

PLANNING PROPOSAL

3.1 Planning Proposal - 310 Terrigal Drive, Terrigal

The Central Coast Local Planning Panel considered the report on the matter, additional background technical reports provided by Council and the material presented in the briefing meeting. The Panel's role in this matter is to provide advice, which is as follows:

- 1 The Panel does not consider the planning proposal to have strategic or site specific merit.
- 2 There is a lack of strategic justification for the proposed increase in height and yield on the subject site. There is no precinct or local strategy to indicate the appropriateness of the site and the surrounding area for increased development capacity. In the absence of such a strategy the planning proposal has no contextual planning justification and is not supported.
- 3 The Panel considers the planning proposal fails the site specific merit test for the following reasons:-
 - A. The site shape and dimensions constrain future development.
 - B. The traffic access to the site on a busy intersection is constrained and access to the site results in the loss of significant and sensitive vegetation.
 - C. The density proposed would conflict with the ecological sensitivity of the site together with the potential bushfire and flooding risk.
 - D. Surrounding development is predominantly single storey and two storey form and the proposed 32 metre tower would be anomalous.
 - E. The site is not considered a gateway site to Terrigal.
- 4 While the Panel's advice is that it does not support the planning proposal for the reasons provided above, should the Council decide to proceed with the planning proposal a maximum size for the retail use should be nominated, because as currently drafted the whole development could potentially become a retail use.

PLANNING REPORTS- OUTSIDE OF PUBLIC MEETING