in Sydney Area</b>	N	N/A
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>		
<b>Chapter 2 – Infrastructure</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 – Educational Establishments and Childcare Facilities</b>	N	N/A

The proposal is considered to be generally consistent with the applicable SEPPs.

**7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?**

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within the supporting documentation of this proposal.

Table 5 S.9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
<b>Planning Systems</b>			
1.1	Implementation of Regional Plans	Y	Y
1.2	Development of Aboriginal Land Council Land	N	N/A
1.3	Approval and Referral Requirements	Y	Y
1.4	Site Specific Provisions	Y	Y
1.5	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
1.10	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	N	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N	N/A
1.14	Implementation of Greater Macarthur 2040	N	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N	N/A
1.16	North West Rail Link Corridor Strategy	N	N/A
1.17	Implementation of Bayside West Place Strategy	N	N/A
<b>Design &amp; Place</b>			

No.	Direction	Applicable	Consistent
2.1	Not active yet	N	N/A
<b>Biodiversity &amp; Conservation</b>			
3.1	Conservation Zones	Y	Y
3.2	Heritage Conservation	Y	Y
3.3	Sydney Drinking Water Catchments	N	Y
3.4	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N	Y
3.5	Recreational Vehicle Areas	N	Y
3.6	Strategic Conservation Planning	N	Y
3.7	Public Bushland	N	Y
3.10	Water Catchment Protection	N	Y
<b>Resilience &amp; Hazards</b>			
4.1	Flooding	Y	Y
4.2	Coastal Management	Y	Y
4.3	Planning for Bushfire Protection	Y	Y
4.4	Remediation of Contaminated Lands	Y	Y
4.5	Acid Sulfate Soils	Y	Y
4.6	Mine Subsidence & Unstable Land	N	N/A
<b>Transport &amp; Infrastructure</b>			
5.1	Integrating Land Use & Transport	Y	Y
5.2	Reserving Land for Public Purposes	N	N/A
5.3	Development Near Regulated Airports and Defence Airfields	N	N/A
5.4	Shooting Ranges	N	N/A
<b>Housing</b>			
6.1	Residential Zones	Y	Y
6.2	Caravan Parks and Manufactured Home Estates	N	N/A
<b>Industry &amp; Employment</b>			

No.	Direction	Applicable	Consistent
7.1	Business & Industrial Zones	N	N/A
7.2	Reduction in non-hosted short-term rental accommodation period	N	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
<b>Resources &amp; Energy</b>			
8.1	Mining, Petroleum Production and Extractive Industries	N	N/A
<b>Primary Production</b>			
9.1	Rural Zones	N	N/A
9.2	Rural Lands	N	N/A
9.3	Oyster Aquaculture	N	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A

### Section C – Environmental, Social and Economic Impact

#### 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

##### Biodiversity

The Ecological Assessment Report prepared by Integrated Site Planning found that no threatened ecological communities were observed within the development area. However, a small patch of Swamp Sclerophyl Forest on Coastal Floodplain Endangered Ecological Communities may be present in the southern part of the site, outside the development area. Further, the site is not mapped as having sensitive biodiversity values and does not contain potential habitat for threatened biodiversity. The proposed development will not be carried out in a declared area of outstanding biodiversity value.

The proposed development footprint will be mostly limited to the existing disturbed, cleared and managed areas of the site. The native vegetation present on the site consists of a highly disturbed 2,000sqm area of Blackbutt trees to the east and south of the site due to historical clearing and weed invasion by species, such as *Cinnamomum camphora*, *Ligustrum sinense* and *Lantana camara*. This area is less than the 0.25ha native vegetation clearing threshold and therefore does not trigger the Biodiversity Offset Scheme. A Biodiversity Offset Scheme Entry Threshold (BOSET) Report is provided at Appendix 1 of the Ecological Assessment Report. The BOSET report concludes that a Biodiversity Development Assessment Report (BDAR) is not required.

##### Ecological Communities

The building envelope has been positioned towards the north-west corner of the site to minimise the impact of the proposal on ecological communities associated with the 3rd order stream and riparian zone at the south-east boundary of the site. The proposed building footprint encroaches into the outer VRZ at the south-east corner of the proposed building and the internal driveway, being within 30m of the adjacent stream. However, the VRZ contains some invasion by environmental weed species and most of the area is an existing cleared area of low biodiversity value.

It is difficult to avoid encroachment of the VRZ due to the irregular shape of the lot. The Guidelines for Riparian Corridors on Waterfront Land outline an 'averaging rule', allowing non-riparian uses within the outer 50% of the VRZ so long as that area is offset outside the VRZ.

The vegetation communities occurring on the site are considered to be in very poor condition. While some remnant canopy trees are recorded in the south-western and north-eastern corners of the site, including Blackbutt trees, the majority of the site has been previously cleared and is dominated by weeds and introduced species, such as *Camphor laurel* trees. While the proposed access off Charles Kay Drive will require the removal of several Blackbutt trees, these impacts will be mitigated and offset through native plantings at the north-eastern corner of the site, replenishing the existing cleared areas.

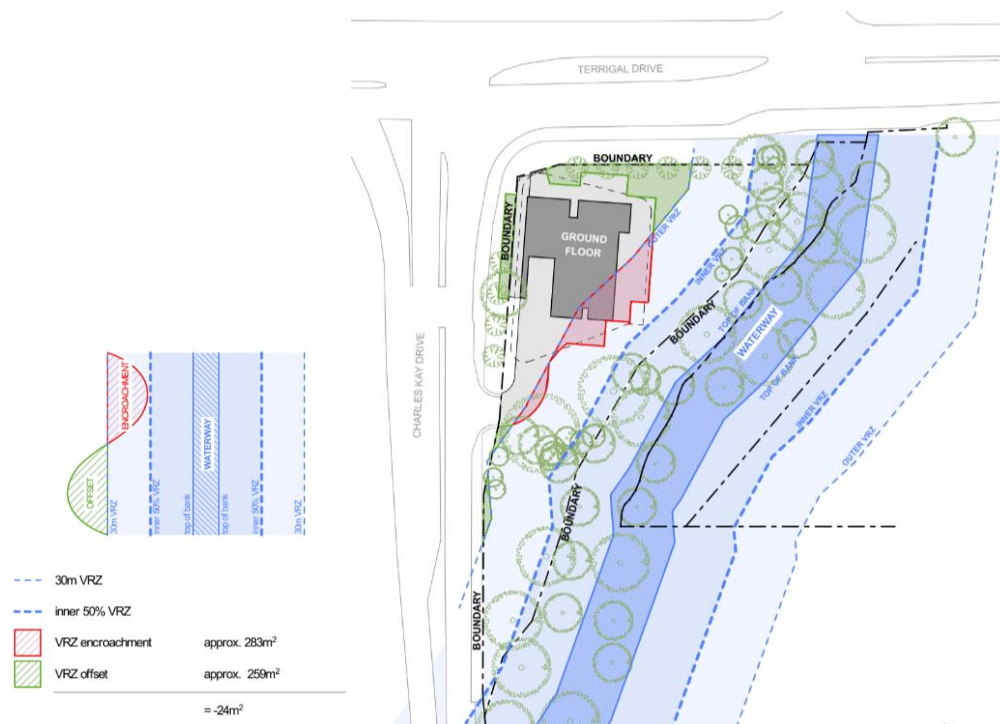
The assessment of the suitability of the habitat for threatened fauna species is based on the consideration of the development impacts to be limited to the areas already disturbed and edges of retained vegetation. The fauna habitats present around the existing and proposed development are highly modified and are not likely to be utilised by resident threatened fauna species. One possible hollow bearing tree was observed within the proposed development area. Seven threatened bat species



are known to occur in the locality and could occur due to suitable foraging habitat within the site. However, none of these species were observed on the site and the proposal will remove or modify a relatively small area (approximately 0.01ha) of habitats suitable for these species within the site. There are larger areas of suitable habitats present offsite within the locality that will not be impacted by the proposal. It is considered that the proposal is not likely to directly impact an area of known habitat for these species or have an adverse impact on the life cycle of these species such that a viable local population is likely to be placed at risk of extinction.

The three threatened flora species recorded within 5km of the site were subject to an initial assessment to determine candidate species with suitable habitat present within the subject site. The threatened species *Melaleuca biconvexa* was observed as a single patch of 13 trees in the southern portion of the site, outside the development area. All *Melaleuca biconvexa* plants are proposed to be retained. The Ecological Assessment Report includes a significant impact assessment for this threatened species, which concludes that the plants within the site form part of a small local population of this species and the site is not likely to contain habitat critical to the survival of this species. No other threatened flora species were observed on the site, and the site has a low suitability as habitat for other threatened flora species. It is considered that the proposal is not likely to have an adverse impact on the life cycle of any threatened flora species such that a viable local population is likely to be placed at risk of extinction.

Figure 3: VRZ Encroachment



Source: CKDS Architects 2024

**9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Other environmental effects associated with the future development of the site can be suitably mitigated through further design development. The building envelope and placement of the building footprint has been strategically designed based on the technical advice.

**Built Form and Context**

While the building skyline of Terrigal is relatively low and the proposed building envelope is taller than buildings in the immediate surrounding area, the building sits well below the existing tree canopy and the site's corner location acts as a prominent marker and gateway to Terrigal Town Centre (refer Figure 4). This creates a building envelope that has reduced visual impacts along approach routes, while emphasising the site's prominent corner location. The proposed building envelope is also not inconsistent with other buildings in the context of the broader beachfront. Additionally, as an isolated island site and physically distanced from other buildings, there are no overshadowing impacts to the neighbouring properties and minimal visual impacts. The site's corner location and wraparound balconies also enable good solar access to the site.

The proposed height is consistent with the State-led focus towards medium-density development in the Greater Sydney region to deliver additional housing, with the building envelope sitting comfortably on this corner site with substantial separation from adjoining development. The proposed height of six storeys is an appropriate scale along Terrigal Drive, upper levels are expected to be recessed to reduce the perceived bulk and scale of the development, and will sit below the canopy of the trees on site.

Due to site characteristics, the building footprint is limited and therefore has been positioned to ensure minimal environmental impacts in relation to traffic and transport, flooding and biodiversity. As illustrated in the Urban Design Report prepared by CKDS Architects, it is most appropriate to locate the building footprint towards the north-western corner of the site.

Figure 4: Site Section: East-West

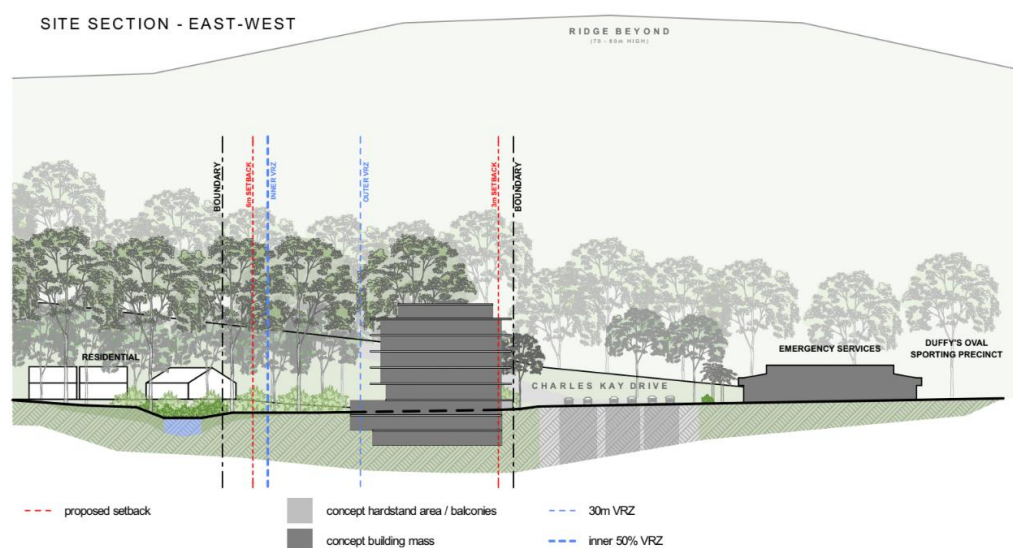


Figure 5: Site Section: North-South



Source: CKDS Architects 2024

The proposal is setback from neighbouring properties to the north via Terrigal Drive, from the west via Charles Kay Drive, and from the south-east through the dense riparian vegetation. The draft site-specific DCP accompanying this Planning Proposal provides appropriate setback provisions to ensure the building footprint is suitable for the specific context of the site.

The overall height, bulk and scale and setbacks respond contextually to the site's location between the centres of Terrigal and Erina, while being sensitive to the lower scale of the nearest residential properties to the north and east.

#### Tree Removal and Landscaping

Existing trees on the site are located mainly on the western, southern and eastern periphery of the site and on Council's nature strip outside the western boundary of the property. Existing vegetation consists mainly of mature native trees, with introduced young to mature, self-sown camphor laurels dispersed throughout.

The Arboricultural Impact Assessment prepared by Michael Shaw Consulting Arborist assesses the trees potentially affected by the proposed development. While the site has around 200 trees, these are mostly contained around the riparian corridor to the south-east of the site. Of the 17 trees assessed by the report, two are proposed to be retained, being a 20m high Mountain Blue Gum tree and 25m high Blackbutt tree. The 15 remaining trees are required to be removed to facilitate the proposed development, with the development footprint having either direct or unsustainable encroachment into their tree protection zones (TPZ), are damaged or are undesirable weed species, including five exempt *Camphor Laurel* trees 10-20m high. All other trees not listed specifically in the Arboricultural Impact Assessment will not be affected by the proposed development if protected in accordance with AS4970-2009.

The site presents the opportunity to enhance Connections to Country through removal of exotic weeds and improvements to ecological quality via planting of indigenous species. In keeping with the existing dense vegetation associated with the riparian corridor on the site, the intent is for the site to retain and protect existing indigenous trees where viable, and replant native shrubs, grasses and trees. Large canopy trees, predominantly indigenous, are a dominant component of the landscape character of the locality, and as such, the landscaping on the site is consistent with the bushland character of the area.

#### **Visual Impact**

The Visual Impact Assessment prepared by OG Urban assesses the impact of the development from six different viewpoints. The assessment concludes that while the corner of Terrigal Drive and Charles Kay Drive would experience the highest level of visual change and impact, its location has the potential to function as a visual gateway to Terrigal. The site also has potential to accommodate a larger-scale building given the density and height of existing trees and vegetation. The report suggests that at present, the vacant site exhibits a negative visual effect given the unkept appearance of the site. Whilst the proposal is higher than immediately surrounding development, the proposal does not dominate the intersection as the natural tree canopy remains a significant component of the view from most viewpoints, with the building reading as lower in scale than the existing trees.

From the creek overbridge to the east of the site, the view impacts are low to moderate as the proposal will be largely screen by existing riparian vegetation near the creek corridor. Further east along Terrigal Drive, the view impact is low as the building blends in with the existing trees lining both sides of the road.

From the south of the site on Charles Kay Drive, there will be a moderate visual impact which will be softened by existing trees along the western boundary of the site. While the proposed development will be positioned close to the roadway due to site constraints in comparison to other buildings along the streetscape, the proposed landscape treatment and café at the ground level activate this frontage and provide a positive visual element to the currently vacant and unkept site.

The site is naturally spatially separated from adjoining land uses through Terrigal Drive to the north, Charles Kay Drive to the west and the creek and dense vegetation to the south-east. The visual impact of the concept design will predominantly be from Terrigal Drive travelling east and west. The visual impact of the upper levels has been managed through recessing the uppermost level from all sides, reducing the visual bulk and scale of the development when viewed from eye-level, thereby creating a human-scale design.



Figure 6: Photomontage: Approaching the site via Charles Kay Drive



Figure 7: Photomontage: Approaching the site via Terrigal Drive East



Source: CKDS Architects, 2024

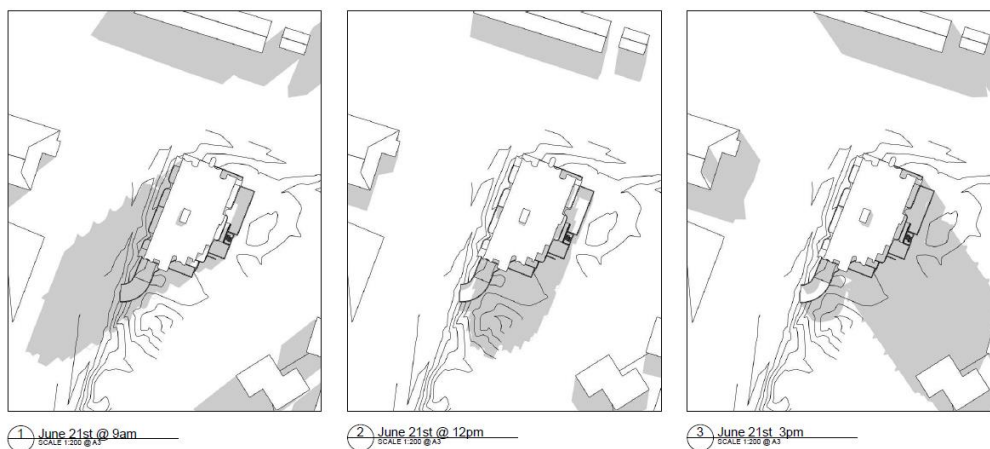
Figure 8: Photomontage: Charles Kay Drive and Terrigal Drive intersection



### Overshadowing

The shadow diagrams provided in the Urban Design Report prepared by CKDS Architects demonstrates that the site does not overshadow any nearby properties between 9am – 1:30pm. There is localised overshadowing to the residential properties to the south-east at 3pm however this is only for a short window. The building is significantly separated from adjoining development with Terrigal Drive to the north, Charles Kay Drive to the west and the creek and dense vegetation to the south-east.

Figure 9: Indicative Shadow Diagrams



Source: CKDS Architects, 2024

#### *Flooding and Stormwater*

The site is flood affected, with peak 1% AEP flood depths varying across the site. Towards the creek and within the site, peak 1% AEP flood depths reach 1.5 metres. However, in the vicinity of the site where the development is proposed, 1% AEP flood depths range from 400mm to 900mm. In the Probable Maximum Flood (PMF) event, flood depths range from 1,600mm to 2,500mm where the development is proposed.

The peak 1% AEP flood surface level adjacent to the café and ground floor residential floors is RL +4.1m AHD, and the finished floor level has been set to RL +5.8m AHD. All other built form elements sit above the PMF level.

The Floodplain Risk Management Plan prepared by Rienco Consulting sets out the post-development hydraulic modelling, which indicates that the peak 1% AEP flood is conveyed through the site in materially the same manner as it does pre-development. All ground floor areas of the development are well above the 1% AEP peak flood surface levels.

The impacts resulting from the proposed development are generally isolated to the subject site or the adjoining RE1 zoned watercourse. There is a minor 12mm increase in peak flood surface levels adjacent to Terrigal Drive, however this does not affect the trafficability of Terrigal Drive and only exceeds the CCDCP 2022 threshold for a few minutes. Peak flood velocity changes within portions of the adjacent watercourse by approximately 0.5m/s in the peak of the 1% AEP design flood. Such a minor impact could not plausibly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. For the portion of the site where development is proposed, the area functions predominantly as a floodway, with a small area of flood fringe at the western boundary. The Floodplain Risk Management Plan concludes that the proposal would have no material effect on flood behaviour downstream of the site, does not affect flood hazard off the site, and generates no plausible change to the flood function of the site, or other adjoining sites.

The proposal complies with the Section 9.1 Ministerial Direction for flooding. While the proposal will result in a modest increase in density, the proposal does not seek to change the land use zone. Thus, residential flat buildings are already permitted in this zone, and the proposal would be contained within the permissible footprint. The Planning Proposal does not impose flood related development controls above the residential flood planning level.

Stormwater runoff from all pervious and impervious surfaces within the proposed development will generally be collected by an in-ground pit and gravity pipe system. These will be sized to accommodate the 1% AEP storm event for the site, to ensure runoff can be collected and conveyed to the on-site detention (OSD) system.

A small portion of the low-lying areas of the site to the north and the portion of the driveway below the driveway crest level to the south will drain towards Terrigal Drive and Charles Kay Drive, respectively; however, this has been accounted for in the OSD system.

#### *Bushfire*

The Bushfire Assessment undertaken by Bushfire Hazard Solutions was prepared to assess the appropriate recommendations to mitigate and manage bushfire risk in relation to the development.

An Asset Protection Zone can be established wholly within the site. The report recommends that all grounds from the proposed buildings for a distance of 14 metres or to the property boundary (whichever comes first) are to be maintained. The report recommended that the roof and works to the northern, eastern and southern elevations of the building be constructed to BAL 29, whilst works to the western elevation of the building be constructed to BAL 19.

The site benefits from direct internal ingress/egress via Charles Kay Drive, enabling access for emergency services and safe evacuation of people. The site is also supplied with reticulated water mains, which can be utilised for firefighting purposes without the need for a supplementary form of water supply. Future site landscaping will be of a type and density that can be easily managed with a low bushfire hazard.

#### **Traffic and Access**

A Traffic and Transport Assessment has been prepared by Arc Traffic + Transport, which accompanies this Planning Proposal. The assessment describes the existing local traffic context and assesses the impacts of the Planning Proposal on the existing road and public transport network.

The report addresses the following matters:

- Access to the site from Charles Kay Drive;
- Key intersection performance;
- Trip generation;
- Public transport accessibility;
- Pedestrian and bicycle access; and
- Car parking arrangements.

Arc Traffic + Transport has modelled the traffic outputs associated with the capacity of the site to accommodate approximately 42 dwellings. The key findings of the Traffic and Transport Assessment are summarised as follows:

- The subject site is well connected to the public and active transport network, with bus stops immediately adjacent to the site on both Terrigal Drive and Charles Kay Drive, and a shared pedestrian and cycle path along the length of Terrigal Drive and north from Terrigal High School on the eastern side of Charles Kay Drive. Footpaths are also provided on both sides of Charles Kay Drive adjacent to the site. The site is located 8km east of Gosford Railway Station, which provides strong accessibility across the Central Coast and to Newcastle.
- The proposal can accommodate 75 car parking spaces across three basement levels, which is consistent with the car parking requirement within the CCDCP 2022. The concept design can accommodate a minimum of 5 bicycle parking spaces.
- Site access has been provided via the existing vehicular crossover off Charles Kay Drive towards the southern part of the site, in accordance with the CCDCP 2022, and would provide left in/left out access.
- The traffic generation arising from the development has been assessed based on average trip rates for regional high density development provided in the RMS Guide and equates to an additional 25 vehicle trips per hour during the morning peak and an additional 17 vehicle trips during the afternoon peak periods. Trip generation is considered moderate and will have no significant impact on the operation of the local road network.



- Key intersections at Terrigal Drive and Charles Kay Drive, and Charles Kay Drive and Scenic Highway have been assessed and currently operate well, with low average delays. However, the intersection of Charles Kay Drive and Scenic Highway operates near capacity. SIDRA intersection modelling indicates that the proposal would have no significant impact on the future operation of these intersections. It is apparent that an upgrade of the intersection at Charles Kay Drive and Scenic Highway will be required at some point in the future.
- SIDRA intersection modelling undertaken for the site indicates that no external improvements in the broader road network are required to facilitate the proposed development. The only new infrastructure will be the provision of a new access driveway at the southern boundary of the site to Charles Kay Drive. The intersection of Charles Kay Drive and Terrigal Drive was upgraded in 2016 to address congestion, including additional approach and turning lanes in both roads, and the relocation of the Terrigal Drive pedestrian crossings to Brunswick Road.
- The concept design can accommodate a service area to allow for a medium rigid vehicle to enter the site in a forward direction, reverse into the loading area, and then exit the site in a forward direction.
- The concept scheme has been designed with specific consideration of the requirements of AS 2890.1, AS 2890.2 and AS 2890.6 such that full compliance with these standards can be achieved, particularly with regard to:
  - The access driveway
  - Internal access ramps and parking aisles
  - Standard and accessible parking spaces, and
  - Service manoeuvring and set down areas.
- The traffic impacts of the development are therefore considered acceptable and the design of all access, parking and service areas will necessarily provide full compliance with the relevant Council guidelines and Australian Standards, and be fully detailed in a future DA.

#### **Indigenous and Non-Indigenous Cultural Heritage Items**

An Aboriginal Objects Due Diligence Assessment was undertaken which concluded that the site is on disturbed land, has a low likelihood of containing Aboriginal objects and an application for an Aboriginal Heritage Impact Permit is not required. Further consultation with the Darkinjung Local Aboriginal LCA will be undertaken during agency consultation.

#### **Contaminated Land and Acid Sulfate Soils**

The land is mapped as Class 4, whereby works beyond 2 metres below ground level may encounter ASS. The Geotechnical and Acid Sulfate Soils Report undertook bore holes to a maximum depth of 20 metres below the existing ground level. Actual ASSs were detected in soils from 0.4 metres to 14 metres below the existing ground level indicating that ASS Management is required during the excavation and construction phase of the proposed development.

Historic potentially contaminating land uses existed on the land including hazardous building materials from the former residential dwelling, orcharding and a temporary construction site office and carpark. The site has a low to moderate risk of contamination.

#### **10. Has the planning proposal adequately addressed any social and economic impacts?**

Yes, the Planning Proposal has several social and economic benefits which are detailed below.

#### *Social Issues*

- Facilities renewal and activation of a key site: The Planning Proposal enables the transformation of a vacant and underutilised site that is situated on a gateway corner location at the intersection of Terrigal Drive and Charles Kay Drive.
- Contributes to the creation of 15-minute neighbourhoods: The proximity of the site to existing road and transport infrastructure and Terrigal Beach and Town Centre contributes to realising the vision for creating 15-minute neighbourhoods in line with the Central Coast Regional Plan 2041.
- Improved public domain and ground floor activation: The inclusion of a café tenancy at the ground level and revitalisation of the creek corridor to the south-east of the site create an activated and improved public domain and intersection, which suitably connects Terrigal Town Centre to other local centres in the region, thereby improving community safety and cohesion.

#### *Economic Impacts*

- Creates indirect and direct construction jobs: The development of the site would result in full time construction jobs, with workers on the site also supporting local businesses.
- Creates ongoing employment: The proposed inclusion of the retail premise will create ongoing employment opportunities. In addition, the proposed development of the site and ongoing maintenance will generate additional employment opportunities.
- Increased retail turnover: Increased residential density on the site would contribute to increased retail turnover through residents utilising local retail services.
- Housing supply and diversity: The proposal will provide additional housing and increased housing typology within an established centre, whilst providing medium density housing, aligning with State-led policy responses and addressing gaps in housing supply, as described in the Draft Central Coast Local Housing Strategy.

## Section D – State and Commonwealth Interests

### 11. Is there adequate public infrastructure for the planning proposal?

Yes, being in an established urban area close to Terrigal Town Centre, the site benefits from existing services in the locality that can accommodate the increased density on the site.

- The Traffic and Transport Assessment prepared by Arc Traffic + Transport confirms that there is sufficient capacity within the road network and the indicative yield is likely to have a negligible impact on the road network.
- The Stormwater, Servicing and Civil Infrastructure Assessment prepared by Tagro Engineering Consultants confirms that there is sufficient capacity within the existing network to accommodate the proposed uplift:
  - An existing gravity sewer main is located along the western side of Charles Kay Drive. An existing sewer connection to the sewer main is located at the site's western boundary. There is capacity to retain and utilise this existing connection for the proposal's site sewer connection.
  - An existing water main is located within the centre of both Charles Kay Drive and Terrigal Drive, however there is currently no connection to the water main from the site. It is assumed that the water main will have sufficient capacity to service the proposed development, and a connection will be undertaken from the site to this existing water main.
  - An existing gas main is located within Charles Kay Drive and Terrigal Drive, approximately 1m from the north-west boundary. The proposed development will look to connect the site to the gas main at this location to minimise connection works within the road reserve.
- The site is largely serviced by existing utility services and is located to allow incoming residents and workers to capitalise on the existing infrastructure and services within the area. Detailed investigations will be undertaken to inform a subsequent DA.
- As previously mentioned, the site is well connected to the bus network and significant road infrastructure, being located at the intersection of Terrigal Drive and Charles Kay Drive. Bus stops are located immediately adjacent to the site on both roads.
- The site is well-serviced by a shared pedestrian and cycle path along the Terrigal Drive and Charles Kay Drive frontages.
- The Planning Proposal leverages from its proximity to the town centre. As envisaged by the 2041 Regional Plan, the future development of this key site has the potential to contribute to the creation of 15-minute neighbourhoods and encourage public and active transport.
- The site is well-serviced by social infrastructure, being located adjacent to Terrigal High School, Terrigal Ambulance Station and Duffys Road Oval, as well as Breakers Indoor Sports Stadium and other sporting infrastructure.

### 12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

- Darkinjung Local Aboriginal Land Council
- Department of Planning and Environment – Biodiversity and Conservation Division

- Transport for NSW
- NSW Rural Fire Service

*\* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Chief Executive of the Office of Environment and Heritage (OEHS) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.*

- *The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.*
- *The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.*

## Part 4 Mapping

Table 6: Existing and Proposed Provisions

Map	Map Title
A.	Locality Plan
B.	Aerial Photograph
<b>Existing Provisions</b>	
C.	Floor Space Ratio Map FSR
D.	Height of Building Map HOB
<b>Proposed Provisions</b>	
E.	Floor Space Ratio Map FSR
F.	Height of Building Map HOB
G.	Additional Permitted Uses Map – 310 Terrigal Drive, Terrigal

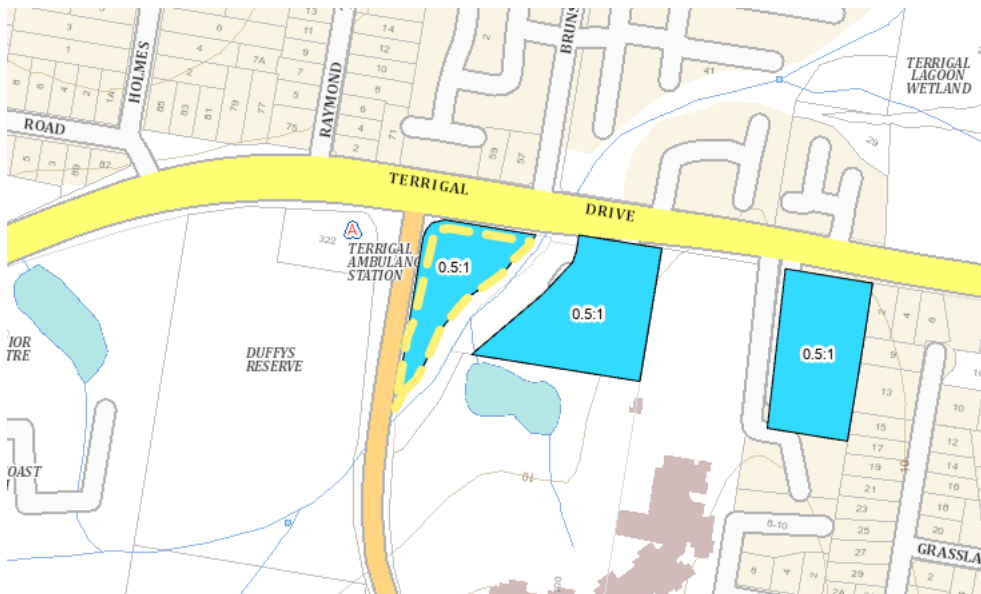
### A. Locality Plan



B. Aerial Photograph

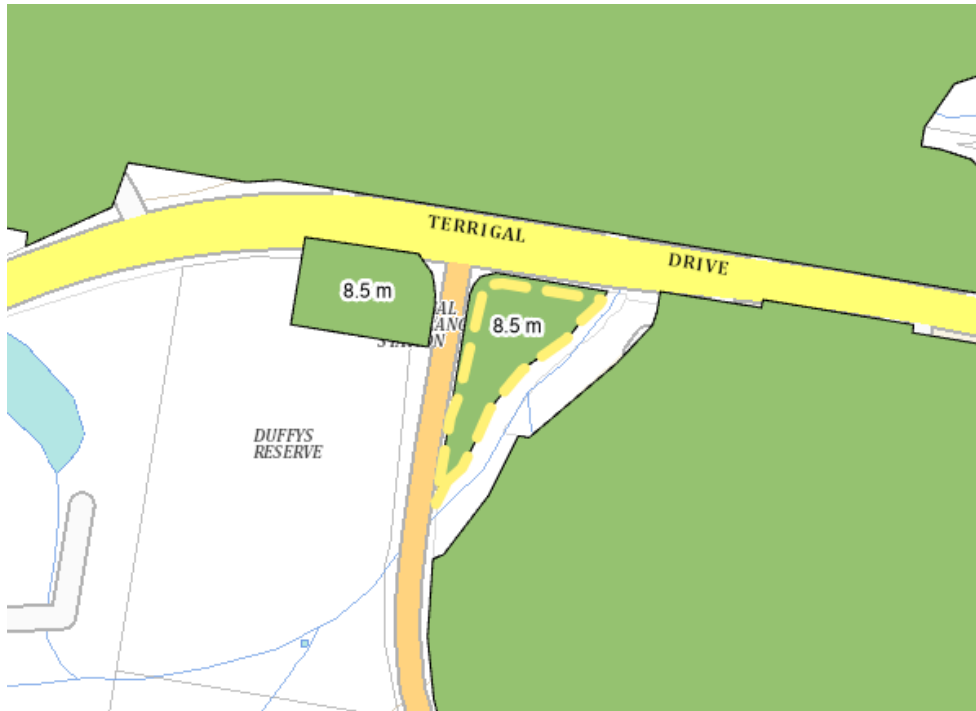


C. Existing Floor Space Ratio





#### D. Existing Height of Buildings



#### E. Proposed Floor Space Ratio



## F. Proposed Height of Buildings





## Part 5 Consultation

### Local Planning Panel

The Planning Proposal was referred to the Central Coast Local Planning Panel on the 30<sup>th</sup> of November 2023. The Local Planning Panel provides advice on Planning Proposals only and is not a determining authority.

The planning proposal presented to the panel sought the following amendments:

- Increase building height from 8.5m to 32m
- Increase FSR from 0.5:1 to 1.5:1; and
- Permit an additional permitted use of *retail premises*.

In light of the LPP's advice and following further internal consideration, the planning proposal has been amended as follows:

- Reduce the proposed building height from 32m to 25m;
- Reduce the proposed FSR from 1.5:1 to 1.3:1
- Permit an additional permitted use of *retail premise* with a maximum GFA of 150m<sup>2</sup>.

Table 7: Response to Local Planning Panel comments

Local Planning Panel Comment	Response
The Panel does not consider the Planning Proposal to have strategic or site-specific merit.	Refer responses below.
There is a lack of strategic justification for the proposed increase in height and yield on the subject site. There is no precinct or local strategy to indicate the appropriateness of the site and the surrounding area for increased development capacity. In the absence of such a strategy the planning proposal has no contextual planning justification and is not supported.	<p>The Planning Proposal aligns with the objectives of the Central Coast Regional Plan 2041, the draft Central Coast Local Housing Strategy, and the intent of recently announced State-led reforms to address the lack of medium density housing in the Greater Sydney region.</p> <p>CCRP identifies centres such as Terrigal as places for housing, employment and lifestyle opportunities. There is a preference for infill development rather than greenfield development and planning for housing densities that align with how a neighbourhood functions and the type of public transport available. There is a strong emphasis on the 15-minute neighbourhood and delivering more housing in areas where most needs can be met within a short walk or bike ride. Whilst there is no specific local strategy for Terrigal, the planning proposal is consistent with the objectives of the relevant strategic plan and has merit for the following reasons:</p> <p>The proposal seeks to deliver additional housing in an infill environment. The site is one of the few remaining vacant sites in an infill environment such as Terrigal with good amenity.</p> <ul style="list-style-type: none"> <li>• The proposal supports the concept of a 15-minute neighbourhood by supporting housing and retail within close proximity to Terrigal Local Centre and Erina. Future residents can access most everyday needs within a 15-minute walk or cycle.</li> </ul>

	<ul style="list-style-type: none"> <li>The site is located on a prominent corner location, serviced by bus stops on both Terrigal Drive and Charles Kay Drive. A key objective of the CCRP is to reduce car dependency and encourage greater use of active and public transport.</li> </ul> <p>Whilst there is no specific strategy that identifies the development potential of the site, it is considered that the site is opportunistic, and aligns with the strategic objectives of the abovementioned strategies. The site is vacant island site, that sits within an established, high amenity area with walkable access to Terrigal Beach, is adjacent a bus route and can be connected to available infrastructure.</p> <p>According to Profile .id, demand for housing in Terrigal is expected to continue to grow. In Terrigal alone there will be a 3.28% increase in population between 2024-2036 (500+ residents). Terrigal has a relatively small catchment, with limited undeveloped and available land supply, meaning that the ability to deliver the necessary homes to house this future population is further constrained.</p>
<p>The Panel considers the planning proposal fails the site specific merit test for the following reasons:-</p> <p>a. The site shape and dimensions constrain future development.</p>	<p>The site shape and dimensions were acknowledged as a key constraint to future development. Council has therefore worked closely with the Applicant to develop an appropriate building footprint that responds to the unique constraints such as the riparian zone, vehicular access, irregular shape and vegetation on site.</p> <p>Whilst typically not prepared until the DA stage, a concept plan has been prepared to support the Planning Proposal to demonstrate how the site shape constraints can be resolved.</p> <p>The concept plan demonstrates that a building envelope can be accommodated on site, providing up to 30 apartments of various sizes and unit types. A site specific development control plan has also been prepared to guide future detailed design to ensure development responds to the unique constraints of the site.</p> <p>The planning proposal is supported by various technical reports that provide mitigation measure to address the site constraints. The technical reports (addressing bushfire, flooding, ecology, Geotech) were referred internally within Council and are supported with conditions.</p> <p>Given the site's irregular shape, it is considered that a smaller yet taller building footprint is more appropriate as it allows for greater setbacks to the riparian zone and vegetation whilst also delivering much needed housing in an infill location.</p>
<p>b. The traffic access to the site on a busy intersection is constrained and access to the site results in the loss of significant and sensitive vegetation.</p>	<p>The location of the driveway is in accordance with Section 5.11 of the CCDCP 2022 and was prepared in consultation with Transport for NSW (TfNSW).</p> <p>Prior to lodgement of the planning proposal, Council engaged with TfNSW to ensure traffic and access issues could be resolved. TfNSW reviewed the planning proposal, concept plan and supporting traffic report. Correspondence from TfNSW, dated 6 November 2023, notes that they are satisfied with the location</p>

	of the driveway and that it will not impact the surrounding road network. The Biodiversity Conservation Division and Council's ecologist have also been consulted
<p>c. The density proposed would conflict with the ecological sensitivity of the site together with the potential bushfire and flooding risk.</p>	<p>The various technical reports prepared for in support of the Planning Proposal (and original 32m height) note that the site was suitable for the proposed density. The building height and density have since been reduced and therefore the findings of these reports are still applicable:</p> <ul style="list-style-type: none"> <li>• The proposed building footprint will be mostly limited to the existing disturbed, cleared and managed areas of the site and will result in less than 0.25ha of vegetation removal.</li> <li>• Council owned land to the east of the site and bordering the creek is significantly characterised by non-native camphor laurels that have caused significant damage and disturbance to the ecological quality of the land fronting the creek. A lot of native trees have either died or are in the process of dying due to the toxic impact of non-native species such as camphor laurels. Studies suggest that the presence of camphor laurels have the potential to permanently damage the balance of native flora and fauna along any riparian corridor. The proposed construction and associated Vegetation Management Plan can help de-weed the entire site, assist with replanting of natives and removal of exotics and restore overall balance of the corridor. Therefore the proposal is considered to have a potential positive environmental impact, contrary to the observations of the Panel. This position is also supported by our ecologists.</li> <li>• The building footprint has been positioned to the northwest corner to minimise impacts to the ecological communities of the 3rd order stream and riparian zone.</li> <li>• Rural Fire Services have reviewed the Bushfire risk under the concurrent detailed DA of the proposed building and have already provided an in-principle acceptance for the development to progress.</li> <li>• The development does not affect flood hazard off the site or generate plausible change to the flood function of the site and other adjoining sites. Both Council's flood engineer and the flood division of the Biodiversity Conservation Division have reviewed the current proposal.</li> </ul> <p>Despite no potential negative impacts as outlined above, the applicant has agreed to reduce the proposed height and density of the site, reducing the proposed building height from 32m to 25m and the proposed FSR from 1.4:1 to 1.3:1. This will reduce the density from the public domain and further limit its visual impact, making it more sympathetic to the surrounding local character and environment.</p>
<p>d. Surrounding development is predominantly single storey and two storey form and the proposed 32 metre tower would be anomalous.</p>	<p>The Panel's concerns were considered and as a result, the Planning Proposal has been reduced in height to from 32m to 25m (9 stories to 6 stories). Whilst the predominant built form is one to two storeys, the subject site is unique in that it is located at the intersection of a busy road, adjoins Terrigal Highschool and Duffys Road Oval, and physically/visually separated from</p>

	<p>adjoining residential to the east by the creek line and dense vegetation.</p> <p>The reduction in height and floorspace allows the building to better integrate with the character of the area, whilst still creating a 'gateway site', and provides an opportunity for medium density housing.</p> <p>The site specific DCP includes detailed provisions that seek to ensure a positive urban design outcome that visually respects the surrounding neighbourhood.</p>
e. The site is not considered a gateway site to Terrigal.	<p>The site is located at the corner of Charles Kay Drive and Terrigal Drive, both of which are key transport corridors and entry points into Terrigal and are classified as State roads. This has already been considered under the existing site DCP, which notes the prominence of the site and the need for a high-quality urban design outcome.</p>
While the Panel's advice is that it does not support the planning proposal for the reasons provided above, should the Council decide to proceed with the planning proposal a maximum size for the retail use should be nominated, because as currently drafted the whole development could potentially become a retail use.	<p>Noted. The Planning Proposal has been amended to limit the size of the retail premise to 150m<sup>2</sup>, similar to the size and scale of a neighbourhood shop.</p>

#### Community Consultation

The proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

The proposal will be made available on Council's Your Voice Our Coast webpage.

Additionally, notification of the exhibition of the proposal will be provided to adjoining landholders prior to its commencement.

## Part 6 Project Timeline

Table 8: Key Project Timeframes

Action	End Date
Referral to Local Planning Panel	November 2023
Report to Council for Gateway Determination	March 2024
Gateway Determination Issued (expected)	April 2024
Agency Consultation	May 2024
Public exhibition <i>To be made publicly available for 28 days.</i>	June 2024
Post exhibition report to Council	July 2024
Legal drafting and LEP amendment	September 2024

## Supporting Documentation

Table 9: Supporting Documentation to the Planning Proposal

No.	Document
<b>01 Assessment and Endorsement</b>	
A.	Council Report and Minutes – 26 March 2024
B.	Local Planning Panel Minutes – 30 November 2023
C.	Central Coast Regional Plan 2041 Assessment
D.	State Environmental Planning Policy Assessment
E.	Section 9.1 Ministerial Direction Assessment
F.	Central Coast Community Strategic Plan
<b>02 Land Use Provisions</b>	
A.	Draft Site Specific DCP: 310 Terrigal Drive, Terrigal
<b>03 Agency Responses</b>	
	To be referred
<b>04 Supporting Studies</b>	
A.	Aboriginal Objects Due Diligence Assessment
B.	Arboricultural Impact Assessment
C.	Bushfire Assessment Report
D.	Ecological Assessment Report
E.	Acoustic Report
F.	Preliminary Site Investigation
G.	Visual Impact Assessment
H.	Geotech and Acid Sulphate Soil Report
I.	Floodplain Risk Management Plan
J.	Traffic and Transport Assessment
K.	Urban Design Report
L.	Stormwater, Servicing and Civil Infrastructure Assessment



# 01

## Assessment & Endorsement



### Central Coast Regional Plan Assessment

Direction	Applicable	Assessment/Comment
<b>Objective 1:</b> A prosperous Central Coast with more jobs close to home	Yes	The proposal will support interim jobs in construction and related industries through future site development, as well as long term job opportunities through café premise on the corner of two main connecting roads in Terrigal.
<b>Objective 2:</b> Support the right of Aboriginal residents to economic self-determination	No	The Planning Proposal does not relate to Aboriginal Land.
<b>Objective 3:</b> Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities	Yes	The proximity of the site to existing road and transport infrastructure, Terrigal Beach and the Town Centre contributes to realising the Central Coast's vision for creating 15-minute neighbourhoods.
<b>Objective 4:</b> An interconnected Central Coast without car-dependent communities	Yes	The site is connected to the public transport network and within walking distance to Terrigal.
<b>Objective 5:</b> Plan for 'nimble neighbourhoods', diverse housing and sequenced development	Yes	The planning proposed is expected to contribute to nimble neighbourhoods by increasing the diversity of housing choice in Terrigal.
<b>Objective 6:</b> Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments	Yes	The site contains a 3rd order stream and riparian zone along the south-eastern boundary, which is largely weed infested and of low biodiversity value. Future development of the site seeks to encroach into the outer riparian zone, however will restore the quality of the waterway and replant native trees and vegetation.
<b>Objective 7:</b> Reach net zero and increase resilience and sustainable infrastructure	No	The Planning Proposal does not contribute to reaching net zero and increasing resilience.
<b>Objective 8:</b> Plan for businesses and services at the heart of healthy, prosperous and innovative communities	No	The Planning Proposal does not relate to the provision of businesses and services.
<b>Objective 9:</b> Sustain and balance productive rural landscapes	No	The Planning Proposal does not relate to rural landscapes.

Central Coast Regional Plan 2041 Assessment – Objectives

Narara Planning Priorities	Applicable	Assessment/Comment
<b>Priority 1:</b> Focus economic development in the Somersby to Erina Growth Corridor	No	The subject site is in Terrigal.
<b>Priority 2:</b> Build resilience on the Woy Woy Peninsular by limiting development in hazard areas and revitalising centres through public domain improvements.	No	The subject site is in Terrigal.
<b>Priority 3:</b> Invest in green and active transport connections to reduce car dependency	No	The Planning Proposal does not relate to transport.
<b>Priority 4:</b> Protect vegetated ridgelines and enhance the enjoyment of conservation areas for passive recreation activity compatible with the natural environment.	Yes	The Planning Proposal will better utilise the existing site to allow passive enjoyment of the vegetated area and waterway.
<b>Priority 5:</b> Identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing.	Yes	The Planning Proposal will enable better use of the site for a greater variety and diversity of housing choices in the Central Coast.

## State and Environmental Planning Policy Assessment

State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Assessment/Comment
<b>Chapter 2 – Vegetation in Non-Rural Areas</b>	
<p><i>The aims of this Chapter are—</i></p> <p>(a) <i>to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</i></p> <p>(b) <i>to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i></p> <p><i>This Chapter applies to the following areas of the State (the non-rural areas of the State)—</i></p> <p>(b) <i>land within the following zones under an environmental planning instrument—</i></p> <p><i>RU5 Village,</i></p> <p><i>R1 General Residential,</i></p> <p><i>R2 Low Density Residential,</i></p> <p><i>R3 Medium Density Residential,</i></p> <p><i>R4 High Density Residential,</i></p> <p><i>R5 Large Lot Residential,</i></p> <p><i>B1 Neighbourhood Centre,</i></p> <p><i>B2 Local Centre,</i></p> <p><i>B3 Commercial Core,</i></p> <p><i>B4 Mixed Use,</i></p> <p><i>B5 Business Development,</i></p> <p><i>B6 Enterprise Corridor,</i></p> <p><i>B7 Business Park,</i></p> <p><i>B8 Metropolitan Centre,</i></p> <p><i>IN1 General Industrial,</i></p> <p><i>IN2 Light Industrial,</i></p> <p><i>IN3 Heavy Industrial,</i></p> <p><i>IN4 Working Waterfront,</i></p> <p><i>SP1 Special Activities,</i></p> <p><i>SP2 Infrastructure,</i></p> <p><i>SP3 Tourist,</i></p> <p><i>RE1 Public Recreation,</i></p> <p><i>RE2 Private Recreation,</i></p> <p><i>C2 Environmental Conservation,</i></p> <p><i>C3 Environmental Management,</i></p> <p><i>C4 Environmental Living or</i></p> <p><i>W3 Working Waterways.</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p> <p>A group of native trees occurs along the south-west portion of the site fronting Charles Kay Drive, however this does not exceed the biodiversity offsets scheme threshold, thereby it does not trigger the biodiversity offsets scheme.</p>
<b>Chapter 3 – Koala habitat protection 2020</b>	

State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Assessment/Comment
Not applicable.	The Proposal is consistent with the provisions of this SEPP.
<b>Chapter 4 – Koala Habitat Protection 2021</b>	
<p><i>This Chapter aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</i></p> <p><i>This Chapter does not apply to—</i></p> <ul style="list-style-type: none"> <li><i>(a) land dedicated or reserved under the National Parks and Wildlife Act 1974, or acquired under Part 11 of that Act, or</i></li> <li><i>(b) land dedicated under the Forestry Act 2012 as a State forest or a flora reserve, or</i></li> <li><i>(c) land on which biodiversity certification has been conferred, and is in force, under Part 8 of the Biodiversity Conservation Act 2016, or</i></li> </ul>	<p>The Proposal is consistent with the provisions of this SEPP.</p> <p>The site does not contain core koala habitat and no impact on koalas or their habitat will result from the proposed development. The Koala Habitat Assessment is provided in Appendix 3 of the Ecological Assessment Report.</p>
<b>Chapter 5 – River Murray lands</b>	
Not applicable.	Not applicable.
<b>Chapter 6 – Water Catchments</b>	
<p><i>Note: Applies to land within the Hawkesbury Nepean Catchment only</i></p> <p><i>Refer to Part 6.2 Development in regulated catchments</i></p>	Not applicable.

SEPP (Design and Place ) 2021 (DRAFT)	Assessment/Comment
TBA	

State Environmental Planning Policy (Housing) 2021	Assessment/Comment
<b>Chapter 2 – Affordable Housing</b>	
<p><i>The principles of this Policy are as follows—</i></p> <ul style="list-style-type: none"> <li><i>(a) enabling the development of diverse housing types, including purpose-built rental housing,</i></li> <li><i>(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i></li> <li><i>(c) ensuring new housing development provides residents with a reasonable level of amenity,</i></li> <li><i>(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i></li> <li><i>(e) minimising adverse climate and environmental impacts of new housing development,</i></li> <li><i>(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,</i></li> <li><i>(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</i></li> <li><i>(h) mitigating the loss of existing affordable rental housing.</i></li> </ul>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
<b>Chapter 3 – Diverse Housing</b>	
<p><b>Part 1: Secondary Dwellings</b></p> <p><b>Part 2: Group Homes</b></p> <p><b>Part 3: Co-living Housing</b></p> <p><b>Part 4: Built-to-rent Housing</b></p> <p><b>Part 5: Seniors Housing</b></p> <p><b>Part 6: Short-term Rental Accommodation</b></p> <p><b>Part 7: Conversion of Certain Serviced Apartments</b></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Housing) 2021	Assessment/Comment
<p><b>Part 8: Manufactured Home Estates</b></p> <p><i>The aims of this Part are—</i></p> <p>(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</p> <p>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and</p> <p>(c) to encourage the provision of affordable housing in well-designed estates, and</p> <p>(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</p> <p>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</p> <p>(f) to protect the environment surrounding manufactured home estates, and</p> <p>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>	Not applicable.
<p><b>Part 9: Caravan Parks</b></p> <p><i>The aim of this Part is to encourage—</i></p> <p>(a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</p> <p>(b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</p> <p>(c) the provision of community facilities for land so used, and</p>	Not applicable.

State Environmental Planning Policy (Housing) 2021	Assessment/Comment
(d) the protection of the environment of, and in the vicinity of, land so used.	

State Environmental Planning Policy (Industry and Employment) 2021.	Assessment/Comment
<b>Chapter 3 – Advertising and Signage</b>	
<p>1. This Chapter aims—</p> <ul style="list-style-type: none"> <li>(a) to ensure that signage (including advertising)— <ul style="list-style-type: none"> <li>i is compatible with the desired amenity and visual character of an area, and</li> <li>ii provides effective communication in suitable locations, and</li> <li>iii is of high-quality design and finish, and</li> </ul> </li> <li>(b) to regulate signage (but not content) under Part 4 of the Act, and</li> <li>(c) to provide time-limited consents for the display of certain advertisements, and</li> <li>(d) to regulate the display of advertisements in transport corridors, and</li> <li>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</li> </ul> <p>This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.</p>	<p>The Proposal is consistent with the provisions of this SEPP.</p> <p>Consistency of future signage with Chapter 3 will be documented at the DA stage.</p>

State Environmental Planning Policy (Planning Systems) 2021	Assessment/Comment
<b>Chapter 2 – State and Regional Development</b>	
<p>The aims of this Chapter are as follows—</p> <ul style="list-style-type: none"> <li>(a) to identify development that is State significant development,</li> <li>(b) to identify development that is State significant infrastructure and critical State significant infrastructure,</li> <li>(c) to identify development that is regionally significant development.</li> </ul>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Planning Systems) 2021	Assessment/Comment
<i>This chapter applies to Warnervale Town Centre as well as general categories of state significant development.</i>	
<b>Chapter 3 – Aboriginal Land</b>	
<p><i>The aims of this Chapter are—</i></p> <p><i>(a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and</i></p> <p><i>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i></p> <p><i>This Chapter applies to the land specified on the Land Application Map.</i></p>	<p>There are four sites within the Central Coast LGA which are subject to the SEPP. The Planning Proposal does not apply to any of these sites.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Precincts—Regional) 2021	Assessment/Comment
<b>Chapter 5 – Gosford City Centre</b>	
<p><i>The aims of this Chapter are as follows—</i></p> <p><i>(a) to promote the economic and social revitalisation of Gosford City Centre,</i></p> <p><i>(b) to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,</i></p> <p><i>(c) to protect and enhance the vitality, identity and diversity of Gosford City Centre,</i></p> <p><i>(d) to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,</i></p> <p><i>(e) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental</i></p>	<p>The land comprising Gosford City Centre as defined by the <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> is not subject to the draft Planning Proposal.</p> <p>This Chapter does not apply to the Planning Proposal.</p>



State Environmental Planning Policy (Precincts—Regional) 2021	Assessment/Comment
<p>outcomes,</p> <p>(f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,</p> <p>(g) to help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,</p> <p>(h) to preserve and enhance solar access to key public open spaces,</p> <p>(i) to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,</p> <p>(j) to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.</p>	

State Environmental Planning Policy (Primary Production) 2021.	Assessment/Comment
<b>Chapter 2 - Primary Production and Rural Development</b>	
<p>The aims of this Chapter are as follows—</p> <p>(a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p>	<p>The land within the Planning Proposal is not identified for primary production or rural development.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Primary Production) 2021.	Assessment/Comment
<p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	
<b>Chapter 3 - Central Coast Plateau Areas</b>	
<p>The general aims of this Chapter are—</p> <p>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</p> <p>(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,</p> <p>(c) to protect regionally significant mining resources and extractive materials from sterilization,</p> <p>(d) to enable development for the purposes of extractive industries in specified locations,</p> <p>(e) to protect the natural ecosystems of the region, and</p> <p>(f) to maintain opportunities for wildlife movement across the region, and</p> <p>(g) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</p> <p>(h) to encourage the preparation of draft local environmental plans based on merits.</p>	<p>No land within the draft Planning Proposal is located within the Central Coast Plateau Area.</p> <p>The Proposal is consistent with the provisions of this SEPP</p>

State Environmental Planning Policy (Resilience and Hazards) 2021.	Assessment/Comment
<b>Chapter 2 - Coastal Management</b>	

State Environmental Planning Policy (Resilience and Hazards) 2021.	Assessment/Comment
<p><i>The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—</i></p> <p>(a) <i>managing development in the coastal zone and protecting the environmental assets of the coast, and</i></p> <p>(b) <i>establishing a framework for land use planning to guide decision-making in the coastal zone, and</i></p> <p>(c) <i>mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</i></p>	<p>The site is located within the Coastal Environment Area, with the north-east portion of the site also identified as a Coastal Use Area. The proposal is limited to the subject site and will not impact coastal processes, foreshore access, marine vegetation or the use of the surf zone.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>
Chapter 3 – Hazardous and Offensive Development	
<p><i>This Chapter aims—</i></p> <p>(a) <i>to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</i></p> <p>(b) <i>to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter, and</i></p> <p>(c) <i>to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</i></p> <p>(d) <i>to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i></p> <p>(e) <i>to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether</i></p>	<p>The Planning Proposal does not propose hazardous or offensive development.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Resilience and Hazards) 2021.	Assessment/Comment
<p><i>the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</i></p> <p><i>(f) to require the advertising of applications to carry out any such development.</i></p>	
<b>Chapter 4 - Remediation of Land</b>	
<p>1. <i>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</i></p> <p>2. <i>In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</i></p> <p><i>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</i></p> <p><i>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</i></p> <p><i>(c) by requiring that a remediation work meet certain standards and notification requirements.</i></p>	<p>The site has been identified as potentially contaminated, with low to moderate risk. A detailed site investigation would be required at DA stage.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
<b>Chapter 2 – Mining, Petroleum Production and Extractive Industries</b>	
<p><i>The aims of this Chapter are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—</i></p> <p><i>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</i></p> <p><i>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</i></p>	<p>No mining, production or extractive industries are proposed.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
<p>(c) to promote the development of significant mineral resources, and</p> <p>(d) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p> <p>(e) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development—</p> <p>i to recognise the importance of agricultural resources, and</p> <p>ii to ensure protection of strategic agricultural land and water resources, and</p> <p>iii to ensure a balanced use of land by potentially competing industries, and</p> <p>iv to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>	
<b>Chapter 3 – Extractive Industries in Sydney Area</b>	
<p>This Chapter aims—</p> <p>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and</p> <p>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 3 or 4, and</p> <p>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and</p> <p>(d) to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</p> <p>(e) to prohibit development for the purpose of extractive industry on the land described in Schedule 5 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.</p>	<p>No extractive industries are proposed.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
<i>This chapter applies to land in former Gosford and former Wyong LGAs.</i>	

State Environmental Planning Policy (Transport and Infrastructure) 2021	Assessment/Comment
<b>Chapter 2 – Infrastructure</b>	
<p><i>The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—</i></p> <ul style="list-style-type: none"> <li><i>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i></li> <li><i>(b) providing greater flexibility in the location of infrastructure and service facilities, and</i></li> <li><i>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i></li> <li><i>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i></li> <li><i>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i></li> <li><i>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></li> <li><i>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</i></li> </ul>	<p>The proposal will utilise existing infrastructure capabilities, with minor upgrades for water connections to the site, as agreed with Council.</p> <p>The Proposal is consistent with the provisions of this SEPP.</p>
<b>Chapter 3 – Educational Establishments and Childcare Facilities</b>	
<p><i>The aim of this Chapter is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—</i></p>	<p>No educational establishments are proposed.</p> <p>The Proposal is consistent with the provisions of this SEPP</p>

State Environmental Planning Policy (Transport and Infrastructure) 2021	Assessment/Comment
<p>(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</p> <p>(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</p> <p>(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</p> <p>(d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and</p> <p>(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p> <p>(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</p> <p>(g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</p> <p>(h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</p>	

## Section 9.1 Ministerial Directions

Planning Systems	Comments
<b>1.1 Implementation of Regional Plans</b>	
1. <i>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning and Public Spaces.</i>	<p>Applicable</p> <p>The Planning Proposal is consistent with the Central Coast Regional Plan 2041 as detailed in this report.</p> <p>The Proposal is consistent with this direction.</p>
<b>1.2 Development of Aboriginal Land Council Land</b>	
1. <i>When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account:</i> (a) <i>any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or</i> (b) <i>if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.</i>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>1.3 Approval and Referral Requirements</b>	
1. <i>A planning proposal to which this direction applies must:</i> (a) <i>minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</i> (b) <i>not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</i> i. <i>the appropriate Minister or public authority, and</i> ii. <i>the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act, and</i> (c) <i>not identify development as designated development unless the relevant planning authority:</i> i. <i>can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</i> ii. <i>has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</i>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>



Planning Systems	Comments
<b>1.4 Site Specific Provisions</b>	
<p>1. A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>2. A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	<p>Applicable</p> <p>The Planning Proposal includes the introduction of a site specific provision, enabling the retail premise limited to 150m<sup>2</sup> be made permissible on the site. The R1 general residential zone permits shop-top housing however it does not make provision for the delivery of a mixed-use development. Given the site conditions, the provision of a shop-top housing development would not be the most viable option for the site. However, a small retail use will significantly activate the street frontage.</p> <p>The Proposal is consistent with this direction.</p>
<b>1.5 Parramatta Road Corridor Urban Transformation Strategy</b>	
<p>1. A planning proposal that applies to land in the nominated local government areas within the Parramatta Road Corridor must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November, 2016),</p> <p>(c) be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,</p> <p>(d) be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable,</p> <p>(e) contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),</p> <p>(f) be consistent with the relevant District Plan.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Planning Systems	Comments
<b>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
1. <i>Planning proposals to which this direction applies shall be consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy.</i>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
1. <i>Planning proposals shall be consistent with the interim Plan published in July 2017.</i>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
1. <i>A planning proposal is to be consistent with the Interim Land Use and Infrastructure Implementation Plan and Background Analysis, approved by the Minister for Planning and Public Spaces and as published on 5 August 2017 on the website of the Department of Planning, Industry and Environment (Implementation Plan).</i>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	
1. <i>A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and Public Spaces and published on the Department's website on 22 December 2017.</i>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.10 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b>	
1. <i>A planning proposal is to be consistent with the Western Sydney Aerotropolis Plan approved by the Minister for Planning and Public Spaces and as published on 10 September 2020 on the website of the Department of Planning, Industry and Environment.</i>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.11 Implementation of Bayside West Precincts 2036 Plan</b>	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the Bayside West Precincts 2036 Plan,</i>	Not Applicable

Planning Systems	Comments
<i>approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website in September 2018.</i>	This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</b>	
<p>1. A planning proposal authority must ensure that a planning proposal is consistent with the following principles:</p> <ul style="list-style-type: none"> <li>(a) Enable the environmental repair of the site and provide for new recreation opportunities;</li> <li>(b) Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney Airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses;</li> <li>(c) Create a highly liveable community that provides choice for the needs of residents, workers and visitors to Cooks Cove;</li> <li>(d) Ensure best practice design and a high quality amenity with reference to the NSW design policy Better Placed;</li> <li>(e) Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open space network and protect and enhance the existing market garden;</li> <li>(f) Safeguard the ongoing operation of Sydney Airport;</li> <li>(g) Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city;</li> <li>(h) Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area; and</li> <li>(i) Enhance the environmental attributes of the site, including protected flora and fauna, riparian areas and wetlands and heritage. The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</li> </ul>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</b>	
<p>1. A planning proposal authority must ensure that a planning proposal is consistent with the St Leonards and Crows Nest 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 29 August 2020.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>1.14 Implementation of Greater Macarthur 2040</b>	

Planning Systems	Comments
1. A planning proposal authority must ensure that a planning proposal is consistent with Greater Macarthur 2040, approved by the Minister for Planning and Public Spaces and as published on 19 November 2018 on the website of the Department of Planning, Industry and Environment.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.15 Implementation of the Pyrmont Peninsula Place Strategy</b>	
1. A planning proposal authority must ensure that a planning proposal is consistent with the Pyrmont Peninsula Place Strategy, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 11 December 2020, including that it: <ul style="list-style-type: none"> <li>(a) gives effect to the objectives of this direction and the Vision (Part 5) of the Pyrmont Peninsula Place Strategy,</li> <li>(b) is consistent with the 10 directions (Part 6) and Structure Plan (Part 8) in the Pyrmont Peninsula Place Strategy,</li> <li>(c) delivers on envisaged future character for sub-precincts (Part 9), including relevant place priorities in the Pyrmont Peninsula Place Strategy, and</li> <li>(d) supports the delivery of the Big Moves (Part 7) in the Pyrmont Peninsula Place Strategy.</li> </ul>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.16 North West Rail Link Corridor Strategy</b>	
1. A planning proposal that applies to land located within the NWRL Corridor must: <ul style="list-style-type: none"> <li>(a) give effect to the objectives of this direction</li> <li>(b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts</li> <li>(c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.</li> </ul>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.17 Implementation of the Bays West Place Strategy</b>	
1. A planning proposal authority must ensure that a planning proposal is consistent with the Bays West Place Strategy, approved by the Minister for Planning and published on the Department of Planning and Environment website on 15 November 2021, including that it: <ul style="list-style-type: none"> <li>(a) gives effect to the objectives of this Direction and the Vision of the Bays West Place Strategy,</li> <li>(b) is consistent with the 14 Directions and Structure Plan(s) in the Bays West Place Strategy,</li> <li>(c) delivers on envisaged future character for sub-precincts, and</li> <li>(d) supports the delivery of the Big Moves in the Bays West Place Strategy</li> </ul>	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Design & Place	Comments
<b>2.1</b>	

Biodiversity & Conservation	Comments
<b>3.1 Conservation Zones</b>	
<ol style="list-style-type: none"> <li>1. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</li> <li>2. A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.3 (2) of "Rural Lands".</li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>3.2 Heritage Conservation</b>	
<ol style="list-style-type: none"> <li>1. A planning proposal must contain provisions that facilitate the conservation of: <ol style="list-style-type: none"> <li>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</li> <li>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</li> <li>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</li> </ol> </li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>3.3 Sydney Drinking Water Catchments</b>	
<ol style="list-style-type: none"> <li>1. A planning proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles: <ol style="list-style-type: none"> <li>(a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality, and</li> <li>(b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and</li> <li>(c) the ecological values of land within a Special Area that is:</li> </ol> </li> </ol>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Biodiversity & Conservation	Comments								
<p>i. reserved as national park, nature reserve or state conservation area under the National Parks and Wildlife Act 1974, or</p> <p>ii. declared as a wilderness area under the Wilderness Act 1987, or</p> <p>iii. owned or under the care control and management of the Sydney Catchment Authority, should be maintained.</p> <p>2. When preparing a planning proposal that applies to land within the Sydney drinking water catchment, the relevant planning authority must:</p> <p>(a) ensure that the proposal is consistent with chapter 9 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and</p> <p>(b) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority, and</p> <p>(c) zone land within the Special Areas owned or under the care control and management of Sydney Catchment Authority generally in accordance with the following:</p> <table border="1"> <tr> <th>Land</th><th>Zone under Standard Instrument (Local Environmental Plans) Order 2006</th></tr> <tr> <td>Land reserved under the National Parks and Wildlife Act 1974</td><td>C1 National Parks and Nature Reserves</td></tr> <tr> <td>Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level</td><td>C2 Environmental Conservation</td></tr> <tr> <td>Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.</td><td>SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)</td></tr> </table> <p>and</p> <p>(d) consult with the Sydney Catchment Authority, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and</p> <p>(e) include a copy of any information received from the Sydney Catchment Authority as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&amp;A Act.</p>	Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006	Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves	Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation	Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)	
Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006								
Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves								
Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation								
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)								
3.4 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs									

Biodiversity & Conservation	Comments
1. A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils C Zone Review Final Recommendations.	Not Applicable  The Proposal is consistent with this direction.
<b>3.5 Recreational Vehicle Areas</b>	
1. A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983): (a) where the land is within a conservation zone, (b) where the land comprises a beach or a dune adjacent to or adjoining a beach, (c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration: i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and ii. the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.	Not Applicable  The Proposal is consistent with this direction.
<b>3.6 Strategic Conservation Planning</b>	
1. A planning proposal authority must be satisfied that a planning proposal that applies to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with: (a) the protection or enhancement of native vegetation, (b) the protection or enhancement of riparian corridors, including native vegetation and water quality, (c) the protection of threatened ecological communities, threatened species and their habitats, (d) the protection or enhancement of koala habitat and corridors, and (e) the protection of matters of national environmental significance. 2. A planning proposal authority must be satisfied that a planning proposal that applies to a strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with: (a) the protection or enhancement of native vegetation, (b) the minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats,	Not Applicable  The Proposal is consistent with this direction.

Biodiversity & Conservation	Comments
<p>(c) the protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas, and</p> <p>(d) the maintenance or enhancement of ecological function.</p> <p>3. A planning proposal must not rezone land identified as avoided land in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</p> <p>(a) a rural, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</p> <p>4. A planning proposal must not rezone land identified as a strategic conservation area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</p> <p>(a) RU4, RU5, RU6, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</p>	
<b>3.7 Public Bushland</b>	
<p>The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by:</p> <p>(a) preserving:</p> <ul style="list-style-type: none"> <li>i biodiversity and habitat corridors,</li> <li>ii links between public bushland and other nearby bushland,</li> <li>iii bushland as a natural stabiliser of the soil surface,</li> <li>iv existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores,</li> <li>v the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and</li> </ul> <p>(b) mitigating disturbance caused by development,</p> <p>(c) giving priority to retaining public bushland.</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>3.10 Water Catchment Protection</b>	
<p>The objectives of this direction are to:</p> <p>(a) maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution</p> <p>(b) protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity</p> <p>(c) protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users</p> <p>(d) protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>



Resilience & Hazards	Comments
<b>4.1 Flooding</b>	
<p>1. A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> <li>(a) the NSW Flood Prone Land Policy,</li> <li>(b) the principles of the Floodplain Development Manual 2005,</li> <li>(c) the Considering flooding in land use planning guideline 2021, and</li> <li>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</li> </ul> <p>2. A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</p> <p>3. A planning proposal must not contain provisions that apply to the flood planning area which:</p> <ul style="list-style-type: none"> <li>(a) permit development in floodway areas,</li> <li>(b) permit development that will result in significant flood impacts to other properties,</li> <li>(c) permit development for the purposes of residential accommodation in high hazard areas,</li> <li>(d) permit a significant increase in the development and/or dwelling density of that land,</li> <li>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</li> <li>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</li> <li>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</li> <li>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</li> </ul> <p>4. A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <ul style="list-style-type: none"> <li>(a) permit development in floodway areas,</li> <li>(b) permit development that will result in significant flood impacts to other properties,</li> <li>(c) permit a significant increase in the dwelling density of that land,</li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p> <p>Council considers that the Planning Proposal will not result in significant flood impacts to other properties or development on the site. Increasing the maximum permissible height of buildings does not permit development that is in a floodway or high hazard area any more than the current zone facilitates such development.</p> <p>Council will obtain advice from DPE in relation to consistency with this Direction as part of the assessment of this Planning Proposal.</p>

Resilience & Hazards	Comments
<p>(d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(e) are likely to affect the safe occupation of and efficient evacuation of the lot, or</p> <p>(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</p> <p>5. For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	
<b>4.2 Coastal Management</b>	
<p>1. A planning proposal must include provisions that give effect to and are consistent with:</p> <p>(a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</p> <p>(b) the NSW Coastal Management Manual and associated Toolkit;</p> <p>(c) NSW Coastal Design Guidelines 2003; and</p> <p>(d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</p> <p>2. A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</p> <p>(a) within a coastal vulnerability area identified by the State Environmental Planning Policy (Coastal Management) 2018; or</p> <p>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</p> <p>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</p> <p>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</p> <p>3. A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 3 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.</p> <p>4. A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p>land within these maps, under the State Environmental Planning Policy (Coastal Management) 2018:</p> <p>(a) Coastal wetlands and littoral rainforests area map;</p> <p>(b) Coastal vulnerability area map;</p> <p>(c) Coastal environment area map; and</p> <p>(d) Coastal use area map.</p> <p>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</p>	
<b>4.3 Planning for Bushfire Protection</b>	
<p>1. In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&amp;A Act, and take into account any comments so made.</p> <p>2. A planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2019,</p> <p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</p> <p>3. A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <p>i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</p> <p>ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
(f) introduce controls on the placement of combustible materials in the Inner Protection Area.	
<b>4.4 Remediation of Contaminated Lands</b>	
<p>1. A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.</p> <p>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>2. Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>4.5 Acid Sulfate Soils</b>	
<p>1. The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>2. When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</p> <p>(b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>3. A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p>any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</p> <p>4. Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).</p>	
<b>4.6 Mine Subsidence &amp; Unstable Land</b>	
<p>1. When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</p> <p>(a) consult Subsidence Advisory NSW to ascertain:</p> <p>i. if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</p> <p>ii. the scale, density and type of development that is appropriate for the potential level of subsidence, and</p> <p>(b) Incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</p> <p>(c) include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</p> <p>2. A planning proposal must not permit development on land.</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
<b>5.1 Integrating Land Use &amp; Transport</b>	
<p>1. A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>5.2 Reserving Land for Public Purposes</b>	
<p>1. A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of</p>	<p>Not Applicable</p>

Transport & Infrastructure	Comments
<p><i>the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).</i></p> <p>2. <i>When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</i></p> <p><i>(a) reserve the land in accordance with the request, and</i></p> <p><i>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</i></p> <p><i>(c) identify the relevant acquiring authority for the land.</i></p> <p>3. <i>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</i></p> <p><i>(a) include the requested provisions, or</i></p> <p><i>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</i></p> <p>4. <i>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</i></p>	<p>The Proposal is consistent with this direction.</p>
<b>5.3 Development Near Regulated Airports and Defence Airfields</b>	
<p>1. <i>In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</i></p> <p><i>(a) consult with the lessee/operator of that airport;</i></p> <p><i>(b) take into consideration the operational airspace and any advice from the lessee/operator of that airport;</i></p> <p><i>(c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></p> <p><i>(d) not allow development types that are incompatible with the current and future operation of that airport.</i></p> <p>2. <i>In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</i></p> <p><i>(a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</i></p> <p><i>(b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</i></p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
<p>(c) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</p> <p>3. In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</p> <p>(a) consult with the Department of Defence if:</p> <p>i. the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or</p> <p>ii. no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</p> <p>(b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airfield.</p> <p>4. A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</p> <p>(a) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</p> <p>(b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</p> <p>(c) for commercial or industrial purposes where the ANEF is above 30.</p> <p>5. A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</p>	
<b>5.4 Shooting Ranges</b>	
<p>1. A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:</p> <p>(a) permitting more intensive land uses than those which are permitted under the existing zone; or</p> <p>(b) permitting land uses that are incompatible with the noise emitted by the existing shooting range.</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Housing	Comments
<b>6.1 Residential Zones</b>	
<p>1. A planning proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> <li>(a) broaden the choice of building types and locations available in the housing market, and</li> <li>(b) make more efficient use of existing infrastructure and services, and</li> <li>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</li> <li>(d) be of good design.</li> </ul> <p>2. A planning proposal must, in relation to land to which this direction applies:</p> <ul style="list-style-type: none"> <li>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</li> <li>(b) not contain provisions which will reduce the permissible residential density of land.</li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>6.2 Caravan Parks and Manufactured Home Estates</b>	
<p>1. In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p> <ul style="list-style-type: none"> <li>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</li> <li>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</li> </ul> <p>2. In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <ul style="list-style-type: none"> <li>(a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) as to where MHEs should not be located,</li> <li>(b) take into account the principles listed in clause 9 Schedule 5 of State Environmental Planning Policy (Housing)(which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</li> <li>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent..</li> </ul>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>



Industry & Employment	Comments
<b>7.1 Business &amp; Industrial Zones</b>	
<p>1. A planning proposal must:</p> <ul style="list-style-type: none"> <li>(a) give effect to the objectives of this direction,</li> <li>(b) retain the areas and locations of existing business and industrial zones,</li> <li>(c) not reduce the total potential floor space area for employment uses and related public services in business zones,</li> <li>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</li> <li>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</li> </ul>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>7.2 Reduction in non-hosted short-term rental accommodation period</b>	
<p>1. The council must include provisions which give effect to the following principles in a planning proposal to which this direction applies:</p> <ul style="list-style-type: none"> <li>(a) non-hosted short term rental accommodation periods must not be reduced to be less than 90 days</li> <li>(b) the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated</li> <li>(c) there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years.</li> <li>(d) the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically.</li> </ul>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>7.3 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
<p>1. A planning proposal that applies to land located on "within town" segments of the Pacific Highway must provide that:</p> <ul style="list-style-type: none"> <li>(a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway;</li> <li>(b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway; and</li> <li>(c) for the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is less than 80km/hour.</li> </ul> <p>2. A planning proposal that applies to land located on "out-of-town" segments of the Pacific Highway must provide that:</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Industry & Employment	Comments																				
<p>(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this direction;</p> <p>(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway; and</p> <p>(c) for the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater.</p> <p>3. Notwithstanding the requirements of paragraphs (1) and (2), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that Roads and Maritime Services is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities. For the purposes of this paragraph, a highway service centre has the same meaning as is contained in the Standard Instrument (Local Environmental Plans) Order 2006.</p> <p>Table 1: Highway service centres that can proceed</p> <table> <tr> <th>Town</th><th>Locality</th></tr> <tr> <td>Chinderah</td><td>Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)</td></tr> <tr> <td>Ballina</td><td>Teven Road interchange</td></tr> <tr> <td>Macleay</td><td>Southern interchange</td></tr> <tr> <td>Woolgoolga</td><td>Northern interchange at Arrawarra</td></tr> <tr> <td>Nambucca Heads</td><td>Nambucca Heads interchange</td></tr> <tr> <td>Kempsey</td><td>South Kempsey interchange</td></tr> <tr> <td>Port Macquarie</td><td>Oxley Highway interchange (both sides of the Pacific Highway)</td></tr> <tr> <td>Taree</td><td>Old Bar Road interchange</td></tr> <tr> <td>Tomago</td><td>In the vicinity of Tomago Road / South Heatherbrae</td></tr> </table>	Town	Locality	Chinderah	Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)	Ballina	Teven Road interchange	Macleay	Southern interchange	Woolgoolga	Northern interchange at Arrawarra	Nambucca Heads	Nambucca Heads interchange	Kempsey	South Kempsey interchange	Port Macquarie	Oxley Highway interchange (both sides of the Pacific Highway)	Taree	Old Bar Road interchange	Tomago	In the vicinity of Tomago Road / South Heatherbrae	
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Tomago	In the vicinity of Tomago Road / South Heatherbrae																				

Resources & Energy	Comments
<b>8.1 Mining, Petroleum Production and Extractive Industries</b>	
<p>1. In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</p> <p>(a) consult the Secretary of the Department of Primary Industries (DPI) to identify any:</p> <ul style="list-style-type: none"> <li>i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and</li> <li>ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and</li> </ul> <p>(b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and</p> <p>(c) identify and take into consideration issues likely to lead to land use conflict between other land uses and:</p> <ul style="list-style-type: none"> <li>i. development of resources identified under (1)(a)(i), or</li> <li>ii. existing development identified under (1)(a)(ii).</li> </ul>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resources & Energy	Comments
<p>2. Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</p> <p>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</p> <p>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</p> <p>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act.</p>	

Primary Production	Comments
<b>9.1 Rural Zones</b>	
<p>1. A planning proposal must:</p> <p>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</p> <p>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>9.2 Rural Lands</b>	
<p>1. A planning proposal must:</p> <p>(a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement</p> <p>(b) consider the significance of agriculture and primary production to the State and rural communities</p> <p>(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</p> <p>(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</p> <p>(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</p> <p>(f) support farmers in exercising their right to farm</p> <p>(g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Primary Production	Comments
<p>(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land</p> <p>(i) consider the social, economic and environmental interests of the community.</p> <p>2. A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</p> <p>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</p> <p>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</p> <p>(c) where it is for rural residential purposes:</p> <p>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</p> <p>ii. is necessary taking account of existing and future demand and supply of rural residential land.</p>	
<b>9.3 Oyster Aquaculture</b>	
<p>1. In the preparation of a planning proposal the relevant planning authority must:</p> <p>(a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply,</p> <p>(b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area,</p> <p>(c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility,</p> <p>(d) consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and</p> <p>(e) ensure the planning proposal is consistent with the Strategy.</p> <p>2. Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</p> <p>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</p> <p>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</p> <p>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Primary Production	Comments
<i>Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</i>	
<b>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b>	
<p>1. A planning proposal must not:</p> <p>(a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes.</p> <p>(b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes.</p> <p>(c) rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

## Community Strategic Plan Assessment

Objective/Requirement	Comment
<b>BELONGING</b>	
<b>CREATIVITY, CONNECTION AND LOCAL IDENTITY</b>	
B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	The Planning Proposal is an opportunity to activate a currently vacant lot on a gateway site into Terrigal. Activation of the street frontage will encourage further activation along Terrigal Drive.
<b>SMART</b>	
<b>A GROWING AND COMPETITIVE REGION</b>	
C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	The introduction of retail use on the site will attract small businesses to the area.
<b>RESPONSIBLE</b>	
<b>BALANCED AND SUSTAINABLE DEVELOPMENT</b>	
I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1	The proposal seeks to concentrate residential development in an existing town centre by increasing the density and diversity of housing choice in a highly sought after area.
I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	The site is well located with good access to existing public transport connections, community and recreational facilities, services and amenities.
I3 Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management	The planning proposal has been designed in response to the vegetation on site, and mitigation and management recommendations will be established to protect and improve the riparian corridor to the south-east of the site.
I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	The planning proposal seeks to increase housing choice and diversity in the Terrigal area with the introduction of new apartment offerings.

# 02

## Land Use Provisions

# 03

## Agency Responses\*

\* Agency responses will be attached to the Planning Proposal after agency consultation and prior to public exhibition.



# 04

## Studies\*

\* The supporting technical studies will be uploaded with the Planning Proposal to the NSW Planning Portal.



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**Local Planning Panel**

**Minutes of the**  
**Local Planning Panel Meeting**  
**Held Remotely - Online**  
**on 30 November 2023**

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**Panel Members**

Chairperson	Kara Krason
Panel Experts	Grant Christmas Sue Francis
Community Representative/s	Tony Tuxworth

**Central Coast Council Staff Attendance**

Ailsa Prendergast	Section Manager, Residential Assessments
Amy Magurren	Senior Development Planner, Residential Assessments
Shannon Turkington	Unit Manager, Strategic Planning
Rachelle Hardaker	Senior Strategic Planner, Local Planning and Policy
Scott Duncan	Section Manager, Local Planning and Policy
Robert Eyre	Principal Development Planner, Residential Assessments
Lisa Martin	Civic Support Officer

The Chairperson, Kara Krason, declared the meeting open at 2:04pm.

The Chair read an acknowledgement of Country statement.

**Apologies**

***The Panel noted that no apologies had been received.***

Minutes of the Local Planning Panel Meeting 30 November 2023 contd

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**PROCEDURAL ITEMS**

**1.1 Disclosures of Interest**

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*Panel Members confirmed that there were no conflicts of interest identified.*

**CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**2.1 Confirmation of Minutes of Previous Meeting**

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*The minutes of the previous Local Planning Panel Meeting held on 9 November 2023, which were endorsed by the Chair of that meeting, were noted.*

The Local Planning Panel meeting concluded at 3:20pm.

**Minutes of the Local Planning Panel Meeting 30 November 2023 contd**

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**PLANNING PROPOSAL**

**3.1 Planning Proposal - 310 Terrigal Drive, Terrigal**

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The Central Coast Local Planning Panel considered the report on the matter, additional background technical reports provided by Council and the material presented in the briefing meeting. The Panel's role in this matter is to provide advice, which is as follows:

- 1 The Panel does not consider the planning proposal to have strategic or site specific merit.
- 2 There is a lack of strategic justification for the proposed increase in height and yield on the subject site. There is no precinct or local strategy to indicate the appropriateness of the site and the surrounding area for increased development capacity. In the absence of such a strategy the planning proposal has no contextual planning justification and is not supported.
- 3 The Panel considers the planning proposal fails the site specific merit test for the following reasons:-
  - A. The site shape and dimensions constrain future development.
  - B. The traffic access to the site on a busy intersection is constrained and access to the site results in the loss of significant and sensitive vegetation.
  - C. The density proposed would conflict with the ecological sensitivity of the site together with the potential bushfire and flooding risk.
  - D. Surrounding development is predominantly single storey and two storey form and the proposed 32 metre tower would be anomalous.
  - E. The site is not considered a gateway site to Terrigal.
- 4 While the Panel's advice is that it does not support the planning proposal for the reasons provided above, should the Council decide to proceed with the planning proposal a maximum size for the retail use should be nominated, because as currently drafted the whole development could potentially become a retail use.

**PLANNING REPORTS- OUTSIDE OF PUBLIC MEETING**

Minutes of the Local Planning Panel Meeting 30 November 2023 contd

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**3.2 Land and Environment Court Proceedings Class 1 - Case 2023/00155034 -  
Appeal of Refusal - Central Coast Council ats Kyle Bay Holdings Pty Ltd -  
DA/578/2021 16 Bayview Avenue The Entrance**

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- Council Recommendation**
- 1 That the Local Planning Panel note the receipt of a Class 1 appeal in the Land and Environment Court to the refusal of Development Application DA/578/2021.
  - 2 In accordance with Section 2.20(8) of the Environmental Planning and Assessment Act 1979, the Local Planning Panel delegate to appropriate Council officers the ability to give legal instruction to Council's external legal counsel at any upcoming proceedings relating to the appeal, including any conciliation conference in accordance with Section 34 of the Land and Environment Court Act 1979.

**Panel Decision**      **This matter is to be referred to the Chair of the relevant Panel who refused the application. A decision on the Council recommendation is deferred to the relevant Chair/Panel.**

**REPORTS**

**4.1 Operation of the Local Planning Panel in 2024**

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**Council Recommendation**      *That the Central Coast Local Planning Panel note the information in the report and adopt the proposed schedule of meeting dates for 2024, noting that additional meetings can be called by the Chair as required, depending on workload and application volume.*

**Panel Decision**      **Noted**

**4.2 DA/1144/2023 - 18 Wagstaffe Ave, Wagstaffe - Demolition of existing Heritage Dwelling**

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**Site Orientation**      Yes

**Relevant Considerations**      As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report

Minutes of the Local Planning Panel Meeting 30 November 2023 contd

- Supplementary Mem dated 29 November 2023
- Submissions

**Council Recommendation** *Approval*

- Panel Decision**
- 1 The Local Planning Panel grant development consent to DA/1144/2023 – 18 Wagstaffe Avenue, Wagstaffe – Demolition of existing heritage listed dwelling subject to the conditions detailed in the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.**
  - 2 The Panel recommends that Council's Strategic Planning unit be advised of this decision as it relates to removal of a heritage item.**
  - 3 That Council advise those who made written submissions of the Panel's decision.**

- Reasons**
- 1 The proposal is satisfactory having regard for the relevant environmental planning instruments, plans and policies.
  - 2 There are no significant issues or impacts identified with the proposal under Section 4.15 of the Environmental Planning and Assessment act 1979.

**Votes** The decision was unanimous

**4.3 DA/796/2023 - 3 Wilkie-King Ave Saratoga - Alterations and Additions to an Existing Dwelling**

**Site Orientation** Yes

**Relevant Considerations** As per Council assessment report

- Material Considered**
- Documentation with application
  - Council assessment report
  - Supplementary Memo 30 November 2023

**Council Recommendation** *Approval*

Minutes of the Local Planning Panel Meeting 30 November 2023 contd

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**Panel Decision**

The Local Planning Panel is satisfied that the applicant's written request under clause 4.6 of the Gosford Local Environmental Plan 2022 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:

- a. compliance with the standard is unreasonable and unnecessary in the circumstances of the case; and
- b. there are sufficient environmental planning grounds to justify the contravention.

Further, the Panel consider that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives of the development standard and the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out.

- 1 The Local Planning Panel assume the concurrence of the Secretary of the Department of Planning to permit the non-compliance with the development standard under clause 4.6 of the Central Coast Local Environmental Plan 2022, in accordance with the provisions of clause 55 of the Environmental Planning and Assessment Regulation 2021.
- 2 The Local Planning Panel grant development consent to Development Application DA/796/2023 on Lot 3 DP 221372, for 3 Wilkie-King Ave Saratoga, subject to the conditions as detailed in the schedule to the report and having regard to the matters for consideration detailed in section 4.15 of the environmental Planning and Assessment Act and other relevant issues.

**Reasons**

- 1 The proposed development is considered to be satisfactory with all relevant planning policies including the objectives of GLEP 2014 and GDCP 2013.
- 2 The proposed development will not have unreasonable impacts on the streetscape, residential amenity of neighbouring properties or the surrounding locality.

**Votes**

The decision was unanimous

Minutes of the Local Planning Panel Meeting 30 November 2023 contd

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4.4 DA/1922/2022 - Assessment Report - 121 Ocean Parade, BLUE BAY

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**Site Orientation** Yes

**Relevant Considerations** As per Council assessment report

**Material Considered**

- Documentation with application
- Council assessment report
- Briefing Report dated 28 November 2023
- Supplementary Memo dated 29 November 2023
- Email regarding lift dated 30 November 2023

**Council Recommendation** Approval

**Panel Decision**

1 The Local Planning Panel is satisfied that the applicant's written request under clause 4.6 of the Wyong Local Environmental Plan 2013 seeking to justify a contravention of clause 4.4 Floor Space Ratio development standard has adequately addressed and demonstrated that:

- a) Compliance with the standard is unreasonable and unnecessary in the circumstances of the case; and
- b) There are sufficient environmental planning grounds to justify the contravention.

Further, the Panel consider that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development within the R1 General Residential zone in which the development is proposed to be carried out.

- 2 That the Local Planning Panel grant consent to DA/1922/2022 – 121 Ocean Parade, Blue Bay – Demolition and Residential Flat Building subject to the conditions detailed in the report including additional new condition below, and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

**New Condition – Lift**



**Minutes of the Local Planning Panel Meeting 30 November 2023 contd**

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**The lift must not exceed the approved maximum building height of RL26.17 certification is to be provided by a registered surveyor confirming this prior to the issue of an occupation certificate.**

**3 That Council advise those who made written submissions of the Panel's decision.**

**Reasons**

- 1 The proposed development is considered to be satisfactory with all relevant planning policies including the objectives of WLEP 2013 and WDCP 2013.
- 2 The proposed development will not have unreasonable impacts on the streetscape, residential amenity of neighbouring properties or the surrounding locality.

**Votes**

The decision was unanimous

## Central Coast Council

### Privacy Management Plan Policy

Date Adopted: XX/XX/2023

Revision: 2

Policy Number: CCC114



DRAFT

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## 1. Policy Objectives

- 1.1. The objectives of this Policy are to:
- 1.1.1. Establish practices and procedures to protect the privacy rights of individuals with respect to all forms of personal information held by Central Coast Council (**Council**);
  - 1.1.2. Specify how Council handles the personal and health information it collects, stores, accesses, uses and disclosures in the course of its business activities; and
  - 1.1.3. Ensure Council complies with the principles and requirements of NSW privacy laws in accordance with:
    - a) [Privacy and Personal Information Protection Act 1998](#) (NSW) (**PIIP Act**);
    - b) [Health Records and Information Privacy Act 2002](#) (NSW) (**HRIP Act**);
    - c) [Government Information \(Public Access\) Act 2009](#) (NSW) (**GIPA**); and
    - d) [Privacy Code of Practice for Local Government](#) (**Privacy Code**).
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## 2. Policy Scope

- 2.1. This Policy (as well as the provisions of the PPIP and HRIP Acts) covers personnel employed by Council; any person or organisation contracted to or acting on behalf of Council; and any person or organisation employed to work on Council premises or facilities and all activities of the Council.
- 2.2. This policy covers all personal or health information as defined under the PPIP and HRIP Acts.
- 

## 3. Policy Statement

- 3.1. Council is committed to the principles of both the PPIP Act and the HRIP Act.
- 3.2. Section 33 of the PPIP Act requires Council to have a Privacy Management Plan setting out how Council complies with the requirements of the Act. The Plan must include:
- 3.2.1. Information on how Council develops policies and practices in line with the State's information and Privacy Acts (including the PPIP and HRIP Acts);
  - 3.2.2. How Council disseminates these policies, protocols and practices within the organisation and educates staff with their use;
  - 3.2.3. Information on the procedures Council proposes to provide for internal review of privacy complaints;

- 3.2.4. Information on the procedures and practices used by Council to ensure compliance with the mandatory notification of data breaches as required by the PPIP Act; and
  - 3.2.5. Any other matters Council considers relevant in relation to privacy and the protection of any personal information it holds.
  - 3.3. This Policy addresses particular matters that affect personal information collected and held by Council and provides Council staff with guidance on the requirements of both Acts and sets out practices and procedures which have been adopted to minimise the risk of inappropriately releasing personal information and non-compliance whilst still enabling Council to undertake its functions.
- 

## 4. Personal and Health Information

### What is personal information?

- 4.1. Personal information is defined under section 4 of the PPIP Act as:
  - 4.1.1. Information or an opinion;
  - 4.1.2. About an individual; and
  - 4.1.3. Where that person's identity is apparent or can be reasonably ascertained from the information or opinion.
- 4.2. Personal information can include information that forms part of a database and does not have to be recorded in a hard copy document or format.

### What is not personal information?

- 4.3. Personal information does not include:
  - 4.3.1. Information about an individual who has been dead for more than 30 years;
  - 4.3.2. Information or an opinion about an individual's suitability for appointment or employment as a public sector official; and
  - 4.3.3. Information about an individual that is contained in a publicly available publication, such as:
    - a) An advertisement containing personal information in a local, city, national newspaper, or Council business papers, including on the internet; and
    - b) Books or magazines that are printed and broadly distributed to the general public.
- 4.4. Personal information published in this way ceases to be covered by the PPIP Act. However, Council's decision to publish in this way must be in accordance with the PPIP Act.

### What is health information?

- 4.5. Health information is a specific type of personal information as defined under section 6 of the HRIP Act as personal information that is information or an opinion about:
- 4.5.1. The physical or mental health or disability (at any time) of an individual;
  - 4.5.2. An individual's express wishes about the future provisions of health services to him or her; or
  - 4.5.3. A health service provided, or to be provided, to an individual.
- 4.6. Health information includes but is not limited to:
- 4.6.1. psychological reports;
  - 4.6.2. blood tests;
  - 4.6.3. an x-ray;
  - 4.6.4. death certificate;
  - 4.6.5. results from drug or alcohol tests; and
  - 4.6.6. information about an individual's medical appointments.
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## 5. Information Privacy Principles and Health Privacy Principles

### Privacy Principles

- 5.1. The Information Privacy Principles (**IPPs**) are 12 legal obligations contained in the PPIP Act that Council must comply with when handling personal information.
- 5.2. The Health Privacy Principles (**HPPs**) are 15 legal obligations contained in the HRIP Act that Council must comply with when handling health information.
- 5.3. Privacy complaints or requests for reviews must relate to a breach of one or more of the IPPs or HPPs.
- 5.4. The IPPs and HPPs have exemptions that an individual should make themselves aware of prior to making a privacy complaint to Council or requesting a review.

### Collection

- 5.5. When collecting personal information, Council must ensure that:
- 5.5.1. the information is collected for a lawful purpose (IPP 1, HPP 1),
  - 5.5.2. it is collected directly from the individual (IPP 2, HPP 3),
  - 5.5.3. the individual is informed that their information is being collected and why (IPP 3, HPP 4); and
  - 5.5.4. the information collected is relevant and accurate (IPP 4, HPP 2).

### Storage

- 5.6. When storing personal information, Council must ensure that it is:
- 5.6.1. kept securely;

- 5.6.2. kept no longer than necessary;
- 5.6.3. disposed of appropriately; and
- 5.6.4. taking reasonable steps to protect the information from loss, unauthorised access, use, modification or disclosure (IPP 5, HPP 5).

**Access and Accuracy**

**5.7.** Council must:

- 5.7.1. advise an individual of their rights to access their personal information, what information it is storing and why (IPP 6, HPP 6).
- 5.7.2. provide an individual with access to their personal information (Council may charge reasonable fees for this) (IPP 7, HPP 7).
- 5.7.3. allow an individual to correct or amend incorrect personal information (IPP 8, HPP 8).

**Use**

**5.8.** Council will ensure personal information is accurate before using it (IPP 9, HPP 9).

**5.9.** Council should only use personal information for the purpose advised under IPP 3 (IPP 10, HPP 10) unless:

- 5.9.1. The individual consents;
- 5.9.2. The purpose is directly related to the advised purpose and a reasonable person would expect their personal information to be used in such a manner; or
- 5.9.3. To prevent or lessen a serious imminent threat to any person's health or safety.

**5.10.** HPP 10 has further exemptions for the use of health information that are unlikely to be relevant to Council's activities; however, an individual should review these prior to making a privacy complaint or requesting a review.

**5.11.** Under the [Privacy Code of Practice for Local Government](#), Council may use personal information for a purpose other than the purpose for which it was collected in the following circumstances:

- 5.11.1. If the use is for the purpose of undertaking Council's lawful and proper functions and Council is satisfied that the personal information is reasonably necessary for the exercise of such functions; or
- 5.11.2. Where personal information is to be used for the purpose of conferring upon a particular person, an award, prize, benefit or similar form of personal recognition.

**Disclosure**

**5.12.** Council should only disclose personal information with the consent of the individual (IPP 11, HPP 11) unless:

- 5.12.1. The individual was notified under IPP 3 when the information was collected that it would be so disclosed; or
  - 5.12.2. The purpose is directly related to the advised purpose and there is no reason to believe the individual would object to the disclosure; or
  - 5.12.3. The individual was notified under IPP 3, when the information was collected, that information of that kind is usually disclosed; or
  - 5.12.4. To prevent or lessen a serious or imminent threat to any person's health or safety.
- 5.13.** HPP 11 has further exemptions for the disclosure of health information such as compassionate grounds or to find a missing person and an individual should review these before making a privacy complaint or requesting a review.
- 5.14.** Council cannot disclose information about an individual's ethnic origin, race, sexual activities, trade union membership, political opinions and religious or philosophical beliefs unless the individual consents or to deal with an imminent and serious threat to any person's health or safety (IPP 12).

**Anonymity**

- 5.15.** When providing health services, unique identifiers should only be used if it is reasonably necessary to carry out functions efficiently (HPP 12).
- 5.16.** Individuals should be given the option of receiving services anonymously where it is lawful and practicable to do so (HPP 13).

**Sharing and Linking Health Data and Information**

- 5.17.** Council must only share health information outside the jurisdiction of New South Wales in accordance with HPP 14.
- 5.18.** Council must not include health information in a health records linkage system unless the individual has provided or expressed their consent (HPP 15).

**Exemptions to the IPPs**

- 5.19.** Part 2, Division 3 of the PPIP Act contains exemptions that may allow Council to not comply with IPPs in certain situations. Some examples include:
- 5.19.1. Council is not required to comply with IPPs 2-3, 6-8 or 10-12 if Council is lawfully authorised to do so (for example, if disclosure of the information concerned is made in connection with proceedings for an offence or for law enforcement purposes);
  - 5.19.2. Council is not required to comply with IPP 2 if the information concerned is collected in relation to court or tribunal proceedings.
- 5.20.** Many of the other exemptions allowed under the PPIP Act are not relevant to the work or functions of Council. However, if another exemption was to be used, Council aims to be clear about the reasons for using it.



## 6. Council's Responsibilities

- 6.1.** Council has responsibilities under the *Local Government Act 1993* (NSW) (**LG Act**) and other Commonwealth and State legislation, including but not limited to the:
- 6.1.1. *Companion Animals Act 1998*
  - 6.1.2. *Environmental Planning and Assessment Act 1979*
  - 6.1.3. *Government Information (Public Access) Act 2009*
  - 6.1.4. *Public Health Act 2010*
  - 6.1.5. *Roads Act 1993*
  - 6.1.6. *State Records Act 1998*
- 6.2.** Councils exist to:
- 6.2.1. Provide a representative, informed and responsible decision-making body;
  - 6.2.2. Develop the local community and its resources in a socially just and environmentally responsible way; and
  - 6.2.3. Ensure that local public services and facilities respond effectively to community needs.
- 6.3.** Under the LG Act, Council's functions can be grouped into the following categories:
- 6.3.1. To provide for development in the local area;
  - 6.3.2. To provide for local services and facilities that benefit ratepayers, residents and visitors;
  - 6.3.3. To provide for the welfare and wellbeing of the local community;
  - 6.3.4. To establish and support organisations and programs targeting the local community;
  - 6.3.5. To represent and promote the interests of ratepayers and residents;
  - 6.3.6. To protect the environment and improve local amenity;
  - 6.3.7. To attract and provide infrastructure for commerce, tourism and industry; and
  - 6.3.8. To engage in long-term strategic planning on behalf of the local community.

### Policy and procedure development

- 6.4.** Council is required to set out in this Policy how policies and practices are developed to ensure compliance with the requirements of privacy legislation.
- 6.5.** This Policy sets out a number of specific elements of Council's privacy protection framework.

- 6.6.** Policies and practices are developed in accordance with Council's adopted Policy Framework and by:
- 6.6.1. Examining changes in the legislative, policy or operational environment for their impacts on Council's privacy management;
  - 6.6.2. Conducting regular reviews of privacy policies; and
  - 6.6.3. Considering the privacy implications of changes to policies and systems for any procedural changes needed.
- 6.7.** When developing new privacy management policies or procedures or amending them in a way that would change how personal and health information is managed, Council consults with all appropriate parties to ensure compliance with the PPIP Act and HRIP Act.
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## **7. Promoting this Plan**

- 7.1.** Council promotes the principles of this Policy through its Executive Leadership Team (ELT), staff and public awareness.
- 7.2.** Council's ELT is committed to transparency and accountability in respect of Council's compliance with the PPIP Act and the HRIP Act.
- 7.3.** ELT reinforces transparency and compliance with these Acts by:
- 7.3.1. Endorsing the Policy and making it publicly available on Council's website;
  - 7.3.2. Identifying privacy issues when implementing new systems; and
  - 7.3.3. Promoting and facilitating staff awareness of sound privacy management practices through training and education, including resources published on Council's intranet.
- 7.4.** Council ensures its staff are aware of and understand this Policy, particularly how it applies to the work that they do. Council has developed and written this Policy in a practical way to ensure that staff members can understand what their privacy obligations are, how to manage personal and health information in their work and what to do if they are unsure.
- 7.5.** Council makes its staff, including volunteers and contractors, aware of their privacy obligations by:
- 7.5.1. Publishing this Policy in a prominent place on Council's intranet and website;
  - 7.5.2. Including this Policy as part of its induction training for new staff members and providing training as required;
  - 7.5.3. Providing refresher, specialised and on-the-job privacy training; and
  - 7.5.4. Highlighting and promoting the Policy at least once a year (e.g. during Privacy Awareness Week).

- 7.6. When staff members have questions about how to manage personal and health information under this Policy, they may consult their manager, Council's Governance Team or Council's Privacy Contact Officer.
- 7.7. Councillors need to contact the Chief Executive Officer or Privacy Contact Officer for assistance.

**Public awareness**

- 7.8. This Policy is a guarantee of service to stakeholders on how Council manages personal and health information.
- 7.9. The Policy is publicly available as open access information under the GIPA Act.
- 7.10. Council promotes public awareness of this Policy by:
  - 7.10.1. Writing the Policy in plain English;
  - 7.10.2. Publishing it on Council's website;
  - 7.10.3. Providing hard copies of the Policy free of charge upon request;
  - 7.10.4. Referring to the Policy in other policies, protocols and processes; and
  - 7.10.5. Informing the community and stakeholders about this Policy when answering questions about how Council manages personal and health information.

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## **8. Access and Accuracy of Personal Information**

### **Amending and accessing personal information**

- 8.1. Council ensures that people can access the personal or health information Council holds about them. Council does not require individuals to complete a specific form to request confirmation of Council holding their personal information. Individuals can write to Council (via email or letter) enquiring about the nature of the information, the main purpose for which Council collected that information and their right of access.
- 8.2. Individuals also have the right to amend their own personal and/or health information that Council holds, e.g., updating their contact details. There are two ways in which an individual can amend their personal information:
  - 8.2.1. By completing the relevant form on Council's website to amend their customer details such as preferred name, email address or phone number or other, more specific personal or health information such as medical history or speciality reports; or
  - 8.2.2. By contacting Council's Privacy Contact Officer.
- 8.3. Council is required to provide an individual with access to the personal and/or health information it holds and allow that individual to amend this information without excessive delay or expense.
- 8.4. There is no fee to access or amend personal and/or health information.

- 8.5. Council will provide individuals with access to documents containing their personal information provided the individual can confirm their identity by answering a series of questions that identifies and ascertains their identity and/or producing one or more of the following pieces of identification:

- 8.5.1. Valid driver's licence;
- 8.5.2. Passport;
- 8.5.3. Birth certificate or birth extract;
- 8.5.4. Valid pension card or health care card issued by Centrelink;
- 8.5.5. Valid Medicare card;
- 8.5.6. Valid student photo identification card (issued by an Australian tertiary education institution);
- 8.5.7. Recent bank statement; or
- 8.5.8. Recent rates notice.

**Amending customer details**

- 8.6. To amend details such names, address, contact details, ownership details, or gender, [please complete the relevant form on Council's website](#) and send to either:

**Email:** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au), or

**Mail:** 2 Hely Street, Wyong NSW 2259

- 8.7. Council treats such requests with priority and will aim to action them within **5 working days of having received them.**

**Amending specific personal or health information**

- 8.8. To amend specific personal and/or health information such as employment details, records displaying religious practices, etc., [please complete the relevant form on Council's website](#) and send to either:

**Email:** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au), or

**Mail:** 2 Hely Street, Wyong NSW 2259

- 8.9. Council treats such requests with priority and will aim to action them within **5 working days of having received them.**

**Accessing personal information**

- 8.10. If an individual wishes to access any information or records that Council holds containing their personal or health information, [please complete the relevant form on Council's website](#) and send by either:

**Email:** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au), or

**Mail:** 2 Hely Street, Wyong NSW 2259

- 8.11. For the application to be valid, the application should:

- 8.11.1. Include their name and contact details, including their postal address, telephone number and email address;
- 8.11.2. Indicate whether they are making the application under the PPIP Act (to access personal information) or HRIP Act (to access health information); and
- 8.11.3. Explain what personal or health information they want to access or amend and how they wish to access and amend it.
- 8.12. Council will acknowledge the application and advise if it is valid or not within **5 working days** of receiving the application. Where applications are invalid, Council will provide assistance in how these can become valid.
- 8.13. Council typically responds in writing to applications for accessing personal information within **20 working days**. Council will contact the applicant if the request is likely to take longer than expected.
- 8.14. If the applicant believes Council is taking an unreasonable amount of time to respond to their application for personal information, they are encouraged to contact Council for an update on the progress of your application.
- 8.15. If Council decides not to provide access to or amend personal or health information, the reason will be clearly explained to the applicant in writing or over the telephone.
- 8.16. The applicant also has the right to make a formal application to access information under the GIPA Act. For more information, please refer to the [Access to Information page](#) on Council's website.

#### **Accessing or amending other people's information**

- 8.17. The PPIP Act and the HRIP Act gives people the right to access their own information; these Acts generally do not give people the right to access someone else's information.
- 8.18. However, section 26 of the PPIP Act allows a person to give consent to Council to disclose his or her personal information to someone else that would not normally have access to it.
- 8.19. Further, under sections 7 and 8 of the HRIP Act, an 'authorised person' can act on behalf of someone else. The HPPs also contain information regarding other reasons that Council may be authorised to disclose health information, such as in the event of a serious and imminent threat to the life, health and safety of the individual, in order to help find a missing person or for compassionate reasons.
- 8.20. If none of the above scenarios are relevant, a third party can consider making an application for access to government information under the GIPA Act.

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## **9. Complaints and Review Rights**

### **Right to an internal review**

- 9.1. If an individual believes their personal or health information has been collected, stored, accessed or disclosed other than in accordance with this Policy and Council's obligations under the PPIP Act or HRIP Act, they may request a review of Council's conduct.
- 9.2. An individual cannot seek an internal review for a breach of another individual's privacy unless they are the authorised representative of the other individual.

#### Internal review process

- 9.3. Applications for an internal review must:
- 9.3.1. Be made in writing and addressed to:
- The Privacy Contact Officer  
Central Coast Council  
PO Box 20  
Wyong NSW 2259
- 9.3.2. Provide details as to how the individual believes their personal or health information was not dealt with in accordance with this Plan or Council's obligations under the PPIP Act or HRIP Act.
- 9.3.3. Be lodged within **six months** of when the individual first became aware of the breach (depending on the circumstances, Council may consider a late application for internal review).
- 9.4. Council aims to acknowledge receipt of an internal review request within **5 working days** and complete an internal review within **60 calendar days**. The Privacy Contact Officer will inform the applicant of the progress of the internal review and if it is likely to take longer than expected. In accordance with section 53(8) of the PPIP Act, the Privacy Contact Officer will respond in writing within **14 calendar days** of determining the outcome of the internal review.
- 9.5. The Privacy Contact Officer reserves the discretion to conduct the internal review or delegate this function to someone else unless the internal review is about the conduct of the Privacy Contact Officer. In that case, the Chief Executive Officer will appoint someone else within Council (who is suitably qualified to deal with the matters raised) to conduct the review.
- 9.6. In accordance with section 54 of the PPIP Act, Council must:
- 9.6.1. Notify the Privacy Commissioner of the internal review application as soon as practicable after it is received;
- 9.6.2. Keep the Privacy Commissioner informed of the progress of the internal review; and
- 9.6.3. Inform the Privacy Commissioner of the findings of the review and of the action proposed to be taken by Council in relation to the matter.
- 9.7. The Privacy Commissioner is entitled to make submissions to Council in relation to the subject matter of the application.

- 9.8. If an individual is not satisfied with the outcome of the internal review or is not notified of an outcome within **60 calendar days**, they have the right to seek an external review.

**External review process**

- 9.9. An individual has **28 calendar days** from the date of the internal review decision to seek an external review by the NSW Civil and Administrative Tribunal (**NCAT**).
- 9.10. To request an external review, the individual must apply directly to the NCAT. NCAT has the power to make binding decisions on an external review. To contact the NCAT:

**Website:** <https://www.ncat.nsw.gov.au>  
**Phone:** 1300 006 228  
**Visit/Post:** Level 9, John Maddison Tower  
86-90 Goulburn Street  
Sydney NSW 2000

**Other ways to resolve privacy concerns**

- 9.11. Council welcomes the opportunity to discuss any privacy issues or concerns you may have. Individuals are encouraged to try and resolve privacy issues with Council before lodging an internal review.
- 9.12. Depending on the nature of the concern, the individual may be advised to lodge an internal request for review of Council's conduct.
- 9.13. An individual can raise concerns with Council by:
- 9.13.1. Contacting Council's Privacy Contact Officer;
  - 9.13.2. Making a complaint directly to the Privacy Commissioner; or
  - 9.13.3. Using Council's complaint handling process.
- 9.14. The Privacy Commissioner can be contacted by:
- Website:** [www.ipc.nsw.gov.au](http://www.ipc.nsw.gov.au)  
**Phone:** 1800 472 679  
**Visit/Post:** Level 15 McKell Building, 2-24 Rawson Place Haymarket NSW 2000

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## 10. Offences

- 10.1. Both the PPIP Act and the HRIP Act (as well as other State Acts) contain offence provisions applicable to staff, agents and contractors who use or disclose personal or health information without consent or authority.
- 10.2. Under the PPIP Act, it is an offence for a public official to:
- 10.2.1. Intentionally disclose or use any personal information accessed as part of their work for an unauthorised purpose;
  - 10.2.2. Offer to supply personal information that has been disclosed unlawfully; or

- 10.2.3. Hinder the Privacy Commissioner or a member of the staff of the Privacy Commissioner from doing their job or falsely represent that they are the Privacy Commissioner or a member of that staff.
- 10.3.** Under the HRIP Act, it is an offence for a public official to:
- 10.3.1. Intentionally disclosure or use any personal information access as part of their work for an unauthorised purpose;
- 10.3.2. Offer to supply personal health that has been disclosed unlawfully;
- 10.3.3. Persuade or attempt to persuade a person by threat, intimidation or misrepresentation, not to make or pursue a request to access health information, a complaint to the Privacy Commissioner or the Tribunal or an application under the PPIP Act with respect to an alleged contravention of a HPP or a health privacy code of practice or withdraw such a request complaint or application.
- 10.3.4. Persuade or attempt to persuade an individual by threat, intimidation or misrepresentation to require another person to give consent under the HRIP Act or to do an act without consent for which consent is required.

## 11. Collection of personal information

### Personal and health information provided to Council

- 11.1.** Individuals may provide Council with personal and health information when they make an application for employment, make enquiries with Council and when Council delivers services to them. Examples of information that may be provided includes names, contact details, opinions, housing or tenancy information, work and education details or health conditions. Individuals may also provide Council with personal information about other people.
- 11.2.** If an individual makes an enquiry with or writes to Council, a full copy of whatever is sent is saved by Council in its electronic document and records management system (**EDRMS**) or in a hard copy file. However, if someone calls over the phone and gives a lot of background information, Council may decide not to record all the personal information if it is irrelevant to the enquiry. For example, a Council staff member might make a general note, such as '*concerned about employer disclosing details of an illness*' without recording details about the illness.
- 11.3.** The provision of personal or health information to Council is generally voluntary though it can be required by law in some circumstances. Council can also collect unsolicited personal information where it has been voluntarily provided by the individual, or from another source where Council is lawfully authorised or required to do so, or where it is permitted under an Act or any other law.
- 11.4.** Council is not required to deal with individuals who wish to remain anonymous beyond the provision of health services and then only in a manner that is lawful



and practicable (HPP 13). However, Council recognises that some individuals may wish to remain anonymous. Council will provide clear information regarding the consequences of remaining anonymous. For example, anonymous complaints concerning barking dogs are not investigated and it will be up to the person who contacted Council to decide whether they want to continue with the complaint or not.

- 11.5.** Council's telephones will display the number of the person who has called, except for private and/or silent numbers. Telephone numbers that are displayed are stored and can be extracted from Council's phone system for reporting purposes. All incoming and outgoing phone calls with Council's Customer Contact Centre (02 4306 7900) are recorded and saved; however, the customer does have the option to opt out or decline to be recorded. If any credit card information is disclosed during a call, that part of the call is not recorded.
- 11.6.** Council operates an online Customer Service Portal that allows members of the public to report issues or concerns, ask questions or leave feedback. Users are required to provide their name, address, phone number and/or email address when submitting a query. Anonymous enquiries made through the Portal are unable to be tracked by the user and they will not receive updates on their request.
- 11.7.** If someone has an enquiry that cannot be answered straight away by a staff member, that staff member may offer to take the customer's name and contact number so someone else in the office can contact the customer and respond to their request.
- 11.8.** Contractors acting on behalf of Council are required to comply with all relevant and/or appropriate privacy obligations as set out in this Policy and in the PPIP Act.

#### **How Council collects information**

- 11.9.** Council performs a range of functions and some of those functions assist with the carrying out of certain services (see Chapters 5-8, 11-13 and 15-17 of the LG Act). The LG Act also outlines functions that may be imposed pieces of legislation or directives.
- 11.10.** Functions requiring or involving the collection of personal or health information include but are not be limited to:
  - 11.10.1. Customer requests;
  - 11.10.2. Levying and collecting rates;
  - 11.10.3. Providing services (e.g. libraries and waste collection);
  - 11.10.4. Consultation with the community, visitors, businesses and other stakeholders;
  - 11.10.5. Assessing development and other major project applications;
  - 11.10.6. Recording, investigating and managing complaints and allegations;
  - 11.10.7. Site inspections and audits;

- 11.10.8. Incident management;
- 11.10.9. Enforcing regulations and legislation;
- 11.10.10. Issuing approvals, consents, licences and permits;
- 11.10.11. Providing funding grants;
- 11.10.12. Maintaining the non-residential register of electoral information;
- 11.10.13. Employment; and
- 11.10.14. Fitness for work.
- 11.11.** Council may collect personal or health information in any of the following ways:
  - 11.11.1. Customer requests;
  - 11.11.2. Incident reports;
  - 11.11.3. Photographs;
  - 11.11.4. Written correspondence (including emails);
  - 11.11.5. File notes;
  - 11.11.6. Medical assessment reports;
  - 11.11.7. Submissions;
  - 11.11.8. Application forms;
  - 11.11.9. CCTV footage and call recordings;
  - 11.11.10. Public registers;
  - 11.11.11. Booking platforms;
  - 11.11.12. Financial transaction records;
  - 11.11.13. Contracts, legal agreements, deeds, undertakings and other documents alike;
  - 11.11.14. Telephone enquiries;
  - 11.11.15. Counter enquiries; and
  - 11.11.16. Online services.
- 11.12.** Information cannot be collected by “unlawful means”. For example, information cannot be collected through recording a conversation without a person’s consent as this would breach laws relating to listening devices in NSW.
- 11.13.** Where it is unreasonable or impracticable for personal or health information to be collected directly from an individual, Council Officials can collect the information from someone other than the individual.
- 11.14.** When Council collects personal information from an individual (e.g. their name, address, telephone number or email address), in accordance with the Privacy Principles, Council must make them aware of:
  - 11.14.1. The purposes for which the information is being collected;
  - 11.14.2. The intended recipients of the information;

- 11.14.3. Whether the supply of the information by the individual is required by law or is voluntary;
  - 11.14.4. Any consequences for the individual if the information (or any part of it) is not provided;
  - 11.14.5. Any right to access or correct the information; and
  - 11.14.6. The name and address of the Council business unit that is collecting the information and will hold the information.
- 11.15.** To ensure compliance with the PPIP Act, Council has included a Privacy Protection Notice to be included on all forms, letters and documents that collect personal information from individuals, informing them of the information outlined above. Council's website also contains a Privacy Statement that is available at the bottom of every page that outlines the information above.

**Council staff and recruitment**

- 11.16.** Council collects personal and health information from its staff members (including volunteers, work experience personnel and work placement students) as part of the recruitment process. Council will never ask for more personal information than is required for that purpose.
- 11.17.** During the recruitment process and throughout an individual's employment with Council, information (including personal and/or health information) is collected for various reasons including leave management, workplace health and safety and to help Council operate with transparency and integrity.
- 11.18.** In the exercise of its functions, Council collects and manages personal information about its staff including (but not limited to):
- 11.18.1. Medical conditions and illnesses;
  - 11.18.2. Next of kin and contact details;
  - 11.18.3. Education;
  - 11.18.4. Performance and development information;
  - 11.18.5. Family and care arrangements;
  - 11.18.6. Secondary employment;
  - 11.18.7. Conflicts of interest;
  - 11.18.8. Financial information for payroll purposes;
  - 11.18.9. Employment history;
  - 11.18.10. Photographs or audio or video recordings (i.e., staff photographs for identification cards); and
  - 11.18.11. Biometric data.
- 11.19.** Information collected by Council is retained (to the extent necessary) and managed securely.

- 11.20.** Candidates that are applying for jobs at Council send personal information, including their name, contact details, qualifications and work history. Council gives this information to the convenor of the interview panel for that position (as stated in the job description) in electronic or hard copy files.
- 11.21.** The convenor of the panel does not use this personal information except for the purposes of the recruitment process. This may include sharing the information within Council's People and Culture Team, relevant direct reports and members of the interview panel. Interview panels may include people not employed by Council. Conveners of the interview panel store this information securely.
- 11.22.** After recruitment is finalised, convenors give all personal information to the People and Culture Team and they retain information relating to successful applicants and eligibility lists in accordance with Local Government retention requirements and the *State Records Act 1998* (NSW).
- 11.23.** Successful candidates are invited to fill out various forms to commence employment/engagement with Council. These forms require further personal and health information, such as the candidate's bank account details, tax file number, superannuation, emergency contacts and any disabilities that may impact their work.
- 11.24.** These forms also encourage candidates to provide sensitive personal information, such as racial or cultural information to collect data about the wider NSW public sector; however, disclosure of this information is voluntary.
- 11.25.** These forms are sent to the People and Culture Team to be used for employment/engagement purposes, e.g., payroll and setting up personnel files and keeping copies of this information in secure storage areas.

#### **Visitors and members of the public**

- 11.26.** When a member of the public visits Council's Administration Building or other Council facilities (such as Council's Works Depot), their attendance is registered to record the names of people who enter the office beyond the public area. This includes their name, company details (if applicable), contact details and signature. It is the responsibility of the relevant business unit hosting that visitor to ensure this information is collected. Council collects this information for workplace health and safety purposes and is stored in accordance with Council procedures.
- 11.27.** If requested, visitors are provided with a day pass. Only the visitors name and home telephone number are kept as part of this process.

#### **Enquiries to Council**

- 11.28.** Council handles enquiries from customers, residents and stakeholders about the functions that it performs. These enquiries are made by people and organisations and in the following formats:

11.28.1. Over the phone (call enter, direct call and voicemail services);

- 11.28.2. In writing (email, online forms and e-services); and
- 11.28.3. In person (at Council's Administration Building, other Council facilities and at events including community engagement).

**11.29.** Council decides what level of information is appropriate to be collected for each enquiry on a case-by-case basis, with the understanding that the details collected must contain enough information to be an accurate record of the issue and assistance given but should not contain unnecessary personal or health information.

**Feedback, determinations, assessments, policies and reports**

- 11.30.** Individuals may give feedback to Council on the functions it performs and certain directives it administers. Although not requested, they may decide to disclose their personal information such as contact details, personal opinions, stories, experiences and backgrounds. An individual may also disclose personal information about other people. Council may also ask for further personal information (but only to clarify the issue being raised).
- 11.31.** Council stores this information on its computer network, in an electronic document and records management system and/or hard copy files. Generally, Council does not disclose personal information obtained through feedback (except by consent or as outlined by law).
- 11.32.** Council also publishes policies and documents to seek feedback on aspects concerning the functions it performs, such as infrastructure and development matters, corporate and community issues and planning and environment matters. Council does not ask for more information than what is helpful to its functions. Council may promote its consultation through various organisations, non-for-profit organisations, other agencies, the media, Council's website and social media channels; however, participation in these consultations is voluntary.
- 11.33.** Council also provides guidance and advice to the public, other agencies and organisations by providing feedback or publishing documents to achieve such outcomes. Council seeks consent from individuals if any of their personal information is contained in such documents prior to sending or publication. If an individual does not consent to their personal information being published, Council may publish the documents with the individual's personal information deidentified or redacted.
- 11.34.** When writing reports and making findings or submissions publicly available (such as Council meeting agendas and minutes), Council does not identify people unless it relates to the purpose for which the information was collected or Council has already sought the consent of the relevant individuals or notified them in advance of how Council would disclose the information provided as outlined in clause 11.14.

**Reviews, assessments, complaints and investigations**

- 11.35.** Council performs several activities concerning compliance and enforcement management, including (but not limited to):
- 11.35.1. Processing requests from people seeking a review or making a complaint to Council concerning the functions it performs, e.g.: Council's [Complaints and Feedback Management Policy](#), [Code of Conduct](#), [Public Interest Disclosure Policy](#) and in accordance with any other compliance and enforcement legislation, practices and policies;
  - 11.35.2. Notification of reviews, complaints or investigations from other public agencies conducting them;
  - 11.35.3. People sending their review applications or requests to pass along to other public agencies, organisations or individuals;
  - 11.35.4. People giving Council personal and/or health information about other people;
  - 11.35.5. Responding to Council requests for people to send further personal and/or information relating to a review, complaint or investigation;
  - 11.35.6. Making file notes containing personal and/or health information;
  - 11.35.7. Accessing information under the GIPA Act from public sector agencies and other organisations as it relates to Council's functions;
  - 11.35.8. Council entering the premises of public sector agencies, other organisations and individuals and accessing their information; and
  - 11.35.9. Handling information received and collected by Council for legal proceedings, either at the proceedings or from submissions received by the parties.

#### **Subscriber, mailing and contact lists**

- 11.36.** Council facilitates subscriber, mailing and contact lists that contain personal information from people who have asked to be included on these lists.
- 11.37.** Depending on the nature of the communication and stakeholder engagement, Council may use a third-party organisation (service provider) to collect, store and handle the information collected. In such instances, people are notified of this and are led to the service provider's privacy policy and practices for their consideration. Council does not accept responsibility for the privacy policies or practices of third parties/service providers linked to/from Council's website.
- 11.38.** The information generally collected includes names, email addresses and in some cases, agency type. Council relies on people to provide accurate personal information and Council staff take care to document this information correctly into Council's corporate systems.
- 11.39.** Examples of lists that collect and hold personal information may include:
- 11.39.1. Newsletter subscriber list – to email Council's e-news to those who have requested a subscription.

11.39.2. Community stakeholders list – to contact non-government organisations and other members of the community about Council's operations and services, such as economic development, community engagement, booking or cancelling events, refunding tickets, library memberships and activities; etc.

11.40. All lists are kept separate from each other and each is solely used for the purpose intended. Council does not disclose individual email addresses when sending out bulk emails.

11.41. Anyone can subscribe and unsubscribe from the newsletter lists or can contact Council to change their details. Council does not destroy these lists; they are kept as long as they remain current. Individual entries are deleted upon request or if an error is received in response to a Council communication.

#### Community outreach

11.42. Council occasionally holds community events or participates in events held by other agencies or organisations. During these events, Council may collect general information such as the number of visitors to a stall, questions visitors asked, what resources were provided and general demographic information such as gender.

11.43. Depending on the event, Council may intentionally or unintentionally collect health information or sensitive personal information about someone. For example, if Council participates in a session designed for people with disabilities or a particular cultural or racial background, it could be deduced that someone has or is likely to have a disability or has a particular cultural or racial background.

11.44. Council sometimes seeks voluntary completion of surveys to help it identify current issues. These surveys may collect different types of demographic data. Council ensures that any proposed survey or other kind of collection complies with the PPIP and HRIP Acts.

11.45. Council may also seek feedback from customers accessing Council's operations and services on their experience.

#### Website publishing, photography, filming and media

11.46. Council owns and maintains its main website at [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) as well as several additional websites including:

Name of website	Functions it performs	Types of personal and health information kept
<a href="http://yourvoiceourcoast.com.au">yourvoiceourcoast.com.au</a>	Provides information on community engagement projects and facilitates online engagement	Name, email address, and information concerning community feedback

Name of website	Functions it performs	Types of personal and health information kept
<a href="http://lovewater.centralcoast.nsw.gov.au">lovewater.centralcoast.nsw.gov.au</a>	Provides information and resources about water for community and school education	Contact details via online enquiry form or signing up to e-newsletter
<a href="http://loveourwaterways.centralcoast.nsw.gov.au">loveourwaterways.centralcoast.nsw.gov.au</a>	Provides information and resources about Central Coast waterways for community and school education	Contact details via online enquiry form or signing up to e-newsletter
<a href="http://lovecentralcoast.com">lovecentralcoast.com</a>	Provides visitor-related and tourism information about the Central Coast	Names and addresses of business, contact details via online enquiry form or signing up to e-newsletter
<a href="http://emergency.centralcoast.nsw.gov.au">emergency.centralcoast.nsw.gov.au</a>	Provides information about emergency situations including links to third party websites	None
<a href="http://protectionoftheenvironmenttrust.org.au">protectionoftheenvironmenttrust.org.au</a>	Provides information about the trust activities and access to donate and apply for grants	No data collected; links to payment gateway to donate and grant application form
<a href="http://gosfordregionalgallery.com">gosfordregionalgallery.com</a>	Provides information about the Gosford Regional Gallery and access to buy tickets	Contact details via online enquiry form, signing up to e-newsletter and purchasing tickets

- 11.47.** These websites are used to promote Council's operations and services, the functions it performs and publish resources and information to help our customers and stakeholders understand the same.
- 11.48.** All these websites facilitate access to this Policy and they do not publish personal or health information without permission.
- 11.49.** Website data is stored on secure servers.



- 11.50.** Council may take photos of or film events that it holds or participates in and use the images for promotional purposes. Council will seek permission from people before taking photos or filming events and advise how Council will manage the images and what they will be used for. Those who agree will be asked to sign a consent form. Council respects the wishes of those who do not wish to be photographed or filmed.
- 11.51.** Council stores photos and footage electronically on its secure computer network, as well as Google Cloud.

**Unsolicited information**

- 11.52.** Where Council receives unsolicited personal or health information, the information will be treated in accordance with this Plan and the applicable IPP and/or HPP in relation to the storage, access, use and disclosure of that information.
- 11.53.** The IPP and HPP related to the collection of information do not apply to unsolicited information.

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## 12. Use of personal information

- 12.1.** Council uses the information it collects to:
- 12.1.1. Perform its functions, conduct its operations and provide services to the community;
  - 12.1.2. Determine the nature of complaints, feedback, submissions, enquiries and other communications and refer them to relevant Council Officials or other authorities;
  - 12.1.3. Resolve complaints or respond to other forms of communication;
  - 12.1.4. Communicate with individuals;
  - 12.1.5. Conduct or undertake reviews, assessments, investigations or process complaints and refer these to the relevant authorities if required;
  - 12.1.6. Request advice, when required, from oversight bodies and third-party service providers such as Council's external legal representatives or consultants;
  - 12.1.7. Advise Council Officials and stakeholders on recurring trends and issues; and
  - 12.1.8. Educate our stakeholders and the community about particular issues through published documents and reports.
- 12.2.** Council Officials must take reasonable efforts to ensure personal information is accurate before using it.
- 12.3.** Personal information of Council staff is used by management, or relevant reporting lines, specific to the staff member. The information may also be

forwarded and disclosed to the People and Culture team or other people management service providers supporting Council. Unless otherwise stated, the personal information collected by Council about its staff is used only for workforce management.

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### 13. Disclosure of personal information

- 13.1.** Council must disclose personal and health information in accordance with the PPIP Act, the HRIP Act and the Privacy Code.

#### Enquiries

- 13.2.** Personal information is used by Council only when dealing with enquiries related to that individual. If Council receives more enquiries, a complaint or review request from that individual, it may look at past enquiries to get background information.
- 13.3.** Council does not disclose information about a particular enquiry to anyone outside of Council without the consent of the enquirer.

#### Complaints, reviews, assessments and investigations

- 13.4.** Council may discuss personal information with the relevant agency, organisation or individuals when processing a complaint, or conducting a review, assessment or investigation. To undertake its functions, Council may disclose the name of review applicants but only to an agency legally involved in such affairs and for which Council can do so under the PPIP and HRIP Acts.
- 13.5.** Council includes relevant personal information in the reports it writes as a result of processing a complaint or conducting a review, assessment or investigation. If Council decides to share these reports, Council will generally send these reports to the parties associated with the matter or oversight bodies (provided there are no overriding presumptions against such disclosure).
- 13.6.** When Council is involved in proceedings, it may disclose personal information relevant to that particular case. It may also refer issues to other oversight bodies.
- 13.7.** Apart from the above, Council does not disclose personal information to anyone not directly involved in a complaint, investigation or review case unless authorised or required to do so by law.
- 13.8.** Council is particularly careful when dealing with sensitive personal information, namely information relating to an individual's ethnic or racial origin, political opinions, religious or philosophical beliefs, trade union membership, sexual activities, or health information.

#### Referrals to other oversight bodies

- 13.9.** In accordance with a number of Acts, Regulations and other directives, Council can disclose information to:
- 13.9.1.** Agency heads;

- 13.9.2. Government Ministers;
- 13.9.3. NSW Planning Panels;
- 13.9.4. The NSW Environment Protection Authority (**EPA**);
- 13.9.5. The Office of Local Government (**OLG**);
- 13.9.6. The Information and Privacy Commission;
- 13.9.7. The NSW Ombudsman;
- 13.9.8. The Independent Commission Against Corruption;
- 13.9.9. NSW Parliament and NSW Parliamentary Committees; and
- 13.9.10. Other NSW Government agencies.

**Requests for personal information from other agencies**

- 13.10.** When Council receives requests from other agencies such as NSW Police, the EPA and others, Council will ask that the request is made in writing with enough information to identify the agency, the legislation they rely on for the provision of the sought information and the purpose for which they intend to use this information.
- 13.11.** Most of these requests are forwarded to Council's Governance Team to check their validity and action as appropriate. Any staff involved in the release of personal information in response to requests from other agencies have the relevant delegations and satisfactory training to do so.

**GIPA Act**

- 13.12.** The GIPA Act may restrict Council from disclosing any information to an individual or an organisation with respect to Council's operations and services, processing complaints or undertaking a review, assessment or investigation where there is an overriding public interest against disclosure. This can include personal information.

**Legal Counsel**

- 13.13.** Council reserves the right to seek legal counsel (externally or internally) and may disclose personal information of individuals to such legal counsel.
- 13.14.** Personal information disclosed in this manner, and any act of such disclosure, is subject to legal professional privilege. Nothing in this Policy constitutes a waiver of this privilege.

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## 14. Storage and Security of Information

- 14.1.** Council stores personal information both electronically and in hard copy files. Council mostly practices a 'clean desk' approach where possible, which means hard copy files are secured at the end of the day or when not in use where practicable.

- 14.2.** Sometimes Council officials take files off-site to attend to their duties, such as conducting inspections. Council officials do not leave sensitive files unattended and do not let anyone else access them.
- 14.3.** Council records details of each enquiry in its Customer Request Management System and stores electronic and hard copies of written enquiries. No one other than Council staff can access these registers.

#### **Systems, databases and information management**

- 14.4.** All information collected in the performance of Council's functions is stored securely on Council's information management systems and servers located at Council's Administration Building or in the cloud.
- 14.5.** Council implements the following measures to ensure the integrity and confidentiality of the information it holds:
- 14.5.1. Council servers and data are backed up as part of scheduled back up and retention procedures;
  - 14.5.2. Council networks are secure and require individual logins; and
  - 14.5.3. Information is retained and/or disposed of in accordance with retention and disposal authorities as set by the NSW State Archives and Records and the *State Records Act 1998* (NSW).
- 14.6.** Council also contributes personal information to several online databases/tools or external organisations for compliance and reporting purposes. These include (but are not limited to):
- 14.6.1. The GIPA Tool managed by the IPC;
  - 14.6.2. The ePlanning Portal managed by the Department of Planning and Environment;
  - 14.6.3. The Public Interest Disclosures online reporting managed by the NSW Ombudsman;
  - 14.6.4. The Companion Animals Register managed by the OLG; and
  - 14.6.5. Revenue NSW in relation to the issuing of fines.

#### **Physical security**

- 14.7.** Hard copy files are located on Council premises and secure offsite storage. Only authorised Council staff have access to these files. Visitors cannot enter without permission. Council's Administration Building is locked outside of business hours.
- 14.8.** When not being used, hard copy files and sensitive files are securely stored. Printing is secured by staff using individual swipe cards to access and use the printers.
- 14.9.** Council staff members have unique user accounts and passwords to access its computer systems in accordance with Council's [Information Security Policy](#).

- 14.10.** Older hard copy files are archived in a secure storage facility in compliance with the State Records Act 1998. For sensitive documents that need to be destroyed, Council uses locked bins from which the documents are securely destroyed.

**Private sector companies, government agencies and contractors**

- 14.11.** Council may use private sector companies, contractors or other government agencies for services. If these organisations or individuals have or are likely to have access to personal information, Council ensures that personal and health information is managed in line with the PPIP and HRIP Acts and information security policies.
- 14.12.** Council may do this by:
- 14.12.1. Asking for evidence of their information handling processes; and/or
  - 14.12.2. Inserting a privacy clause into our contracts and agreements.
- 14.13.** Council will also consider how a private sector company, government agency or contractor will manage personal or health information they may have access to before engaging with them.
- 14.14.** An external entity that may manage or collect personal information on behalf of Council includes but is not limited to:
- 14.14.1. The service providers who are contracted by Council to provide information technology, systems and support;
  - 14.14.2. A secure shredding company to carry out the destruction of sensitive documents;
  - 14.14.3. A marketing or survey company that manages Council's mailing lists and newsletters;
  - 14.14.4. Doctors and other practitioners who are engaged to provide employee-related services;
  - 14.14.5. Event management companies to host events and manage registrations;
  - 14.14.6. Agency and labour hire firms who provide temporary staff; and
  - 14.14.7. IT contractors.

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## **15. Public registers**

- 15.1.** Council is required under various Acts to maintain public registers and to make them available for public inspection.
- 15.2.** A public register is defined as a register of personal information that is required by law to be made, or is made, publicly available or open to public inspection (whether or not on payment of a fee).

**Disclosure of personal information contained in public registers**

- 15.3.** In accordance with section 57 of the PPIP Act, Council will not disclose personal information kept in a public register unless the information is to be used for a purpose related to the purpose of the public register or the Act under which the register is kept.

**Application to access records on a public register**

- 15.4.** An individual may request access to personal information contained in a public register by:

- 15.4.1. Contacting Council's Privacy Contact Officer; and
- 15.4.2. Completing a statutory declaration stating that the intended use of the information is consistent with the purpose for holding that register. An example statutory declaration is provided in **Appendix 1**.

- 15.5.** Council can determine whether to provide a copy of all or part of a register depending on whether such a disclosure fits with the purpose for which it was collected.

- 15.6.** If access is requested to personal information which is not contained in a public register, Council will generally process such requests on an informal basis provided it is appropriate to do so. If not, individuals will be encouraged and assisted where possible to complete a formal access application which will be processed in accordance with the GIPA Act.

- 15.7.** An exemption to section 57 of the PPIP Act applies under the Privacy Code of Practice for Local Government where Council may allow any person to:

- 15.7.1. Inspect a publicly available copy of a public register in Council premises; and
- 15.7.2. Copy a single entry or a page of the register.

without requiring the person to provide a reason for accessing the register and without determining that the proposed use of the register is consistent with the purpose of the register or the Act under which the register is kept.

- 15.8.** The application of section 57 is modified to the extent that Council should not require a reason for inspecting or a statutory declaration as to the intended use of any information obtained from an inspection of Council's pecuniary interest register or any register on which Council records returns of interests made by Councillors or designated persons under Part 4 of the *Model Code of Conduct for Local Councils in NSW*.

**Public registers held by Council**

- 15.9.** Council's public registers include:

Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
Local Government Act 1993 (NSW)	Section 53	Land Register	Identify all land vested in or under Council's control	Contact Customer Service OR Access to Information and Governance Officer
	Section 113	Record of approvals	Identify approvals granted under the LG Act	Register can be accessed on Council's website  Contact Customer Service OR Development Services
	Section 328A	Political donations disclosures	Identify donations to Councillors	Contact Customer Service OR Access to Information and Governance Officer
	Section 375A	Recording of voting on planning matters	Identify the names Councillors who voted for or against a planning decision	Register is available on Council's website  Contact Customer Service OR Access to Information and Governance Officer

Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
	Sections 377 and 378	Register of delegations	Identify functions delegated by the General Manager to Council officers	Register can be accessed by request under the GIPA Act
	Section 602	Rates Records	Identify the value and rate liability of a parcel of land and its owner or lessee	Register can be accessed by request under the GIPA Act
Code of Conduct	Clauses 4.1 to 5.14	Disclosures in written returns	Identify pecuniary and non-pecuniary interests of the Chief Executive Officer, Designated Returns and Councillors	Redacted returns can be accessed on Council's website  Contact Customer Service OR Access to Information and Governance Officer
<i>Environmental, Planning and Assessment Act 1979 (NSW)</i>	Section 4.58	Register of consents and approvals	Identify approvals and applications, consents and related appeals under the Act	Register can be accessed on Council's website  Contact Customer Service OR Development Assessment
	Section 6.26(8)	Record of building certificates	Identify building information certificates	Contact Customer Service OR Building Assessment



Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
				and Certification
<i>Protection of the Environment Operations Act 1997 (NSW)</i>	Section 308	Public register of licences and notices	Identify licences and notices granted and issued under the Act	Contact Customer Service OR Environment and Public Health
<i>Impounding Act 1993 (NSW)</i>	Sections 30 and 31	Records of impounding	Identify impounding actions taken by Council	Contact Customer Service OR Community Safety and Development
<i>Government Information (Public Access) Act 2009 (NSW)</i>	Section 6(5)	Records of open access information	Identify government information Council holds that has been determined as 'open access information'	Records can be accessed on Council's website  Contact Customer Service OR Access to Information and Governance Officer
	Section 25	Disclosure log of access applications	Identify access applications where there is a public interest in favour of disclosure and Council has determined to provide access to the information	Register can be accessed on Council's website  Contact Customer Service OR Access to Information and

Act / Regulation / Directive	Section / Clause	Name of Register	Purpose	Access and Contact
				Governance Officer
	Section 27	Register of government contracts	Identify Council contracts that have (or are likely to have) a value of \$150,000 or more	Register can be accessed on Council's website  Contact Customer Service OR Access to Information and Governance Officer

#### Suppression of personal information in a public register

- 15.10.** Any person whose personal information is recorded in a public register has the right to request that their personal details be suppressed in accordance with section 58 of the PPIP Act. Council will comply with that request if it is satisfied that the person's safety or wellbeing would be affected by not suppressing the information.
- 15.11.** An application for suppression must be made in writing and addressed to Council's Privacy Contact Officer stating the reasons for the request. Council may require additional supporting documentation where appropriate.
- 15.12.** Council will err in favour of suppressing the information, unless public interest in maintaining access to the information outweighs any individual interest in suppressing the information.
- 15.13.** Any information that is suppressed from the public register may still be kept for other purposes. The information may still be used for Council functions and disclosure will be managed in accordance with the GIPA Act.

## 16. Closed Circuit Television (CCTV)

- 16.1.** Council installs and maintains CCTV cameras on Council premises and facilities for a number of purposes, including by not limited to:
- 16.1.1. ensure the safety and security of staff, students and visitors whilst on Council premises or facilities;

- 16.1.2. protect assets and property of Council and others;
  - 16.1.3. assist in crime prevention and aid in the investigation of criminal activity or other suspected misconduct and or wrongdoing; and
  - 16.1.4. assist Council to manage its premises and facilities, such as its car parks, playgrounds, libraries, parks, etc.
- 16.2.** Prominent signage notifies all Council staff, contractors, volunteers and members of the public of the use of CCTV and that they may be under surveillance.
- 16.3.** The installation, use and monitoring of CCTV including the storage, retention, use and disclosure of footage is to be governed by appropriate Council policies developed and amended from time to time.
- 16.4.** Under clause 9 of the PPIP Regulation, Council is exempt from some obligations of the PPIP Act relating to the collection of personal information by CCTV camera installed for the purpose of filming in a public place (if the camera is positioned so no other land is filmed (unless it is not reasonably practicable)), and disclosed to NSW Police by way of live transmission.

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## 17. Data Breaches

- 17.1.** A data breach occurs when there is a failure that has allowed or has the potential to allow unauthorised access to Council's data. Examples include malware, hacking and data theft, accidental loss of a paper record, laptop or USB stick and emails sent to the wrong recipients if they contain classified or personal information.
- 17.2.** Separate from this Policy, Council has a [Data Breach Policy](#) and Procedure that sets out Council's guidelines and processes for managing a data breach, including the considerations around notifying those persons whose privacy may be affected by the breach.

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## 18. Responsibilities

### Compliance, monitoring and review

- 18.1. Chief Executive Officer** (or their delegate) is responsible for:
- 18.1.1. Ensuring this Plan is accurate and up to date;
  - 18.1.2. Ensuring that Council meets its obligations under the PPIP Act, the HRIP Act and this Plan;
  - 18.1.3. Appointing a Privacy Contact Officer;
  - 18.1.4. Determining requests for the suppression of personal information; and

- 18.1.5. Conducting internal reviews in accordance with this Plan where Council's Privacy Contact Officer or their delegate, the Administrator, Mayor or Councillors were initially involved.

**18.2. Privacy Contact Officer** (or their delegate) is responsible for:

- 18.2.1. Ensuring the compliance, monitoring and review of this Plan;
- 18.2.2. Assisting the CEO to meet their responsibilities pursuant to the PPIP Act, HRIP Act and this Policy;
- 18.2.3. Creating awareness about this Policy;
- 18.2.4. Coordinating steps to ensure Council complies with the PPIP Act, HRIP Act and this Policy;
- 18.2.5. Coordinating requests for the suppression of personal information;
- 18.2.6. Assessing and determining applications to access or amend personal information;
- 18.2.7. Conducting internal reviews in accordance with this Policy;
- 18.2.8. Reporting data breaches to the Privacy Commissioner;
- 18.2.9. Providing advice on matters relating to privacy and personal information.

**18.3. Governance Team** is responsible for:

- 18.3.1. Providing assistance to the Privacy Contact Officer and the CEO or their delegates as required; and
- 18.3.2. Providing advice on matters relating to privacy and personal information.

**18.4. All Council Officials** are responsible for:

- 18.4.1. Collecting, storing, accessing and disclosing personal information in accordance with this Policy and clauses relating to personal information contained in Council's Code of Conduct;
- 18.4.2. Reporting breaches of personal information to the Privacy Contact Officer and Governance Team; and
- 18.4.3. Ensuring privacy disclaimers and disclosures are included when collecting personal information.

**18.5.** Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.

**Reporting**

**18.6.** An annual report will be provided to Council's Executive Leadership Team outlining the number and nature of incidents or reports under this Policy,

including requests for internal reviews following an alleged breach of privacy. This report may also be provided to Council's Audit, Risk and Improvement Committee where appropriate.

**Records management**

- ~~18.7.~~ Staff must maintain all records relevant to administering this protocol in accordance with Council's [Information and Records Management Policy](#).

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## 19. Policy Definitions

<b>Act</b>	means the <i>Local Government Act 1993</i> (NSW)
<b>Council</b>	means Central Coast Council
<b>CEO</b>	means the Chief Executive Officer of Central Coast Council and includes their delegate or authorised representative. References to the Chief Executive Officer are references to the General Manager appointed under the <i>Local Government Act 1993</i> (NSW).
<b>Council Official</b>	has the same meaning it has in Council's Code of Conduct.
<b>GIPA Act</b>	means the <i>Government Information (Public Access) Act 2009</i> (NSW).
<b>HPP</b>	means the Health Privacy Principles as outlined in Schedule1 of the <i>Health Records and Information Privacy Act 2002</i> (NSW).
<b>HRIP Act</b>	means the <i>Health Records and Information Privacy Act 2002</i> (NSW).
<b>IPP</b>	means the Information Protection Principles as outlined in the <i>Privacy and Personal Information Protection Act 1998</i> (NSW).
<b>PPIP Act</b>	means the <i>Privacy and Personal Information Protection Act 1998</i> (NSW).

## 20. Policy Administration

<b>Business Group</b>	Corporate Services
<b>Responsible Officer</b>	Unit Manager Governance Risk and Legal
<b>Policy Review Date</b>	Four years from date of adoption unless legislated otherwise.
<b>File Number / Document Number</b>	D15782319
<b>Relevant Legislation (reference specific sections)</b>	<p>This Policy supports Council's compliance with the following legislation:</p> <ul style="list-style-type: none"> <li>▪ <a href="#"><u>Government Information (Public Access) Act 2009</u></a></li> <li>▪ <a href="#"><u>Government Information (Public Access) Regulation 2009</u></a></li> <li>▪ <a href="#"><u>Health Records and Information Privacy Act 2002</u></a></li> <li>▪ <a href="#"><u>Health Records and Information Privacy Regulation 2002</u></a></li> <li>▪ <a href="#"><u>Local Government Act 1993</u></a></li> <li>▪ <a href="#"><u>Local Government (General) Regulation 2021</u></a></li> <li>▪ <a href="#"><u>Privacy and Personal Information Protection Act 1998</u></a></li> <li>▪ <a href="#"><u>Privacy and Personal Information Protection Regulation 2014</u></a></li> <li>▪ <a href="#"><u>State Records Act 1998</u></a></li> </ul>
<b>Link to Community Strategic Plan</b>	<p>Theme 4: Responsible</p> <p><b>Goal G: Good governance and great partnerships</b></p> <p>R-G2: Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making.</p>

<b>Related Policies / Protocols / Procedures / Documents (reference document numbers)</b>	<ul style="list-style-type: none"><li>▪ <a href="#">Information and Records Management Policy</a></li><li>▪ <a href="#">Code of Conduct</a></li><li>▪ <a href="#">Delegations Register</a></li><li>▪ <a href="#">Privacy Code of Practice for Local Government</a></li><li>▪ <a href="#">Complaints and Feedback Management Policy</a></li><li>▪ <a href="#">Public Interest Disclosure Policy</a></li></ul>
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## 21. Policy Authorisations

No.	Authorised Function	Authorised Business Unit / Role(s)
TBA	Amend customer details Council holds such as name, address, contact number, email address in accordance with this Policy and relevant legislation	Chief Executive Officer (or delegate) Privacy Contact Officer (or delegate)
TBA	Amend specific Personal or Health Information Council holds in accordance with this Policy and relevant legislation	Chief Executive Officer (or delegate) Privacy Contact Officer (or delegate)
TBA	Process and determine applications seeking access to Personal Information under the PPIP and HRIP Acts, including seeking access to information contained in Council's Public Registers	Chief Executive Officer (or delegate) Privacy Contact Officer (or delegate) Governance Team
TBA	Process and determine requests for internal reviews in accordance with this Policy and relevant legislation	Chief Executive Officer (or delegate) Privacy Contact Officer (or delegate) Governance Team

No.	Authorised Function	Authorised Business Unit / Role(s)
TBA	Liaise with the Privacy Commissioner and other external agencies/bodies in relation to external reviews in accordance with this Policy and relevant legislation	Chief Executive Officer (or delegate) Privacy Contact Officer (or delegate) Governance Team
TBA	Report data breaches to the Privacy Commissioner in accordance with this Policy and relevant legislation	Chief Executive Officer (or delegate) Privacy Contact Officer (or delegate) Governance Team

## 22. Policy History

Revision	Date Approved / Authority	Description Of Changes
1	26 July 2022 Minute No. 128/22	Creation of Plan in accordance with the Privacy and Personal Information Protection Act 1998 (NSW).
2	12 December 2023 Minute No. 229/23 (public exhibition)  26 March 2024 Minute No. TBA (adoption)	Review to incorporate changes to the PPIP Act and the introduction of the Mandatory Notification of Data Breach Scheme.



## Central Coast Council

### Data Breach Policy

Date Adopted: XX/XX/20XX

Revision: 3

Policy No.: CCC047



DRAFT

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## 1. Policy Objectives

- 1.1. The objectives of this Policy (and the associated *Data Breach Procedure* (**Procedure**)) are to:
  - 1.1.1. outline how Central Coast Council (**Council**) will identify, assess, manage, and respond to data breaches, particularly those involving personal information in accordance with the requirements of the *Privacy and Personal Information Protection Act 1998* (**PPIP Act**).
  - 1.1.2. provide detail about:
    - a) what constitutes an eligible data breach under the PPIP Act;
    - b) the roles and responsibilities within Council for reporting, reviewing and managing data breaches; and
    - c) the steps involved in responding to a data breach and reviewing systems, policies and procedures to prevent future data breaches.
  - 1.1.3. ensure Council's compliance with the PPIP Act, the [Health Records and Information Privacy Act 2002](#) (**HRIP Act**) and the *Privacy Act 1988* (Cth) (**Privacy Act**) as governed by the [Office of the Australian Information Commissioner](#) (**OAIC**) and [NSW Information and Privacy Commission](#) (**IPC**), regarding handling personal and health information.

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## 2. Policy Scope

- 2.1. This Policy applies to all staff and contractors of Council, including Councillors, students, volunteers, agency personnel and third party providers who hold personal and health information on behalf of Council.
- 2.2. This Policy includes Council data held in any format (paper based or electronic) however, it does not apply to information that has been classified as public.
- 2.3. Depending on the type and extent of the data breach, management of public relations may be required, including coordinating the timing, content and method of public announcements and similar activities. These activities are outside the scope of this Policy, which is limited to the immediate internal responses of business units.

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## 3. Policy Statement

- 3.1. Council is committed to ensuring, as far as practicable, that the data it holds is secure from potential data breaches and will regularly review, develop, maintain and test its systems and procedures to support data security and this Policy.
- 3.2. Having a data breach response plan and policy is part of establishing robust and effective privacy and information governance procedures. Effective breach management assists Council in avoiding or reducing possible harm to both the

affected individuals/organisations and Council and may prevent future breaches.

- 3.3. To support Council's obligations under the PPIP Act, and to promote robust and effective privacy, data handling and information governance procedure, Council also has a Data Breach Procedure. The Procedure outlines the steps for managing a data breach, including providing examples of situations that will be considered an eligible data breach, the steps involved in responding to a data breach, and the considerations around notifying persons whose privacy may be affected by the breach.
- 3.4. This Policy should be read in conjunction with Council's Privacy Management Plan Policy which provides more information on how Council may collect, use, and disclose personal information and the Data Breach Procedures.

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#### 4. What is an eligible data breach?

- 4.1. A data breach occurs when personal information held by Council (whether held in digital or hard copy) is subject to unauthorised access, unauthorised disclosure or is lost in circumstances where the loss is likely to result in unauthorised access or unauthorised disclosure.
- 4.2. Under the Notifiable Data Breaches (**NDB**) Scheme, any organisation or agency covered by the Privacy Act must notify individuals and the OAIC when a data breach is likely to result in serious harm to an individual whose personal information is involved.
- 4.3. For Council, it is mandatory to apply the NDB Scheme to tax file numbers it holds.
- 4.4. This may or may not involve disclosure of personal information external to Council or publicly. For example, unauthorised access to personal information by a Council employee, or unauthorised sharing of personal information between teams within Council may amount to a data breach.
- 4.5. A data breach may occur as the result of malicious action, system failure or human error. A data breach may also occur because of a misconception about whether a particular act or practice is permitted under the Information Protection Principles (**IPPs**).
- 4.6. Examples include:
  - Human error**
  - 4.6.1. When a physical asset such as a paper record, laptop, USB stick or mobile phone containing personal information is lost or misplaced.
  - 4.6.2. When system access is incorrectly granted to someone without appropriate authorisation.

- 4.6.3. When staff fail to implement appropriate password security, for example, not securing passwords or sharing password and login details.
- 4.6.4. When a letter or document is posted to an incorrect address; or an email is sent to an incorrect recipient; or information is published on Council's website without consent.

#### **System failure**

- 4.6.5. When a coding error allows access to a system without authentication, or results in automatically generated notices including the wrong information or being sent to incorrect recipients.
- 4.6.6. Where systems are not maintained through the application of known and supported patches.

#### **Malicious or criminal attack**

- 4.6.7. Cyber incidents such as ransomware, malware, hacking, phishing or brute force access attempts resulting in access to or theft of personal information.
- 4.6.8. Social engineering or impersonation leading to inappropriate disclosure of personal information.
- 4.6.9. Insider threats from Council employees using their valid credentials to access or disclose personal information outside the scope of their duties or permissions.
- 4.6.10. Theft of a physical asset such as a paper record, laptop, USB stick or mobile phone containing personal information.

- 4.7. The MNDB Scheme applies where an eligible data breach has occurred. For a data breach to constitute an eligible data breach under the MNDB Scheme, there are two tests to be satisfied:

- 4.7.1. There is an unauthorised access to, or unauthorised disclosure of, personal information held by a public sector agency or there is a loss of personal information held by a public sector agency in circumstances that are likely to result in unauthorised access to, or unauthorised disclosure of, the information; and
- 4.7.2. A reasonable person would conclude that the access or disclosure of the information would be likely to result in serious harm to an individual to whom the information relates.

#### **Meaning of 'serious harm'**

- 4.8. The term 'serious harm' is not defined in the PPIP Act. Harms that can arise as a result of a data breach are context-specific and will vary based on:
  - 4.8.1. The type of personal information accessed, disclosed or lost, and whether a combination of different types of personal information might lead to increased risk;



- 4.8.2. The level of sensitivity of the personal information accessed, disclosed or lost;
  - 4.8.3. The amount of time the information was exposed or accessible, including the amount of time information was exposed prior to the agency discovering the breach;
  - 4.8.4. The circumstances of the individuals affected and their vulnerability or susceptibility to harm (that is, if any individuals are at heightened risk of harm or have decreased capacity to protect themselves from harm);
  - 4.8.5. The circumstances in which the breach occurred; and
  - 4.8.6. Actions taken by Council to reduce the risk of harm following the breach.
- 4.9.** Serious harm occurs where the harm arising from the eligible data breach has, or may, result in a real and substantial detrimental effect to the individual. The effect on the individual must be more than mere irritation, annoyance or inconvenience.
- 4.10.** Harm to an individual includes physical harm; economic, financial or material harm; emotional or psychological harm; reputational harm; and other forms of serious harm that a reasonable person in Council's position would identify as a possible outcome of the data breach.

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## 5. Systems and processes for managing data breaches

- 5.1.** Council has established and implemented a comprehensive set of controls, measures and processes for preventing, responding to and managing data breaches.
- 5.2.** This includes projects to increase cyber security maturity, cyber security training for all staff, robust access controls, data encryption, network and endpoint security measures, data loss prevention systems and incident response plans.
- 5.3.** An up-to-date inventory of assets is maintained, and strong patch and vulnerability management measures to ensure all IT assets are properly secured and monitored. Regular penetration tests are performed by a third party to identify and remediate any weaknesses in the IT infrastructure.
- 5.4.** Council will ensure all third-party providers who store personal and health information on behalf of Council are aware of the MNDB Scheme and the obligations under this Policy to report any eligible data breaches to the IPC.
- 5.5.** Council also has a range of policies and procedures to prevent, control and mitigate exposures to breaches of data, including its Code of Conduct, Privacy Management Plan Policy and Fraud and Corruption Control Framework.
- 5.6.** To mitigate the risk of data breaches, Council regularly conducts training to educate employees about the risks associated with data breaches, and their

responsibilities as a public official to recognise, respond, report and prevent such incidents.

- 5.7. Council also maintains an internal register for data breaches and has implemented recommended changes to systems and policies in response to reviewing the causes of data breaches to assist in preventing future breaches.

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## 6. Responding to a data breach

- 6.1. Each data breach is unique and will require a tailored response. The response actions will depend on several factors, including the type of data compromised, the cause of the breach and the potential harms that could arise for affected individuals.
- 6.2. While the details of each breach will be different, the process for responding to a data breach is the same and will be followed in each instance to ensure a consistent approach.
- 6.3. In line with the recommendations from the IPC, Council will follow the below steps when investigating and responding to a data breach:
- 6.3.1. Initial report and triage;
  - 6.3.2. Contain the breach;
  - 6.3.3. Assess and mitigate;
  - 6.3.4. Notify; and
  - 6.3.5. Review.
- 6.4. The full procedure for investigation of a data breach is set out in the *Data Breach Procedures*.

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## 7. Responsibilities

### Compliance, monitoring and review

- 7.1. The following staff have identified roles under this Policy:

#### Privacy Contact Officer

- 7.1.1. The Privacy Contact Officer is responsible for implementing this Policy, reporting data breaches to the Chief Executive Officer and all notifications and actions for eligible data breaches.

#### Chief Executive Officer (or their delegate)

- 7.1.2. The Chief Executive Officer (or their delegate) is responsible for notifying the Privacy Commissioner after an eligible data breach is identified.
- 7.1.3. The Chief Executive Officer (or their delegate) will determine the method and oversee the notification of any affected individuals of a

data breach, including eligible data breaches under the MNDB Scheme.

#### **Section Manager Governance**

- 7.1.4. The Section Manager Governance is responsible for investigating data breaches, preparing the Data Breach Report and Action Plan and maintaining the internal and public registers for data breaches.
- 7.1.5. The Section Manager Governance will provide advice on the communication strategy and messaging to affected individuals and external reporting agencies.

#### **Governance Team**

- 7.1.6. The Governance Team is responsible for monitoring and reviewing the type of data breaches (including those under the MNDB Scheme) to identify trends and areas of concern where staff may require additional training and systems and processes need to be remediated to prevent future incidents.
- 7.1.7. The Governance Team is responsible for preparing an annual report to Council's Executive Leadership Team on the number and nature of data breach incidents within Council.

#### **All Council Employees**

- 7.1.8. All employees have a responsibility for immediately reporting a suspected data breach in accordance with this Policy and the Procedure.
- 7.2. This Policy will be reviewed, tested, and updated in accordance with Council's Policy Framework or as required by best practice or legislation.
- 7.3. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the *Code of Conduct*, as detailed in the *Code of Conduct* and in the *Procedures for the Administration of the Code of Conduct*.

#### **Reporting**

- 7.4. Council will report all eligible data breaches in accordance with the MNDB Scheme and the PPIP Act.
- 7.5. An annual report will be provided to Council's Executive Leadership Team outlining the number and nature of data breach incidents within Council. This report may also be provided to Council's Audit, Risk and Improvement Committee where appropriate.

#### **Records management**

- 7.6. Staff must maintain all records relevant to administering this Policy in accordance with Council's [Information and Records Management Policy](#).

## 8. Policy Definitions

<b>Act</b>	means the <i>Local Government Act 1993</i> (NSW)
<b>Council</b>	means Central Coast Council
<b>Data Breach</b>	means the unauthorised access to, or inadvertent disclosure, access, modification, use, misuse or loss of, or interference with Personal Information held by Council and in this Policy includes a potential Data Breach.
<b>Personal Information</b>	for the purposes of the MNDB Scheme means ' <i>information or an opinion about an individual whose identity is apparent or can reasonably be ascertained from the information or opinion.</i> ' This also includes information about an individual's physical or mental health, disability and information connected to the provision of a health service.
<b>Relevant Manager or Director</b>	means the manager or Director to whom a Council Officer responsible for the data subject to the breach reports or Director with responsibility for a contract with a third party.
<b>Staff</b>	means Council's permanent, temporary or casual employees, volunteers, and contractors.
<b>Affected individual</b>	means an <i>affected individual</i> as defined in the PPIP Act.
<b>Council Officer</b>	means any officer or employee of Council.

## 9. Policy Administration

<b>Business Group</b>	Corporate Services
<b>Responsible Officer</b>	Privacy Contact Officer/Unit Manager Governance Risk and Legal
<b>Associated Procedure (if any, reference document(s) number(s))</b>	Data Breach Procedures (D15871576)
<b>Policy Review Date</b>	Four years from date of adoption unless legislated otherwise
<b>File Number / Document Number</b>	D15871538
<b>Relevant Legislation (reference specific sections)</b>	<p>This Policy supports Council's compliance with the following legislation:</p> <ul style="list-style-type: none"> <li>▪ <i>Data Sharing (Government Sector) Act 2015</i></li> <li>▪ <i>Health Records and Information Privacy Act 2002</i></li> <li>▪ <i>Privacy Act 1998 (Cth)</i></li> <li>▪ <i>Privacy and Personal Information Protection Act 1998</i></li> <li>▪ <i>State Records Act 1998</i></li> </ul>
<b>Link to Community Strategic Plan</b>	<p>Theme 4: Responsible</p> <p><b>Goal G: Good governance and great partnerships</b></p> <p>R-G3: Provide leadership that is transparent and accountable, makes decisions in the best interest of the community, ensures Council is financially sustainable and adheres to a strong audit process.</p>
<b>Related Policies / Protocols / Procedures / Documents (reference document numbers)</b>	<ul style="list-style-type: none"> <li>▪ <a href="#">Information and Records Management Policy</a> (D14025241)</li> <li>▪ <a href="#">Code of Conduct</a></li> <li>▪ <a href="#">Delegations Register</a></li> </ul>

## 10. Policy Authorisations

No.	Authorised Function	Authorised Business Unit / Role(s)
TBA	Determine an eligible Data Breach	Privacy Contact Officer (or their delegate)
TBA	Notify the individual, OAIC and IPC of an eligible data breach	Privacy Contact Officer (or their delegate)

## 11. Policy History

Revision	Date Approved / Authority	Description Of Changes
1	22 June 2020 D14036850	New policy adopted to protect the privacy and personal information of Council's customers, staff, consultants, elected representatives and the security of its data
2	24 June 2021 D14703147	Review to amend position titles as a result of the organisational restructure and to amend policy review period to 3 years
3	October 2023	Major review to reflect changes to the <i>Privacy and Personal Information Act 1998</i> and the introduction of the MNDB Scheme

20 March 2024

Department of Planning, Housing and Infrastructure  
c/- Web-based submission portal

Dear Sir/Madam,

### **STRA Regulatory Reforms Discussion Paper Response**

Thank you for the opportunity to provide comment on the discussion paper circulated in relation to short and long term rental accommodation. Council also participated in the Department's webinar on the paper. We consider this to be an important piece to the NSW Housing reforms to address the housing crisis, noting that STRA is not 'the fix'.

#### NSW Government Housing Reforms

Council continues to be concerned with the raft and manner of the reforms being proposed by the Department, with the enormity of the reforms being proposed, Council resources are being diverted to address these reforms and away from the critical work of governing at the local level. While we value the opportunity to contribute, the Department should consider longer exhibition periods and a more strategic delivery program that enables Council's to contribute meaningfully and not have to dedicate important resource to a constant bombardment of reforms.

While importantly the NSW Government recognises the need for housing reform, this crisis isn't new and over simplifying and expediting the response to a very complex and integrated problem will never lead to smart solutions.

Council continues to maintain that supply of housing needs a more comprehensive response than addressing 'declining' delivery of housing. Though relevant, we would encourage the NSW Government to consider a more multi-faceted approach to the housing crisis. Increased housing delivery does not immediately translate increased approvals to keys turned (as was seen in Gosford City when the bonus incentives were introduced), and the NSW Government's response must look to pulling on a variety of levers to increasing housing supply, including;

- Look at supporting Council's in their roles rather than overriding their controls;
- Expediting/prioritising/giving additional resources to existing Planning Proposals for housing delivery;
- Supporting the 'local work' for planning proposals through increased resourcing of local Departmental offices;
- Funding grants in a bigger pool to expedite key strategic planning work;
- Review of the existing 'road blocks' within the planning framework by understanding the work done 'on the ground' by Councils;
- Tax incentives for investment properties to be used for long term rentals;



- Affordable Housing Inclusionary Zoning as mandatory across the State like it is in other countries across the world;
- Review of the financial implications of the National Construction Code and how this impacts on the delivery of different housing products.
- Sequencing and infrastructure delivery aligned with housing – Warnervale Town Centre and the delivery of housing in this location is an example of where this misalignment has failed in an urban release area;
- Availability and skills shortage across the planning and construction industry; and
- The community education piece to bring along groups who are used to low density development. This is a generational issue and needs greater education of the community as to what the next generation of housing and communities will look like.

Where planning is done well with locally led strategic vision, and opportunities for community engagement, more housing opportunities are created for people in places where they want to live as well as delivering a higher level amenity for these places.

#### STRA Reform

Council is in agreement that the STRA planning and regulatory framework must be reviewed, and that monetary measures must be included in this discussion. Within the Central Coast LGA, any changes to the STRA framework therefore has the potential to have a more significant on housing availability than economic implications to our visitor economy.

In summary our key feedback on these reforms are as follows;

- Local based authority to determine day caps, applicable levies, exempt criteria – remove the State wide approach that doesn't allow for an LGA specific response.
- Re-visit the position on the definition of short term rental accommodation as a sub category of the parent term 'tourist accommodation'.
- Provide clear definitions across the rental housing product and these should be embedded in all planning policy.
- Clear accountability in the regulatory and compliance framework. Where controls remain state based, accountability for the Dept Fair Trading in their management of community complaints needs to be met. Self-regulation has proven to be inadequate in deterring nuisance behaviour and in establishing a regulatory framework that enables compliance measures.
- Ensure that Council is not front facing with complaints regarding Code of Conduct issues where no compliance framework exists to empower compliance concerns.
- Monetising reforms that focus not only on penalising STRA users but more critically incentivise delivery of long term rental accommodation.
- Affordable housing issues and the overall housing market is influenced by STRA (albeit one of many influences) beyond revenue and opportunities for solutions to housing problems do exist in the planning framework of STRA. Council's social and affordable housing needs must be held alongside this discussion on STRA.

Each of these are addressed in full in the Table provided as an appendix to this letter.



Central Coast Tourism & Housing Snapshot

The Central Coast being a coastal location we experience a high visitation of short term visitors. However though given our proximity to Sydney our visitor economy is heavily driven by day trippers. STRA accommodation accrued \$229.6 Million in gross revenue in 2023, however STRA does not typically feed this revenue into the local economy unlike the more typical tourist accommodation typologies (hotels and the like).

Shelter NSW identifies that the *"Central Coast LGA ranks as having the equal highest housing need in regional NSW"*<sup>1</sup>. The Central Coast LGA has the highest number of households on the general social housing waiting list (3170) and is currently experiencing a 10 year waitlist for social housing across the majority of housing products<sup>2</sup>. So while the STRA represents a small portion of our dwellings, it is impacting on the long term rental stock and where STRA pattern supports the high vacancy rates could translate to a significant relief in the demands for social housing. It is within this context that the STRA lever within the housing crisis response becomes an important one for our community.

We stand with Eurobodalla Shire Council Mayor Hatcher who identifies that,

*"...this is a social disaster of epic proportions. It's a pitch for dignity and humanity."*

The following information provides a snapshot of influences on the Central Coast STRA framework.

- Central Coast Council supports 2,728 short term rental accommodation dwellings, which represents 1.8% of the total 151,714 dwellings identified in the 2021 census for the LGA.
- STRA accommodation contributed \$229.6 Million in gross revenue in 2023;
- Terrigal and The Entrance hold the largest number of listings for STRA and the remaining areas are all coastally located (see distribution by No. listings in Figure 1);
- Average STRA occupancy rate for January 2024 was 27% which fell from 49% in January 2022 (lowest occupancy of 8% in May 2023).
- 27% of our population are rental households and residential vacancy on the Coast sits between 1.5-2%.
- Central Coast residents experience displacement during the summer period particularly at The Entrance. While the Minister for Housing deems this to be an acceptable practice (as referenced in the DPHI webinar), the reality on the ground is a different story. Central Coast home services experience a spike in housing requests for rehousing during this time and emergency housing of this seasonal nature contributes to housing stress for our community. This displacement of our residents contributes to heightened demand for critical social housing where these resources are already stretched.
- In this context, there was a 35% increase in homelessness in the Central Coast from 2011 to 2016, with around 6,000 people who are homeless or marginally housed in the LGA. 'Rough sleepers' increased at double the Greater Sydney rate and people who were marginally housed grew at more than twice the metropolitan rate.
- In June 2022, there were 3,652 social housing dwellings on the Central Coast and a further 1,777 community housing dwellings, 72 Aboriginal Housing Office (AHO) dwellings and 93 Aboriginal Community Housing dwellings. While some STRA stock are likely to be outside the affordability

<sup>1</sup> Shelter NSW *NSW Regional Housing Need Report 2023*.

<sup>2</sup> Central Coast Council *Draft Local Housing Strategy, 2022*.

market, they will contribute to the residential vacancy rates at the higher end/larger home market which filters down to availability at the smaller housing product.

- Council receives complaints about anti-social behaviour stemming from STRA properties on the Central Coast as well as amenity issues caused by people occupying STRA properties. While urgent complaints related to anti-social behaviour have been directed to the NSW Police Force, the on-going management of these community concerns where Council is seen as the 'first point of contact' for compliance matters leads to a burden on Council's resources.
- STRA use in the 'exempt' development pathway has revealed flaws in the current regulatory framework. While Council has authority under the *Protection of the Environment Operations Act 1997* to take action for amenity/nuisance issues, this system is complicated by the very nature of the STRA framework (i.e. the user is not culpable). This is further compounded by the difficulty in being able to take action to address that offensive noise at the time it is being generated.

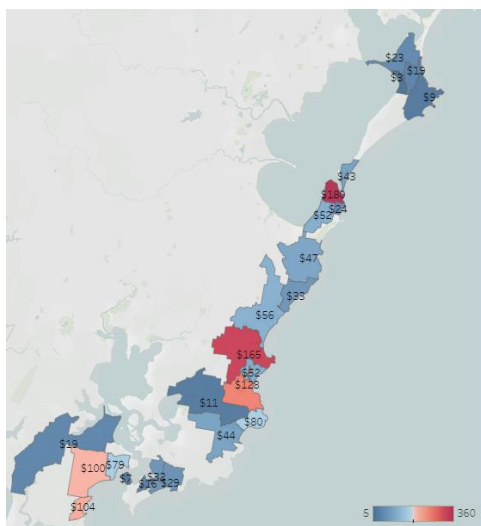


Figure 1: Active listings of STRA in Central Coast January 2024 (Source: Tableau, public, 2024)

I refer to our previous submission sent 15 January 2024 prompting review of the STRA framework that provides additional commentary on this matter ([Ltr to Minister Scully request to review STRA](#)) along with a detailed submission regarding the on-going compliance regulation burdens on Council as a consequence of the current framework ([Compliance concerns ltr](#)).

Should you require any further information, please do not hesitate to contact Shannon Turkington, Manager Strategic Planning ([shannon.turkington@centralcoast.nsw.gov.au](mailto:shannon.turkington@centralcoast.nsw.gov.au)).

Yours sincerely

David Farmer  
**Chief Executive Officer**  
 Our reference: D16095929

STRA Discussion Paper Comments	
1. Planning Pathway	<p>1. <u>Locally based decision making</u></p> <p>The planning framework for STRA should be returned to the local government level of decision making. A 'one size fits all approach' does not respond to the unique circumstances of each LGA both in the communities they support, their economy and how STRA can be managed by each Council. Council supports the recommendations in the NSW Independent Planning Commission Advice Report (April 2023) that identifies that Council's are best placed to identify the most appropriate needs for their LGA and that a more adaptive hierarchy in the approval pathway commensurate with the complexity of the issue is needed.</p> <p>Recommendation 9 critically states:  <i>The NSW Government should strengthen STRA industry compliance and enforcement arrangements and make them more visible to the community and other stakeholders, consistent with the principles of open government. This includes measures to continue to improve the effectiveness and monitoring of compliance with the STRA Code of Conduct.</i></p> <p>2. <u>Correct land use characterisation</u></p> <p>Central Coast Council disputes the characterisation of short term rental accommodation being a primarily residential function when considering the function and outcomes of this land use. We would urge the government to include STRA as a sub-term of 'tourist and visitor accommodation' in the Standard Instrument as the land use is not consistent with a residential land use given the commercial nature, the short term period of tenure, potential for nuisance behaviour, the long periods of vacancy, and is more fitting with the definition of tourist and visitor accommodation.</p> <p>This understanding of the definition is more consistent the Department's own practice note (PS21-008) where <i>Development is considered to be for a particular purpose if that purpose is the dominant purpose of the development.</i> Long term residential use of STRA premises cannot be achieved given the seasonality of this form of accommodation and therefore is not the 'dominant purpose' of the development. <i>Tourist and visitor accommodation</i> is defined as,</p> <p><b><i>tourist and visitor accommodation</i></b> means a building or place that <u>provides temporary or short-term accommodation on a commercial basis</u>,</p>



STRA Discussion Paper Comments	
	<p>The very commercial nature of STRA and the temporary nature of the STRA results in the use more typical of <i>tourist and visitor accommodation</i> than of a dwelling, as defined,</p> <p><b><i>dwelling</i></b> means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.</p> <p>The deliberate use of 'domicile' in this definition very specifically references a long term connection to a home, where domicile is defined<sup>3</sup> as</p> <p><i>a dwelling place : place of residence</i>  <i>a person's fixed, permanent, and principal home for legal purposes</i></p> <p>Were the original writers of the definition intending for this to allow for short term tourist based rental, the language of 'domicile' would have been omitted.</p> <p>A supplementary outcome of this land use classification would be the monitoring and management of social amenity issues that arise where non-hosted STRA dominates particular localities and suburbs are 'empty' outside of peak periods. We experience this in The Entrance where a significant proportion of rental accommodation is converted to non-hosted STRA during peak seasons.</p> <p>Integrating this definition would assist with merit assessments of future development applications for STRA that sit outside of the exempt pathway. Our understanding too would be that introducing this definition dilutes the issue of 'existing use rights' that has been raised over established STRA properties in a framework where a definition is introduced.</p> <p>3. <u>Limits to size and location of STRA</u>  Where a specific definition is provided for non-hosted short term rental accommodation under the group term of tourist and visitor accommodation Council's are able to determine the appropriate locations for these types of accommodation and adapt the land use table of the LEP zones accordingly. This provision would enable any</p>

<sup>3</sup> Merriam Webster Dictionary

STRA Discussion Paper Comments	
	<p>Council to provide the flexibility within the LEP mapping and land use tables and gives a more robust merit assessment.</p> <p>Similarly, where these definitions are provided, a local Environmental Planning Instrument could adopt restrictions around the number of bedrooms, carparking, nuisance issues and day caps.</p> <p>Central Coast Council's former Gosford LEP contained location specific controls that were lost in the adoption of the State provisions. Local based provisions outside of the exempt pathway would enable a more rigorous assessment of a proposal for STRA in a location beyond day caps and to allow consideration of carparking, nuisance and noise pollution issues.</p> <p>4. <u>Affordable Housing</u></p> <p>As identified in the body of this letter, the Central Coast LGA has significant affordable housing issues to solve. While it is accepted that there is no technical evidence that confirms that levying STRA will release more properties for long term rental, there is emerging research that suggests that where circumstances across housing improve across all products, the impact of STRA is lessened.<sup>4</sup> Harvard Business Review provides,</p> <p><i>"Short-term rentals contribute to a rental housing crisis where there is a shortage, but it would be unfair to say that they are the entire problem," she said. "We see problems around short-term rentals where there's a combination of factors and inadequate rental supply to begin with, an inadequate supply of social and affordable housing and low-income earners as well who are unable to meet the high costs of rents."</i></p> <p>The Central Coast LGA is this 'perfect storm' whereby STRA is impacting on our local housing market due to,</p> <ul style="list-style-type: none"> <li>• lack of housing available at the smaller product (1 and 2 bedroom units) and low to very low income bracket;</li> <li>• low rates of rental vacancy;</li> <li>• income generated by non-hosted STRA sets high expectations for the long term rental market that match the seasonal income generated;</li> <li>• seasonal displacement of housing for key workers;</li> </ul>

<sup>4</sup> "Research: When Airbnb Listings in a City Increase, So Do Rent Prices": Harvard Business Review, 17 April 2019

STRA Discussion Paper Comments	
	<ul style="list-style-type: none"> <li>• increasing homelessness;</li> <li>• low occupancy rates of non-hosted STRA; and</li> <li>• wait times for social housing &gt; 10 years across most categories.</li> </ul> <p>A key issue for our LGA would be to see delivery of more long term rental opportunities and in our circumstances, this can be achieved at the expense of revenue raised by STRA.</p> <p>A Government incentive scheme to promote switching properties to long term rental would be an effective reform across a number of spheres. We consider this to be a more positive response than a levy on existing owners as it empowers owners to 'buy in' on their part to play in responding to the housing crisis. We see a greater opportunity in incentivising delivery of long term rental rather than penalising STRA. Council sees an opportunity to incentivise registration of long term residential properties either through tax exemption, legal protections or other financial means.</p> <p>This approach as opposed to a levying scheme removes need for management of the collected levy contributions and delivers immediate housing where other solutions burden the existing development application process, exacerbate housing supply issues (vacant homes left untenanted and 'land banking') and has the opportunity to reduce existing on-going social housing supply by utilising existing housing stock.</p> <p>While arguments are typically made that the dwellings on STRA are not those typically available for long term rental due to their value, market location etc, we consider that where a more broader housing choice is available this filters across all housing products.</p> <p>Council asserts the importance of the findings of the NSW Independent Planning Commission Advice Report (April 2023) that supports the needs of a local consent authority to make decisions in relation to non-hosted STRA to allow for consideration of potential social and economic impacts on the LGA including,</p> <ul style="list-style-type: none"> <li>• <i>the current availability of long-term rental properties in the surrounding area (as indicated by rental vacancy rates), ...to "mitigate the significant impacts of short-term rental accommodation on permanent rental housing supply"; and</i></li> <li>• <i>the alignment of (a) development application with relevant housing strategies and policies.</i></li> </ul>

STRA Discussion Paper Comments	
	Given the complexity of this issue and its clear overlap with the affordable housing issues including rental availability, homelessness, seasonal displacement and inflated rental revenue expectations this issue needs to be given serious consideration as part of the STRA reforms.
<b>2. Day Caps</b>	<p>A day cap seems to be the prevailing tool for regulation across the STRA framework both nation and worldwide. The Independent Planning Commission NSW Advice report provides the following commentary on this approach,</p> <p><i>Clarifying the characterisation of STRA within the broader planning system and requiring development consent for intensive non-hosted STRA beyond the 60 day cap would provide flexibility for Council (as the local consent authority) to assess, plan for and manage the social and economic impacts and benefits in line with community needs.</i></p> <p>Central Coast Council supports this conclusion and agree that any day cap should be locally determined and not enforced at a State level. However, a day cap is not likely to be a deterrent in our LGA given the nature of our STRA land owners who likely generate a significant portion of revenue during the summer period only. A day cap would only create the problem with a summertime rental displacement issue that Council already manages, or worse removes the dwelling from active listing and it is used neither for STRA or long term rental.</p> <p>Where the State government proposes a day cap, each Council should be consulted on the cap that they wish to enforce. A day cap limitation bound to the exempt development pathway has the potential to impact Council's already overwhelmed development assessment resources and is why Council asserts the need for autonomy across the entire planning framework for STRA.</p>
<b>3. Revenue</b>	While we consider that a levy is not the best economic outcome for our LGA, we appreciate that it is a recognised tool to disincentivise new STRA dwellings. Where the Government decides to introduce a levy on existing STRA owners, this should be a locally based levy administered by Council so that funds collected can remain in the LGA. Where this is levied, funds collected should be directed to local contributions to be spent on affordable housing initiatives.

STRA Discussion Paper Comments	
<b>4. Compliance &amp; Enforcement</b>	<p>Refer to attachment 2 for a copy of the submission that was previously submitted to the Minister in relation to on-going regulatory matters for the Central Coast. In summary however, Council is seeking greater input across the following;</p> <ol style="list-style-type: none"> <li>1. NSW Fair Trading's role in regulating STRA in NSW given NSW Fair Trading is responsible for STRA licensing and the <i>Code of Conduct for the Short-term Rental Accommodation Industry (2021)</i>.</li> <li>2. What is NSW Fair Trading's approach to managing complaints regarding STRA in NSW regarding anti-social behaviour and noise. Council receives complaints from residents directly on these matters without the authority as the 'decision maker or regulator'.</li> <li>3. Advice as to what planning controls are afforded to Council to address anti-social behaviour and noise given the implementation of the Housing SEPP?</li> <li>4. Advice as to what noise pollution controls are afforded to Council to address anti-social behaviour given the limitations associated with identifying responsible parties given the nature and operation of STRA?</li> </ol> <p>A recurring issue for STRA is the reliance on 'self registration' and thus data and regulation on this use is distorted or inaccessible to Council enforcement officers. Council supports the intention of the NSW government to improve the regulation and data sharing piece to the STRA framework.</p>



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File Ref. No: BFS23/861 & BFS23/2327 (26552 & 27984)  
TRIM Ref. No: D23/109786  
Contact: Ryan Maestri

20 November 2023

General Manager  
Central Coast Council  
PO Box 20  
WYONG NSW 2259

Email: [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
BATEAU BAY SQUARE  
12 BAY VILLAGE ROAD, BATEAU BAY ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 24 February 2023 and 4 May 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated:

- *Trolleys blocking a fire exit door and a hall way*
- *Pumpsets onsite don't work and have been tagged out for months showing the system not working*
- *Other safety breach thought out the shopping centre*

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 20 September 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

Community Safety Directorate  
Fire Safety Compliance Unit

1 Amarina Ave  
Greenacre NSW 2190

T (02) 9742 7434  
F (02) 9742 7483

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

**COMMENTS**

With regards to the original complaint received by FRNSW,

- Shopping trolleys were not blocking paths of travel to an exit. FRNSW were advised that trolley contractors moved the trolleys through the fire isolated passageway to return them to the store or origin. Centre Management stated that regular patrols of the corridor, by site security, has led to a reduction of trolleys being stored in the area.
- The fire hydrant pumpset was capable of automatic operation.

The following items were identified during the inspection:

1. Essential Fire Safety Measures

1A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 2 faults and 3 isolations relating to the Automatic Fire Detection and Alarm System.
- B. The fire alarm strobe light located in the vicinity of the FBP was damaged and may not function as required by Clause 3.8 of AS 1670.1-2018.

1B. Automatic Fire Suppression System

- A. Installation 7 of the sprinkler system had been isolated and drained and would therefore not perform to the requirements of AS 2118.1-2017. At the time of the inspection, fitout works were being carried out to this area of the building.
- B. A spanner was not provided on the premises for the replacement of sprinkler heads, contrary to the requirements of Clause 6.7 of AS 2118.1-2017.
- C. A block plan was not provided at the sprinkler control assemblies, contrary to the requirements of Clause 8.3 of AS 2118.1-2017.
- D. Emergency instructions were not provided at the sprinkler control assemblies, contrary to the requirements of Clause 8.5 of AS 2118.1-2017.

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## 2. General

- 2A. Up-to-date maintenance logbooks were not available on site for the fire safety measures. FRNSW officers were advised that this was due to a recent change in maintenance companies. FRNSW officers are unable to confirm whether the fire safety measures are being regularly maintained to ensure compliance with Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

FRNSW believes that there are inadequate provisions for fire safety within the building.

**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Review items 1 and 2 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council’s advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Ryan Maestri of FRNSW’s Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/861 & BFS23/2327 (26552 & 27984) regarding any correspondence concerning this matter.

Yours faithfully

Ryan Maestri  
Senior Building Surveyor  
Fire Safety Compliance Unit

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File Ref. No: BFS23/3318 (29844)  
TRIM Ref. No: D24/003981  
Contact: Matthew Warbrick

5 January 2024

General Manager  
Central Coast Council  
P.O. Box 20  
Wyong NSW 2259

Email: [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**Re: INSPECTION REPORT  
STRATHAVON RESORT  
31 BOYCE AVENUE WYONG ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 19 June 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated, in part, that:

- *No working smoke alarms, exit signs not working and fire panel not connected to ASE.*

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 21 December 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.

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- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.
- Possible nonconformities identified in the report relate to the National Construction Code 2022, Volume 1 Building Code of Australia (NCC), provisions for fire safety and fire safety equipment. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

**COMMENTS**

The following items were identified during the inspection:

1. Fire Detection and Alarm System (FDAS) –

- 1A. Fire Brigade Panel (FBP) - The FBP was found displaying one (1) fault and 5 (five) isolations.

The building owner was advised of the faults and isolations following the inspection, and FRNSW were advised that the issues would be investigated and resolved in a timely manner.

FRNSW received email correspondence and photos from the Building Owner on 22 December 2023, confirming the fire maintenance company had investigated and repaired all isolations to the panel.

Additionally, the building owner provided written confirmation from the fire maintenance company that the remaining fault does not affect the operation of the FDAS and works are being undertaken to remove the fault.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

- 1B. Maintenance - The Fire Alarm System monthly service record logbooks could not be located 'in the premises', indicating the system may not receiving regular/monthly servicing, contrary to the requirements of Section 6 of AS 1851-2012 and Section 81 of the EPAR 2021
- 1C. A smoke alarm within room 90 (currently vacant) had been removed from the installed location.

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2. Fire Suppression System

2A. Fire Sprinkler System – The sprinkler block plan details the design of the external drencher system to AS 2118.4-2012. In this regard, the following comments are made:

- a. The sprinkler booster connection is not clearly marked with signage stating, 'SPRINKLER BOOSTER CONNECTION and the maximum allowable inlet pressure at the connection', contrary to the requirements of Clause 3.8 of AS 2118.4-2012.
- b. The main isolation valve at the control valve was observed in the closed position and not provided with a padlock or riveted strap to allow the valve to be secured in the open position, contrary to the requirements of Clause 8.2.2 of AS 2118.1-1999,

The Duty Manager was advised of the closed main isolation valve at the time of the inspection. The Duty Manager proceeded to open the isolation valve. FRNSW observed the main isolation valve in the open position prior to concluding the inspection.

- c. Maintenance
  - i. The boost/inlet connections lacked service labels/tags to confirm the valve was receiving the required six-monthly service check, contrary to the requirements of Section 2.4 of AS 1851-2012 and Section 81 of the EPAR 2021.
  - ii. The Automatic Fire Sprinkler System monthly service record logbook could not be located 'in the premises', indicating the system may not be receiving regular/monthly servicing, contrary to the requirements of Section 2 of AS 1851-2012 and Section 81 of the EPAR 2021.

3. Exit Signs

3A. An exit sign in the Strathavon House (main building) was not illuminated and had not been maintained, contrary to the requirements of Section 81 of the EPAR 2021.

4. Annual Fire Safety Statement (AFSS)

4A. A copy of the current AFSS was not prominently displayed within the building in accordance with Section 89 of the EPAR 2021.

FRNSW believes that there are inadequate provisions for fire safety within the building.

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**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Review items 1 to 4 of this report and conduct an inspection.
- b. Address any other deficiencies identified on "the premises".
- c. Review its records concerning the AFSS and ensure the owner is meeting their legal obligations to ensure the essential fire safety measures of the building are being assessed by an accredited practitioner (fire safety) and an AFSS is being submitted.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Matthew Warbrick of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/3318 (29844) regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott  
Team Leader  
Fire Safety Compliance Unit

## Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

## Attachment 1 -

## Central Coast Destination Management Plan 2022-2025: Progress of actions 2023

## 1. Progress on a new strategic framework with six themes

The Central Coast Destination Management Plan (CCDMP) sets out six key strategic themes to guide investment. Each strategic theme outlines supporting priority projects and underlying actions to assist Council to take a proactive facilitative role in delivering economic and community benefits for tourism across the Central Coast region.

Tables 1-6 summarises the progress of Council Actions in Year 2 to support the strategic Themes for the CCDMP.

## 1 Theme 1: Identity, Awareness, and Placemaking

**Theme 1 Focus:** Building a strong brand identity to ensure the Central Coast is recognised as a premium and compelling holiday destination. Creating rich and active places across the seasons, a vibrant night-time economy, and a sense of place will rewrite the Central Coast narrative.

Four Priority Projects identified:

- Central Coast Township Revitalisation Project
- Night-Time Activations and Enhancements
- Seasons of Central Coast Marketing Campaign
- Coast to Country Touring Itineraries

Table 1: Theme 1: Identity, awareness, and Placemaking Projects; Actions and Projects Summary:

Project and Actions	Partners (Bold to lead)	Priority	Progress
1.1 Central Coast Township Revitalisation Project (Priority Project)  • Identify towns of the Central Coast that need amenity improvements that will strengthen their appeal to the visitor economy.	<b>CCC (Central Coast Council),</b> Industry, Chambers of Commerce	Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>• Wyong District Place Plan due to commence exhibition in Q3; to commence implementation of actions in 24/25.</li> <li>• Safer Cities: Her Way Program in Gosford CBD delivered by Council in collaborative partnership program with Transport for NSW.</li> </ul>



## Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Project and Actions	Partners (Bold to lead)	Priority	Progress
<ul style="list-style-type: none"> <li>Undertake a Central Coast Tourism Township Streetscape and Foreshore Masterplan for identified towns.</li> </ul>			<p>Interventions completed include:</p> <ul style="list-style-type: none"> <li>Burns Place Refresh – landscaping works, decorative lighting, live entertainment and temporary activations</li> <li>William St Plaza Refresh</li> <li>Public art – 3 x murals commissions across Kibble Park, Mann St Laneway and Burns Park</li> <li>Wayfinding Signage – installation of decals and upgrade to some existing signage to improve wayfinding through the CBD.</li> </ul>
<p>1.2 Coast to Country touring itineraries (Priority Project)</p> <ul style="list-style-type: none"> <li>Identify touring itineraries that link coastal destinations with hinterland products.</li> <li>Develop and promote itineraries on Love Central Coast website.</li> </ul>	<b>CCC</b> , DNSW / DSSN	Short	<p><b>Action complete</b></p> <p>Destination Central Coast developed itineraries to drive visitor dispersal from coast to country and promoted these via the Love Central Coast website and “Always On” digital campaign to +90k social audience.</p> <ul style="list-style-type: none"> <li>New curated Itineraries promoted: <ul style="list-style-type: none"> <li>Icons of the Central Coast</li> <li>Adventure in the Hinterland</li> <li>Pete Rush sculpture trail</li> <li>History &amp; heritage</li> <li>Tourist Drive 33</li> <li>RV adventure</li> <li>Local Advocate itineraries; Influencers touring the Hinterland</li> </ul> </li> <li>Paid Coast to Country social ads in market April-June 2023</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Project and Actions	Partners (Bold to lead)	Priority	Progress
			<p>as part of Always On Content Strategy:</p> <ul style="list-style-type: none"> <li>862,671 Impressions</li> <li>14,749 Clicks</li> <li>187 Goal completions</li> </ul> <ul style="list-style-type: none"> <li>Itineraries on LoveCentralCoast.com grew +84% YoY (89,837 total Pageviews in 2023).</li> </ul>
<p>1.3 Seasons of Central Coast Marketing Campaign (Priority Project)</p> <ul style="list-style-type: none"> <li>Work with a marketing agency to develop a Seasons of Central Coast marketing campaign.</li> <li>Deliver the campaign over a two-year period.</li> </ul>	<b>CCC</b> , DNSW / DSSN, Industry	Short	<p><b>Action underway</b></p> <p>Destination Central Coast launched first seasonal campaign focussing on the off-peak Winter Season, in market June-August 2023:</p> <ul style="list-style-type: none"> <li>Winter Paid Partnerships and PR portion of campaign. <ul style="list-style-type: none"> <li>Reach 32.6m</li> <li>47 media clippings</li> <li>Advertising value equivalency of \$1.1m</li> </ul> </li> <li>Winter Tactical portion of campaign <ul style="list-style-type: none"> <li>18.5m impressions</li> <li>55.85k clicks</li> </ul> </li> </ul>
<p>1.4 Gateway interventions at Mooney Mooney and Bushells Ridge</p> <ul style="list-style-type: none"> <li>Undertake a feasibility study and concept design for gateway interventions for the Central Coast. This will consider prioritising sites followed by concept design.</li> </ul>	<b>CCC</b> , local artists	Medium	<p><b>Action underway</b></p> <ul style="list-style-type: none"> <li>Gateway interventions project planning commenced by Council November 2023 with stakeholder consultation, concept designs and delivery to be developed in 2024/2025 budget workplans.</li> </ul>
<p>1.5 Night-time activations and enhancements (Priority Project)</p>	<b>CCC</b> , Chambers of	Medium	<p><b>Action underway</b></p> <ul style="list-style-type: none"> <li>Central Coast Night-Time Economy Discussion Paper tabled November 2023, led by Council's</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Project and Actions	Partners (Bold to lead)	Priority	Progress
<ul style="list-style-type: none"> <li>Undertake a night-time activation and enhancement strategy which identifies intervention concepts for night-time economy precincts, understanding barriers to night-time activity (including zoning, compliance).</li> </ul>	Commerce, Industry		Economic Development Team. Feedback closed February 2024.
<p>1.6 VFR (Visiting Friends and Relatives) marketing campaign (discover your own backyard)</p> <ul style="list-style-type: none"> <li>Develop a discover your own backyard campaign for Central Coast locals. This should include social media campaign linking with community Facebook pages, use of Instagram to promote the region's assets.</li> </ul>	<b>CCC,</b> Industry	Ongoing	<p><b>Action underway</b></p> <p>VFR marketing activities to connect local audience with tourism messaging carried out during 2023 include:</p> <ul style="list-style-type: none"> <li>Tourism "Always On" campaign targeting local audience alongside visitor audience.</li> <li>Strategic use of organic Destination social media content including sharing Love Local Lists to promote buying local and Local Guides to leverage local knowledge.</li> <li>Media partnerships with multiple local print and digital magazines established.</li> </ul>
<p>1.7 Local ambassador program</p> <ul style="list-style-type: none"> <li>Continue to use local ambassadors to promote local products and destinations.</li> </ul>	<b>CCC,</b> Industry	Ongoing	<p><b>Action complete</b></p> <p>Destination Central Coast completed campaign featuring three new local advocates and continuing to promote previous advocate videos and 'Create Your Story' campaign hero destination video in 2023:</p> <ul style="list-style-type: none"> <li>Create your Story campaign now includes suite of 15x Central Coast Brand Advocate films completed and promoted via social media ad placements in 2023:</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Project and Actions	Partners (Bold to lead)	Priority	Progress
			<ul style="list-style-type: none"> <li>○ 933,889 Impressions</li> <li>○ 352,574 Reach/Interactions</li> <li>○ 369,000 total video views</li> <li>○ 1,586 conversions.</li> </ul>
1.8 Sydney marketing program - 'An escape on your doorstep'  • Develop targeted campaigns to Inner Sydney and North Western Sydney to escape to the Central Coast.	<b>CCC</b> , DNSW	Ongoing	<b>Action underway</b> In 2023 Destination Central Coast completed a marketing campaign targeting a Sydney audience: <ul style="list-style-type: none"> <li>• Included print and digital media partnership with Nine Traveller</li> <li>• Audiences targeted, Sydney 55+ and family market</li> <li>• Resulted in digital Impressions 941,228</li> </ul>
1.9 Product packaging  • Work with Hinterland and Coastal attractions businesses to package products to domestic and international markets.	<b>Industry</b> , CCC	Short-Medium	<b>Action underway</b> Destination Central Coast partnered with tourism businesses representing both coastal and hinterland attractions to package and promote product in 2023 through programs including: <ul style="list-style-type: none"> <li>• Digital marketing upskilling program called 'Digital Deep Dive' to build industry capacity to market their products and the region:               <ul style="list-style-type: none"> <li>○ Total investment from Council \$15,000</li> <li>○ 10 tourism industry participants</li> <li>○ Program results included a doubling of goal completions on participants websites from June to July and users increased from 2,500 at the start of the program to nearly</li> </ul> </li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Project and Actions	Partners (Bold to lead)	Priority	Progress
			<p>20,000 by the end of the three months.</p> <ul style="list-style-type: none"> <li>Destination Central Coast attended Australian Tourism Exchange (ATE) in May 2023, Gold Coast, with 1,500 Australian seller delegates and 650 buyer delegates. Represented seven internationally ready local businesses.</li> </ul>

## 1.2 Theme 2: Eco Destination, Nature, Water and Trails

**Theme 2 Focus:** Celebrating the unique coastal and hinterland environment through product development and supporting infrastructure, facilities and services to create unparalleled and motivating nature based and wellness experiences.

Three Priority Projects identified:

- *Waterway tourism activation strategy*
- *Darkinjung Waterway Tour and Overnight Camping experience*
- *Develop a signature water based 'eco-tourism' experience/s that strengthens brand identity*

Table 2: Theme2 Eco Destination, Nature, Water and Trails Projects, Actions and Projects Summary:

Actions	Partners (Bold to lead)	Priority	Progress
<p>2.1 Waterway tourism activation strategy (Priority Project)</p> <ul style="list-style-type: none"> <li>Undertake a masterplan and activation plan for the Central Coast's key estuaries including Brisbane Water,</li> </ul>	<p><b>CCC</b>, NSW National Parks &amp; Wildlife Service</p>	Medium	<p><b>Action underway</b></p> <ul style="list-style-type: none"> <li>Council is developing a new Coastal Management Program (CMP) and seeking community input on practical management for Central Coast beaches (The Open Coast CMP) until February 2024.</li> <li>Waterways tourism activation strategy underway through</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
Kincumber Broadwater, Tuggerah Lake and Budgewoi Lake.			promotion of key waterways and waterway activities on LoveCentralCoast.com
2.2 Darkinjung Waterway Tour and Overnight Camping Experience (Priority Project)  • Support Darkinjung in the development of an indigenous cultural experience.  • Undertake a feasibility study and business plan for the establishment of the experience.	<b>Darkinjung Local Aboriginal Land Council,</b> CCC, NSW National Parks & Wildlife Service	Short-Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>• Ongoing liaison with Darkinjung LALC investigating viability of acquired boat asset for cultural touring.</li> <li>• Kooroowall-Undi (Peat Island) ownership transferred to Darkinjung Local Aboriginal Land Council (LALC) with development of site underway in 2023.</li> </ul>
2.3 Develop a Signature Water Based 'Eco-Tourism' Experience/s that Strengthens Brand Identity (Priority Project)  • Promote the opportunity to establish a signature water based eco-tourism experience that includes linkages with seafood	<b>Industry,</b> CCC	Medium	<b>Action complete</b> Three signature water-based Eco Tourism products have been developed or expanded on the Central Coast in 2023 and promoted on LoveCentralCoast.com: <ul style="list-style-type: none"> <li>• Sydney Oyster Farm Tours, Mooney Mooney, successfully achieve ECO Certification with Ecotourism Australia in Sept 2023.</li> <li>• Broken Bay Pearl Farm launched a boat tour educating guests on the farming lifecycle of oysters and the waterways of the region.</li> <li>• Successful development of 'Pelican Time' experience at The Entrance, launched</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
			September 2023 in collaboration with Marine Wildlife Rescue Central Coast.
2.4 Undertake a mountain biking strategy for Central Coast which identifies opportunity for investment in mountain biking <ul style="list-style-type: none"> <li>• Complete a mountain biking strategy drawing on the feasibility study for mountain biking recently completed.</li> </ul>	<b>CCC</b> , Forestry Corporation of NSW, NSW National Parks & Wildlife Service	Short	<b>Action under review</b> <ul style="list-style-type: none"> <li>• Strategy not yet progressed action to be reviewed for inclusion in next Destination Management Plan post 2026.</li> </ul>
2.5 Achieve recognition as a National Surfing Reserve <ul style="list-style-type: none"> <li>• Complete registration to become a recognised National Surfing Reserve.</li> <li>• Utilise the National Surfing Reserve status in marketing and online media.</li> </ul>	<b>CCC</b>	Medium	<b>Action complete</b> <ul style="list-style-type: none"> <li>• Norah Head named a National Surfing Reserve officially on 27 November 2022</li> <li>• Project led by Norah Head National Surfing Reserve Committee, supported by Council, Darkinjung LALC and community groups.</li> <li>• Destination Central Coast committed to ongoing support via associated content as part of Always On Content Strategy.</li> </ul>
2.6 Develop a coastal nature trail from Frazer Park to The Entrance <ul style="list-style-type: none"> <li>• Investigate the feasibility for a coastal</li> </ul>	<b>CCC</b> , NSW National Parks & Wildlife Service	Medium	<b>Project not commenced</b> <ul style="list-style-type: none"> <li>• Options for progressing investigations will be assessed during 2024-2025</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
trail linking Frazer Park with The Entrance.			
2.7 Investment in walking trails and shared pathways <ul style="list-style-type: none"> <li>• Working with NSW National Parks &amp; Wildlife Service investment and promote short walks of the Central Coast.</li> <li>• Delivery of shared pathway opportunities, including Point Clare to Gosford Railway Shared Path and the continuation of the Magenta Shared Path.</li> </ul>	<b>CCC, NSW National Parks &amp; Wildlife Service</b>	Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>• Magenta Shared Pathway: Construction underway by Council for final stage to link pedestrians and cyclists from The Entrance with Toukley. Due for completion end of 2025.</li> <li>• Destination Central Coast collaborating with NPWS Marketing Team in 2024 to promote self-guided trails in marketing activities.</li> <li>• 110 self-guided Trails mapped in 2023 to be published and promoted on LoveCentralCoast.com throughout 2024.</li> </ul>

### 1.3 Theme 3: Produce, creators, and culture

**Theme 3 Focus:** Central Coast should showcase the diverse local narratives and tell the stories of the Coast's makers and creators, the abundant natural produce, and the layers of culture and heritage.

Three Priority Projects identified:

- *Hinterland Agri-Tourism 'Visitor Ready' Program*
- *Oyster 'Food Brand' and Supporting Product Development*
- *Foodie Events Program*

Table 3: Theme 3 Produce, creators, and culture Projects, Actions and Projects Summary:



Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
<p>3.1 Hinterland AgriTourism 'Visitor Ready' Program (Priority Project)</p> <ul style="list-style-type: none"> <li>Develop a visitor ready program with the support of DNSW</li> </ul>	<p><b>CCC, DNSW</b></p>	<p>Medium</p>	<p><b>Action underway</b></p> <p>Destination Central Coast consulted with Destination NSW (DNSW) AgriTourism product managers in 2023 to progress Hinterland AgriTourism visitor ready activities:</p> <ul style="list-style-type: none"> <li>Launched 'Pick Your Own' seasonal guide on LCC.com following recommendation from DNSW.</li> <li>New 'Hinterland' landing page completed on LoveCentralCoast.com featuring a variety of AgriTourism products in collaboration with industry, as part of government-funded grant activity.</li> <li>NSW Department of Planning and Environment implemented Agritourism changes to Council's Local Environmental Plan via amended State Environmental Planning Policy on 18 August 2023.</li> </ul>
<p>3.2 Oyster 'Food Brand' and Supporting Product Development (Priority Project)</p> <ul style="list-style-type: none"> <li>Work with the Oyster industry to develop a regional Oyster brand and marketing plan to raise the awareness of the Oyster industry as a commodity.</li> </ul>	<p><b>Oyster Industry, CCC</b></p>	<p>Short-Medium</p>	<p><b>Action complete</b></p> <p>Destination Central Coast has supported the development of oyster industry product and undertaken marketing activities to promote this industry:</p> <ul style="list-style-type: none"> <li>Council's ECO Advocate program establishes first ECO Certified oyster farm in NSW; Sydney Oyster Farm Tours, Mooney Mooney; in September 2023.</li> <li>Suite of oyster content including video and photography developed to support ongoing promotion of the Central Coast's oyster industry.</li> <li>Oyster Guide for Central Coast oyster experiences developed</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
			and promoted on LoveCentralCoast.com in 2023. Further promotion planned in 2024.
<p>3.3 Foodie Events Program (Priority Project)</p> <ul style="list-style-type: none"> <li>Develop a foodie events program which promotes local produce, Central Coast branded farmers markets.</li> </ul>	<b>CCC</b> , Central Coast Food Alliance	Medium	<p><b>Action underway</b></p> <p>Destination Central Coast commenced work on promoting a foodie events and market program in 2023 leveraging existing foodie events and activities:</p> <ul style="list-style-type: none"> <li>New 'Cuisine and Culture' landing page featuring foodie events and activities completed on LoveCentralCoast.com in collaboration with industry, as part of government-funded grant activity.</li> <li>Product research completed and regional foodie events incorporated into Tourism Always On content plan: <ul style="list-style-type: none"> <li>Producers and farmgate guide</li> <li>Local Markets guide</li> <li>Hatted restaurant guide</li> <li>Harvest Festival</li> <li>Flavours by the Sea</li> <li>Taste of Toukley and Wyong</li> <li>Relish the Coast</li> <li>Edible Garden Trail</li> </ul> </li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
			<ul style="list-style-type: none"> <li>Central Coast Food Alliance held two in region events in 2023 which promote local produce:               <ul style="list-style-type: none"> <li>Food Industry &amp; Health Sector Collaboration event aimed to drive sector competitiveness for the Central Coast</li> <li>Central Coast 'Aussie Beef Mates' event aimed to strengthen the Central Coast's reputation as a foodie destination</li> </ul> </li> </ul>
3.4 Develop foodie itineraries, including expanding the Meet the Makers Trail <ul style="list-style-type: none"> <li>Audit and implement a food trail connecting hinterland and coast</li> </ul>	<b>Local food industry, CCC</b>	Short	<b>Action underway</b> Destination Central Coast developed foodie itineraries and content pieces to connect the hinterland and the coast and visitor dispersal in 2023: <ul style="list-style-type: none"> <li>New curated itineraries and articles completed:               <ul style="list-style-type: none"> <li>Boutique cocktail trail</li> <li>Harvest Festival Foodie Wonderland</li> <li>Vegan and Vegetarian dining</li> <li>Flavours of the world guide to local restaurants</li> <li>Must try pies and bakeries</li> <li>Slow food guide</li> </ul> </li> <li>Central Coast Makers trail successfully expanded to feature 12 tourism industry members in 2023.</li> </ul>
3.5 Support investment in distillery and brewery experiences in the hinterland <ul style="list-style-type: none"> <li>Promote enhancement and</li> </ul>	<b>Industry, Central Coast Food Alliance, Independent Brewers</b>	Medium-Long	<b>Action underway</b> <ul style="list-style-type: none"> <li>Hinterland breweries and distilleries supported through promotion on LoveCentralCoast.com including Amber Lane Distillery and Distillery Botanica make-your-own gin experiences.</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Actions	Partners (Bold to lead)	Priority	Progress
investment in hinterland destination breweries and distilleries.	Associations, CCC		
3.6 Development of an arts and cultural precinct  • Identify a potential location for development of a cultural precinct on the Central Coast	<b>CCC</b>	Long	<b>Action not commenced</b> Gosford has been identified as a potential cultural precinct with a variety of key strategic activities including: <ul style="list-style-type: none"> <li>• Gosford regional library construction commenced and on track to open in 2025.</li> <li>• Faun Haus Factory, the Central Coast's first contemporary multi-arts centre in Gosford.</li> <li>• University of Newcastle \$63.8M Gosford campus confirmed and construction commenced; to open 2025.</li> <li>• Gosford Waterfront Revitalisation project progressing in design development phase following 93% positive feedback in public consultation (February 2023) and \$8.5M funding commitment from NSW Government (July 2023).</li> </ul>

#### 1.4 Theme 4: Events, Festivals and Conferencing

**Theme 4 Focus:** Delivering signature events aligned to the region's comparative strengths, utilising the regions natural assets to build a strong event brand and growing the business and conferencing events sector to develop a robust and sustainable year-round visitor economy.

Three Priority Projects identified:

- *Develop Harvest Festival into Signature Event*
- *Central Coast Stadium Precinct Masterplan*
- *Business Events Marketing and Attraction Action Plan*

## Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

Table 4: Theme 4 Events, Festivals and Conferencing Projects, Actions and Projects Summary:

Action	Partners (Bold to Lead)	Priority	Progress
<p>4.1 Develop concept of Harvest Festival</p> <ul style="list-style-type: none"> <li>• Prepare a business plan for the future development of the Harvest Festival in conjunction with industry, with the aim of shaping and enhancing the concept, and improving the event quality.</li> </ul>	<b>CCC</b> , Hinterland industry	Short	<p><b>Action underway</b></p> <ul style="list-style-type: none"> <li>• Major Events Strategy underway with Council 2023/24 to incorporate action.</li> </ul>
<p>4.2 Investigate long-term opportunity for business events bureau</p> <ul style="list-style-type: none"> <li>• Following growth and investment in conferencing and accommodation, investigate the potential for a business and events bureau for the Central Coast.</li> </ul>	<b>CCC</b> , DNSW	Long	<p><b>Action yet to commence</b></p> <ul style="list-style-type: none"> <li>• Project planning to commence in 2024</li> </ul>
<p>4.3 Develop a business events marketing and attraction action plan</p> <ul style="list-style-type: none"> <li>• Undertake a business events marketing and attraction plan</li> </ul>	<b>CCC</b> , Business events and accommodation sector	Medium	<p><b>Action underway</b></p> <p>Business events marketing and attraction plan is underway and in 2023 actions included:</p> <ul style="list-style-type: none"> <li>• Expanded business events section on LoveCentralCoast.com with corresponding advertising through Spice Magazine a specialty business events publication.</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

			<ul style="list-style-type: none"> <li>Destination Central Coast committed to attending The Asia Pacific Incentives and Meetings Event (AIME) 2024 with industry participation expression of interest undertaken in 2023, and 27 businesses participated.</li> </ul>
<p>4.4 Food and produce events</p> <ul style="list-style-type: none"> <li>Promote opportunities for food and produce events.</li> </ul>	Industry, CCC	Medium	<p><b>Action underway</b></p> <p>Council delivered a range of food and produce events and offered expression of interest opportunities for community and business participation in them during 2023:</p> <ul style="list-style-type: none"> <li>Harvest Festival held in June 2023: <ul style="list-style-type: none"> <li>56k visitors</li> <li>\$8.6M economic injection</li> </ul> </li> <li>Flavours by the Sea Saturday 25 March 2023</li> </ul>
<p>4.5 Investigate events transport services</p> <ul style="list-style-type: none"> <li>Investigate opportunity for flexible transport initiatives to support events across Central Coast.</li> </ul>	CCC, Transport for NSW	Long	<p><b>Action yet to commence</b></p> <ul style="list-style-type: none"> <li>Good Times Summer event free shuttle service promoted in Gosford December 2023 - January 2024; part of Council-led partnership with Transport for NSW: <ul style="list-style-type: none"> <li>1,192 Pageviews</li> <li>Positive social engagement and feedback received to extend the service.</li> </ul> </li> <li>Action to be further developed following completion of Central</li> </ul>

Attachment 1: CCC Destination Management Plan 2022-2025 – Progress of actions 2023

			Coast Major Event Strategy.
4.6 Events Review – review funding framework, resourcing and development application process to ensure support for tourism events  • Undertake an internal review of events funding, resourcing and approach to events development for the tourism sector.	CCC	Short-Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>Central Coast Council commenced the development of a Major Event Strategy for the region in 2023 to review funding and resourcing frameworks for supporting events.</li> </ul>

### 1.5 Theme 5: Enabling Infrastructure

**Theme 5 Focus:** The Central Coast will develop strong foundations for visitor economy growth through infrastructure, transport connections, accommodation and visitor services that support a thriving Central Coast.

Two Priority Projects identified:

- *Connecting Central Coast - Public Transport Advocacy Project*
- *Accommodation Investment*

Table 5: Theme 5 Enabling Infrastructure Projects, Actions and Projects Summary:

Action	Partners (Bold to Lead)	Priority	Progress
5.1 Connecting Central Coast - Public Transport Advocacy Project (Priority Project)  • Continue to support the connecting Central Coast public transport advocacy project	<b>Transport for NSW, CCC</b>	Short	<b>Action underway</b> <ul style="list-style-type: none"> <li>NSW Government Draft Central Coast Regional Transport Plan public consultation and release completed 2023; aligned with Council's strategies for future growth with a focus on housing, jobs and tourism.</li> <li>Six Cities Region Plan developed during 2023.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Draft Central Coast Airport Masterplan at Warnervale on public exhibition; Dec 2023.</li> <li>• NSW Government collaboration in 2023. <ul style="list-style-type: none"> <li>○ Somersby to Erina corridor Rapid Bus Transit route</li> <li>○ Tuggerah to Warnervale corridor; station upgrade</li> <li>○ Red Bus Services activated two new express peak hour routes in 22/23; 14 from The Entrance to Tuggerah, 17 from The Entrance to Gosford</li> </ul> </li> </ul>
5.2 Accommodation Investment (Priority Project)  • Undertake detailed accommodation opportunities and investment study with supporting investment prospectus.	CCC	Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>• Accommodation audit completed by Council's Economic Development Team with a report on supply vs demand alongside growth forecasts to be delivered in 2024.</li> </ul>
5.3 Implement car park monitoring infrastructure  • Implement infrastructure in key visitor nodes to monitor and investigate carparking usage and the need for carparking expansion.	CCC	Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>• Central Coast Carparking Study and Implementation Plan 2020-2025 endorsed by Council and underway; 26 focus areas identified across the Central Coast including coastal hot spots.</li> </ul>



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<p>5.4 Visitor servicing improvements, including implementing wayfinding signage strategy, deliver visitor guides and regional maps, and reinvestment in The Entrance VIC.</p> <ul style="list-style-type: none"> <li>Review visitor services plan and implement key actions including review of signage, physical information assets and distribution and collateral.</li> </ul>	CCC	Medium-long	<p><b>Action underway</b></p> <ul style="list-style-type: none"> <li>New Central Coast Visitor Centre opened at The Entrance in April 2023, attracting 22,278 visitors in 2023.</li> <li>Central Coast Visitor Guide 2023 edition developed and distributed in region, NSW VICs, and Sydney.</li> <li>Refreshed visitor information collateral in production with Council: <ul style="list-style-type: none"> <li>2024 Visitor Guide</li> <li>Regional Map</li> <li>Town Centre postcards</li> </ul> </li> <li>Safer Cities: Her Way Program updated wayfinding signage installed in November 2023 via street decals to improve movement throughout Gosford CBD with general information for visitors and the community.</li> <li>Wayfinding Town Centre program for two identified Town Centres to be delivered in 2024 to 2025.</li> </ul>
<p>5.5 Identify critical infrastructure needs and develop a Visitor Infrastructure Investment Plan.</p> <ul style="list-style-type: none"> <li>Identify critical needs and opportunities for visitor economy infrastructure investment.</li> <li>Develop business cases for key infrastructure</li> </ul>	CCC, State Government	Short-medium	<p><b>Action under review -</b></p> <ul style="list-style-type: none"> <li>To be reviewed and undertaken in the next Destination Management Plan post 2026.</li> </ul>

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investment projects to attract State and Federal Government Funding.  • Identify funding programs to fund this investment.			
5.6 Support Accessible Tourism Development  • Identify key visitation locations and enable accessible tourism through facilities and infrastructure	CCC	Short-medium	<b>Action underway</b> Actions undertaken by Destination Central Coast to support the development of Accessible Tourism on the Central Coast in 2023 include: <ul style="list-style-type: none"> <li>• Developed and promoted Accessible Tourism content in Central Coast nature guides.</li> <li>• Developed and promoted a tourism resource pack for businesses - 'Making Access and Inclusion Your Business'.</li> </ul>
5.7 Support RV touring  • Identify investment required to support RV touring and visitation, including signage and dump points  • Undertake co-operative marketing with neighbouring Councils, the Pacific Drive and DNSW.	CCC, Neighbouring Councils Pacific Drive DNSW	Short-medium	<b>Action yet to commence</b> <ul style="list-style-type: none"> <li>• Co-operative marketing project actions to be progressed between 2024 – 2026.</li> </ul>

## 1.6 Theme 6: Industry Development and Collaboration

**Theme 6:** Central Coast will empower and support industry development through engagement, collaboration, training and enhanced connection to create a resilient and visitor ready industry across the Central Coast.

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Three Priority Projects identified:

- *Central Coast Tourism Excellence Program*
- *Development Approval Business Concierge*
- *Business Networking and Communication*

Inclusive:

- **Quarterly tourism workshops** to provide opportunity for industry input into Council activities
- **Annual Central Coast Year in Review and Planning Session** - Council present developments in last year, industry provides input into tourism planning for the next year.

Table 6: Theme 6 Industry Development and Collaboration Projects, Actions and Projects Summary:

Action	Partners (Bold to Lead)	Priority	Progress
6.1 Central Coast Tourism Excellence Program (Priority Project)  • Development of a tourism industry excellence program in conjunction with DNSW, focusing on customer experience improvement and development of 'visitor ready' businesses.  • Industry to drive and promote program.	<b>CCC, Industry, DNSW</b>	Short-Medium	<b>Action underway</b> <ul style="list-style-type: none"> <li>• Central Coast Tourism Excellence Program developed and submitted to Council for rollout with Industry between 2024 - 2026.</li> </ul>
6.2 Development Approval Business Concierge (Priority Project)  • Investigate the delivery of a development approval concierge to	<b>CCC</b>	Medium-Long	<b>Action under review</b> <ul style="list-style-type: none"> <li>• Plans to progress action are to be reviewed by dedicated Economic Development Council Officer in 2024.</li> <li>• Draft Central Coast Night-Time Economy discussion paper; November 2023; supports similar action with</li> </ul>

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support businesses in the development approvals process.			nighttime economy specific business concierge pilot program to be undertaken as part of <i>Theme 1: Policy and Leadership</i> .
<p>6.3 Business Networking and Communication (Priority Project)</p> <ul style="list-style-type: none"> <li>Quarterly tourism workshops to provide an opportunity for industry input into Council activities.</li> <li>Annual Central Coast Year in Review and Planning Session</li> </ul>	CCC, Industry	Short	<p><b>Action underway</b></p> <p>Destination Central Coast has prioritised business networking and communication activities with the tourism industry in 2023, actions include:</p> <ul style="list-style-type: none"> <li>Quarterly Tourism Industry networking events held throughout 2023.</li> <li>Industry drop-in sessions held on 27 June 2023 at new Central Coast Visitor Centre with opportunity to meet Destination Central Coast Team.</li> <li>Industry monthly email delivered throughout 2023 to owned database of 2,351 recipients.</li> <li>Destination Central Coast LinkedIn showcase page launched and led in 2023: <ul style="list-style-type: none"> <li>531 Followers</li> <li>214,883 Impressions</li> <li>10,955 Engagement Rate</li> <li>2,064 Conversions.</li> </ul> </li> </ul>
<p>6.4 Promotion of education pathways – utilising Gosford Education Precinct</p> <ul style="list-style-type: none"> <li>Work with the education and training sector and industry to ensure linkages exist between training providers and businesses.</li> </ul>	Training Providers, CCC	Short-Medium	<p><b>Action underway</b></p> <ul style="list-style-type: none"> <li>Central Coast Strategy for Economic Growth released in 2023 and underway, led by Investment NSW (prev. Greater Cities Commission) in collaboration with Council, NSW government agencies and key stakeholders.</li> <li>Gosford Education Precinct progressing as part of the 'Central Coast Innovation District' encompassing investments underway:</li> </ul>

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			<ul style="list-style-type: none"> <li>○ University of Newcastle \$63.8M Gosford campus confirmed and construction commenced; to open 2025.</li> <li>○ Gosford Regional Library construction underway from Sept 2023, due for provisional opening in 2025</li> <li>○ The Gosford Health and Wellbeing Innovation Precinct</li> <li>○ New TAFE NSW campus to be developed in Gosford.</li> <li>○ Central Coast Industry Connect lead development of Food Manufacturing and Innovation Hub at Lisarow with \$17.2M Federal funding awarded; construction commenced in 2023.</li> </ul>
6.5 Build industry tools and resources, including industry toolkit <ul style="list-style-type: none"> <li>• Provide Destination Central Coast assets and branding to be used by industry including Love Central Coast guidelines and image library</li> </ul>	CCC	Short	<b>Action underway</b> Industry tools and resources have been developed and made available to the tourism industry in 2023 and include: <ul style="list-style-type: none"> <li>• Destination Central Coast Industry Hub on LoveCentralCoast.com displays ongoing tools, research, and resources for Industry.</li> <li>• Destination Central Coast image library is available online for Industry.</li> <li>• Central Coast pilot underway of aggregated visitor sentiment tracking with</li> </ul>

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			ReviewPro of 100 Central Coast tourism businesses, as part of membership with Ecotourism Australia.
6.6 Industry Famils to boost industry awareness of local offering  • Undertake half yearly famils for industry to discover products, assets and activities offered throughout Central Coast.	CCC		<b>Action underway</b> <ul style="list-style-type: none"> <li>Three Tourism Industry famils hosted in collaboration with local Industry including:             <ul style="list-style-type: none"> <li>Broken Bay Pearl Farm</li> <li>Firescreek Botanical Winery</li> <li>Iris Lodge Alpacas</li> </ul> </li> </ul>
6.7 Business export ready program promotion  • Support businesses to become export ready through promotion of programs offered by DNSW.	DNSW, Central Coast Industry	Medium	<b>Action underway</b> Destination Central Coast has supported export ready programs available to businesses in 2023 by: <ul style="list-style-type: none"> <li>Identifying 22 emerging and export-ready tourism products in region.</li> <li>Promotion and support of product development opportunities such as Destination NSW's, Central Coast Inbound Strategy Workshop, delivered 7 February 2023.</li> <li>Promotion and support of Destination NSW's Industry programs including:             <ul style="list-style-type: none"> <li>Newcastle Cruise workshops</li> <li>Sell online virtual workshops</li> <li>EV friendly road trip webinar</li> <li>Sustainability Micro-credentials program</li> </ul> </li> </ul>

**Community Support Grant Program****January 2024 Applications****Recommended for Funding**

<b>Organisation Name</b>	<b>Project Summary</b>	<b>Recommendation</b>
Rotary Club of Erina Incorporated	CC Heat of Australian National Busking Championship	Recommended for funding.  Amount recommended: \$4,791.00.  Community benefit is demonstrated, and required information provided. Recommendation conditional on all relevant event approvals being provided prior to the release of funds.
Rotary Club of Erina Incorporated	Youth Arts Exhibition 2024	Recommended for funding.  Amount recommended: \$400.00.  Community benefit is demonstrated, and required information provided.  Recommendation conditional on all relevant booking approvals being provided prior to the release of funds.
Tuggerah Rural Fire Brigade	Firefighting & Support Equipment	Recommended for funding.  Amount recommended: \$4,891.00.  Broader community benefit is demonstrated, and all required information is provided.
Curtain Bounce Incorporated	The Phantom of the Opera	Recommended for funding.  Amount recommended: \$5,000.00.  Community benefit is demonstrated, and all required information is provided.
Terrigal Surf Life Saving Club Incorporated	Terrigal Annual Ocean Swim 2024	Recommended for funding.  Amount recommended: \$5,000.00.  Broader community benefit is demonstrated, and all required information is provided.

**Community Support Grant Program****January 2024 Applications**

		Recommendation is conditional on artwork design approval from Council prior to the release of funds.
	<b>TOTAL</b>	<b>\$20,082.00</b>



**Community Support Grant Program****January 2024 Applications****Not Recommended for Funding**

<b>Organisation Name</b>	<b>Project Summary</b>	<b>Recommendation</b>
Green Point-Terrigal Community Services Incorporated	Opening of upgraded play area	<p>Amount recommended: \$0.00.</p> <p>Not recommended for funding as the application is ineligible as per clause 7.9 of the Community Support Grant Program Guidelines.</p> <p>7.9 A project, event, service, or activity which in the opinion of the assessment panel would be better funded by State or Federal Government, or by corporate sponsorship or a philanthropic trust.</p>
Kariong Progress Association	Solar Battery	<p>Amount recommended: \$0.00.</p> <p>Not recommended for funding as the broader community benefit is not demonstrated. Recommend applicant liaise with Council Grants Officers to seek a more appropriate grant program.</p>
Toukley Neighbourhood Centre Incorporated	Reception Air Conditioner	<p>Amount recommended: \$0.00.</p> <p>Not recommended as the application is ineligible as per clause 7.20 of the Community Grants Program Guidelines.</p> <p>7.20 Existing projects or programs that require additional funding.</p>