

Central Coast Regulatory Priorities Statement

Date Adopted: DRAFT
Revision: 1



DRAFT

1. Statement Objectives

- 1.1. Central Coast Council’s (Council) Regulatory Policy (Policy) requires Council to implement a yearly Regulatory Priorities Statement (Statement) that:
 - 1.1.1. promotes Council as a firm but fair regulator to increase compliance with legislation and regulations.
 - 1.1.2. promotes Council as a modern, adaptive regulator, providing clarity on issues through staff expertise and empirical evidence.
 - 1.1.3. Identifies priority areas for audits, campaigns, fines, and prosecutions to drive behavioural change, enhance reputation, and ensure fairness across the Local Government Area (LGA).
 - 1.1.4. Protects human health, the environment, and community assets.
-

2. Statement Scope

- 2.1. This Statement applies to all regulatory, compliance and enforcement functions by Council staff in response to alleged offences under Council-administered legislation.
 - 2.2. It does not apply to functions by Federal or State agencies where Council is not the regulatory authority.
-

3. Our Approach

- 3.1. This Statement outlines "Enduring Priorities" (routine, stable regulatory priorities) and "Yearly Priorities" (areas needing increased oversight each year).
 - 3.2. The Yearly Priorities for the next three years have been informed by community feedback from the 2024/25 engagement program, combined with organisational knowledge, experience, data analysis, and identified key community issues and concerns.
-

4. Enduring Priorities

- 4.1. **Parking Accessibility**

Our regulatory efforts will primarily be focused on Central Business Districts, disability parking and high use areas to ensure equal and fair access to parking spots as well any issue causing a safety risk or traffic or pedestrian obstruction. Any other parking related issue or complaint will be dealt with as time and resources permit.
- 4.2. **Community Safety**

Our regulatory efforts will primarily be focused on responding to and taking action in relation to dog attacks, dog leashing, dog registration and ensuring that people that visit and utilised our Off Leash Areas (OLAs) do so in accordance with the terms of those OLAs.

4.3. Non-compliance with lawful Directions, Notices and Orders

Our regulatory efforts will primarily be focused on penalising people that do not comply with a lawful Direction, Notice and/or Order issued under relevant legislation without a lawful excuse.

4.4. Illegal Camping Compliance

Illegal camping may be associated with homelessness and Council prioritises removing illegal campers from high recreational value parks and reserves such as beaches and waterfront areas. Our regulatory efforts on illegal camping across the Central Coast will continue with enforcement on those who are illegal campers. with Council adopting a risk based approach that recognises that illegal camping is distinct from homelessness and working with support agencies when undertaking all actions lawfully, proportionately and in a risk-based manner to maintain public amenity and protect public land.

4.5. Matters that have the potential to, or do, significantly impact public assets and/or the environment

Our regulatory efforts will primarily be focused on addressing actions that put public assets and/or the environment at risk.

5. 2026-2027 Yearly Priorities

5.1. Unhealthy Land and Abandoned Dwellings

Regulatory action to address land and buildings that pose health and safety risks, including abandoned dwellings, to protect community wellbeing and prevent environmental degradation.

5.2. Dogs in Prohibited Areas

Regulatory enforcement to prevent dogs accessing prohibited areas, protecting public safety, amenity, and environmental values while promoting responsible pet ownership.

5.3. Gosford CBD Parking

Targeted regulatory enforcement of illegal parking in the Gosford CBD to improve parking availability and ensure safe, lawful access for customers and visitors to local businesses.

5.4. Unauthorised Works on Private Property

Active enforcement to identify, investigate and take regulatory action against unauthorised building or development works on private property, including use of notices, orders and penalties to achieve compliance and protect public safety, amenity and environmental standard.

5.5. Outdoor Dining Compliance

Active regulatory enforcement to ensure outdoor dining operates in accordance with approvals and conditions, addressing unauthorised structures, encroachments and safety risks through inspections, notices and penalties to protect public safety and amenity.

6. 2027-2028 Yearly Priorities

6.1. Smoke and Air Pollution

Regulatory enforcement to investigate and address smoke and air pollution incidents that impact public health and amenity, ensuring compliance with environmental legislation through inspections, notices and penalties.

6.2. School Zone Parking Compliance and Proactive Education

Focused parking enforcement and proactive education in school zones to reduce illegal parking, improve traffic safety, and protect students, parents and school communities during peak times.

6.3. Unauthorised Coastal Works

Active regulatory enforcement to prevent and address unauthorised works in coastal and foreshore areas, protecting coastal environments, public land and ensuring compliance with planning and environmental approvals.

6.4. High Risk Food and Public Health Premises

Enhanced regulatory oversight and enforcement of high-risk food and public health premises to manage repeat or serious non-compliance, protect public health and ensure adherence to food safety and public health standards.

6.5. Abandoned Vehicles

Regulatory action to identify, investigate and remove abandoned vehicles from public land, addressing safety, environmental and amenity impacts and ensuring compliance through notices and enforcement action.

7. 2028-2029 Yearly Priorities

7.1. **Illegal Camping**

Targeted regulatory enforcement to deter and address illegal camping on public land, protecting community amenity, environmental values and public safety through inspections, notices and penalties.

7.2. **Development Consent and Complying Development Certificate Compliance**

Active enforcement to ensure development is carried out in accordance with approved Development Consents and Complying Development Certificates, including investigation of non-compliance and regulatory action to achieve lawful outcomes.

7.3. **Illegal Dumping**

Robust regulatory action to prevent and respond to illegal dumping, addressing environmental harm and amenity impacts through surveillance, investigations, clean-up action and enforcement measures.

7.4. **Food Truck and Stall Compliance**

Regulatory enforcement to ensure food trucks and temporary food stalls operate in accordance with approvals, food safety requirements and location conditions, protecting public health and community amenity.

7.5. **Erosion and Sediment Control**

Regulatory enforcement to ensure effective erosion and sediment controls are implemented and maintained at construction sites, preventing environmental harm, protecting waterways, and achieving compliance through inspections, notices and penalties.

8. Potential Actions

- 8.1.** Our increased regulatory efforts signify a comprehensive approach to ensuring compliance and maintaining high standards. This means there will be more frequent inspections and audits along with an increase in site visits and surveillance activities. As a result, Council will be issuing more Penalty

Infringement Notices (PINs), pursuing more prosecutions and seeking more injunctions to enforce regulations effectively.

9. Making Complaints

- 9.1. In reporting issues to Council that require regulatory action, the Central Coast Community must provide Council with sufficient information to enable staff to adequately investigate an issue as outlined in the [Regulatory Policy](#).
- 9.2. Complaints can be made in a variety of ways including by phoning Council on 02 4306 7900, by emailing ask@centralcoast.nsw.gov.au or by lodging a self-service complaint via the online Customer Service Centre. Complaints should be made in real time or as close to real time as possible. This assists Council in the preservation and collection of evidence.
- 9.3. Anonymous complaints will be dealt with if there is an overriding public interest to do so, in accordance with the [Regulatory Policy](#).

10. Statement Administration

Business Group	Environment and Planning
Responsible Officer	Unit Manager Environmental Compliance Services
Associated Procedure (if any, reference document(s) number(s))	Regulatory Procedures may be developed to guide Council actions and decision making.
Statement Review Date	This Statement will be updated for 29/30 Financial year.
File Number / Document Number	D17427317
Link to Community Strategic Plan	Theme 4: Responsible Goal G: Good governance and great partnerships R-G3: Provide leadership that is transparent and accountable, makes decisions in the best interest of the community, ensures Council is financially sustainable and adheres to a strong audit process.
Related Policies / Protocols / Procedures / Documents (reference document numbers)	▪ Code of Conduct ▪ Regulatory Policy (D15787667) ▪ Information and Records Management Policy (D14025241) ▪ Privacy Management Plan (D15206444) ▪ Unreasonable Complainant Conduct Policy (D14869666) ▪ Complaints and Feedback Management Policy (D14928768)

11.

12. Statement History

Revision	Date Approved / Authority	Description Of Changes
1	26 August 2025 756/25 & EPC52/25	New Statement Adopted inclusion of EPC52/25 recommendation.

DRAFT