

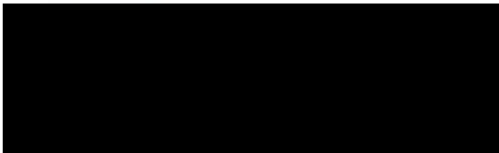
Gateway Determination

Planning proposal (Department Ref: PP-2023-1899): to amend the *Central Coast Local Environmental Plan 2022* to apply amended height and FSR controls to land at 310 Terrigal Drive, Terrigal, and introduce 'retail premises' with a maximum GFA of 150m² as an additional permitted use on the site.

I, the Acting Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Central Coast Local Environmental Plan 2022* to apply amended height and FSR controls to land at 310 Terrigal Drive, Terrigal, and introduce 'retail premises' with a maximum GFA of 150m² as an additional permitted use on the site, should not proceed for the following reasons:

1. The proposal has not demonstrated sufficient strategic merit as it does not give effect to the Central Coast Regional Plan 2041 and has not provided sufficient justification to demonstrate consistency with:
 - Objective 5: Plan for 'nimble neighbourhoods', diverse housing and sequenced development
 - Objective 7: Reach net zero and increase resilience and sustainable infrastructure
 - Narara District Planning Priority 5: Identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing.
2. The proposal has not adequately demonstrated site-specific merit in relation to flood risk and has not provided sufficient justification to demonstrate consistency with Section 9.1 Ministerial Direction 4.1 Flooding.
3. The proposal has not adequately demonstrated that the proposal would result in improved social and economic outcomes.

Dated 17 December 2024



Dan Thompson
A/Executive Director, Local Planning and
Council Support
Planning, Land Use Strategy, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces