

Amendment to Planning Agreement at Forresters Beach



Engagement Summary

Between Wednesday 5 November and Tuesday 2 December, Central Coast Council sought feedback for the Amendment to Planning Agreement concerning No 985, No 987 – 991 Entrance Road and No139 Bakali Road at Forresters Beach.

The proposed amendment relates to the open space park and playground construction and details of work to be undertaken by the Developer, Wathara NSW Pty Ltd, rather than Council. The details of the park and playground were set out in the Amended Planning Agreement.

Community members were invited to share feedback relating to land fronting through the Your Voice Our Coast webpage, which featured an online submission form, and a FAQ section to address common queries. Submissions could also be sent via email or post.

Council received six submissions.

Key themes from the engagement include:

- Open space park
- Effect on property
- The need for further clarity

The key engagement outcomes and insights are further analysed in the following pages.

How you connected



A total of **6** online submissions received



Your Voice Our Coast **208** views



Amendment Planning documents downloaded **52** times submissions



Targeted stakeholder email – delivered to **341** people

Engagement Results

Of the six respondents to the online survey, five (n=5) had mixed reactions, and one (n=1) was neutral about the Amendment to Planning Agreement at Forresters Beach.

Open space park

When providing feedback three respondents (n=3), commented on the open space park relating to its position and the need to be larger.

"In this case, relocating the open space to the rear of the existing residential properties could be seen as a way to mitigate the potential impacts of the development on these properties, and provide a more equitable outcome for existing residents."

"This would enhance privacy and provide direct access to the open space, rather than having these properties disadvantaged by being adjacent to the development with limited amenity access."

"There should be a larger park and recreation space available for the development."

Effect on property

Two respondents (n=2) were concerned about the impact on their properties.

"I want to know what effect this will have on my property at The Entrance Road, Forresters Beach."

"We are concerned about why the development company wishes to do construction work along the houses that front The Entrance Road. What is their objective and how will it impact our property?"

The need for further clarity

One respondent (n=1) asked for clarity on the issues.

"As our property The Entrance Road appears to be in the block of properties listed (925 -993 I am very intrigued and concerned about this draft amendment to the planning agreement between Central Coast Council and the developer, Wathara NSW Pty. Ltd. The letter from Council states the developer will embellish open space park and playground construction. Surely as the majority of properties listed in the draft amendment are virtually right on The Entrance Road, which will ultimately be widened to a 4 lane Highway, what is the intention of the developer? Are they going to buy every property listed? Are the open space park and playground be established behind all the properties listed? We would appreciate some clarification from Council as to, if approved, what happens to all the residents who own and live in the area that seems impacted by the application."

Council Response

Theme	Theme summary	Council's response
Open space park	Respondents had questions about the park location and the need for it to be larger.	The location of the local park had previously been determined when the Planning Proposal, Development Control Plan and Planning Agreement were considered by Council in 2022. This Deed of Variation to the Planning Agreement seeks to amend the area of the park and stipulate parameters for the proponent to embellish the park instead of Council. It does not propose to alter the location of the park.
Effects on property	Respondents had concerns about the impact on their properties in relation to construction work in front of their homes.	The land identified for the park is located on 987-991 The Entrance Road and does not directly abut properties fronting The Entrance Road. Due to this separation, the embellishment of the park will have minimal impact on these properties. The developer is not proposing to do any work along the frontage of The Entrance Road which will impact on those properties. The Deed of Variation to the Planning Agreement only relates to the embellishment of the park located on the developer's land, 987-991 The Entrance Road.
The need for further clarity	One respondent raised a number of issues including the proposed widening of The Entrance Road, and was the developer going to buy the properties mentioned in the planning amendment?	The properties 925-993 The Entrance Road were included in the original rezoning proposal considered by Council in 2022 with most of these lots being zoned R2 Low Density Residential. The land identified for a park was zoned RE1 Public Recreation and is located wholly on 987-991 The Entrance Road (the developer's land). The Entrance Road (Central Coast Highway) is a State Road and any widening of this road will be undertaken by the State Government, not the developer. The approval of this Deed of Variation to the Planning Agreement will have no impact on the ownership of the land fronting The Entrance Road.

What's Next?

A report was submitted to Council on 9 December 2025 for consideration of the issues raised in the submissions. Council resolved to execute the Deed of Variation to the Planning Agreement Central Coast Council and Wathara NSW Pty Limited.