

EXPLANATORY NOTE

Planning Proposal to amend Great Lakes Environmental Plan 2014: Increased height of building and maximum floor space ratio controls applying to land in the Forster Civic Precinct

1. Introduction

Council has prepared a Planning Proposal to amend Great Lakes Local Environmental Plan (LEP) 2014 to increase the building height and maximum floor space ratio controls applying to land in the Forster Civic Precinct Site.

2. Description of the subject land

The proposed change of controls will affect the following parcels of subject land (being the site of the proposed Civic Precinct Project):

- Lot 11-13 DP 47987, Corner of Lake, West and Middle Streets, Forster

3. How will Great Lakes LEP 2014 change?

As a result of the proposed changes to Great Lakes Local Environmental Plan 2014:

- the height of Building Controls applying to the subject land will be increased to allow building heights over the Land between 26 metres and 33 metres (as shown in Figure 1); and
- the Floor Space Ratio Controls applying to the subject land will be increased to allow maximum floor space ratios of 3:1 (as shown in Figure 2).

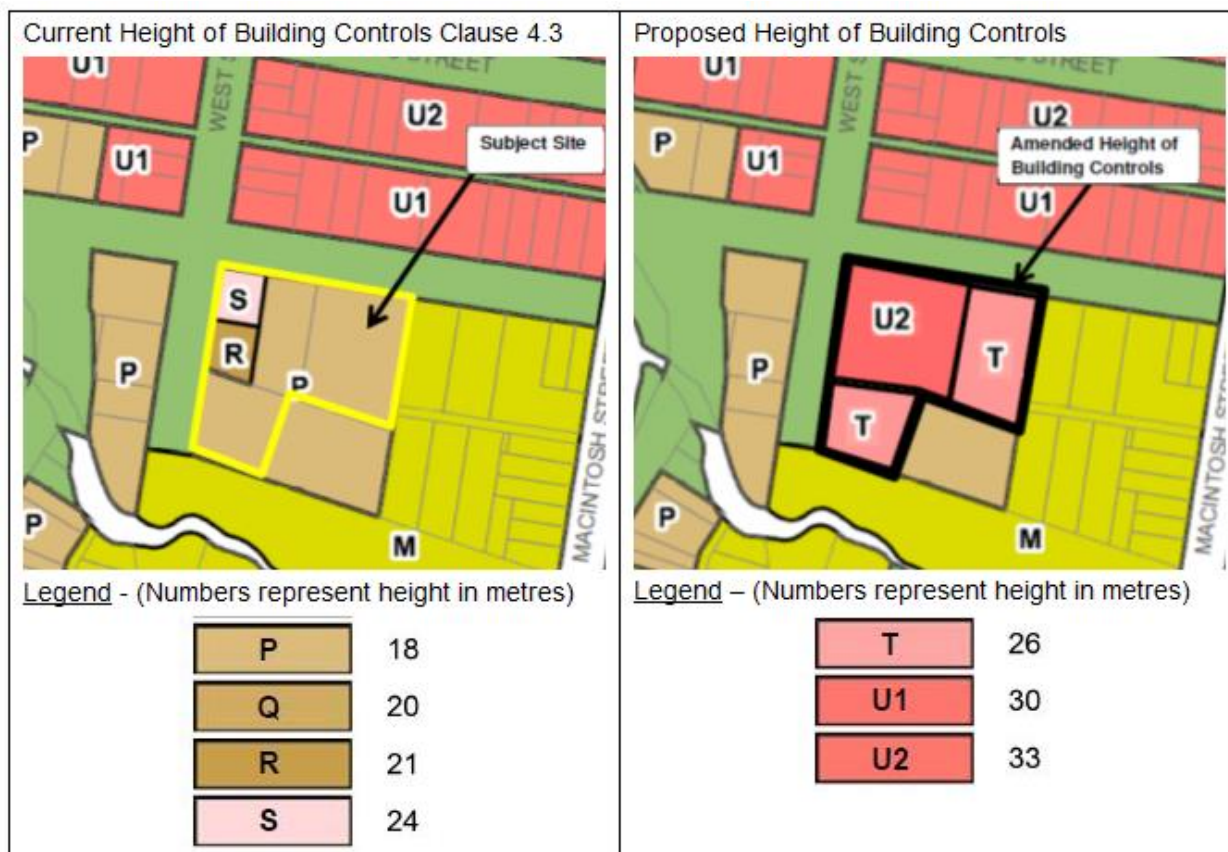


Figure 1 – Current and Proposed Height of Building Controls

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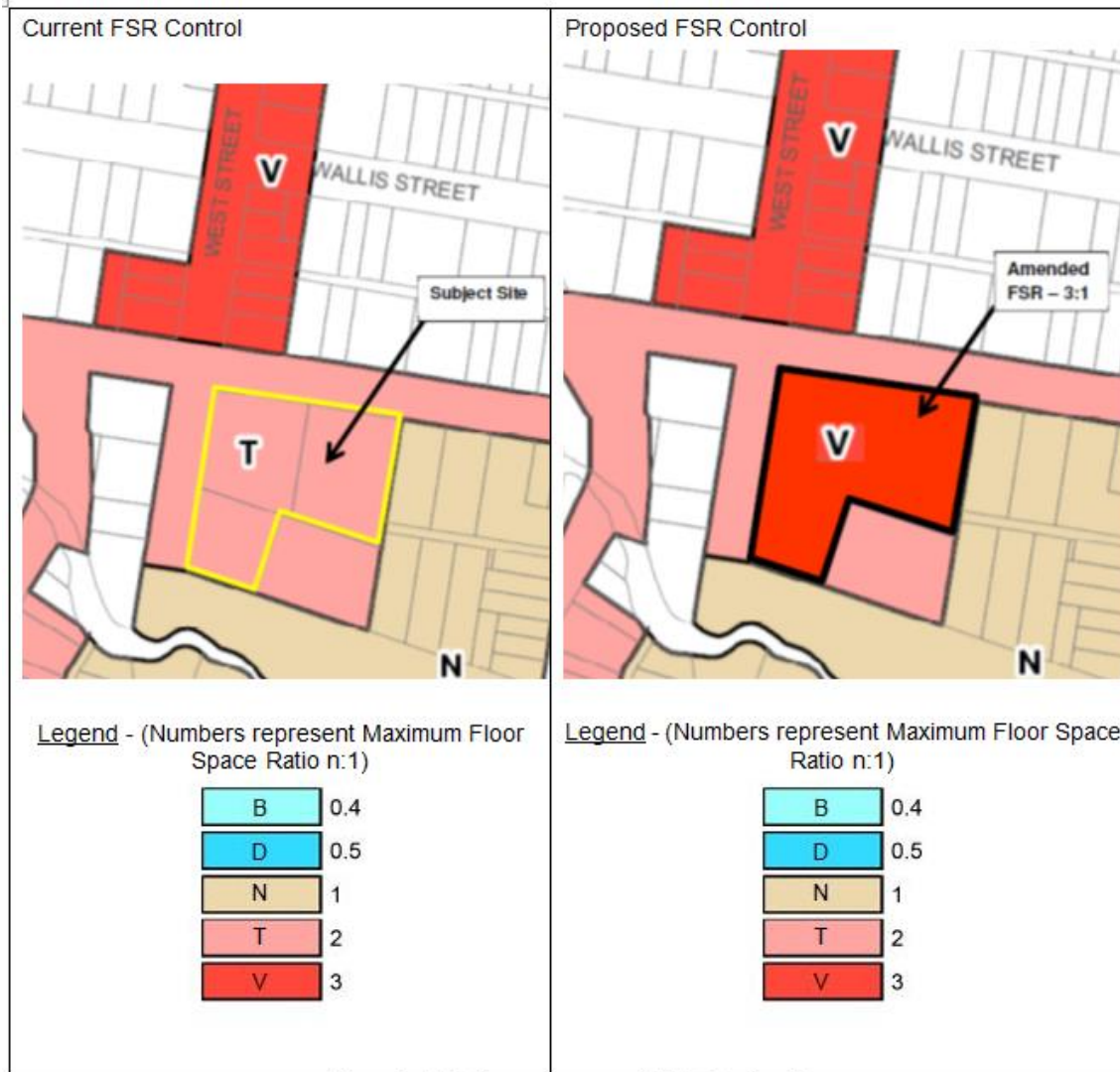


Figure 2 – Existing and proposed FSRs for the site

4. Why is the change necessary?

The changes contemplated in the Planning Proposal are necessary to promote the following:

- to facilitate the inclusion of significant community facilities into a fully integrated mixed use development close to the Forster Central Business District (CBD)
- the opportunity to use one of the largest vacant development sites in the CBD to create a well-designed mixed use development with a range of community, commercial and residential uses.
- the site will be a landmark site in the Forster town centre connected with the waterfront and CBD contributing to the CBD's legibility and create a gateway at the southern end of the CBD
- the proposal will provide high quality community and retail entertainment uses which require higher ceiling space to create quality space and desired urban outcomes.
- the height, scale and floor space ratio of the proposed buildings on the site will harmonise with the planned building heights and floor space ratios for the town centre
- the development of significant and high quality civic precinct facilities will benefit the entire community and will deliver positive impacts for the local community
- the integrated development will create greater housing diversity and supply, encouraging Forster to grow and provide impetus for further investment, consistent with the local and regional planning strategies for the area.
- offers the creation of approximately 236 construction jobs on site and generate an additional \$0.9 million in revenue to local retailers during construction.
- also offers the creation of approximately 260 on-going jobs when the development is operational, contributing around \$15.1 million every year to the local economy
- generation of additional revenue from spending of new residents on the site would be in the order of \$3.4 million and additional revenue from spending of tourists at the site would be in the order of \$3.04 million
- the proposal will result in 'transit oriented development' within walking distance of the town centre