



Asset Sales Program – Tranche 3

CONSULTATION REPORT

Central Coast Council

8 July 2021

1 Executive Summary

The aim of the engagement for the Asset Sales Program – Tranche 3 was to provide an opportunity for ratepayers and residents to have their say on the proposed asset sales list. The engagement included:

- a comprehensive information package available on Your Voice Our Coast (inform)
- an interactive map to inform the community of the locations of the proposed assets for sale (inform)
- an online submit a question tool, the questions (where appropriate) and Councils response were made available for the community to view (consult)
- an online survey (feedback form) for the community to provide feedback on the proposal (consult)

This consultation report presents the information gathered during the engagement period, in particular the feedback received via the survey, which was conducted from 30 April to 28 May 2021, how the community was made aware of the proposed asset sales and the feedback Council received. Every survey response and piece of self-initiated written feedback (including emails and letters), has been read and recorded by Council staff. The survey results and written feedback assists in providing the community and Council with a clear understanding of the issues and concerns that the community need addressed, level of understanding on the purpose of the Asset Sales Program – Tranche 3 and the broader sentiment of and impacts to our community in relation to the proposal.

The total number of responses received via the survey was 1,333. Self-initiated written feedback sent to Council up to 28 May totalled 611 emails and letters.

Key findings from consultation

Of the responses received, some of the key points raised were: :

- maintaining greenspace for environmental, amenity and recreational purposes
- ensuring parking is maintained, for instance at the Umina shops and East Gosford
- over development, particularly on the Peninsula
- ongoing provision of community services, particularly childcare, homeless support services and the youth refuge
- loss of community facilities, such as the Norah Head Community Centre
- security of tenure through private ownership of assets
- potential for community-based organisations to raise capital through asset ownership

Next steps

Comments received during the community consultation process for the Asset Sales Program – Tranche 3 will be used to inform the recommendations for the Tranche 3 Asset Sales Program. A report detailing these recommendations as well as a copy of this consultation report will be presented to Council.

The community will be kept up to date as the project progresses.

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2 Introduction

2.1 Background

Central Coast Council was formed in May 2016 with the amalgamation of the former Gosford City and Wyong Shire Councils. Central Coast Council is the fourth largest Council in New South Wales and the seventh largest in Australia by population. The Central Coast covers an area of 1,681 square kilometres and is the only Local Government Area (LGA) that is a region in its own right. At the 2016 census, Council had an estimated population of 343,968 (ABS ERP 2019). As a growing region close to Sydney, the Central Coast has also been identified as growth area by the State Government, with a population projection of 354,915 by the end of 2021 and 414,615 by 2036.

On 6 October 2020, Council announced it was in a 'serious financial situation' and faced an 'immediate and serious liquidity' issue. Council advised the Office of Local Government of the situation, undertook an immediate review of its budget and developed a 100-Day Recovery Plan (now Business Recovery Plan).

On 30 October 2020, Minister for Local Government Shelley Hancock MP suspended the Council and appointed an Administrator, Mr Dick Persson AM. Mr Persson was supported by Mr Rik Hart as Acting CEO to oversee Council's operational recovery.

On 2 December 2020, Administrator Dick Persson released a '30 Day Interim Report' to the Central Coast community, following an initial investigation into Council's financial situation. As part of the report, community members were assured that there was no evidence that theft or corruption had occurred. The report did highlight, however, that there had been unlawful use of restricted funds. The community expressed substantial outrage and concern regarding the size of the debt (\$565M) and the extent of financial mismanagement, with many residents indicating that their trust in Council has been eroded.

On 8 February 2021, following community consultation Council resolved to apply to IPART for a 15% one-off permanent special rate increase. Council adopted the revised Long-Term Financial Plan (General Fund) as well as the Debt Recovery and Hardship Policy for purpose of public exhibition.

On 3 March 2021, Mr David Farmer was appointed the new CEO for Central Coast Council commencing on 12 April and Mr Rik Hart (Acting CEO) and Mr Malcolm Ryan (interim COO) step down.

On 13 May 2021, Rik Hart commenced as Administrator of Central Coast Council.

On 17 May 2021, the Independent Pricing and Regulatory Tribunal (IPART) approved a 15 percent Special Variation (SV) rates increase for the Central Coast for three years.

Council continues to communicate to the community the number of savings measures that are being implemented to address the financial situation, including:

- reducing staff numbers back to pre-amalgamation numbers from over 2,500 to under 2,000 – cost savings of \$30M
- reducing materials and contracts by \$20M
- maintaining infrastructure spending at \$170M
- obtaining \$150M in bank loans
- generating additional revenue
- selling \$40-\$60M in underperforming assets, which is the subject of this community consultation report.

Council's Business Recovery Plan required a review of Council's property assets which could be disposed of to assist with its financial situation. A report to Council detailed properties (Tranche 3) which are surplus to Council's current and future needs was tabled at the 27 April Council meeting. Council deferred the decision and requested a 3-week community consultation be undertaken; this was later extended to 4 weeks.

Council sought community feedback on the Tranche 3 asset sales program between 30 April and 28 May 2021, the engagement included:

- a dedicated [project webpage](#)
- an [interactive map](#) displaying identified properties and overview information
- an online submission form
- an online tool for the community to submit a question

The tranche 3 properties were grouped into four categories due to the different legislative and disposal processes involved, these categories are:

- Operational classified and appropriately zoned land
- Operational classified land which requires rezoning
- Land parcels where Council is seeking reclassification from community to operational land, and requiring Council to prepare a planning proposal to rezone the land prior to sale
- Land parcels where Council is seeking reclassification from community to operational prior to sale

The information presented and feedback collected were broken into the 4 categories.

The list proposed assets can be viewed in **Appendix F**.

3 Engagement Approach

3.1 Purpose of Engagement

The purpose engagement was to:

- Inform the community of Councils continued commitment to financial recovery.
- Seek feedback on the proposed list of assets identified for inclusion in the Tranche 3 Asset Sales Program.
- Understand community sentiment about the proposal, how they use the identified property and broader sentiment about the long-term commitment to financial recovery.
- Work with stakeholders and the community to identify issues which may affect the proposal.

3.2 Our engagement framework

Consultation has been designed in accordance with Central Coast Council's Engagement Framework. This framework is available to view at <https://www.yourvoiceourcoast.com/Central-Coast-CouncilEngagement-Framework>

3.3 How we consulted

Consultation methods

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| Information package | All residents and stakeholders could view the information package presented on Your Voice Our Coast which provided all of the information relating to the Asset Sales Program - Tranche 3. A copy of the content can be found in Appendix A |
| Written feedback | All residents and stakeholders could provide written feedback via email, the online submission form on yourvoiceourcoast.com, or via post. A copy of the submission form can be found in Appendix C |
| Submit a question | All residents and stakeholders could submit questions via the online tool on yourvoiceourcoast.com, participants could elect to have their questions made available on yourvoiceourcoast.com. A copy of the tool can be found in Appendix B |

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| Interactive map | <p>All residents and stakeholders could view the interactive map which detailed all of the proposed assets and provided an overview of the land.</p> <p>A copy of the map can be found in Appendix D</p> |
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Promotion of activities

We carried out promotion of the consultation to ensure the community and stakeholders were aware of the opportunity to participate.

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| Media Releases | <ul style="list-style-type: none"> • 27 April 2021– Administrator calls for community consultation on proposed property sales • 4 May 2021 - Next stage asset sales program now on public exhibition • 24 May 2021 – Council clears confusion around asset sales • Copies of the media releases can be found in Appendix E |
| Coast Connect articles | <ul style="list-style-type: none"> • 5 May 2021 – We want your feedback on our asset sales program – sent to 11,389 subscribers achieving a 43.4% open rate • 12 May 2021 – Asset Sales Program – sent to 11,410 subscribers achieving a 42.5% open rate • 19 May 2021 – Asset sales and land reclassification program – sent to 11,410 subscribers achieving a 42.5% open rate • Copies of the articles can be found in Appendix F |
| Your Voice – Our Coast website | <ul style="list-style-type: none"> • Project page launched on 30 April 2021 under <i>Asset Sales Program – Tranche 3</i> • https://www.yourvoiceourcoast.com/asp • 7,648 visits during consultation period |
| Social Pinpoint Interactive Map | <ul style="list-style-type: none"> • Interactive map displaying the Tranche 3 properties and individual information packages • https://centralcoastcouncil.mysocialpinpoint.com/asp#/ • 17,176 visits during the consultation period • A copy of the content can be found in Appendix D |
| Social media | <ul style="list-style-type: none"> • Facebook posts on 3, 11 and 25 May 2021 reaching 30,925 users, generating 214 likes comments and shares • Instagram post 25 May 2021 generating 36 engagements and one comment |

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| | <ul style="list-style-type: none"> Copies of the posts can be found in Appendix F |
| Stakeholder meetings | <ul style="list-style-type: none"> 17/5/2021 - Emma McBride – Staffing Changes & Asset Sales 25/5/2021 - Community Environment Network (CEN) Reps, ACF & SOR - Tranche 3 Asset Reclassification & Sales 1/6/2021 - Mounties Group - Discuss Purchase Breakers Basketball Stadium 2/6/2021 - Coast Shelter - Gosford Admin Building, Umina Car Park, Rumbalara Cubby House 7/6/2021 - Wales & Associates - Proposed sale of part of 1 Austin Butler Acc to Peninsula Plaza |

Media coverage achieved

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| Radio | <p>Coverage of Council's decision to conduct community consultation on Tranche 3 Asset Sales Program:</p> <ul style="list-style-type: none"> ABC Central Coast Scott Levi – 7.21am – 3 May 2021 Talkback caller Joy says she has been looking closely at the list of Central Coast Council assets likely to be sold. She says the list has been put together in such haste that many of the addresses are incorrect. She says Council has to act in the best interest of the residents. ABC Central Coast Radio News – 7.30am – 3 May 2021 Central Coast Council has released an interactive map of sites it may sell as part of the community consultation process. ABC Central Coast Radio News – 7.30am – 3 May 2021 Residents opposed to the sale of Central Coast Council assets met yesterday at one of the proposed sites on The Peninsula yesterday. ABC Central Coast Scott Levi – 7.54am – 3 May 2021 David Farmer, Central Coast Council CEO says the Council's financial situation has prompted extraordinary actions. He says the proposed asset sales is out for community consultation and Council will be looking at this closely before any action is taken. He says Council will have to recoup the restricted funds that it spent. ABC Central Coast Radio News – 6.30am – 4 May 2021 The new CEO of Central Coast Council says parcels of land in the latest asset selloff will be assessed on their long-term merits. |
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- **ABC Central Coast Radio News – 7.30am – 4 May 2021**

The new CEO of Central Coast Council has defended the speed of Council's latest asset sale saying extraordinary action is required.

- **ABC Central Coast Scott Levi – 7.26am – 5 May 2021**

Leshay Rowan (ph.sp) talks about the importance of the Norah Head community hall to the local area. She says the community is looking at ways to save their local hall and stop it from being sold by Central Coast Council.

- **MMM Central Coast Radio News – 7.00am & 8.30am – 5 May 2021**

- **HIT 101.3 Radio News – 7.00am & 8.30am – 5 May 2021**

- **STAR Radio News – 10.00am – 5 May 2021**

Central Coast Council is calling for community comment on rezoning options for Central Coast Stadium to allow for greater flexibility in masterplan designs.

- **ABC Central Coast Scott Levi – 7.12am – 6 May 2021**

Gary Chestnut, Community Environment Network says a number of parcels of land earmarked for sale by Central Coast Council will have to be rezoned. He talks about the planning anomalies of some of these parcels of land. He says Council is looking to rezone Central Coast Stadium to allow for greater development. He says it's important that the community comments. He says land under Council's deferred matters consideration is being threatened.

- **ABC Central Coast Scott Levi – 7.23am – 6 May 2021**

Talkback caller Rod says he opposes the sale of the Umina shops' car park by Central Coast Council. He says he believes that the 1994 resolution to zone the car park as operational land is null and void.

- **ABC Central Coast Scott Levi – 7.38am – 6 May 2021**

Dick Persson, interim administrator of Central Coast Council responds to the interviews of the last half hour. He says he made it clear that there would be asset sales in his 30-day report. He says he has been able to slow the process because the councillors were suspended further. He says the sales are needed to pay down debt and there is a sense of urgency. He refers to land adjacent to the Gosford Race Club mentioned in Gary Chestnut's interview.

- **ABC Central Coast Scott Levi – 8.48am – 6 May 2021**

Jane Hendy, Blackwall resident talks about her concerns

regarding the future of two reserves near her residence where wildlife is released. She says the reserves have been largely ignored by Central Coast Council which makes it animal-friendly.

- **MMM Central Coast Radio News – 6.00am – 6 May 2021**

- **HIT 101.3 Radio News – 6.00am – 6 May 2021**

Community uproar is growing over the proposed sale of a Central Coast Council car park at the Umina shops.

- **ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 7 May 2021**

The interim administrator of Central Coast Council has scoffed at claims that green space that doesn't derive income should be removed from a list of assets earmarked for sale.

- **ABC Central Coast Scott Levi – 7.39am – 7 May 2021**

Talkback caller Col asks why the administrator of Central Coast Council fails to see that open space returns value to the community through flora and fauna. He says the administrator's view that land which doesn't provide a monetary return to Council is narrow-minded and insulting.

- **ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 10 May 2021**

Central Coast residents are calling for more time to consider the potential sale of Council assets.

- **ABC Central Coast Scott Levi – 7.52am – 10 May 2021**

Sue Gigi, Save Our Reserves says she wrote to the administrator at the beginning of his tenure who indicated to her that reserves and green spaces wouldn't be targeted as Central Coast Council moves to drive down debt. She says she is fighting for community assets. She says she is concerned that this process is being rushed. She says some of the information on the list of assets proposed for sale is very vague.

- **ABC Central Coast Radio News – 6.30am; 7.30am – 11 May 2021**

Central Coast Council has bowed to public pressure and extended the community consultation period on asset sales and reclassification lists.

- **ABC Central Coast Radio News – 7.30am – 11 May 2021**

The Central Coast's Labor MPs says the community deserves

more time to consider the Council's asset sales and reclassification lists.

- **ABC Central Coast Scott Levi – 7.40am – 11 May 2021**

Member for The Entrance David Mehan says Central Coast Council can do better on consulting with the community over proposed asset sales. He suggests at least a month extension on the community consultation period. He says there are also a number of other draft strategies out for public comment. He calls for the full list of assets for sale to be published online. He says it is a concern that Council seems to be rushing this process. He says Council has never been properly supported by the NSW Government.

- **ABC Central Coast Scott Levi – 7.50am – 11 May 2021**

Talkback caller Joy says the neighbours of properties to be sold by Council to be informed about the proposed sales. She calls for ads to be published in local papers.

- **MMM Central Coast Radio News – 7.00am; 8am; 10am – 11 May 2021**

- **HIT 101.3 Radio News – 7.00am; 8am; 10am – 11 May 2021**

The administrator of Central Coast Council has agreed to extend the public consultation period on Council asset sales.

- **MMM Central Coast Radio News – 11.00am – 11 May 2021**

- **HIT 101.3 Radio News – 11.00am – 11 May 2021**

The administrator of Central Coast Council says the proposed sale of Council assets is not a fire sale.

- **ABC Central Coast Scott Levi – 6.42am – 12 May 2021**

Part interview with Caroline Perryman, ABC Central Coast reporter who says an 11,000 signature has been presented to Central Coast Council calling for The Entrance Library to stay open. There is concern about the future of Bateau Bay Library which is on the list of proposed Council asset sales.

- **ABC Central Coast Scott Levi – 7.47am – 12 May 2021**

Talkback caller Kate expresses concern about the closure of The Entrance Library and the proposed sale of Bateau Bay Library. Scott Levi says any sale of Bateau Bay Library to the shopping centre is contingent on library facilities being provided.

- **MMM Central Coast Radio News – 12.00pm – 14 May 2021**

- **HIT 101.3 Radio News – 12.00pm – 14 May 2021**

Member for The Entrance David Mehan says it's important that no rushed decisions are made regarding the sale of Central Coast Council assets.

- **ABC Sydney (Saturday breakfast with Simon Marnie) – 15 May 2021**

Asset sales - Reserves, carpark, community are just some of the public properties which could be for sale on the Central Coast as the local council continues to recover from financial collapse.

Interview with Jackie Pearson Community Environment Network concerned that natural spaces are marked for sale and people were led to believe that these sales wouldn't have environmental impacts. Some operational land around Warnervale Airport was taken off the list and reserves came on. Locals aren't happy and there are two separate rallies to be held this weekend to protest. The possibility of sales includes up to 30 properties - 11 reserves, bowling clubs, halls, green buffers. Rik Hart, Administrator Central Coast Council explains history of negotiation with creditors prior to Christmas and need to secure the \$100M loan to stabilise Council. There are a number of measures put in place for financial recovery but some of the strings attached to the loan was to raise \$60M from asset sales. Council is considering how to minimise the impact to the community. Council will be looking for an indication from the community as to which are more valuable to the community to decide what is to remain on the list.

- **ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 17 May 2021**

The fight to save assets earmarked for sale by Central Coast Council continues to gain momentum with Gosford City Bowling Club has joined the fight against the selloff of public assets.

- **ABC Central Coast Scott Levi – 7.16am – 17 May 2021**

Part interview with Heather McColl, Gosford Women's Bowling Club says Central Coast Council has proposed to rezone the Gosford Bowling Club land as operational land. She says no one from Council has come to see what they do at the Club. She says they play an important role in the

community. She talks about the Club's social and charitable work.

- **ABC Central Coast Radio News – 6.30am; 7.53am;8.30am – 19 May 2021**

Greens MLC David Shoebridge says he's distressed by plans to quick sell off public land to recoup money that was mismanaged by Central Coast Council.

- **ABC Central Coast Scott Levi – 8.38am – 19 May 2021**

Talkback caller Pat says Council, even before the amalgamation has had a bad track record of managing assets or finances. He says Council will sell assets and waste the money again.

- **ABC Central Coast Scott Levi – 8.42am – 20 May 2021**

Rik Hart, administrator of Central Coast Council says Council does not have choices but to sell assets because Council was essentially insolvent. He says he wants to make it clear that assets that require rezoning won't be brought onto the sales list at the early stages. He says this process takes 18 months.

- **ABC Central Coast Radio News – 6.30am; 7.30am; 8.30am – 21 May 2021**

The administrator of Central Coast Council says there is no alternative but to sell assets in a bid to raise \$60 million and cannot be delayed.

- **ABC Central Coast Scott Levi – 6.53am; 7.30am – 21 May 2021**

Part interview with Merv Lane who says the Terrigal 50 Plus Leisure and Learning Centre has been taken off the assets sale list according to Central Coast Council. He says it seems to be ok.

- **ABC Central Coast Scott Levi – 6.19am – 25 May 2021**

Member for Gosford Liesl Tesch says precious green space land in Gosford CBD should not be on the list of potential Central Coast Council asset sales. She says it is quite easy to make a submission. She says she's noticed that some of the sites on the sale list that were removed were in the Terrigal electorate. She says green space will never be returned once it's gone. She calls for the out of town administrators to listen to the community.

- **ABC Central Coast Radio News – 7.30am; 8.30am – 25 May 2021**

Central Coast Council has received over 800 responses from the community on Council's proposed asset sales.

- **MMM Central Coast Radio News – 6.00am; 6.30am – 25 May 2021**

- **HIT 101.3 Radio News – 6.00am; 6.30am – 25 May 2021**

Central Coast Council is calling for public feedback on a list of its assets that are proposed for sale. Deadline is this Friday.

- **MMM Central Coast Radio News – 7.00am; 8.30am – 25 May 2021**

- **HIT 101.3 Radio News – 7.00am; 8.30am – 25 May 2021**

Central Coast Council is calling for public feedback on a list of its assets that are proposed for sale. The administrator of Central Coast Council says Council is proposing to sell only one percent of its asset base to reduce its deficit.

- **MMM Central Coast Radio News – 8.00am; 10am – 25 May 2021**

- **HIT 101.3 Radio News – 8.00am; 10am – 25 May 2021**

The administrator of Central Coast Council says there are many rumours and fake news circulating about the proposed sale of Council assets.

- **ABC Central Coast Radio News – 6.30am – 26 May 2021**

Central Coast Council says changes to the current legal tenure of the Gosford Bowling Club are not being considered as part of its proposed rezoning of the area.

- **ABC Central Coast Radio News – 7.30am – 26 May 2021**

Member for Gosford Liesl Tesch believes politics is at play with the list of Central Coast Council assets touted for sale.

- **STAR Radio News – 11.00am – 26 May 2021**

Central Coast ratepayers have until Friday to comment on Council's list of proposed assets to be sold.

- **ABC Central Coast Radio News – 7.30am – 27 May 2021**

The administrator of Central Coast Council has defended the selection of sites proposed for sale by Council.

- **MMM Central Coast Radio News – 6.00am; 7am; 10am – 27 May 2021**

- **HIT 101.3 Radio News – 6.00am; 7am; 10am – 27 May 2021**

The administrator of Central Coast Council says only about two thirds of the assets on the list for proposed sale will actually go on the market. Tomorrow is the last day the

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| | <p>community can make submissions on Central Coast Council's proposed sale of assets.</p> <ul style="list-style-type: none"> • STAR Radio News – 5.00pm – 27 May 2021 Tomorrow is the last day the community can make submissions on Central Coast Council's proposed sale of assets. • ABC Central Coast Scott Levi – 6.55am; 7.30am – 28 May 2021 Harvis Beaumont (ph.sp), Rumbalara Youth Refuge talks about the services the refuge offers. She says Central Coast Council is considering selling off the land the refuge sits on. She calls on Council to ensure that services won't be disrupted if the land is sold. She says there is no interim plan. • ABC Central Coast Radio News – 8.30am – 28 May 2021 There have been over 1000 submissions on Central Coast Council's plan to sell some assets as part of Council's business recovery plan. • MMM Central Coast Radio News – 6.00am; 7.30am; 11am – 28 May 2021 • HIT 101.3 Radio News – 6.00am; 7.30am; 11am – 28 May 2021 Submissions on Central Coast Council's proposed list of assets to be sold will close at end of business today. |
| Newspaper – printed and online | <p>The Daily Telegraph Central Coast Express coverage:</p> <ul style="list-style-type: none"> • 5 May – Asset sale program on public exhibition until May 28 Mistakes in a report of assets proposed for sale has forced Central Coast Council to delay the controversial plan. • 24 May - Asset sales program attracts more than 800 submissions Revealed: How much land cash-strapped council will sell - With four days left to have a say on potential asset sales, the council has set the record straight on controversial parcels of land that may be sold. <p>Central Coast Newspapers (Coast Community News, Coast Community Chronical and Pelican Post – print articles</p> <ul style="list-style-type: none"> • Pelican Post – 6 May - Peninsula assets on the block |

- **Pelican Post – 6 May** - Locals rally to save Council assets earmarked for sale on Peninsula
- **Pelican Post – 6 May** - Prospective Umina Beach carpark sale raises local ire
- **Coast Community News – 7 May** – CEN says asset sales put cart before the horse
- **Coast Community News – 7 May** - Forum - Sale of Mt Penang Parklands will be devastating
- **Coast Community News - 12 May** - Asset sales community consultation period extended
- **Coast Community Chronical - 12 May** – Council Property Listed for Sale
- **Coast Community Chronical - 12 May** - Forum - Land sale decisions give contradictory signals
- **Coast Community News – 14 May** - Rezoning proposal threatens important community programs
- **Coast Community News – 14 May** - Forum - Strange manoeuvrings on land sales
- **Coast Community Chronical – 19 May** - Community rally to save our reserves
- **Pelican Post – 20 May** - Forum - Bullion Street carpark sale makes sense
- **Pelican Post – 20 May** - Forum: We can never replace open spaces
- **Pelican Post – 20 May** - Forum: Sale of Bullion St carpark will hurt local business
- **Coast Community News – 21 May** - Labor MPs call for more time on asset sales
- **Coast Community News – 28 May** – Council clears confusion around asset sales

Central Coast Newspapers (Coast Community News, Coast Community Chronical and Pelican Post – online articles

- [Terrigal Bowling Club off the list of Council asset sales - April 30](#) - Terrigal Bowling Club is claiming a major victory for people power after the land on which it sits was removed from a list of sites proposed to be reclassified.
- [Community groups fight to save facilities listed for sale – 5 May](#) – Fifteen groups of operational classified land listed for sale and located across the Coast include: six properties

located at Manning Rd, The Entrance, that are identified as affordable housing sites and may be sold for affordable housing projects; and two land parcels at 8 and 10 Bay Village Rd, Bateau Bay, once a new library facility is built within the Bateau Bay Square shopping centre.

- [Council putting the cart before the horse – 5 May](#) - The Community Environment Network (CEN) says that selling off community land is not the best way to address Central Coast Council's financial woes and is encouraging residents to provide feedback on the proposed list of asset sales before the deadline on May 21.
- [Peninsula assets on the block - 6 May](#) - Community land across the Peninsula – including green spaces, a retirement community and a sports oval – is set to be reclassified and sold off.
- [Locals rally to save Council assets earmarked for sale on Peninsula - 6 May](#) - Six years ago, as young boys, they banded together to fight to save the reserve at 83-85 Brisbane Ave, Umina. Now, the same boys are fighting yet again to save their playground, which is one of the parcels of land Central Coast Council is planning to sell to help pay off its debts.
- [Forum - Sale of Mt Penang Parklands will be devastating - 7 May](#) - Do we really want them sold off to pay a debt? Have your say before May 21.
- [Prospective Umina Beach carpark sale raises local ire – 11 May](#) - Under Council's list of proposed assets for sale, the Umina Beach carpark on West St has been identified as a key sell-off, and businesses are not happy.
- [Asset sales community consultation period extended - May 12](#) - Central Coast Administrator, Dick Persson, has decided to extend the community consultation period on the proposed asset sales and reclassification list.
- [Forum - Land sale decisions give contradictory signals - 12 May](#) - The Administrator continues to attempt to convince the Central Coast community that pockets of green spaces in residential areas must be sold off, but his actions seem to contradict his statements about the financial situation being dire.
- [Rezoning proposal threatens important community programs – 14 May](#) - An All Ability Bowls program and school and community bowling events are just some of the activities

under threat with a proposed rezoning of Gosford City Bowling Club, says Women's Bowling Club president, Heather McColl.

- [Forum - Strange manoeuvrings on land sales](#) – **14 May** - The Administrator continues to attempt to convince the Central Coast community that pockets of green spaces in residential areas must be sold off, but his actions seem to contradict his statements about the financial situation being dire. (Joy Cooper)
- [Community rally to save our reserves](#) – **19 May** - The groundswell of opposition to Central Coast Council's sell-off of community land will roll into The Entrance on Sunday, May 23. The Community Rally to Save Our Reserves will be at 2pm at 10 Lakeside Pde, The Entrance, one of the properties on the list of asset sales to help fix Council's financial crisis.
- [Forum - Bullion Street carpark sale makes sense](#) – **20 May** – The site is large and strategically placed and is absurdly underutilized as an open car park. It has the potential to be a landmark development for Umina.
- [Forum - Sale of Bullion St carpark will hurt local business](#) - **20 May** - This idea was discussed, at length, some years ago, and the proposal was, overwhelmingly, rejected by those with both business and social interests.
- [Labor MPs call for more time on asset sales](#) - **21 May** - With submissions on proposed Tranche 3 asset sales in the region to close on May 28, Labor MPs on the Central Coast are calling on Central Coast Council Administrator Rik Hart to give people more time.
- [Administrator implores the community to get the facts around asset sales](#) - **May 26** – Central Coast Council is reminding the community to have their say on the next stage of the asset sales program, Tranche 3, which closes for consultation at 5pm on Friday, May 28.
- [Third asset sales community protest rally held](#) - **May 26** - Local environment groups and scores of people turned out for the third community protest rally held on the Coast, this time at The Entrance on Sunday, May 23.

Grapevine – print & online articles

- [Battle to save community land begins now](#) – **6 May**

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| | <p>Central Coast Council is moving forward to sell off community land under the guise that it needs to do so to help to solve its financial problems. Yet the Administrator has failed to recognise that community land cannot be sold unless it is first rezoned to operational land. Link to online article included in media report.</p> <ul style="list-style-type: none"> • Administrator extends community consultation period on proposed asset sales – 11 May Central Coast Council Administrator, Mr Dick Persson AM has decided to extend the community consultation period on the proposed asset sales and reclassification list, although an angry community say it's not enough time to fully understand which properties are being sold and the full impact it will have. • Asset sales - Hands off our reserve: Residents from the Peninsula – 17 May Community have sent a clear message to the Central Coast Council Administrator that Blackwall Reserve is an important community asset and should not be sold to solve Council's financial crisis. • Community rally to save public assets – 21 May People are angry at Council's proposed sell-off of community land, and rightly so. The groundswell of opposition and increased anger to the proposed land sell-off of community assets will culminate at a rally on Sunday May 23 at The Entrance. • Gosford City Bowling Club must stay – 26 May The Central Coast Council asset sales have targeted the Gosford community with the Gosford City Bowling Club (GCBC) to be zoned for commercial use. <p>The Weekly Source online – 4 May - <u>Massive land set for reclassification on the NSW Central Coast</u></p> |
| Television | <ul style="list-style-type: none"> • NBN Central Coast TV News – 6.00-7.00pm – 5 May 2021 The community is being reminded they have a fortnight left to comment on Central Coast Council asset sales. • NBN Central Coast TV News – 6.00-7.00pm – 10 May 2021 There are new calls for more time to be given for the community to comment on the proposed sale of Central Coast Council assets. Grab(s) of Member for Gosford Liesl Tesch; |

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| | <p>Parliamentary Secretary for the Central Coast Adam Crouch.</p> <ul style="list-style-type: none">• NBN Central Coast TV News – 6.00-7.00pm – 26 May 2021 The administrator of Central Coast Council outlined at last night’s Council meeting what needs to be done to achieve financial sustainability.• 7News – 9 May 2021 Central Coast is selling off public land to drive down their debt. Interview with CEO David Farmer, Clr Greg Best, local resident. |
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4 What we heard

Council sought feedback from the community between 30 April and 28 May 2021. **1,333** surveys were completed and **611** letters and emails were received during the consultation period. These were provided as online submissions through yourvoiceourcoast.com and as direct emails and letters.

4.1 Method 1: Submit a question

On 30 April 2021 an online tool was launched to assist the community in gathering information on the Asset Sales Program – Tranche 3. The form required participants to provide their contact information, detail their question and elect if they would like the questions and response to be made publicly available. Council received **68** questions via the online tool resulting in **42** question and answers being uploaded to the yourvoiceourcoast.com project page.

4.2 Method 1: Online feedback form (survey)

On 30 April 2021 an online survey was launched to understand community sentiment on the proposed list of properties identified for the Tranche 3 Asset Sales Program. The survey stepped respondents through a list of the four categories applied, asked them to select which property their feedback was in relation to, requested information on its current uses and asked for detail on how/what impacts the sale of the property would have on them, their community or business. Council received **1,333** responses to the survey.

A note about sampling bias: The online surveys was 'opt-in', which means participants proactively sought to complete the surveys as opposed to a sample or respondents being selected to more accurately reflect and represent the population makeup of the Central Coast community.

4.3 Method 3: Petitions

On 26 May Council were presented with a petition signed by 104 people. The statement of subject matter and action request on the petition was:

"The Carpark located at 116 Hammond Rd and 49 Hammond Rd Toukley is in the process of being sold by Council to developers on the basis that it is underutilised by the community.

We, the undersigned, ask Council to provide evidence the carpark is underutilised, consult more closely with the surrounding businesses and community as to the potential effects of removing this public carpark from community use."

On 28 May 2021 Council were presented with a petition signed by 96 people. The statement of subject matter and action requested on the petition was:

"This Petition of residents of The Gosford Electorate calls upon Central Coast Council to stop the proposed sell-off of the Public Reserve at 83 & 85 Brisbane Ave, Umina."

On 28 May 2021 Council were presented with a petition signed by 875 people. The statement of subject matter and action requested on the petition was:

"Central Coast Council has ear-marked the car park at West Street, Umina Beach to be sold off. Sign the petition below to tell Council we need more carparks not less."

4.4 Sample of comments from consultation

Below is a sample of comments respondents provided via survey.

Loss of greenspace

"Loss of these natural areas in our local area would be loss of habitat for many of our fauna species and of samples of remaining vegetation species and have a negative effect on the well-being of community and individuals. Loss of these well-loved spaces, as proven by the past (2015/16) reaction to proposed sell-offs, and the current concern, indicates their value to the community."

"The sale of community land is actually a sale of amenity land. This land has attributes and values that make a positive contribution to people's quality of life in the Central Coast community. This land includes, but is not limited to, facilities in the form of community buildings and urban green space. These facilities provide community wellbeing through e.g. health support, recreation, vegetation, wildlife corridors, visual enjoyment and places for exercise and cultural experiences. People in the community value the characteristics and qualities that amenity land provides, and the sale would make a negative contribution to people's quality of life as this land cannot be replaced. A recent example of the importance of such land is when there were Covid-19 restrictions there was an increased use of open space."

Loss of parking

"This space is heavily used by the community and helps support local business and jobs. We have an elderly population that struggle to park and walk long distances so this land should remain in council hands and continue as a car park."

"The parking is being used by St Joseph's Catholic college and this car parking is very much essential for the parking facility for the neighbouring schools & community."

Overdevelopment

"These small parcels of green space are so important in high density housing areas such as the peninsula. The small gain achieved from the sale is far outweighed by the benefit to local families by having a small relief from concrete and gives the opportunity to plant shade."

"The community will be impacted by the loss of community and green space in favour of development and short-term financial gains. We can never get these spaces back again and we do not consent to the selloff of our assets."

Loss of community services

"My community and the future of the young people who use this facility. This would particularly impact youth homelessness and could potentially put young people at risk if taken away. Many turn to this facility in order to escape domestic and family violence, it's the only safe place they know."

"Would make me really sad that Preschool isn't been valued and what they need put first after all these years of giving amazing care to our kids"

Loss of community access

"My grandchildren use the community hall facilities on a weekly basis as it is a safe space for the children and a space where they can interact with other families within the community. They would be devastated to lose such a great asset to their community. We have also held the children's birthday parties there and the venue was perfect. Once this is gone, there will never be a chance to replace this type of facility."

The hall and playground provide the community with a place to interact and enjoy activities such as playgroup where people meet especially those isolated or new to the area. I believe there has been offers by local builders to renovate the hall with no cost to the ratepayers. The local community should not have to suffer because the council have no money due to mismanagement and when the locals are prepared to step up and save this hall at their expense."

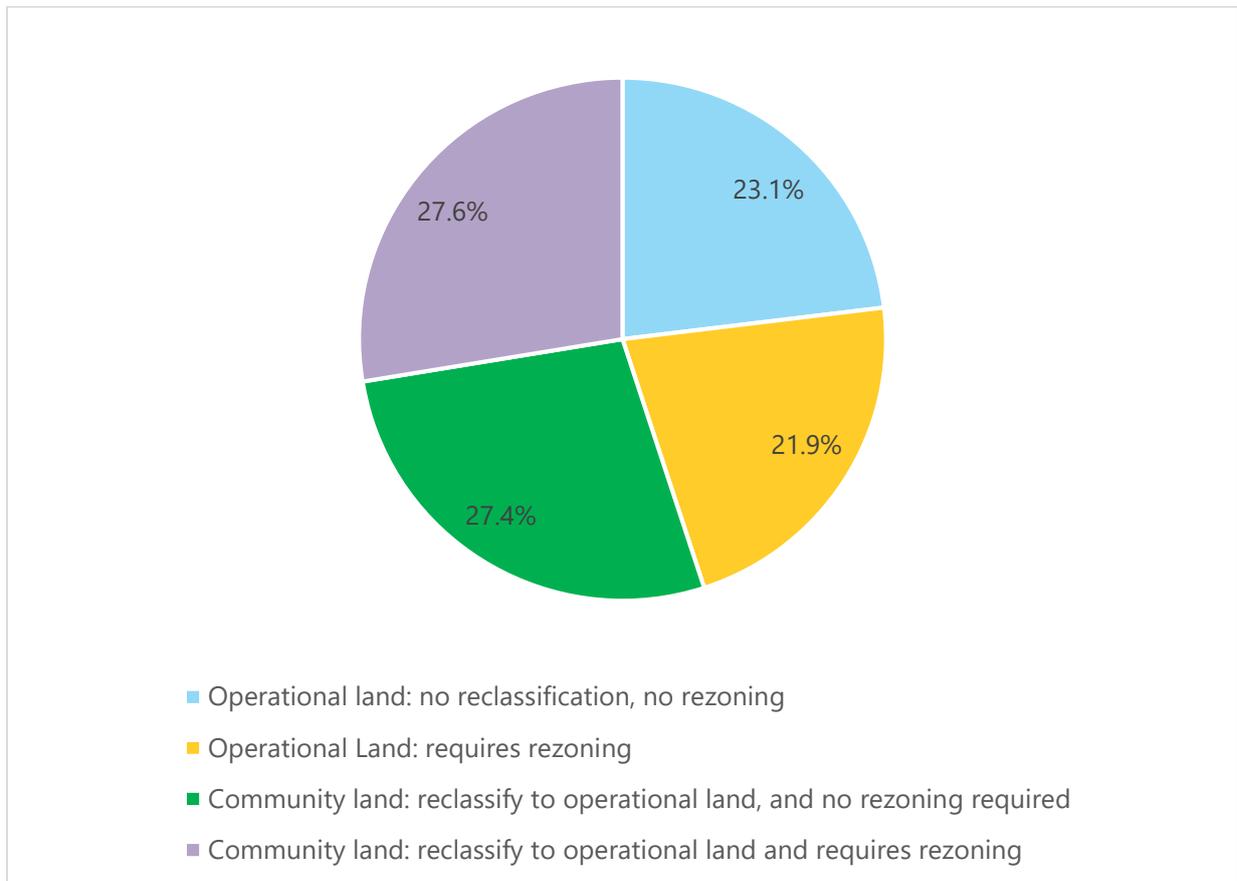
The community is concerned that the sale of these assets will result in:

- a loss of greenspace for environmental, amenity and recreational purposes
- a reduction in parking, for instance at the Umina shops and East Gosford
- over development, particularly on the Peninsula
- no ongoing provision of community services, particularly childcare, homeless support services and the youth refuge
- a loss of community facilities, such as the Norah Head Community Centre

Comprehensive graphs on the themes raised for each categorisation throughout consultation can be found in the following sections of this report. Council's response to these themes are available in section 5.

Figure 1: Submissions per category selected

Participants could select multiple.



4.5 Operational land: no reclassification, no rezoning

Identified as light blue pins on the interactive map.

Figure 2: Which of the following criteria are your comments in relation to?

Participants could select multiple.

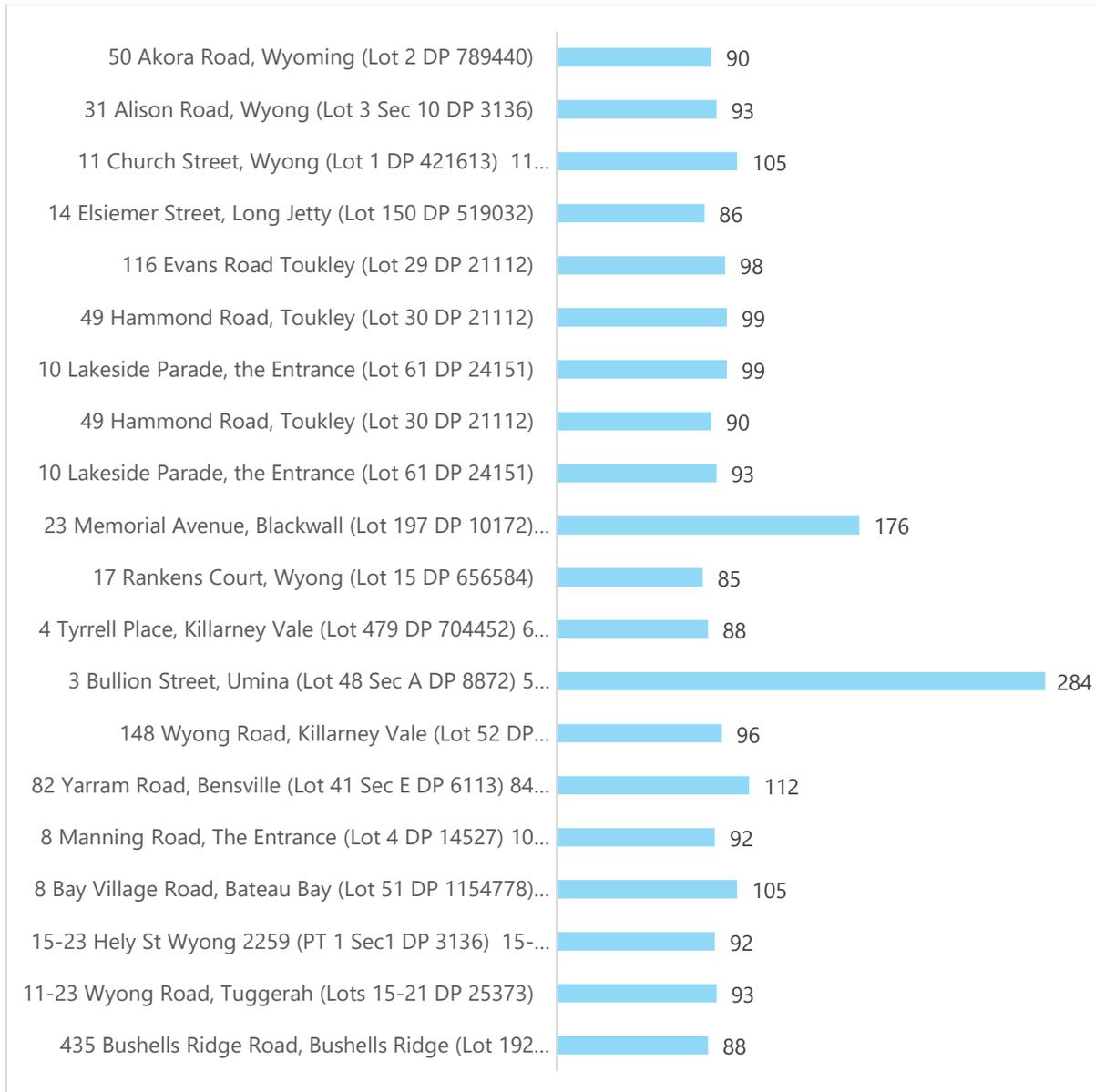


Figure 3: How are you currently using this land?

Participants could select multiple.



Figure 4: How would the sale of this land impact you, your community or your business?

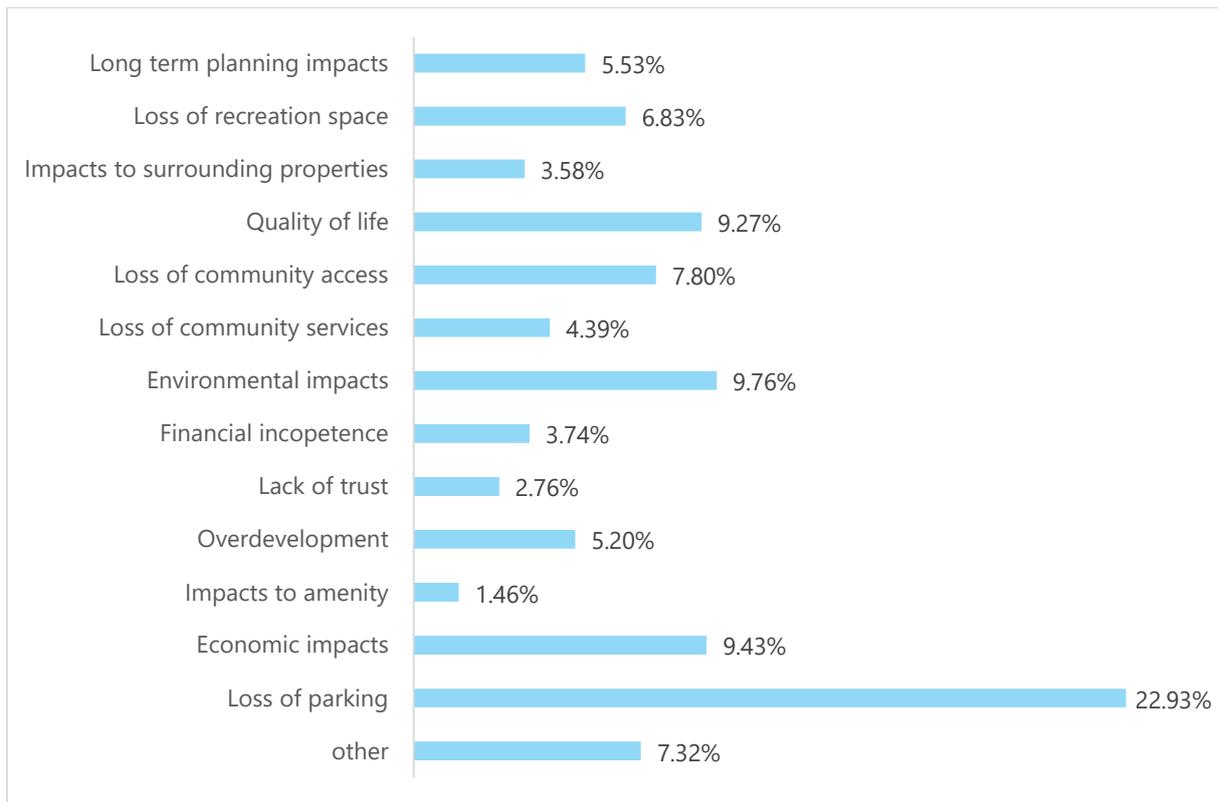
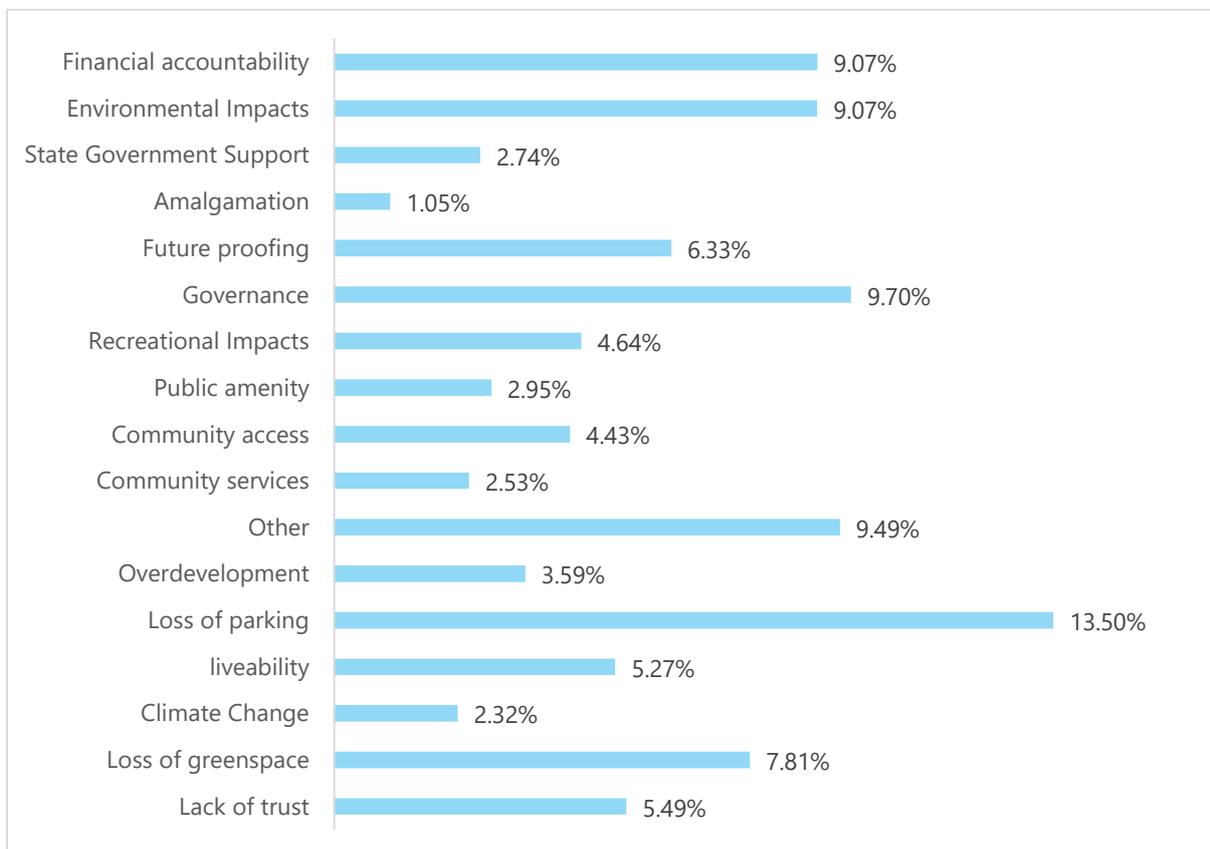


Figure 5: Other comments.



4.6 Operational land: requires rezoning

Identified as yellow pins on the interactive map.

Figure 6: Property selections per category

Participants could select multiple.

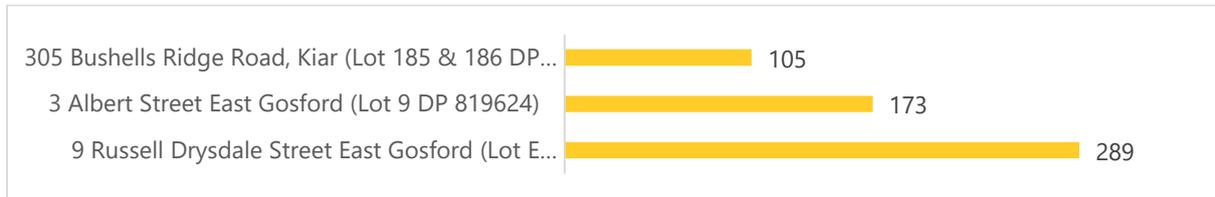


Figure 7: How are you currently using this land?

Participants could select multiple.

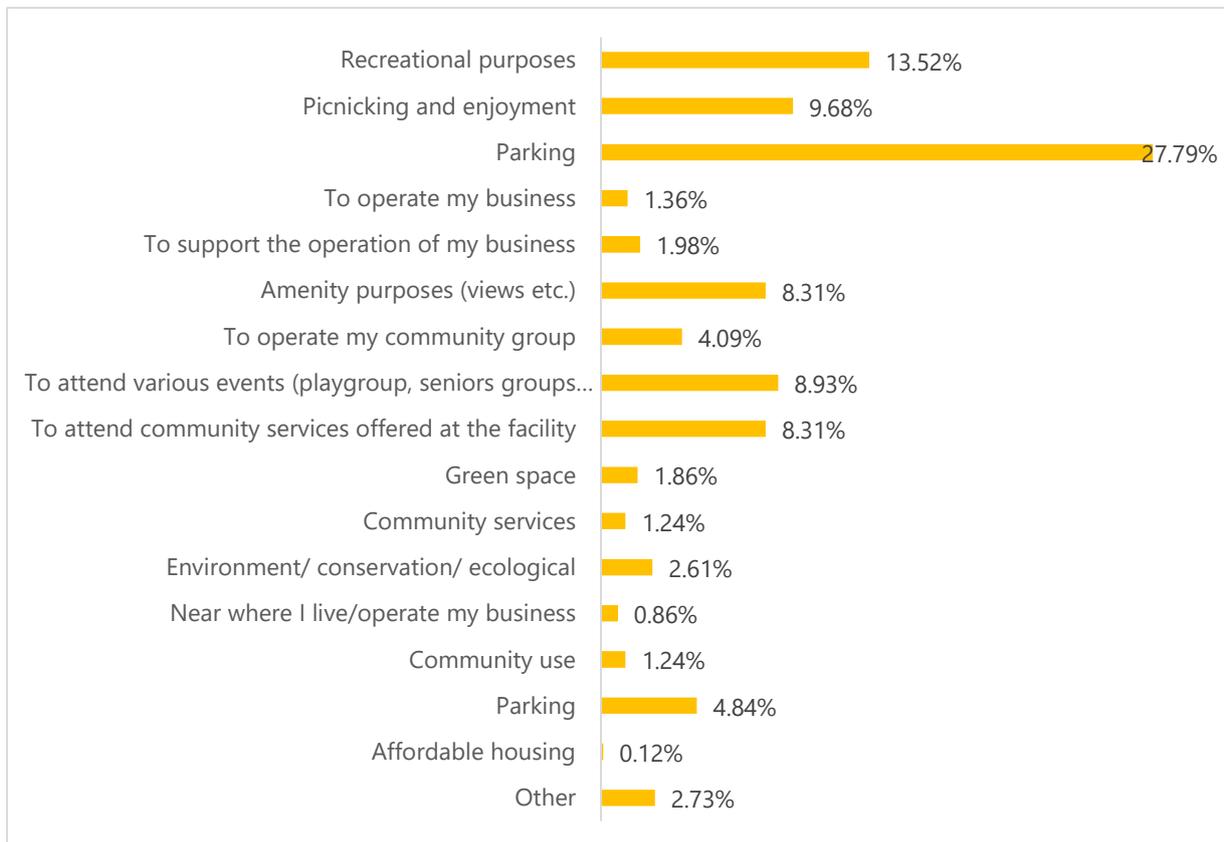
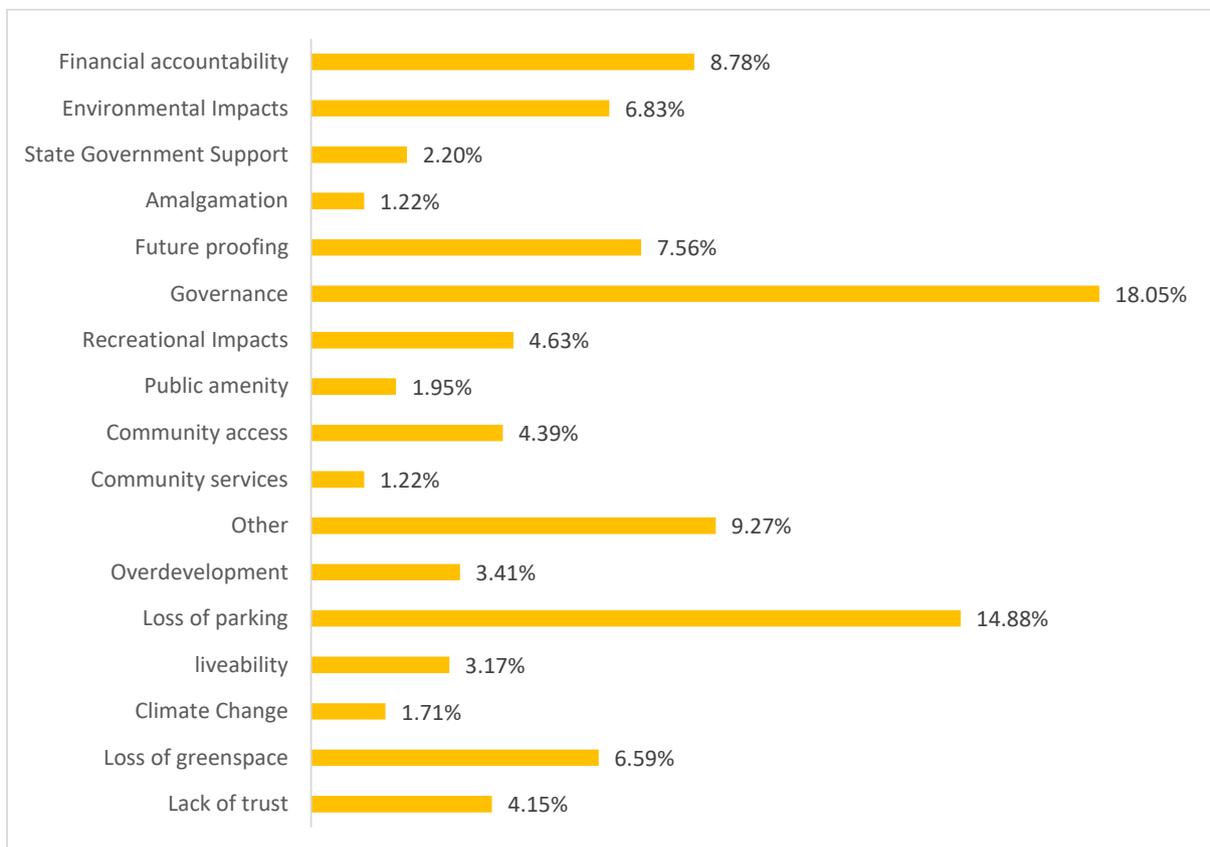


Figure 8: How would the sale of this land impact you, your community or your business?



Figure 9: Other comments.



4.7 Community land: reclassify to operational land and requires rezoning

Identified as purple pins on the interactive map.

Figure 10: Property selections per category

Participants could select multiple.

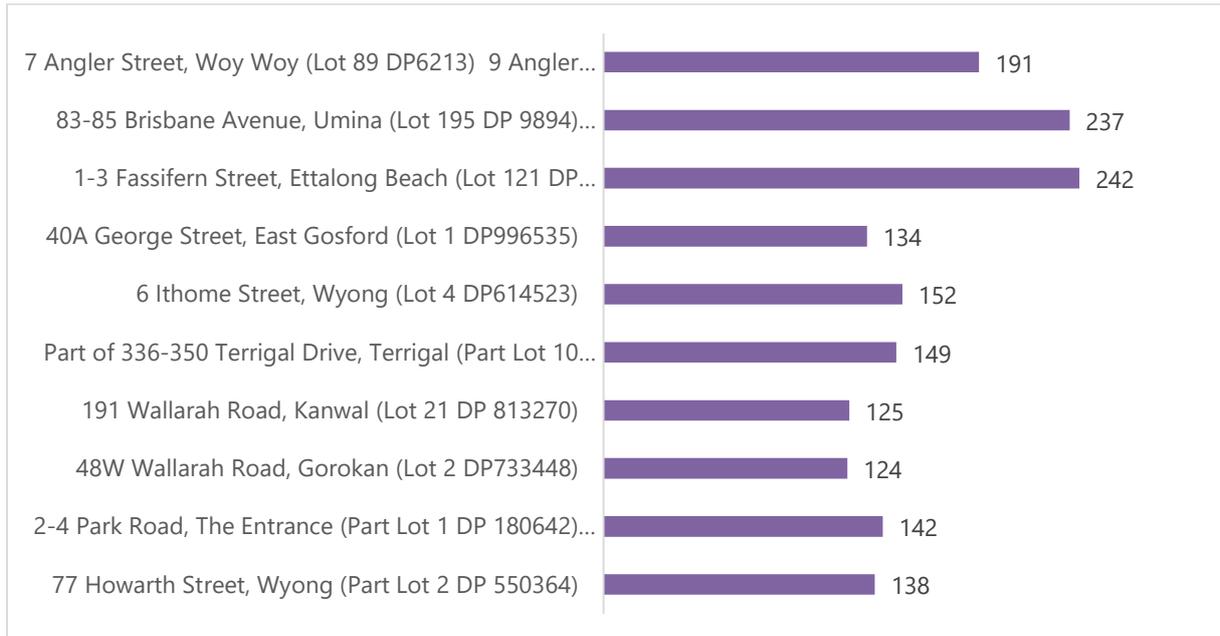


Figure 11: How are you currently using this land?

Participants could select multiple.

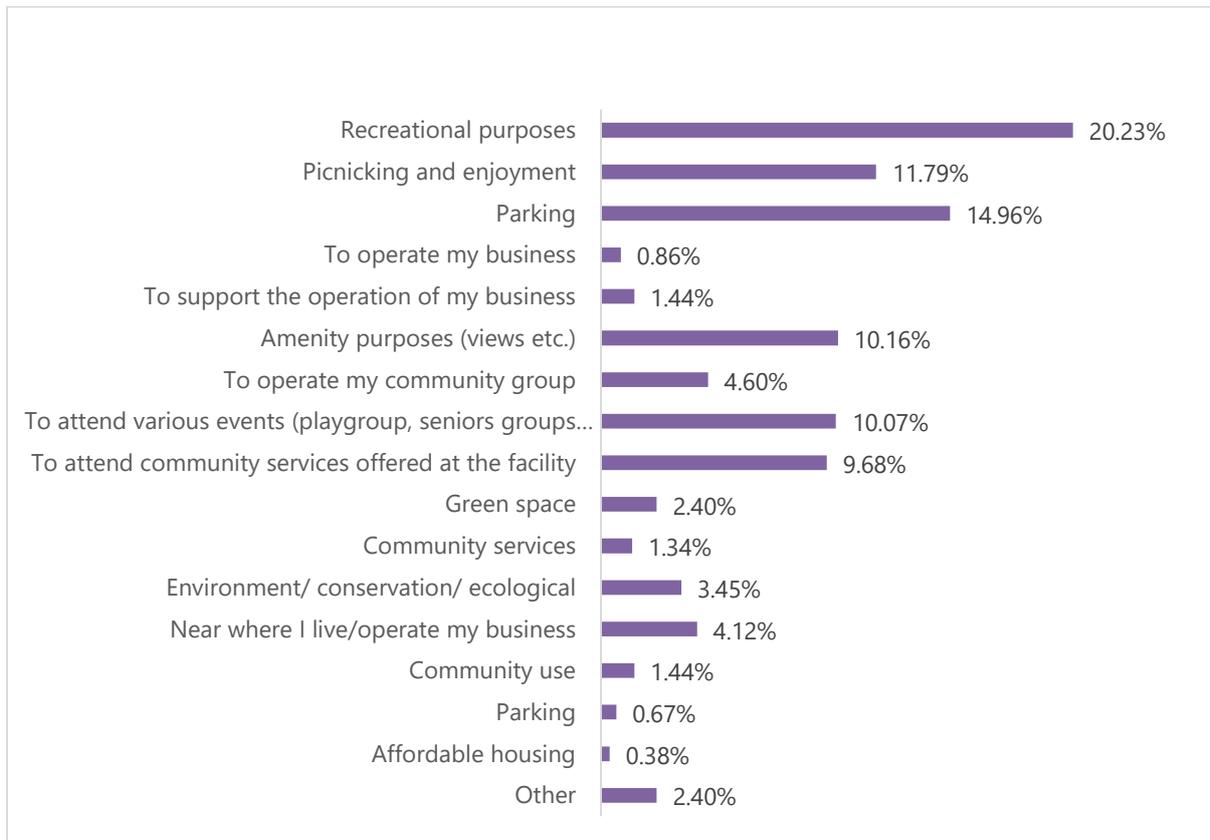
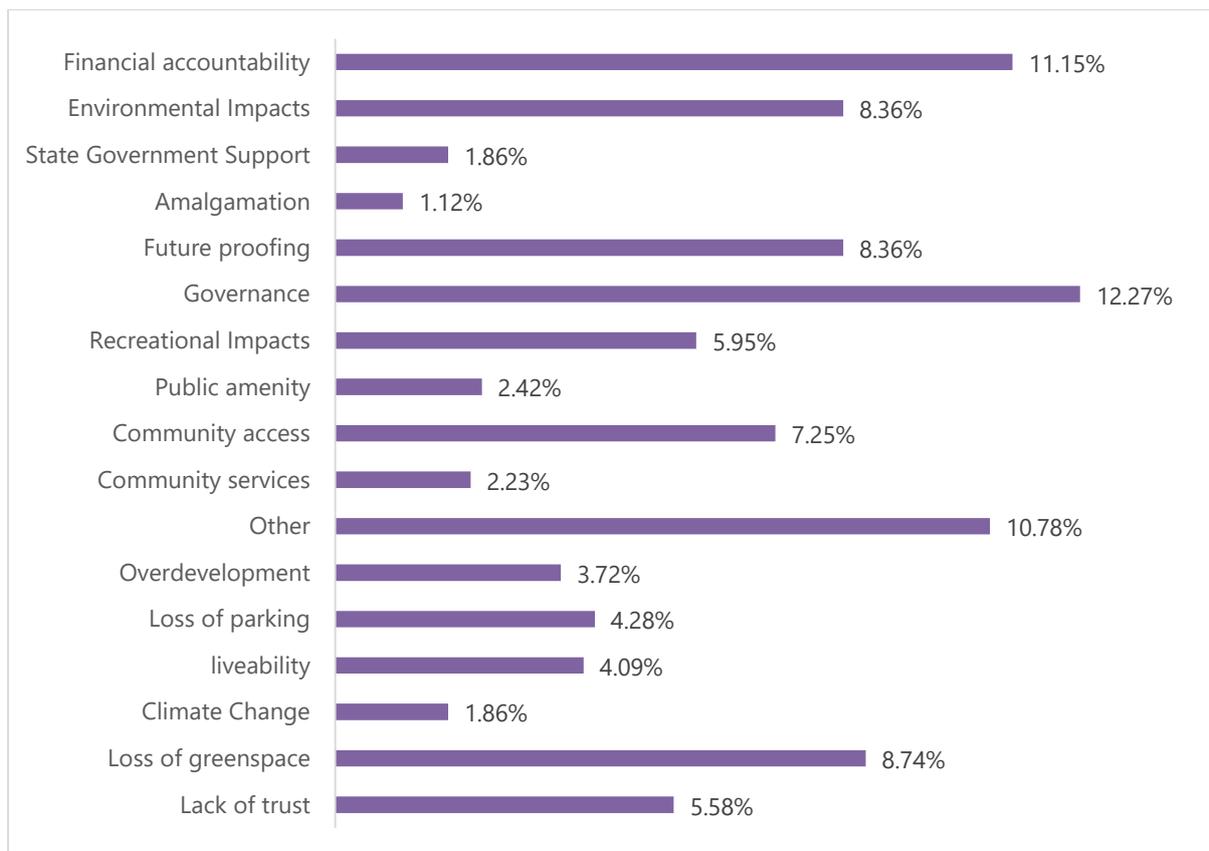


Figure 12: How would the sale of this land impact you, your community or your business?



Figure 13: Other comments.



4.8 Community land: requires reclassification to operational land and no rezoning required

Identified as green pins on the interactive map.

Figure 14: Property selections per category

Participants could select multiple.

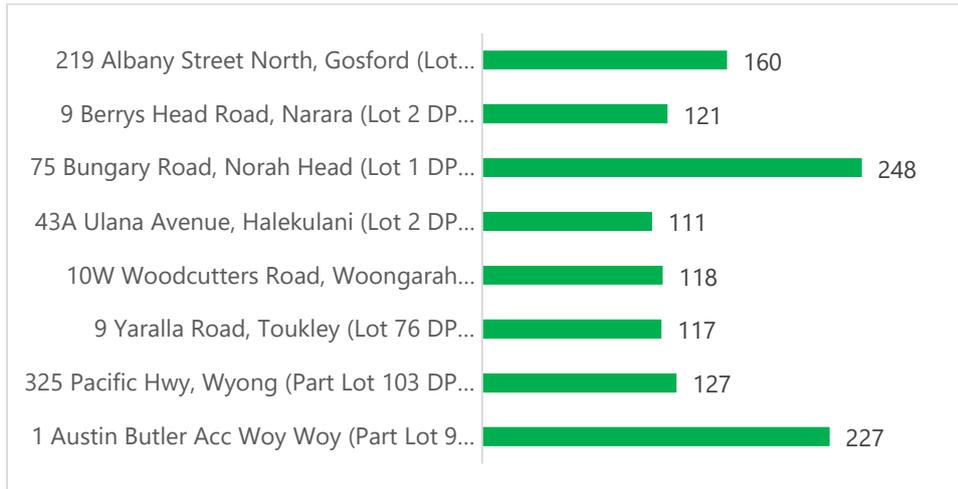


Figure 15: How are you currently using this land?

Participants could select multiple.

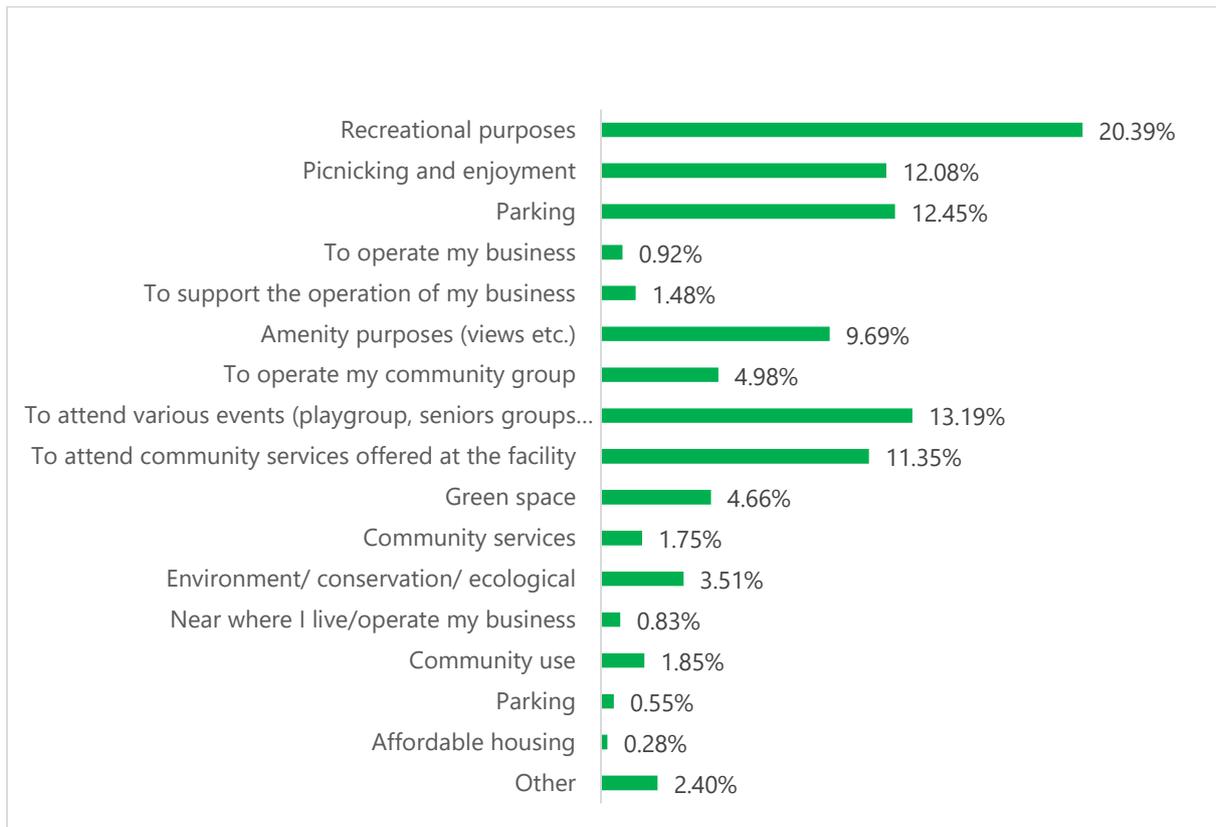


Figure 12: How would the sale of this land impact you, your community or your business?

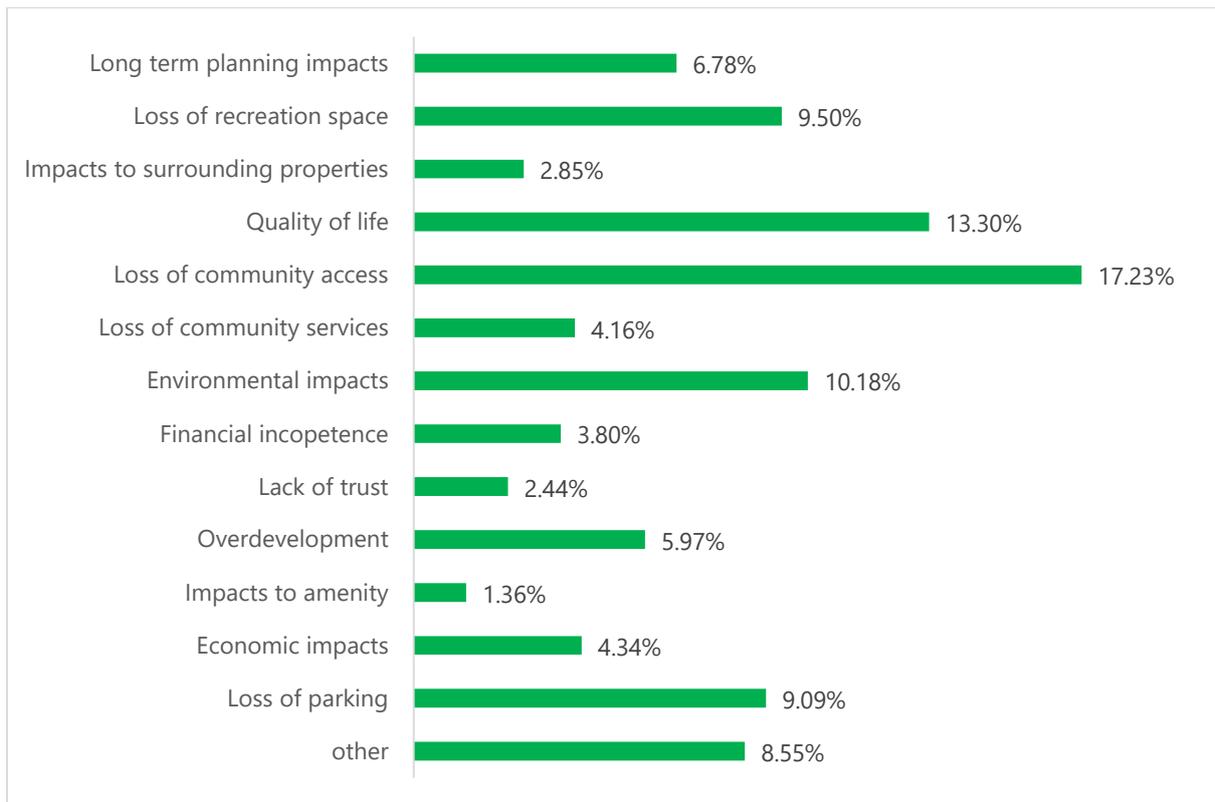
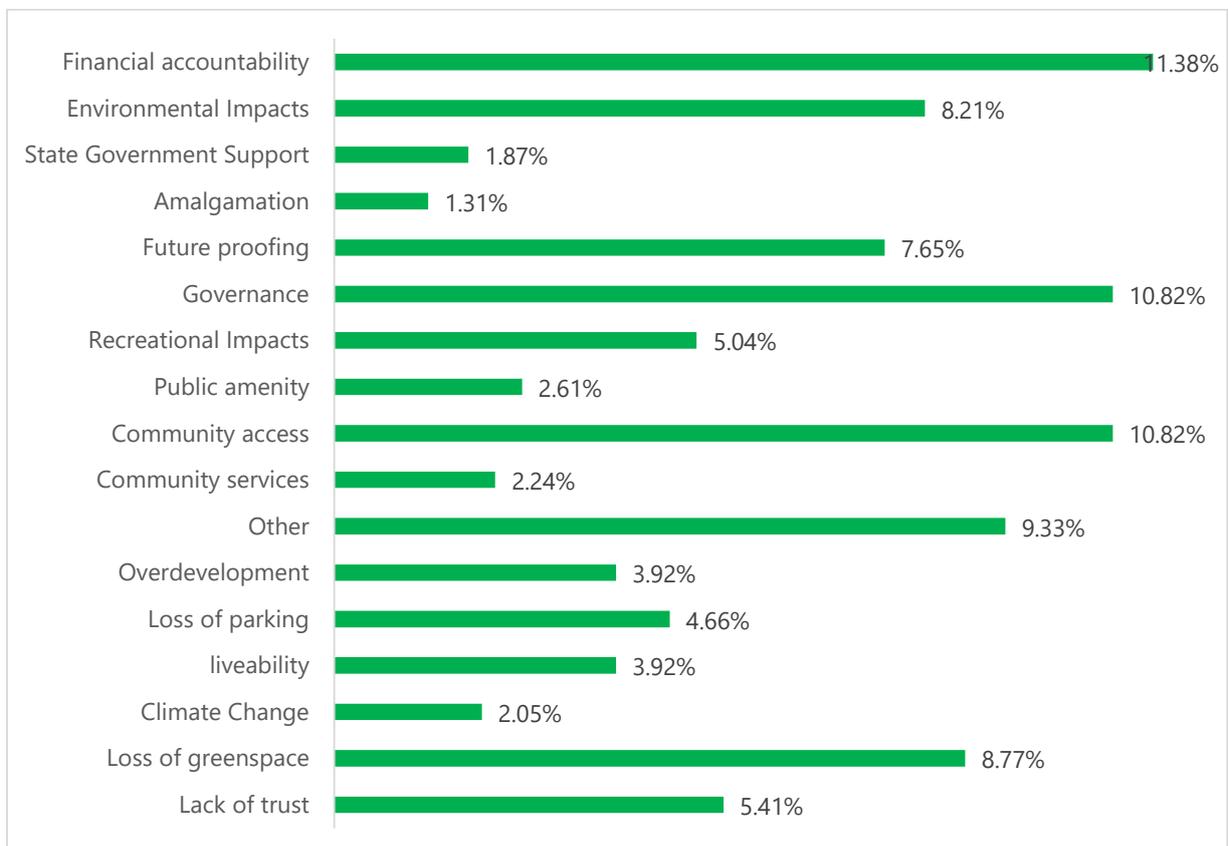


Figure 13: Other comments.



5 Council's response

Due to the large volume and variety of content contained within community feedback, not every issue or theme was able to be included and responded to in the following table, however all feedback has been read and will be considered in the recommendations put forward to Council.

| Theme | Summary of theme/ Example of comment | Council's Response |
|--|---|---|
| <p>Long term planning impacts / future proofing</p> | <p>Long term impacts...</p> <p>Once they are sold there is no getting them back.</p> <p>Other options should be explored before the sale of community assets.</p> | <p>Council has adopted the Business Recovery Plan with the objective of raising capital through a variety of measures, this includes the sale of surplus or underperforming assets.</p> <p>The sale of assets is a crucial part of our business recovery plan, which was adopted by the last sitting Council, and will allow us to deliver much needed capital to improve Council's financial position and provide assurance to our lenders.</p> <p>There is an urgent need for income that may override historic strategic direction, with potential for the community better realised by the private sector.</p> <p>In some cases the decision to rezone and reclassify land is not a consequence of Council's financial situation but to release the sites full potential for the community better realised by the private sector.</p> <p>An assessment of assets was undertaken, taking into account the current and future needs (e.g. community expectation)/strategy for maintaining the property)</p> <p>Council staff undertook a cost benefit analysis of Council retaining its income producing assets (i.e. commercially leased properties) and consolidation of Council administrative or operative land holdings and facilities (i.e. council admin buildings and depots) to ensure highest and best use.</p> |
| <p>Loss of recreation space / recreational impacts</p> | <p>We need more recreation space</p> <p>COVID showed how important</p> | <p>Council manages approximately 7,000 parcels of land; noting though, that any one park or reserve could be made up of several individual land parcels. However, it must be</p> |

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| | <p>recreational space is</p> <p>I use this space for walking etc.</p> | <p>stressed that Council is only considering selling 1% of its property portfolio.</p> <p>Any site currently zoned RE1 "Public Recreation" would be required to be rezoned if the land is to be held by a private entity. The zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.</p> <p>Since the adoption of the Local Government Act 1993, Council is required to classify all "public land" as either 'community' or 'operational', which impact how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.</p> <p>Classification determines the ease or difficulty with which land may be sold, leased or licensed. Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.</p> <p>Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council - as such there are still some parcels of land that have been incorrectly classified, or are now outdated and need to be changed in order to put the land to better use.</p> <p>Changing the classification of 'operational' land to 'community' land is an in-depth process that can take up to 18 months and includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.</p> <p>The NSW Governor's approval is also required when a reclassification proposal seeks to remove public reserve status and/or the discharge of any identified interests.</p> |
| <p>Impacts to surrounding properties</p> | <p>The sale of the property will adversely impact...</p> <p>I live next door and...</p> | <p>In our current financial situation, it is important that our resources are prioritised against community facilities which are well used and deliver the most impact to the community.</p> |

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| | <p>I do not want affordable housing near me.</p> | <p>The Council Affordable Housing Land (CAHL) proposal has been drafted as a framework for identifying Council land sites for affordable housing developments.</p> <p>The CAHL Proposal is a recommended action of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) specifically linked to the direct creation of affordable housing.</p> |
| <p>Quality of life / liveability</p> | <p>My quality of life will be impacted.</p> <p>Quality of life will diminish with restricted access to...</p> <p>The reason I chose to move to the Central Coast is...</p> <p>This will impact the way I use...</p> <p>This will impact my quality of life.</p> | <p>In undertaking this review of surplus land, Central Coast Council is committed to reviewing the social, environmental and operational purposes for which Council held this land and what needs to be retained for the benefit of the community.</p> <p>Council currently leases land to a variety of commercial operators, who manage sites on an ongoing basis. Under the terms of these leases, Council has limited influence on the commercial operation of the sites.</p> <p>Council intends to provide a condition of sale that current commercial operations should be continued by the purchaser.</p> <p>Should the site require rezoning, the zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.</p> |
| <p>Loss of community access</p> | <p>I/the community will no longer have access to...</p> <p>I may have to pay for...</p> | <p>Land across the region has come into Council ownership through a variety of ways, the Local Government Act 1993 allows Council to sell land under certain circumstances.</p> <p>Council only intends to reclassify and/or rezone a small portion of its leased community land in order to enable the site to be sold. This will allow tenants to access 3rd party funding to improve the facilities and to the secure ongoing tenure.</p> <p>If the sale of a Car Park was to proceed, strict sale conditions would be applied. The conditions of sale would ensure that there is no loss of parking and that access is maintained if necessary.</p> <p>Council has no intention of charging for parking in current free parking areas. It is however impossible to guarantee this will continue in perpetuity because demand for parking may need to be regulated to ensure that parking is managed during peak tourist seasons for the whole community.</p> |

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| <p>Loss of community services</p> | <p>My child's childcare will be impacted.</p> <p>Support services for vulnerable community members will be restricted.</p> <p>I will no longer have access to services.</p> | <p>Feedback received during the consultation period will be reviewed and a report based on this feedback along with recommendations on next steps will be reported to Council.</p> <p>Sadly some buildings have reached the end of their functional use. Prior to discontinuing the public use of these buildings, bookings were assessed to establish if they were underutilised.</p> <p>To date, Council has met with many community groups to understand their concerns and to work with them on solutions to issues that have been raised.</p> <p>This consultation process has already provided many positive outcomes for Council and the community</p> <p>Where possible Council will require purchasers of facilities to demonstrate that the existing tenants are included in any future Masterplan of the site.</p> <p>The sites identified provide many opportunities for improvements to facilities, this includes new libraries and community groups being able to secure their tenure which will allow them to access funding to improve the facilities.</p> <p>The library at Bateau Bay will continue to be managed and operated by Central Coast Council, even though the library will be located within the shopping centre.</p> <p>The proposal sale for 1-3 Fassifern St Ettalong Beach will include a condition of contract that the purchaser is required to continue to operate the existing land lease community operation and not to change the use of the existing business (i.e. affordable housing operation).</p> |
| <p>Environmental impacts / climate change</p> | <p>Will cause detrimental impacts to the environment.</p> <p>Will have impacts on flora and fauna.</p> <p>Impacts to heat mapping.</p> <p>This will have detrimental</p> | <p>Land sold with environmental constraints will continue to be maintained and managed in accordance with the environmental zoning and development guidelines</p> |

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| | <p>impacts on our climate</p> <p>Council committed to the Climate Change Policy, I don't believe this aligns</p> | |
| <p>Financial incompetence / accountability</p> | <p>What guarantees are there?</p> <p>Council need to improve financial management.</p> <p>Council will waste the money again.</p> <p>Ratepayers should not pay for financial mismanagement.</p> | <p>Under the Local Government Act, the CEO is the 'accountable officer', with responsibility for financial management.</p> <p>Once Council has resolved to sell any property, the Chief Executive Officer (CEO) is authorised to finalise the terms of the sale in accordance with the Land Transaction Policy adopted by Council. The properties will either require an independent valuation or to be sold for not less than Council previously paid for the sites. The properties will be listed with agents and competitively marketed for the highest market price. The terms of the sales do not need any further Council resolution as long as they sell for more than the independent valuation or sell for more than Council previously paid for the sites.</p> <p>The proceeds of any asset sales that were originally purchased using restricted funds will be returned to restricted funds.</p> <p>This is addressed in the Administrator's Progress Report where he states "Acting CEO Rik Hart, along with our new CFO, Natalia Cowley, and our new Chief Operating Officer, Mr Ryan, are well advanced with the development of new financial reporting systems which will play a major role in ensuring this does not occur again. They will provide the community with online access to Council's financial position at the end of each month. This information will show how well council is adhering to its budget and how the cash reserves are being used.</p> <p>The Administrator will be recommending that Mr Hart then be appointed by the Minister as Financial Controller once the new CEO takes office. A Financial Controller has powers that override the Councillors (should they return) regarding all financial matters."</p> |

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| <p>Lack of trust</p> | <p>I don't trust...</p> <p>I am still concerned about...</p> <p>Who is being held accountable...</p> | <p>Council's Code of Conduct and Land Transaction Policy are in place to ensure that all interests are protected throughout this process.</p> <p>Council has engaged with independent property development experts Michael Filo and Steve Rowe to execute the functions of the independent Property Advisory Committee.</p> <p>Their function is to provide an independent panel to review the asset sales program prior to going to Council, review and advise on conditional sales for commercial and industrial sales and to review opportunities and advise Council on a potential highest and best use analysis to ensure Council is receiving value for the sale.</p> <p>They have also ensured that adequate probity measures around any direct sale are considered in evaluating the terms of the sale.</p> |
| <p>Overdevelopment</p> | <p>Overdevelopment is already impacting...</p> <p>The overdevelopment of....</p> <p>Overdevelopment has a detrimental impact on...</p> | <p>Any development or redevelopment on any of the land parcels will require a development application (DA).</p> <p>A DA is a formal request for consent to execute proposed development. This could include change of use of land, subdividing land, carrying out work on a building, and landscaping amongst other things.</p> <p>The approval of any DA is subject to a range of criteria including noise pollution.</p> <p>Analysis has determined that some Council sites are currently underutilised and that the zoning of the land allows for a higher and better use of the land. In some cases the land could be developed for a commercial use incorporating parking.</p> <p>All developments are required to be approved pursuant to the Environmental Planning and Assessment Act 1979 and associated legislation.</p> |
| <p>Impacts to amenity</p> | <p>The impacts to amenity for...</p> <p>This would impact the amenity of...</p> | <p>Any development or redevelopment on any of the land parcels will require a development application (DA).</p> <p>A DA is a formal request for consent to execute proposed development. This could include change of use of land, subdividing land, carrying out work on a building, and landscaping amongst other things.</p> |

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| | | <p>The approval of any DA is subject to a range of criteria including amenity.</p> <p>All developments are required to be approved pursuant to the Environmental Planning and Assessment Act 1979 and associated legislation.</p> |
| Economic impacts | <p>This would have positive economic impacts to my business</p> <p>This would be detrimental to my business</p> <p>This would impact my ability to operate...</p> <p>This would impact my income stream...</p> <p>This would have positive economic results for...</p> | <p>Any sale would be conditional on ensuring that the existing public car parking was "retained" and that interim measures were put in place to ensure that the area did not lose spaces during a development phase. Temporary parking at an alternate location would be required for the duration of any disturbance to the carpark.</p> |
| Loss of parking | <p>Parking is already restricted.</p> <p>How would parking provisions be maintained?</p> <p>I am concerned about loss of parking.</p> <p>Parking is already a concern.</p> | <p>An assessment of parking within town centres was carried out as part of the now adopted Central Coast Parking Strategy – this has been taken into consideration when identifying potential properties for inclusion in the asset sales program.</p> <p>Any redevelopment will require the owner to demonstrate that suitable parking and traffic management considerations have been put in place. This is will be considered by Council when any development application is submitted.</p> |
| State Government support | <p>The State Government should...</p> | <p>Council's former Administrator, Mr Dick Person released a 30-Day Interim Report on 2 December 2020, a 3 Month Progress Report on 3 February 2021 and on 15 April his final report was released.</p> |

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| | <p>State Government have a role to play.</p> <p>Support from the State Government should...</p> | <p>On 26 April 2021 the NSW Government announced a public enquiry into Central Coast Council's financial situation.</p> <p>All of this information is available on Council's Financial Recovery Plan page on our website.</p> |
| Amalgamation | <p>De-amalgamate</p> <p>The amalgamation is responsible for...</p> <p>The amalgamation should never have...</p> | <p>Council's former Administrator, Mr Dick Person released a 30-Day Interim Report on 2 December 2020, a 3 Month Progress Report on 3 February 2021 and on 15 April his final report was released.</p> <p>On 26 April 2021 the NSW Government announced a public enquiry into Central Coast Council's financial situation.</p> <p>All of this information is available on Council's Financial Recovery Plan page on our website.</p> |
| Governance | <p>The process is flawed.</p> <p>Who is overseeing this process?</p> <p>The sales should be open market so that the best results are achieved.</p> <p>Engagement with key stakeholders has not occurred.</p> <p>I would like this process paused until key stakeholder engagement is undertaken.</p> <p>Sell it to...</p> <p>I would like a condition put on...</p> | <p>Any land sale price will be determined by an independent valuer.</p> <p>Current valuations specific to each parcel of land are commercial in confidence, however the Tranche 3 properties have been identified as they are likely to attract interest and a positive financial return for Council.</p> <p>Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or in the case of direct sales with a proposed buyer, properties are sold for no less than the market value, which will be determined by an independent valuer.</p> <p>The sale will be negotiated by an independent real estate agent acting on Council's behalf.</p> <p>No valuations will be provided to the community prior to the sale as this is commercial in confidence information.</p> <p>While Council will not publicise the sale price achieved on any one sale, this information is freely available to the public, similar to any other land sale.</p> <p>Landowners are not required to notify neighbours of their intention to sell, however Council is undertaking community consultation - which makes its intention to sell properties available to everybody, including neighbouring property owners.</p> |

| | | |
|---------------------------|--|--|
| | <p>I would like to express interest in purchasing s property listed.</p> | |
| <p>Loss of greenspace</p> | <p>Once its gone, you can't get it back.</p> <p>Greenspace is important to the quality of life.</p> <p>It is the reason I live on the Coast.</p> | <p>The evaluation process has included the review of proposed sites against Council resolutions and historical records; ensuring that Council retains ownership of land that is needed for its current and future service delivery, that any sale would not contravene legislative requirements, consultation with internal and external stakeholders affected by the disposal of these assets.</p> <p>Some lots have been identified for sale as the lot is unusable and/or in isolation.</p> |

6 Next steps

Council will use the feedback received to identify priorities and inform the recommendations put forward to Council. The community will be kept updated as this program progresses.

In the first instance, further report(s) will be brought back to a Council meeting to review the Asset Sales Program – Tranche 3 consultation comments and feedback.

At this meeting the Administrator may make a determination on the *Asset Sales Program – Tranche 3* properties previously brought to meeting on 27 April 2021 where the matter was deferred.

Assets approved for sale may be prepared and brought to market in accordance with the relevant Council guidelines. Any disposal of Councils assets is governed by Councils Land Transaction Policy (Policy No: CCC 057 - October 2020).

For assets approved for rezoning and/or reclassification (prior to sale); reclassification and rezoning reports will be prepared and lodged. This is an in-depth process that can take up to 18 months and includes further chances for the community to have their say via a formal exhibition, followed by a public hearing with an independent facilitator. Only when formal rezoning and/or reclassification has taken place can these assets be brought to market in accordance with the Council guidelines.

7 Appendices

7.1 Appendix A – Your Voice Our Coast project page

Asset Sales Program – Tranche 3

This project is open for consultation.

Council is seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of its business recovery plan.

Council's business recovery plan required a review of Council's property assets that could be sold to assist with its financial situation. Properties that have been identified in this next stage for sale have been grouped into four categories due to the different legislative and disposal processes involved. These groupings and the descriptions of the properties are:

1. Operational classified and appropriately zoned land, including:
 - o 15 groups of operational classified land located across the Coast.
 - o 6 properties located at Manning Road, The Entrance that are identified as affordable housing sites and may be sold for affordable housing projects.
 - o 2 land parcels at 8 and 10 Bay Village Road, Bateau Bay once a new library facility is built within the Bateau Bay Square shopping centre. The land at 10 Bay Village is the site of the existing library and the other adjoining land is vacant. The conditions for the sale of these sites require that a new modern library facility is provided for the community.
 - o 7 land parcels on Wyong Road Tuggerah with environmental zoning, to be sold to the Mariners FC who plan to continue to maintain and manage this green space as part of a Hotel development.
2. Operational classified land which requires rezoning, including:
 - o 2 properties located at Bushells Ridge Road, Kiar and Bushells Ridge that will have planning proposals lodged by Council to rezone from RU6 Transition to the IN1 General Industrial enabling employment on these sites.
3. Land parcels where Council is seeking reclassification from community to operational land, and requiring Council to prepare a planning proposal to rezone the land prior to sale:



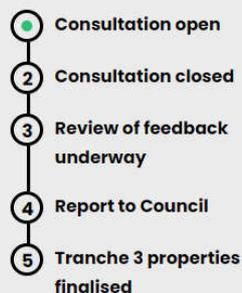
Useful Links

- 🔗 [Council Reports](#)
- 🔗 [View the identified parcels on the interactive map](#)
- 🔗 [Central Coast Stadium: Rezoning and Reclassification](#)
- 🔗 [News](#)

Document Library

- 📄 [List of land being considered for sale \(updated for accuracy 25 May 2021\)](#)

Timeline



Who's listening

Name: Joe O'Connor
Email: property@centralcoast.nsw.gov.au

- o 10 groups of community classified land, including:
 - 2-4 Park Road, The Entrance will retain the existing bowling club as part of the condition of sale to Mingara Recreation Club to build a new club house.
 - 336-350 Terrigal Drive with the Basketball Stadium and public parking to be retained with the intention to sell to the Breakers Country Club so they can invest in additional basketball courts.
 - 191 Wallarah Road, Kanwal with current use as the Wyong District Youth and Community Centre able to be incorporated in the sale process to the Wyong Rugby League Club who plan on upgrading facilities to an improved standard.
- 4. Land parcels where Council is seeking reclassification from community to operational prior to sale:
 - o 7 groups of community classified land, including:
 - 219 Albany Street, North Gosford, where Council intends to issue an EOI to seek a partner to develop this area to its full potential, while ensuring the existing tenants will be accommodated in new improved facilities.
 - 75 Bungary Road, Norah Head which contains a community hall that is dilapidated beyond repair and requiring demolition and 4 lots that may be sold or used subject to the Council Affordable Housing (CAHL) proposal.

[A comprehensive list of all of the properties identified is](#)

[available here.](#)

How can I get involved?

You are invited to:

- view the frequently asked questions available below
- find out more by [viewing our interactive map here](#)



Screenshot of the interactive map which details all of the identified Tranche 3 land.

- submit your feedback by completing the [online feedback form](#)

Got a question?

- [submit a question and we'll get back to you](#)

Feedback will be accepted until **5pm on Friday 28 May 2021**.

Council will receive a further report in consideration of all feedback received during the consultation period.

Something you need to know: Under the Government Information (Public Access) Act, 2009 (GIPA ACT), members of the public can seek access to the submissions and Council cannot give assurance that the document will remain confidential.

[View The Identified Properties On The Interactive Map](#)

▾ Why is Council selling assets?

The sale of Council assets is crucial to deliver much needed capital to improve Council's financial position, provide assurance to our lenders and to support the ongoing sustainability of Council and the services we provide to the community.

▾ Where are the properties located?

Properties are located across the Coast in various locations.

▾ How do you decide what to sell?

Property being considered for sale is assessed against Council's Community Strategic Plan, strategic planning issues as well as whether the property could be better utilised or its potential better realised by the private sector. For instance, some of the asset sales are also expected to provide additional benefits for our region and the community, such as local jobs and a boost to the economy, due to the planned land use and zoning. Due diligence and a sound strategic approach have been undertaken in the asset sale program to ensure the best short and longer term outcomes are achieved for Council, the region and the community.

▾ Is the process independent?

The evaluation process has included the review of proposed sites against Council resolutions and historical records; ensuring that Council retains ownership of land that is needed for its current and future service delivery, that any sale would not contravene legislative requirements, consultation with internal and external stakeholders affected by the disposal of these assets, and consultation and discussion with the an independent Property Advisory Committee.

▾ How is the value of the properties being determined?

Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or in the case of direct sales with a proposed buyer, properties are sold for no less than the market value, which will determined by an independent valuer.

▾ Why is this called Tranche 3? Has there already been other asset sales stages?

Yes. Council resolved on 30 November 2020 to progress with the sale of other properties and in December 2020 advised it was progressing with the sale of a group of 16 properties that had been resolved to be sold previously by the former Wyong Council. The properties in Tranche 3 have been of greater complexity and required considerable due diligence, requiring historical issues to be resolved, such as the acquisition details and land status.

▾ How much land is Council selling overall?

Council manages approximately 7,000 parcels of land; noting though, that any one park or reserve could be made up of several individual land parcels. However, it must be stressed that Council is only considering selling 1% of its property portfolio.

▾ What is the process for selling the sites? Does each sale have to come back to Council to be included in any sale?

Once Council has resolved to sell any property, the Chief Executive Officer (CEO) is authorised to finalise the terms of the sale in accordance with the Land Transaction Policy adopted by Council. The properties will either require an independent valuation or to be sold for not less than Council previously paid for the sites. The properties will be listed with agents and competitively marketed for the highest market price. The terms of the sales do not need any further Council resolution as long as they sell for more than the independent valuation or sell for more than Council previously paid for the sites.

▾ How much does Council expect to get from these asset sales?

These properties have been identified as they are likely to attract interest and a positive financial return for Council. While it is hard to estimate final sale's price on the complete tranche at this time, Council will only be selling for market value and with that expectation it is expected to improve Council's financial position by at least \$50M.

▾ What is an independent Property Advisory Committee and their function in the process?

Council has engaged with independent property development experts Michael Filo and Steve Rowe to execute the functions of the independent Property Advisory Committee. Their function is to provide an independent panel to review asset sales program prior to going to Council, review and advise on conditional sales for commercial and industrial sales and to review opportunities and advise Council on potential highest and best use analysis to ensure Council is receiving value for the sale. They have also ensured that adequate probity measures around any direct sale are considered in evaluating the terms of the sale.

▾ Why does classification of land matter?

Since the adoption of the Local Government Act 1993, Council is required to classify all 'public land' as either 'community' or 'operational'. This impacts how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.

▸ What's the difference between Community and Operational land?

Community land – Council owned land which should be kept for use by the general public and would ordinarily comprise land such as a public park. The use and management of community land is to be regulated by a plan of management.

Operational land – Council owned land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.

▸ Why is Council reclassifying land now?

Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council. There are still some parcels of land that have been incorrectly classified, or are now outdated, and need to be changed in order to put the land to better use.

▸ Will there be other opportunities to have my say on what happens with this land?

No further consultation is required for operational land that does not require reclassification or rezoning – these parcels of land can be seen as the blue pins on the interactive map. You will have another chance to have your say on the parcels of land coded with yellow, green or purple pins.

Council is preparing to lodge a Planning Proposal to reclassify certain parcels of land from community to operational and to rezone certain lands. This land is owned Central Coast Council.

The process for a Planning Proposal will take approximately 12-18 months to complete.

As part of the process, Council will be required to undertake formal public consultation. For the reclassification process, Council is also required to undertake a public hearing which will be convened by an independent facilitator. The outcomes of the public hearing will be required to be reported back to Council. Ultimately, the NSW Department of Planning, Industry, and Environment will decide the outcome of any planning proposal submitted by Council.

Community questions

▸ Regarding 2 land parcels at 8 and 10 Bay Village Road, Bateau Bay once a new library facility is built within the Bateau Bay Square shopping centre. The land at 10 Bay Village is the site of the existing library and the other adjoining land is vacant. The conditions for the sale of these sites require that a new modern library facility is provided for the community. Does this mean the new library will be owned and operated by a private party (who built and provided the new building)?

If the sale of 8 and 10 Bay Village Road, Bateau Bay was to proceed, one of the conditions of sale would be that a new library facility be provided for the community.

The library would continue to be managed and operated by Central Coast Council.

▸ My question is in regard to the loss of some community centre facilities to be replaced by what appears to be further sporting venues. Not all young people want to be involved in sport so centres for youth should not be sacrificed over sport and what community consultation has occurred over the many sites proposed. Is there also a staged plan for each site before the firewall?

None of the Tranche 3 properties are being replaced with sporting facilities.

No further consultation is required for operational land that does not require reclassification or rezoning – these parcels of land can be seen as the blue pins on the interactive map. However, you will have another chance to have your say on the parcels of land coded with yellow, green or purple pins.

Council is preparing to lodge a Planning Proposal to reclassify certain parcels of land from community to operational and to rezone certain lands. This land is owned Central Coast Council.

The process for a Planning Proposal will take approximately 12-18 months to complete. As part of the process, Council will be required to undertake formal public consultation. For the reclassification process, Council is also required to undertake a public hearing which will be convened by an independent facilitator. The outcomes of the public hearing will be required to be reported back to Council. Ultimately, the NSW Department of Planning, Industry, and Environment will decide the outcome of any planning proposal submitted by Council.

▾ What assets does the proposed sale of part of 336-350 Terrigal Drive include?

The proposed sale of part of 336-350 Terrigal Drive, Terrigal is only in relation to the basketball courts.

The properties surrounding the basketball courts have not been identified for the Tranche 3 Asset Sales Program.

▾ Have the implications to parking been considered for the sale of the Umina Mall Car Park?

If the sale of the Umina Mall Car Park (11, 5, 7, 9, 11 Bullion Street Umina and 4A, 4B, 6, 8, 10 Alfred Street Umina (10 x lots in total)) was to proceed, strict sale conditions would be applied.

The conditions of sale would ensure that there is no loss of parking and that rear lane access for West Street businesses is maintained.

▾ Is the Gosford City Bowling Club going to be affected by any rezoning/development due to the current financial problems or future earmarked for council development due to Council's existing financial problems?

The decision to rezone and reclassify the bowling club land is not a consequence of Council's financial situation.

This decision stems from the endorsed Central Coast Stadium Strategy which outlines that a Masterplan for the site be delivered by December 2021, including opportunities for future complementary uses at the Stadium and surrounding land. Changes to the bowling club's current legal tenure is not being considered.

▾ What restrictions are imposed on how the funds can be spent from each specific sale? For example:

1. Land purchased for carparking was this purchased via developer contributions and therefore bound to be used for that purpose in the future?
2. Similarly is that was purchased for future carparking really surplus to future needs in which case the sale would not make sense in the long term?

The proceeds of any asset sales that were originally purchased using restricted funds will be returned to restricted funds.

An assessment of parking within town centres was carried out as part of the now adopted Central Coast Parking Strategy – this has been taken into consideration when identifying potential properties for inclusion in the asset sales program.

▾ Have the implications to the existing tenants of 219B, 219C, and 219 Albany Street, North Gosford (in particular the youth refuge) been considered?

If the sale of 219B, 219c & 219 Albany Street North Gosford was to proceed, as part of the conditions of sale, the entity who develop the properties must demonstrate that the existing tenants (which includes the youth refuge) are included in any planning for the site.

▾ Is the green space at Solstice Place on St Huberts Island on, or will be on, the list of assets Central Coast Council is selling-off?

There are no land parcels identified in the Tranche 3 Asset Sales Program on St Huberts Island.

▾ What is the current valuation of each of the assets in the CCC balance sheet?

Current valuations specific to each parcel of land are commercial in confidence, however the Tranche 3 properties have been identified as they are likely to attract interest and a positive financial return for Council. While it is hard to estimate a final sales price on the complete tranche at this time, Council will only be selling for market value and with that expectation it is expected to improve Council's financial position by at least \$50M.

▾ Who will value the assets before the sale? Who in the Council will negotiate the asset sales?

Council has engaged with independent property development experts Michael Filo and Steve Rowe to execute the functions of the independent Property Advisory Committee. Their function is to provide an independent panel to review the asset sales program prior to going to Council, review and advise on conditional sales for commercial and industrial sales and to review opportunities and advise Council on potential highest and best use analysis to ensure Council is receiving value for the sale. They have also ensured that adequate probity measures around any direct sale are considered in evaluating the terms of the sale.

▾ How will the assets be sold - auction, listed sale?

Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or, in the case of direct sales with a proposed buyer, properties are sold for no less than the market value, which will be determined by an independent valuer.

▾ Will residents be advised as to who is purchasing the asset before the sale is completed?

No, this information is commercial in confidence and Council is unable to disclose this information.

▾ Will it be a condition of the sale of the asset that the eventual purchaser has no direct, indirect association with the asset purchaser or an associate of the asset purchaser?

Council's Code of Conduct and Land Transaction Policy are in place to ensure that all interests are protected throughout this process.

▾ Are the sales of assets open to foreign investment?

Council's sales process will adhere to all of the relevant state and federal legislation, including the Foreign Investment Review Board (FIRB).

▸ How are the implications of any future redevelopment of any of the parcels being considered?

Any development or redevelopment on any of the land parcels will require a development application (DA).

A DA is a formal request for consent to execute proposed development. This could include change of use of land, subdividing land, carrying out work on a building, and landscaping amongst other things.

The approval of any DA is subject to a range of criteria including provision of parking and traffic management.

For some of the properties, conditions of sale have been included and therefore approval would be subject to the conditions of sale being met.

▸ Why can't the community fix Norah Head Community Hall? The land was donated, it is disrespectful to sell something that was donated to the council when it is really the community's property.

Sadly the community centre reached its end of use in early 2020 given the level of termite damage causing the building to be structurally unsafe and beyond repair. Prior to discontinuing the public use of the building, the building was vastly underused, receiving only 11% of bookings against the available hours. In our current financial situation, it is important that our resources are prioritised against community facilities which are well used and deliver the most impact to the community.

It is important to note that should Council decide to proceed to dispose this site, Council would be required to reclassify this asset to operational land prior to any sale being made. This requires demonstration to the NSW Department of Planning, Industry and Environment that this sale would not significantly reduce open space areas within the region. During this process a public hearing is arranged where the public can have a further say on the reclassification of the land.

▸ I have been made aware that Terrigal Bowling Club is to be sold but is not included in this list?

The Terrigal Bowling Club is not included in the Tranche 3 Asset Sales Program.

▸ What evidence is Council relying on when it says that the Noraville Carpark (116 Evans Road and 49 Hammond Road, Toukley) is underutilised?

What is meant by the term "underutilised" in this instance, is that the zoning of the land allows for a higher and better use of the land rather than just car parking alone. In this example, the land is zoned B2 (Local Centre) which could be developed for a commercial use incorporating parking.

▸ Will the money from asset sales be used for low cost housing?

Central Coast Council has developed a Draft Council Affordable Housing Land (CAHL) Proposal which is currently on Exhibition.

This proposal has been drafted as a framework for identifying Council land sites for affordable housing developments.

The CAHL Proposal is a recommended action of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) specifically linked to the direct creation of affordable housing.

For more information and to have your say, [click here](#).

▸ What sale conditions will be imposed to protect the aged residents and homeowners on the Ettalong Lifestyle Village site?

Council currently leases the land to Ingenia Communities, who manage and operate this site and as such Council does not have any influence in the commercial operation of the site. Council intends to provide a condition of sale that the community estate is continued by the purchaser.

▸ Why is council not re-zoning some areas to sell to developers?

Tranche 3 of the Asset Sales Program includes a range of sites, some of which are being considered for rezoning to allow further development.

▾ I have been made aware that the Umina Tennis Courts is to be sold but is not included in this list?

The Umina Tennis Courts are not included in the Tranche 3 Asset Sales Program.

▾ Will Ingenia Community Village be rezoned?

The Ingenia Community Village is currently zoned RE1 "Public Recreation", if the land is to be held by a private entity (and be included in the Tranche 3 Asset Sales Program), the site needs to be rezoned. The zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.

▾ What is the exact meaning of "may be sold for affordable housing projects"? What kind of projects would this include?

Central Coast Council has developed a Draft Council Affordable Housing Land (CAHL) Proposal which is currently on Exhibition.

This proposal has been drafted as a framework for identifying Council land sites for affordable housing developments.

The CAHL Proposal is a recommended action of the Central Coast Affordable and Alternative Housing Strategy (CCA&AHS) specifically linked to the direct creation of affordable housing.

For more information and to have your say, [click here](#).

▾ The Tuggerah Lakes District Band Hall has been included in a map of Tranche 3 properties. Will the rezoning of the land shown in the map affect the band hall in the area close to Shore Park?

The interactive map initially shows the complete site, due to our mapping system which identifies a lot in its entirety, without the ability to consider part areas of lots. Council is only reviewing the ownership and sale of the bowling greens to the south of the site, as indicated by the blue outline of the image listed in the [marker description](#).

▼ Has the Memorial Avenue Reserve at Blackwall always been classified as Operational land?

Memorial Avenue Reserve, Blackwall has always been classified as operational land.

▼ Why is it necessary to sell and rezone the site upon which The Green's Bowling Club, The Entrance stands?

The land in which The Greens Bowling club is located is currently zoned RE1 "Public Recreation", if the land is to be held by a private entity (and be included in the Tranche 3 Asset Sales Program), the site needs to be rezoned. The zone would need to be determined as one which is most appropriate for the proposed use of the site in private ownership.

▼ I have been made aware that the reserve on Lakeside Parade, The Entrance is to be sold but is not included in this list?

The reserve on Lakeside Parade, The Entrances is not included in the Tranche 3 Asset Sales Program. This reserve is Crown Land and will not be included in any sales programs.

▼ It has been reported that the 2 bush blocks in Umina have been removed from the sales list, could you confirm if this is true?

The two lots at 83-85 Brisbane Avenue, Umina have not been removed from the Tranche 3 Asset Sales Program.

▼ Are there any plans to sell the existing car park adjacent to Denning Street, Theatre Lane, Bayview Avenue and Short Street, The Entrance?

The car park adjacent to Denning Street, The Entrance is not included in the Tranche 3 Asset Sales Program.

▾ Is there any plan to rezone and sell the land on Main Rd Noraville where the Girl Guides hall is located?

The Girl Guides Hall in Toukley is not included in the Tranche 3 Asset Sales Program.

▾ Could you please explain why 43A Ulana Ave, Halekulani (Lot 2 DP218406) is listed as being part of Tranche 2, however the same property is listed as part of tranche 3?

This is because the Tranche 2 sites had previously been resolved to sell by the former Wyong Council, however through historical searching it has been determined that this site requires reclassification as there may be a public trust over the land. As such, a further resolution has been sought to ensure proper governance has occurred to sell this site.

▾ The land next to the Greens Bowling Club at The Entrance was donated to Council in the 1940s for public use, is Council allowed to sell the land even though it was donated?

Land across the region has come into Council ownership through a variety of ways, the Local Government Act 1993 allows Council to sell land under certain circumstances.

Council only intends on selling part of the land which is currently leased to the Mingara Club. The sports fields and band hall will be retained and kept in Council ownership. Further, the Mingara Club will be able secure ongoing tenure through purchasing the site and this will allow them to access funding to improve the facilities.

▾ Community consultation is an appropriate process for council to pursue and is commended, how will the feedback collected be used?

Feedback received during the consultation period will be reviewed and a report based on this feedback along with recommendations on next steps will be reported to Council.

To date, Council has met with many community groups to understand their concerns and to work with them on solutions to issues that have been raised.

This consultation process has already provided many positive outcomes for Council and the community.

▸ Has there been or is there going to be an inquiry into how council got into this financial black hole?

Council's former Administrator, Mr Dick Person released a 30 Day Interim Report on 2 December 2020, a 3 Month Progress Report on 3 February 2021 and on 15 April his final report was released.

On 26 April 2021 the NSW Government announced a public enquiry into Central Coast Council's financial situation.

All of this information is available on Council's [Financial Recovery Plan](#).

▸ You have specified that the sale of the car parks in Bullion Street and Alfred Street, Umina will be subject to the condition that there is no loss of parking and that rear lane access for West Street businesses is maintained. Can you further specify that parking here will remain free of charge?

While Council has no intention of charging for parking at this location, it would be impossible to guarantee this would continue in perpetuity. This is because demand for parking would need to be regulated to ensure that parking is managed during peak tourist seasons for the whole community.

▸ I am concerned about the approval of multi storey developments in Ettalong and the impacts the lack of parking will have, what is Council doing to ensure the impacts are minimised?

All developments are required to be approved pursuant to the Environmental Planning and Assessment Act 1979 and associated legislation.

▸ How will sufficient parking be maintained during construction on the current car park behind the shops in West Street, Umina?

Temporary parking at an alternate location would be required for the duration of any disturbance to the carpark.

▾ Are there any plans for the sale of Council car parks to the private sector?

Yes, these can be reviewed in the interactive map which shows the proposed sites.

▾ Have the neighbouring properties of these sites been notified of the possible sale?

Landowners are not required to notify neighbours of their intention to sell, however Council is undertaking community consultation - which makes its intention to sell properties available to everybody, including neighbouring property owners.

▾ How can 10 Lakeside Parade, The Entrance be on the list and map for sale, when at the same time you have answered a question and claimed it is Crown Land?

Council has confirmed that the Crown Land that is located on the waterfront is not included for sale. The land known as 10 Lakeside Parade, The Entrance is included in the Tranche 3 Asset Sales Program as resolved by the Administrator.

▾ I've heard that there is a proposal to develop the Duffy playing fields where the kids play soccer, is this true?

The oval on Duffys Road, Terrigal is not included in the Tranche 3 Asset Sales Program.

You may also be interested in



Central Coast Stadium Strategy

[\[READ MORE\]](#)



Draft Operational Plan 2021-22

[\[READ MORE\]](#)



Securing your future with a rate rise

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7.2 Appendix B – Submit a question tool



Submit a question: Asset Sales Program - Tranche 3

Welcome to the 'submit a question' option for the Tranche 3 - Asset Sales Program.

Central Coast Council welcomes your questions and will provide you with a response as soon as possible.

Name:

* Email:

Phone:

Question:

* Can we publish this question on yourvoiceourcoast.com? We won't include your personal details.

Yes

No

Submit

7.3 Appendix C – Survey (feedback) form



Feedback form: Asset Sales Program – Tranche 3

* 1. Name:

* 2. Email:

* 3. Suburb:

* 4. Daytime telephone number:

5. Which of the following criteria are your comments in relation to? You can select multiple.

- Operational land: no reclassification, no rezoning
- Operational Land: requires rezoning
- Community land: reclassify to operational land, and no rezoning required
- Community land: reclassify to operational land and requires rezoning

6. Of the Operational land (no reclassification, no rezoning) that are identified for the Asset Sales Program are your comments in relation to?
You can select multiple.

- 50 Akora Road, Wyoming (Lot 2 DP 789440)
 - 31 Alison Road, Wyong (Lot 3 Sec 10 DP 3136)
 - 11 Church Street, Wyong (Lot 1 DP 421613)
 - 11 Church Street, Wyong (Lot 2 DP 421613)
 - 11 Church Street, Wyong (Lot 3 DP 421613)
 - 11 Church Street, Wyong (Lot 4 DP 421613)
 - 2W Rankens Street, Wyong (Lot 4 DP 659489)
 - 14 Elsiemer Street, Long Jetty (Lot 150 DP 519032)
 - 116 Evans Road Toukley (Lot 29 DP 21112)
 - 49 Hammond Road, Toukley (Lot 30 DP 21112)
 - 10 Lakeside Parade, the Entrance (Lot 61 DP 24151)
 - 49 Hammond Road, Toukley (Lot 30 DP 21112)
 - 10 Lakeside Parade, the Entrance (Lot 61 DP 24151)
 - 23 Memorial Avenue, Blackwall (Lot 197 DP 10172)
 - 23A Memorial Avenue, Blackwall (Lot 198/DP10172)
 - 17 Rankens Court, Wyong (Lot 15 DP 656584)
 - 4 Tyrrell Place, Killarney Vale (Lot 479 DP 704452)
 - 6 Tyrrell Place, Killarney Vale (Lot 478 DP 704452)
 - 3 Bullion Street, Umina (Lot 48 Sec A DP 8872)
 - 5 Bullion Street, Umina (Lot 49 Sec A DP 8872)
 - 7 Bullion Street Umina (Lot 50 Sec A DP 8872)
 - 9 Bullion Street, Umina (Lot 51 Sec A DP 8872)
 - 11 Bullion Street, Umina (Lot 52 Sec A DP8872)
-

4A Alfred Street, Umina (Lot 41 Sec A DP 8872)
4B Alfred Street, Umina (Lot 42 Sec A DP 8872)
6 Alfred Street, Umina (Lot 43 Sec A DP 8872)
8 Alfred Street Umina (Lot 44 Sec A DP 8872)
10 Alfred Street, Umina (Lot 45 Sec A DP 8872)

148 Wyong Road, Killarney Vale (Lot 52 DP 1106508)
150 Wyong Road, Killarney Vale (Lot 511 DP 845787)

82 Yarram Road, Bensville (Lot 41 Sec E DP 6113)
84 Yarram Road, Bensville (Lot 42 Sec E DP 6113)
89 Yarram Road, Bensville (Lot 55 Sec D DP 6113) (has not been considered by the Administrator
and therefore will not be included in the Tranche 3 consultation currently underway)

8 Manning Road, The Entrance (Lot 4 DP 14527)
10 Manning Road, The Entrance (Lot 5 DP 14527)
14A and 14B Manning Road, The Entrance (Lot 7 DP 14527)
18 Manning Road, The Entrance (Lot 9 DP 14527)
20A Manning Road, The Entrance (Lot 10 DP 14527)
24A Manning Road, The Entrance (Lot 12B DP 408523)

8 Bay Village Road, Bateau Bay (Lot 51 DP 1154778)
10 Bay Village Road, Bateau Bay (Lot 2 DP 1154356)

15-23 Hely St Wyong 2259 (PT 1 Sec1 DP 3136)

15-23 Hely St Wyong 2259 (PT 2 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 3 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 4 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 5 Sec1 DP 3136)

1-23 Wyong Road, Tuggerah (Lots 15-21 DP 25373)

435 Bushells Ridge Road, Bushells Ridge (Lot 192 DP 1032847)

7. Of the Operational land (requires rezoning) that are identified for the Asset Sales Program
are your comments in relation to?

You can select multiple.

305 Bushells Ridge Road, Kiar (Lot 185 & 186 DP 823132)

3 Albert Street East Gosford (Lot 9 DP 819624)

9 Russell Drysdale Street East Gosford (Lot E DP39240)

Feedback form: Asset Sales Program – Tranche 3

8. Of the Community land (reclassify to operational land and requires rezoning) that are identified for the Asset Sales Program are your comments in relation to?

You can select multiple.

- 7 Angler Street, Woy Woy (Lot 89 DP6213)
9 Angler Street, Woy Woy (Lot 88 DP6213)
- 83-85 Brisbane Avenue, Umina (Lot 195 DP 9894)
85 Brisbane Avenue, Umina (Lot 196 DP 9894)
- 1-3 Fassifern Street, Ettalong Beach (Lot 121 DP 1179469)
- 40A George Street, East Gosford (Lot 1 DP996535)
- 6 Ithome Street, Wyong (Lot 4 DP614523)
- Part of 336-350 Terrigal Drive, Terrigal (Part Lot 10 DP 1187594)
- 191 Wallarah Road, Kanwal (Lot 21 DP 813270)
- 48W Wallarah Road, Gorokan (Lot 2 DP733448)
- 2-4 Park Road, The Entrance (Part Lot 1 DP 180642)
2-4 Park Road, The Entrance (Part Lot 1 DP 406038)
- 77 Howarth Street, Wyong (Part Lot 2 DP 550364)

9. Of the Community land (reclassify to operational land, and no rezoning required) that are identified for the Asset Sales Program are your comments in relation to?

You can select multiple.

- 219 Albany Street North, Gosford (Lot 201 DP 840680) comprising Henry Wheeler Place (formally Lots 7 & 10 DP 238231);
219B Albany Street North, Gosford (Lot 203 DP 840680)
219C Albany Street North, Gosford (Lot 204 DP 840680)
- 9 Berrys Head Road, Narara (Lot 2 DP 1025043)
- 75 Bungary Road, Norah Head (Lot 1 DP 860696)
75 Bungary Road, Norah Head (Lot 5 Sec 24 P 758779)
- 43A Ulana Avenue, Halekulani (Lot 2 DP 218406)
- 10W Woodcutters Road, Woongarah (Lot 32 DP 1044070)
- 9 Yaralla Road, Toukley (Lot 76 DP 20493)
11 Yaralla Road, Toukley (Lot 77 DP 20493)
13 Yaralla Road, Toukley (Lot 78 DP 20493)
15 Yaralla Road, Toukley (Lot 79 DP 20493)
- 325 Pacific Hwy, Wyong (Part Lot 103 DP 877557)
- 1 Austin Butler Acc Woy Woy (Part Lot 9 in DP 235385)

10. How are you currently using this land?

- Recreational purposes
- Picnicking and enjoyment
- Parking
- To operate my business
- To support the operation of my business
- Amenity purposes (views etc.)
- To operate my community group
- To attend various events (playgroup, seniors groups etc.)
- To attend community services offered at the facility
- Other (please specify)

11. How would the sale of this land impact you, your community or your business?

12. Please provide any additional comments:

13. Attachment 1:

[Choose File](#) No file chosen

14. Attachment 2:

[Choose File](#) No file chosen

[Prev](#)

[Done](#)

7.4 Appendix D – Interactive Map

Central Coast Council

ABOUT

About

Council is seeking community feedback about the next stage (Tranche 3) of the asset sale's program that is part of its business recovery plan.

We have developed this interactive map so that the community can easily view the identified Tranche 3 properties and read the summarised information for each property without having to read the entire Council report.

It's easy to view the information available, simply navigate across the map (the same way you would google maps) and click on the pins to view the summarised information.

We have categorised each of the parcels of land:

- **Blue pins** = Operational land: no reclassification, no rezoning
- **Yellow pins** = Operational land: requires rezoning
- **Green pins** = Community land: reclassify to operational land, and no rezoning required
- **Purple pins** = Community land: reclassify to operational land and requires rezoning

Over on the [project page](#) the Council report, frequently asked questions and link to have your say is available.

Feedback for this project will be accepted **until 5pm on Friday 28 May 2021**.

Legend

- Operational land: no reclassification, no rezoning
- Operational Land: requires rezoning
- Community land: reclassify to operational land, and no rezoning required
- Community land: reclassify to operational land and requires rezoning

Sample of information provided on each of the pins:

* 11-23 Wyong Road Tuggerah



Proposed area of sale



Proposed development

Current use: Vacant land

Land Size: 4,497.53m²

How it came into Council ownership: Lots progressively acquired as part of sewer buffer zone.

Zone: E3 (Environmental Management) You can view the definition of [this zone here](#).

Reason for sale: This site is underutilised as vacant land and has potential for consolidation with neighbouring land, allowing for higher and better economic use, as well as the ongoing environmental management of the land.

The E3 Environmental Management land will be retained and not developed. The intended use is for pedestrian access and to protect the conservation area.

7.5 Appendix E – Media releases

Administrator calls for community consultation on proposed property sales

Tuesday, 27 April 2021

Central Coast Council Administrator, Mr Dick Persson AM has today agreed with community requests for a formal community consultation process around a tranche of proposed property sales and reclassification items listed for consideration at tonight's Ordinary Council meeting.

"There is still a need for Council to raise funds through the sale of surplus or 'lazy' assets if we are to pay down the huge debts run up by the suspended Councillors," Mr Persson said.

"Now that the Minister has confirmed the Councillors will not be returning on Friday there is a chance to consult in a less politicised environment. I regret my handling of the matter has caused widespread concern.

"This is not a 'fire sale' as some are claiming. Any properties sold will be at market price or better, and the market is very strong at the moment," said Mr Persson.

"In regard to the matter of Terrigal Bowling Club, I was not aware of what was being proposed. I do not agree with this proposal and will take it off the list.

"At tonight's Ordinary Council meeting I will move that the proposed disposals and reclassification items be deferred to allow for three weeks public consultation to ensure members of the community have a chance to have their say, and to ensure the new Administrator understands their views before making a decision."

Next stage asset sales program now on public exhibition

Tuesday, 4 May 2021

Council is seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of its financial recovery plan.

Council's financial recovery plan required a review of Council's property assets which could be disposed of to assist with the financial situation. Properties that have been identified in this next stage for sale have been grouped into three categories due to the different legislative and disposal processes involved. These groupings are:

- 1) Operational classified and appropriately zoned land
- 2) Operational classified land which requires rezoning
- 3) Land parcels where Council is seeking reclassification from community to operational land, and requiring Council to prepare a planning proposal to rezone the land prior to sale

Residents can provide feedback, view the location and a description of the land parcels by visiting yourvoiceourcoast.com.

Council Administrator, Mr Dick Persson AM encouraged residents to have their say now as their feedback will assist the new Administrator to understand all viewpoints prior to making a final decision on any property sales.

"There is still a need for Council to raise funds through the sale of surplus or 'lazy' assets to pay down debt and keep moving forward with financial recovery," Mr Persson said.

"I can assure residents that all due diligence is being undertaken in this process. This includes assessment against the Community Strategic Plan, consultation with the independent Property Advisory Committee and always independent market valuation assessment."

The public exhibition closes 5pm 21 May 2021. A further report about the proposed property sales will return to the Council before the end of June this year.

Go to yourvoiceourcoast.com for more information.

Council clears confusion around asset sales

Monday, 24 May 2021

Central Coast Council is reminding the community to have their say on the next stage of the asset sales program (Tranche 3), which closes for consultation 5pm Friday 28 May.

The consultation forms part of Council's business recovery plan, which along with the rate increase, required a review of property assets that could be sold to assist with the current financial situation.

Council Administrator Rik Hart said to date there has been more than 800 responses from the community, along with spreading of misinformation.

"There has been a lot of concerns raised from the community based on hearsay, which are completely inaccurate and creating unnecessary distress," Mr Hart said.

"It must be stressed that Council is only considering selling one percent of its property portfolio, and of what is listed for potential sale there are only 13 open space areas listed to be rezoned before sale, which are all in close proximity to other open space areas.

"I implore the community to get the facts and take the time to read the frequently asked questions and the interactive map, which provides specific details for individual parcels, such conditions of sale to allow for continued public parking.

"It is also important to note that only parcels classified as operational land and zoned for the correct purpose of sale, will initially go back to Council for endorsement to sell – these can be identified as the blue pins on the online interactive map.

"Other properties that need to be rezoned or reclassified prior to sale require an in-depth, lengthy process that can take up to 18 months and includes further chances for the community to have their say.

"I want to emphasise the significant liquidity issue that Council is facing, which needs to be resolved as quickly as possible in order for community infrastructure to be maintained and community services to continue.

"The sale of assets, along with the 15 percent rate rise, are crucial components of our business recovery plan, which was adopted by the last sitting Council, and will allow us to deliver much needed capital to improve Council's financial position and provide assurance to our lenders.

"This urgent need for income may override historic strategic direction, with potential for the community better realised by the private sector.

"Any parcels sold will not only provide economic return from the sale of land, but also provide opportunity to raise income from future rates as well as realise savings from maintenance costs and loss of depreciation of assets.

"Properties are either being sold through a competitive sales and marketing campaign to ensure the best sale price or in the case of direct sales with a proposed buyer that properties are sold at no less than the market value determined by an independent valuer.

"I encourage the community to inform themselves and if you are still concerned or any land that is earmarked for potential sale or have ideas about how the land could be better utilised make sure to have your say."

Community members are invited to check the facts and submit feedback via yourvoiceourcoast.com/asp.

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Fact check – sale of assets:

- **Bateau Bay Library** will remain open at its current location until an improved service is relocated within the shopping centre, where it will continue to be managed and operated by Council.
- **The Umina carpark at Bullion Avenue** would include strict conditions of sale so there is no loss of public parking, as well as ensuring that the businesses on West Street maintain their rear lane access.
- **Austin Butler Acc, Woy Woy** is only the part sale of 4,130m² from the total 10,629m², which sees Council retain the dense treed area to the south of the flood channel. Any redevelopment from **Peninsula Plaza** would require suitable parking and traffic management considerations as part of a development application for proposed changes to the shopping centre. Furthermore, the Plaza would be required to beautify the adjoining flood channel and provide a pedestrian and cycle link.
- **Norah Head Community Centre** reached its end of use in early 2020 given the level of termite damage causing the building to be structurally unsafe and beyond repair. Before COVID hit, the building was vastly under used receiving only 10% of bookings against available hours.
- **Gosford Bowling Club** proposed rezoning and reclassification is a result of the endorsed Stadium Strategy and is not a consequence of Council's financial situation. The Strategy requires a Masterplan of the site by December 2021, including opportunities for future complementary uses at the Stadium and surrounding land. Changes to the Bowling Club's current legal tenure is not being considered.
- **Wyong Racecourse** sale would provide better economic use of the land, without the golf course holes or greens being reduced. With the building of a new horse stable complex, which is where the golf course tenants will reside. The development of this new complex will result in additional economic and social benefits, including \$5-\$7 million in economic activity, and approximately 50 direct, and in direct, jobs. Race club is aware there is a SEPP Coastal Wetland and committed to managing and no encroaching on the land.
- **Terrigal Stadium** is a proposed direct sale to the Breakers Country Club, so that they can use the land as equity to raise capital to further expand the number of Basketball Courts and provide an upgraded facility to the community. This property will be rezoned to RE2 (Private Recreation) which is the best compatible zone for the current uses. The site being considered for sale does not include the BMX facility, tennis facilities, Terrigal 50+ Centre or childcare centre.

Fact check – sale process:

- Any **land sale price** will be determined by an independent valuer. The sale will be negotiated by an independent real estate agent acting on Council's behalf. No valuations will be provided to the community prior to the sale as this is commercial in confidence information. While Council will not publicise the sale price achieved on any one sale, this information is freely available to the public, similar to any other land sale.
- Any land that was purchased using **restricted funds** will require that money is returned to that fund. Council's car parking strategy has assessed the current and future needs of parking for various town centres. This has been developed by undertaking various studies and analysis of usage and predicted growth.

Fact check – reclassification of land:

- Only parcels classified as operational land and zoned for the correct purpose of sale, will initially go back to Council for endorsement to sell – these can be identified as the blue pins on the online interactive map
- Since the adoption of the Local Government Act 1993, Council is required to classify all "public land" as either 'community' or 'operational', which impact how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.

- Classification determines the ease or difficulty with which land may be sold, leased or licensed. Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.
- Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council - as such there are still some parcels of land that have been incorrectly classified, or are now outdated and need to be changed in order to put the land to better use.
- Changing the classification of 'community' land to 'operational' land is an in-depth process that can take up to 18 months and includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.
- The NSW Governor's approval is also required when a reclassification proposal seeks to remove public reserve status and/or the discharge of any identified interests.

7.6 Appendix F – List of properties being considered for sale

* Operational land: no reclassification, no rezoning

- i. 50 Akora Road, Wyoming (Lot 2 DP 789440)
- ii. 31 Alison Road, Wyong (Lot 3 Sec 10 DP 3136)
- iii. 11 Church Street, Wyong (Lot 1 DP 421613)
11 Church Street, Wyong (Lot 2 DP 421613)
11 Church Street, Wyong (Lot 3 DP 421613)
11 Church Street, Wyong (Lot 4 DP 421613)
2W Rankens Street, Wyong (Lot 4 DP 659489)
- iv. 14 Elsiemer Street, Long Jetty (Lot 150 DP 519032)
- v. 116 Evans Road Toukley (Lot 29 DP 21112)
- vi. 49 Hammond Road, Toukley (Lot 30 DP 21112)
- vii. 10 Lakeside Parade, the Entrance (Lot 61 DP 24151)
- viii. 23 Memorial Avenue, Blackwall (Lot 197 DP 10172)
23A Memorial Avenue, Blackwall (Lot 198/DP10172)
- ix. 17 Rankens Court, Wyong (Lot 15 DP 656584)
- x. 4 Tyrrell Place, Killarney Vale (Lot 479 DP 704452)
6 Tyrrell Place, Killarney Vale (Lot 478 DP 704452)
- xi. 3 Bullion Street, Umina (Lot 48 Sec A DP 8872)
5 Bullion Street, Umina (Lot 49 Sec A DP 8872)
7 Bullion Street Umina (Lot 50 Sec A DP 8872)
9 Bullion Street, Umina (Lot 51 Sec A DP 8872)
11 Bullion Street, Umina (Lot 52 Sec A DP8872)
4A Alfred Street, Umina (Lot 41 Sec A DP 8872)
4B Alfred Street, Umina (Lot 42 Sec A DP 8872)
6 Alfred Street, Umina (Lot 43 Sec A DP 8872)
8 Alfred Street Umina (Lot 44 Sec A DP 8872)
10 Alfred Street, Umina (Lot 45 Sec A DP 8872)
- xii. 148 Wyong Road, Killarney Vale (Lot 52 DP 1106508)
150 Wyong Road, Killarney Vale (Lot 511 DP 845787)
- xiii. 82 Yarram Road, Bensville (Lot 41 Sec E DP 6113)
84 Yarram Road, Bensville (Lot 42 Sec E DP 6113)

- xiv. *8 Manning Road, The Entrance (Lot 4 DP 14527)*
10 Manning Road, The Entrance (Lot 5 DP 14527)
14A and 14B Manning Road, The Entrance (Lot 7 DP 14527)
18 Manning Road, The Entrance (Lot 9 DP 14527)
20A Manning Road, The Entrance (Lot 10 DP 14527)
24A Manning Road, The Entrance (Lot 12B DP 408523)
- xv. *8 Bay Village Road, Bateau Bay (Lot 51 DP 1154778)*
10 Bay Village Road, Bateau Bay (Lot 2 DP 1154356)
- xvi. *15-23 Hely St Wyong 2259 (PT 1 Sec1 DP 3136)*
15-23 Hely St Wyong 2259 (PT 2 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 3 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 4 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 5 Sec1 DP 3136)
- xvii. *11-23 Wyong Road, Tuggerah (Lots 15-21 DP 25373)*
- xviii. *435 Bushells Ridge Road, Bushells Ridge (Lot 192 DP 1032847)*

 Operational Land: requires rezoning

- i. *305 Bushells Ridge Road, Kiar (Lot 185 & 186 DP 823132)*
- ii. *3 Albert Street East Gosford (Lot 9 DP 819624)*
9 Russell Drysdale Street East Gosford (Lot E DP39240)

 Community land: reclassify to operational land, and no rezoning required

- i. *219 Albany Street North, Gosford (Lot 201 DP 840680) comprising Henry Wheeler Place (formally Lots 7 & 10 DP 238231);*
219B Albany Street North, Gosford (Lot 203 DP 840680)
219C Albany Street North, Gosford (Lot 204 DP 840680)
- ii. *9 Berrys Head Road, Narara (Lot 2 DP 1025043)*
- iii. *75 Bungary Road, Norah Head (Lot 1 DP 860696)*
75 Bungary Road, Norah Head (Lot 5 Sec 24 P 758779)
- iv. *43A Ulana Avenue, Halekulani (Lot 2 DP 218406)*
- v. *10W Woodcutters Road, Woongarah (Lot 32 DP 1044070)*

- vi. 9 Yaralla Road, Toukley (Lot 76 DP 20493)
11 Yaralla Road, Toukley (Lot 77 DP 20493)
13 Yaralla Road, Toukley (Lot 78 DP 20493)
15 Yaralla Road, Toukley (Lot 79 DP 20493)
- vii. 325 Pacific Hwy, Wyong (Part Lot 103 DP 877557)
- viii. 1 Austin Butler Acc Woy Woy (Part Lot 9 in DP 235385)

* Community land: reclassify to operational land and requires rezoning

- i. 7 Angler Street, Woy Woy (Lot 89 DP6213)
9 Angler Street, Woy Woy (Lot 88 DP6213)
- ii. 83-85 Brisbane Avenue, Umina (Lot 195 DP 9894)
85 Brisbane Avenue, Umina (Lot 196 DP 9894)
- iii. 1-3 Fassifern Street, Ettalong Beach (Lot 121 DP 1179469)
- iv. 40A George Street, East Gosford (Lot 1 DP996535)
- v. 6 Ithome Street, Wyong (Lot 4 DP614523)
- vi. Part of 336-350 Terrigal Drive, Terrigal (Part Lot 10 DP 1187594)
- vii. 191 Wallarah Road, Kanwal (Lot 21 DP 813270)
- viii. 48W Wallarah Road, Gorokan (Lot 2 DP733448)
- ix. 2-4 Park Road, The Entrance (Part Lot 1 DP 180642)
2-4 Park Road, The Entrance (Part Lot 1 DP 406038)
- x. 77 Howarth Street, Wyong (Part Lot 2 DP 550364)

7.7 Appendix F – Coast Connect articles



Draft 2021-22 Operational Plan open for community feedback

Every year we present a plan of works to the community in line with what you have told us is important – the continued delivery of essential services and the maintenance of our community facilities, recreation and open spaces.

Our draft 2021-2022 Operational Plan, including proposed Fees and Charges,

provides residents with an overview of essential services, programs and capital works projects for the year ahead and is now on exhibition for community feedback.

Our draft plan has taken into consideration our current financial situation and we encourage everyone interested to take a look and Have Your Say.

[Have Your Say](#)



We want your feedback on our asset sales program

We are seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of our Business Recovery Plan. View our FAQs and interactive map of assets.

Have Your Say by 21 May >



Helping Learner Drivers Become Safer Drivers

Are you teaching a learner driver? Get help with this important task at these free two hour workshops provided through a Council and Transport for NSW joint initiative.

Book now >



Unsolicited proposals

Did you know we have a policy for when we are approached over a commercial proposition, including land sales.

[Learn more](#)



Harvest Festival is back!

A celebration of the Central Coast's spectacular hinterland, Harvest Festival is back in 2021, dishing out a range of unique events and experiences across 30 event hubs this June long weekend!

[Explore the event trail >](#)



Our Coast, Our Waterways

Help shape our Coastal Management Programs for the Tuggerah Lakes catchment, our entire coastline, large coastal lagoons as well as Brisbane Water and the lower Hawkesbury River.

[Your view matters >](#)

More across the Coast



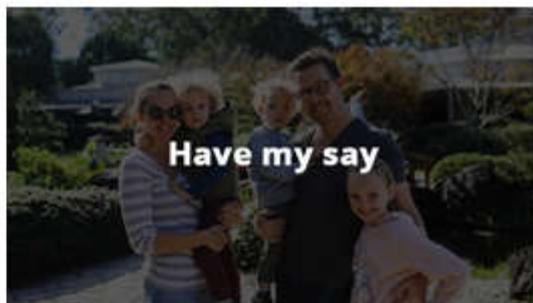
[Administrator's weekly message](#)



[Development applications](#)



[Online Customer Service Centre](#)



[Have my say](#)

Contact us

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49 Mann Street
Gosford NSW 2250
Ph: 1300 463 954

Wyong Office

2 Hely Street
Wyong NSW 2259
Ph: 1300 463 954

Email us

ask@centralcoast.nsw.gov.au

Important links

[Storm and flood recovery update](#)

[Rates Harmonisation – what does it mean for you?](#)

[No-one benefits from empty spaces! How we're livening our town centres](#)

[Council affordable housing land proposal on exhibition](#)

[The Entrance Management Strategy report released](#)



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New era for Central Coast Stadium

As part of the Central Coast Stadium Strategy, we are developing a refreshed masterplan for the Stadium to ensure it reaches its full potential as a major event facility and sporting precinct.

Before we can do this, we must look at rezoning the land and reclassifying it from Community 'Sportsground' so there is greater flexibility in how we can improve the site and allow complementary uses such as new retail activity.

If you have any ideas or suggestions for Central Coast Stadium, we'd like to hear them.

[Share your ideas](#)



Referendum on Councillor numbers this year

In favour of reducing the number of Central Coast Councillors from 15 to nine, resulting in a reduction of Wards from five to three? The community will decide at a constitutional referendum on 4 September 2021.

[See Council resolution summary>](#)



Experience Adventures in Time and Space!

We are inviting the community to celebrate Library and Information Week, Monday 17 to Sunday 23 May, with a mixture of online and in-person events, including National Simultaneous Storytime.

[Find out more>](#)



Asset Sales Program

Did you know we have an interactive map of identified Tranche 3 properties with information on each?

[Provide feedback](#)



Fish safe off the rocks - Your guide for the Central Coast

Did you know it's now the law to wear a life jacket when rock fishing on the Central Coast? Rock fishing is one of the most dangerous sports in Australia – if you plan on taking part, there are many ways you can reduce your risk.

Find out more >



Supporting inclusive sport and active recreation

As part of Activate Central Coast, we're helping local sport and active recreation providers make their venues and activities more accessible with a new resource that includes information, tips and easy-to-follow checklists.

Learn more >

More across the Coast



Administrator's weekly message



Development applications



Online Customer Service Centre



Have my say

Contact us

Gosford Office

49 Mann Street
Gosford NSW 2250
Ph: 1300 463 954

Wyong Office

2 Hely Street
Wyong NSW 2259
Ph: 1300 463 954

Email us

ask@centralcoast.nsw.gov.au

Important links

[Council Meeting Highlights - 11 May 2021](#)

[Rates Harmonisation – what does it mean for you?](#)

[View our proposed plan of programs and works for 2021-22](#)

[\\$1500 rebate on offer for small businesses](#)

[What do you love about our coast and waterways?](#)



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Your rates are changing

Former Wyong and former Gosford Local Government Areas (LGAs) previously had different rate structures for residents in place.

When the two councils amalgamated, the NSW State Government put a rate freeze in place which meant no amalgamated council could make changes to their rates structure. Now this freeze has been lifted and the State Government requires all amalgamated councils to have one rating path/structure in place for their LGAs by July 2021.

In addition to the legislatively required rates harmonisation, the Independent Pricing and regulatory Tribunal (IPART) has determined a 15 percent Special Variation rates increase for ratepayers for three years commencing in 2021-22. Your rates notice from 1 July 2021 will include these changes.

Find out what this means for you or calculate your rates online.

[Find our more](#)



Asset sales and land reclassification program

Consultation is still open on our proposed asset sales (Tranche 3) as part of our business recovery plan to assist with our current financial situation. This has led to a lot of misinformation. Understand the facts and have your say.

Have your say by 28 May >



The Central Coast shines in State awards

Every day, Council staff complete projects to better our region. They also advocate for the Central Coast to get the recognition it deserves more broadly. Our region has been recognised in over a dozen industry awards.

Read more >



National Volunteer Week

Did you know we have over 700 volunteers for our beaches, dunes, natural areas and arts sector?

[Volunteer today](#)



Behind the curtain of 'Cleverman'

Step inside 'Cleverman' – a dystopian sci-fi tv series exploring Aboriginal origin stories in a contemporary context – through the eye-opening new exhibition at Gosford Regional Gallery from Saturday 22 May.

Find out more >

The results are in following community consultation

Every few years Council reviews how much it costs to produce drinking water, treat sewage and manage stormwater. We asked the community what's important to them about how we provide these services.

Check out what was said >

More across the Coast



Contact us

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Ph: 1300 463 954

Wyong Office

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Ph: 1300 463 954

Important links

[Changes to waterfront addressing](#)

[Rates Harmonisation – what does it mean for you?](#)

[View our proposed plan of programs and works for 2021-22](#)

[Y4Y: Sustainability Starts With You](#)

[Help shape programs for our estuaries, rivers, lakes, beaches and lagoons](#)

Email us

ask@centralcoast.nsw.gov.au



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7.8 Appendix G – social media posts

 **Central Coast Council** 
Published by HubSpot  · May 3 at 4:50 PM ·  

We are seeking community feedback about the next stage (Tranche 3) of the asset sales program that is part of our business recovery plan. We have identified properties in this next stage and encourage anyone interested to:

-  read our frequently asked questions
-  view our interactive map of assets
-  submit your feedback by completing the online feedback form by 5pm Friday, 21 May

<https://hubs.la/H0MnbtI0>





Central Coast Council

Published by HubSpot · May 11 at 2:04 PM ·



We want to hear from you! The Your Voice Our Coast online consultation hub is making it easy for the community to provide feedback on projects that interest them 24 hours a day, 7 days a week.

Projects open now for feedback include:

- 👉 Kariong Oval Recreational Area (until 17 May)
- 👉 Central Coast Stadium rezoning and reclassification (until 21 May)
- 👉 Asset Sales Program – Tranche 3 (until 28 May)
- 👉 Draft Operational Plan 2021-22 and Fees and Charges (until 26 May)
- 👉 Council Affordable Housing Land Proposal (until 26 May)
- 👉 Coastal Management Plans (until 15 June)
- o Tuggerah Lakes
- o Lake Macquarie
- o Open Coast
- o Hawkesbury-Nepean River system including Brisbane Water
- 👉 Tuggerah Lakes foreshore restoration works (until 2022)

Please continue to share your thoughts, ideas and opinions with us – Have Your Say at <https://hubs.la/H0N1zC80>





Central Coast Council

Published by HubSpot · May 25 at 6:30 PM ·

Our online consultation hub is open 24/7 so you can Have Your Say on projects that interest you, when it suits you. Projects open now for feedback include:

- Council Affordable Housing Land Proposal (until 26 May)
- Draft Operational Plan 2021-22 and Fees and Charges (until 26 May)
- Asset Sales and Land Reclassification Program – Tranche 3 (until 28 May)
- Waterfront Addressing (until 7 June)
- Coastal Management Plans for Tuggerah Lakes, Lake Macquarie, Open Coast and the Hawkesbury-Nepean River system including Brisbane Water (until 15 June)
- Tuggerah Lakes foreshore restoration works (until 2022)

Please continue to share your thoughts, ideas and opinions with us at <https://hubs.la/H0N-NQb0>



Reclassification of Council owned Land

(and how it impacts asset sales)

centralcoastcouncil

centralcoastcouncil There's still time to have your say on the next stage (Tranche 3) of the asset sales program, which closes for consultation 5pm Friday 28 May.

The consultation forms part of our business recovery plan and has resulted in a lot of misinformation. You can get the facts by reading the frequently asked questions and viewing what parcels are potentially listed for sale on the online interactive map.

Submit your feedback online via [in bio](#).

Liked by krishnawest_ and 35 others

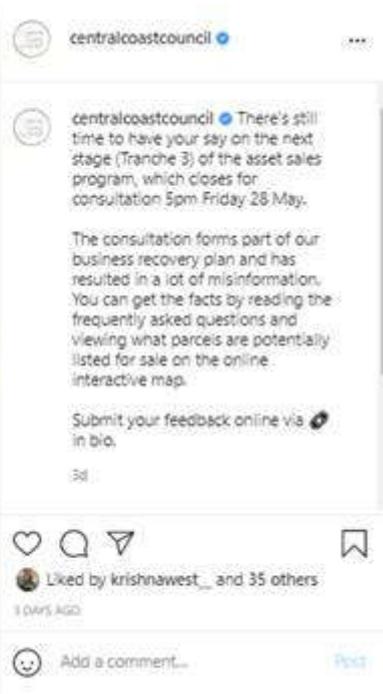
Add a comment...

We are currently asking for community feedback on proposed asset sales (Tranche 3) as part of our business recovery plan to assist with our current financial situation.



Only properties that are classified as operational land and zoned for the correct purpose of sale, will go back to Council for endorsement to sell – these parcels can be identified as the blue pins on our online interactive map.

All other properties identified for potential sale need to be rezoned and/or reclassified before sale. This involves an in-depth process that can take up to 18 months and includes further chances for the community to have their say.



Since the adoption of the Local Government Act 1993, Council is required to classify all 'public land' as either 'community' or 'operational', which impact how the land is used, managed, the community's role in its use as well as affecting ongoing maintenance costs and if it can be leased or sold.

So what's the difference?

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3d

Liked by krishnawest_ and 35 others
2 DAYS AGO

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Community land – Council owned land which should be kept for use by the general public and would ordinarily comprise land such as a public park. The use and management of community land is to be regulated by a plan of management.

Operational land – Council owned land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

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1 DAYS AGO

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Community land must not be sold (except in the limited circumstances referred to in section 45(4) of the Local Government Act 1993), must not be leased or licensed for more than 21 years and may only be leased or licensed for more than five years if public notice of the proposed lease or licence is given. No such restrictions apply to operational land.



Land automatically becomes 'community' land if it is not otherwise classified within three months of being acquired by Council and as such there are still some parcels of land that have been incorrectly classified, or are now outdated, and need to be changed in order to put the land to better use.



Changing the classification of 'community' land to 'operational' land is required to be done through an LEP process, which includes formal exhibition, providing another opportunity for the community to have their say, followed by a public hearing with an independent facilitator.

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1 DAY AGO

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1 DAY AGO

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