

Angela Hynes

From: Pushkar Thakur [REDACTED]
Sent: Wednesday, 5 February 2025 2:19 PM
To: Sophy Purton
Subject: Fwd: Additional Information - DA/1928/2023, Residential Flat Building and Cafe, 310 Terrigal Drive Terrigal

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Here is the gold dust from Transport
Sent from my iPhone

Begin forwarded message:

From: Development North [REDACTED]
Date: 6 November 2023 at 4:36:22 am GMT+5:30
To: Pushkar Thakur [REDACTED]
Cc: [REDACTED], Robert Eyre
Subject: RE: Additional Information - DA/1928/2023, Residential Flat Building and Cafe, 310 Terrigal Drive Terrigal

Hi Pushkar,

Transport for NSW (TfNSW) refers to your email of 16 October 2023, regarding the additional information requested for DA/1928/2023. A Traffic Impact Assessment (TIA), prepared by ARC Traffic & Transport (dated 23 September 2023) and accompanying SIDRA files were provided for review.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Terrigal Drive (MR505) and Charles Kay Drive (MR504) are both classified State roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW understands the proposed development is for a 9 storey mixed use building, comprising 50 residential units, a 171.49m² ground floor café and three-level basement parking of 89 car parking spaces. The site is proposed to be accessed via a new driveway crossover off Charles Kay Drive, which is restricted to left-in/left-out only.

TfNSW has reviewed the TIA and accompanying SIDRA files, and advises it is considered there will be no significant impact on the nearby classified (State) road network.

However, TfNSW has been collaborating with Central Coast Council who advised that the proposed development is not a 'permitted use' under the current zoning, being R1 General Residential. We

encourage you to work with Council on the local environment plan (LEP) to have this parcel rezoned to allow for the proposed mixed use.

Should you require further information please contact Bec Shaw, Development Services Case Officer via the details below.

Kind Regards,

Bec Shaw

Development Services Case Officer
Development Services
Regional and Outer Metropolitan
Transport for NSW

[REDACTED]

6 Stewart Avenue, Newcastle NSW 2302
Locked Bag 2030, Newcastle NSW 2302



**Transport
for NSW**



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

Please consider the environment before printing this email.

From: Pushkar Thakur [REDACTED]
Sent: Monday, 16 October 2023 4:03 PM
To: Marg Johnston [REDACTED]; Bec Shaw
[REDACTED]
Subject: 310 Terrigal Drive Terrigal

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Hi Bec

Good to chat just now. We received your request for additional info re DA of our site. As discussed, we have uploaded the revised Traffic Report and SIDRA models to the portal. This is re proposed development of 310 Terrigal Drive, Terrigal. For your convenience, please see below the link to the folder containing the revised report, current SIDRA and 10 year SIDRA.

<https://www.dropbox.com/scl/fo/7kt8c2owzqnhwt3awitmv/h?rlkey=zzbkzxnciywpqf7vhefqx4nhd&dl=0>

Speak soon.

Regards,
Pushkar

Pushkar Thakur | Managing Director | LoftusLane Capital Partners



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