

# Local Planning Panel

## Record of Briefing



Briefing date	8 April 2021
Location	Bakali Road and Central Coast Highway, Forresters Beach
Agenda item	4.3 - Request to Prepare a Planning Proposal for land between Bakali Road and Central Coast Highway, Forresters Beach
Chair and panel members	Chairperson Jason Perica Panel Experts Greg Flynn Linda McClure Community Representative Paul Dignam
Apologies	Nil
Declarations of interest	Nil
Other attendees	Bruce Ronan, Strategic Planner Jenny Mewing, Principal Strategic Planner Rachel Callachor Administration Officer Business Support Belinda Jennett Administration Officer Business Support Kathryn Williams Administration Officer Business Support

### **Proposed Development: Planning Proposal for land between Bakali Road and Central Coast Highway, Forresters Beach**

#### **Panel Advice**

The Panel considered the report on the matter and a subsequent memo. The Panel supports in principle the strategic merit regarding potential rezoning of the site, and offers the following advice:

- The current zonings on the site/precinct warrant review and there is strategic merit in such rezoning including R2 lots for existing smaller residential lots around the perimeter of the site, an E2 zoning for environmentally significant land to the north-west, and open space zone for a local park and review of the large lots in-between for appropriate zoning and lot size(s).
- However, prior to Gateway submission, the Panel believes an access strategy (and funding principles) should be established in collaboration with Transport for NSW. This is important in order to establish a zoning hierarchy, open space location and to consider appropriate lot sizes, all of which are key aspects of the Planning Proposal.

- The open space should be located as close as possible to the surrounding community to be a wider community asset, not just the site.
- A drainage strategy should also be established prior to exhibition.
- The Panel does not share the view that all lot sizes and zoning must be consistent across the LGA. Lot sizes can and should be varied having regard to site-specific considerations, environmental constraints and surrounding context.
- DCP provisions (including access and drainage strategies and a funding/delivery mechanism such as a VPA) should be part of the exhibition package.
- The Panel had queried whether an E4 zone and 4,000sqm lot sizes for existing larger lots on the site may be appropriate. It is accepted that an E4 zone may not be appropriate due to the range of permissible uses. However, other environmental zones or large lot residential zones should be considered, as the key aspects of transition from an E2 zone to surrounding environmental and R2 zones and larger lot controls, for lots on the site not on the edges, may not be best encapsulated in an R2 zone.