

Local Planning Panel

Record of Briefing



Briefing date	13 May 2021	
Location	43-49 The Esplanade, Ettalong Beach	
Agenda item	Request to prepare Local Environmental Plan Amendment (Planning Proposal) – 43-49 The Esplanade, Ettalong Beach	
Chair and panel members	Chairperson	Kara Krason
	Panel Experts	Linda McClure
	Community Representative	Tony Tuxworth
Apologies	Nil	
Declarations of interest	Nil	
Other attendees	David Milliken	Unit Manager Strategic Planning
	Jared Phillips	Section Manager Centres Planning and Design
	Melati Lye	Senior Strategic Planner Centres Planning and Design
	Rachel Callachor	Administration Officer Business Support
	Kathryn Williams	Administration Officer Business Support

Proposed Development: Request to prepare Local Environmental Plan Amendment (Planning Proposal) – 43-49 The Esplanade, Ettalong Beach

Panel Advice

Stephen Leathley did not participate in this matter due to a declaration of a significant non pecuniary interest.

The Panel considered the report on the matter and the material presented by Council Officers at the briefing meeting.

- 1 The Panel supports the report recommendation included below and offers the following advice:

That Council, pursuant to Section 3.33 of the Environmental Planning and Assessment Act, 1979, prepare a Planning Proposal to amend the Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan (if in effect), to:

- a) increase the maximum building height from 11.5m to 17m and floor space ratio from 1:1 to 1.75:1 on the following lots:

- Lot 117 in DP 10650 (No 46 The Esplanade);
- Lot 118 in DP 10650 (No 46 The Esplanade);
- Lot 119 in DP 10650 (No 46 The Esplanade);
- Lot 120 in DP 10650 (No 45 The Esplanade);
- Lot 121 in DP 10650 (No 44 The Esplanade); and
- Lot 122 in DP 10650 (No 43 The Esplanade), and

b) to increase the maximum building height and floor space ratio on Lot 2 in DP1249007 and O/SP 99403 (No 49 The Esplanade) to be consistent with the planning controls approved as part of the State Significant Project Approval (MP 09_0121) for this site.

- 2 The Panel supports the strategic intent of the proposal for redevelopment of this key site and considers that it has site specific merit, subject to the following qualifications:
- Proposed height and FSR for No. 43-46 The Esplanade, Ettalong Beach is supportable provided the site is developed as one consolidated lot. Standards relating to minimum allotment size, minimum frontage and site consolidation must be included within the LEP.
 - The proposed LEP controls rely on detailed urban design controls being developed in a future Development Control Plan, which should preferably be exhibited alongside the Planning Proposal. If this is not possible, then the DCP should be finalised prior to the gazettal of the amending LEP. This should include, but not be limited to:
 - limiting the overshadowing of the beach, public open space and bushland in the area
 - allowing for view sharing to the water from other B2 zoned land in the centre
 - providing for acceptable building separation and setbacks
 - incorporating active street frontage provisions
 - transition in height to the adjacent low density areas
 - design excellence
 - The Panel supports the proposed intent to prepare a Planning Agreement alongside a Planning Proposal.
 - The Panel requests consideration as part of the Planning Proposal of public benefits such as affordable housing, through site links and public realm improvements along The Esplanade and Picnic Parade.