

3 March 2025

Ms Angela Hynes
Manager, North, East & Central Coast
Local Planning and Council Support
Department of Planning, Housing & Infrastructure
[REDACTED]



Dear Angela

Review of Gateway Determination - Planning Proposal - 310 Terrigal Dr, Terrigal

I refer to your correspondence dated 18 February 2025 advising that the Department has received a request to review the Gateway Determination for a Planning Proposal at 310 Terrigal Dr, Terrigal.

The Planning Proposal seeks to amend the planning controls for the site under the Central Coast Local Environmental Plan (CCLEP 2022) to increase the maximum building height from 8.5m to 25m, increase the floor space ratio (FSR) from 0.5:1 to 1.3:1, and include an additional permitted use of 'retail premises' with a maximum GFA of 150sq.m.

The Planning Proposal was considered by Council at its Ordinary Council meeting on 26 March 2024 where Council resolved to endorse the proposal. A copy of the Council Report and resolution, including staff's assessment of the Planning Proposal, can be viewed at:

<https://centralcoast.infocouncil.biz/>

Council staff consider the Planning Proposal to have strategic merit given its location on key transport corridors into Terrigal, and within close proximity to the Terrigal Local Centre and Erina. The proposed amendment to CCLEP 2022 would enable uplift in the residential development potential of the site, providing an opportunity to increase housing supply whilst utilising existing infrastructure and services. It is acknowledged that the site is subject to several constraints that would need to be mitigated to support development of the site.

Council appreciates the Department keeping us informed as to the outcome of the Gateway Determination review.

To discuss the matter further please contact Lynda Hirst, Principal Strategic Planner, on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]

Shannon Turkington

Unit Manager

Strategic Planning

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