

# Gateway Determination Review: Planning Proposal 310 Terrigal Drive, Terrigal (PP-2023-1899)

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Briefing to  
Independent Planning  
Commission

North, East and Central Coast  
Local Planning and Council Support

Department of Planning, Housing and  
Infrastructure

23 May 2025



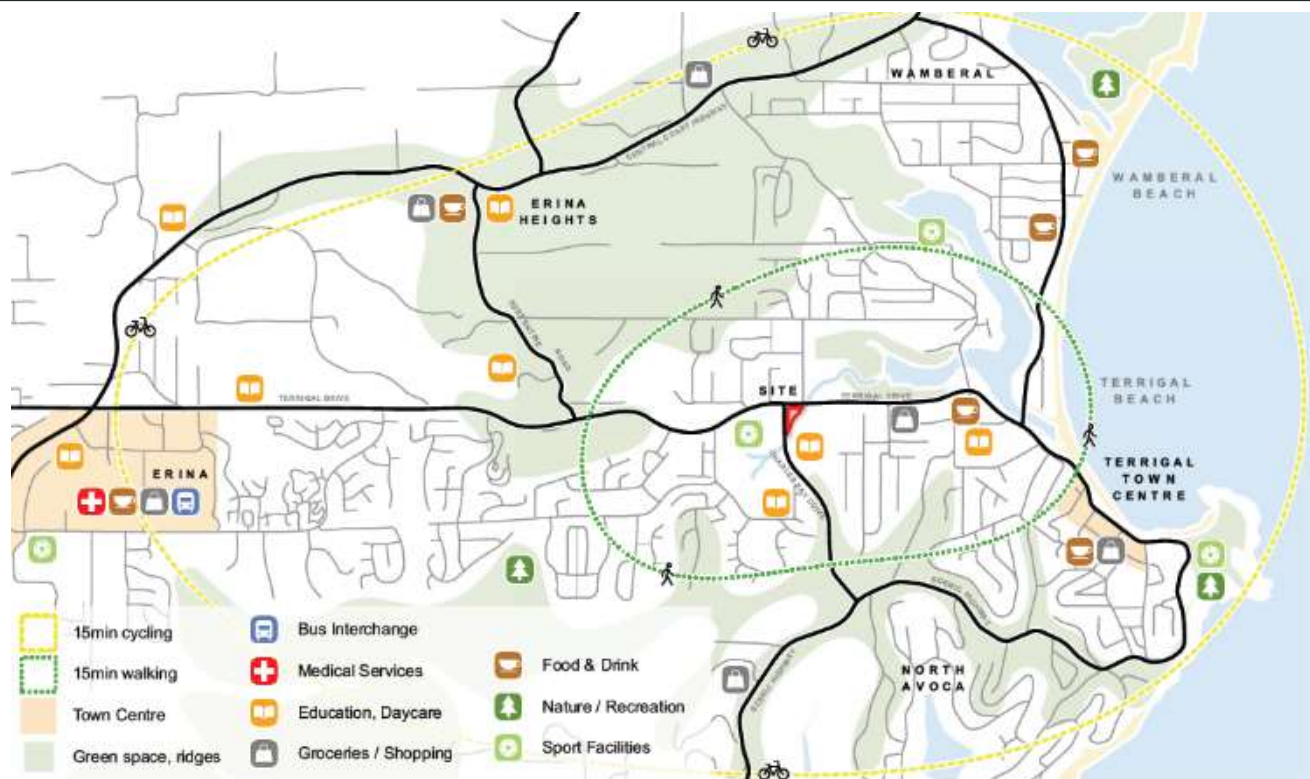
## Acknowledgement of Country

We acknowledge that today we meet on many Aboriginal lands.

We acknowledge the traditional custodians of the lands and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work.

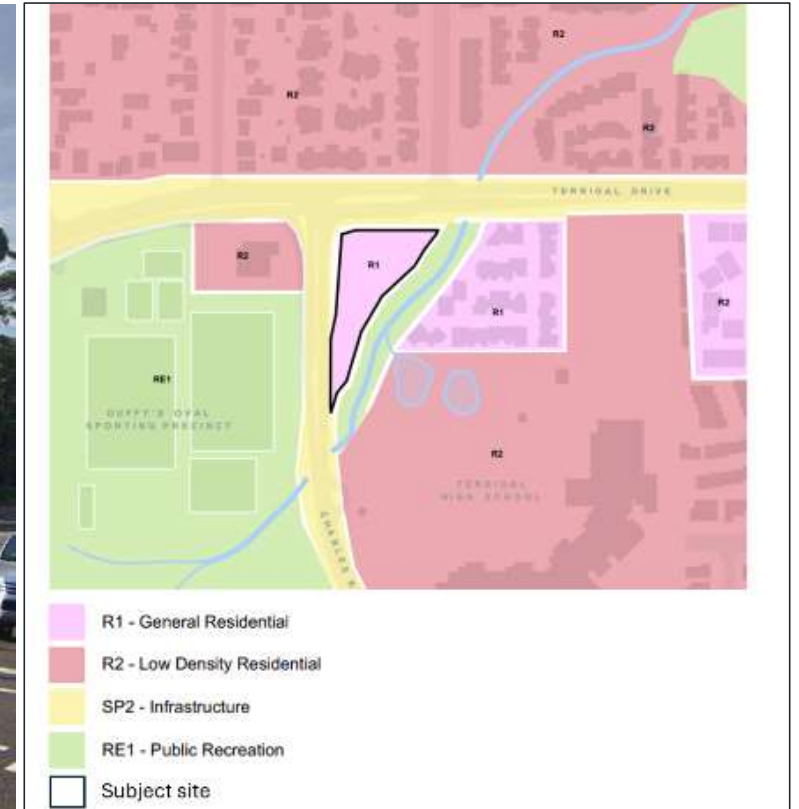


# Site context





# Subject site



# Proposal overview

Control	Current	Proposed
Land Zone	R1 General Residential	No change
Height of buildings	8.5m	25m
Floor space ratio	0.5:1 Clause 4.4A (4)(b) permits FSRs of 0.7:1 for residential flat buildings or multi dwelling housing with basement parking on sites greater than 1000sqm.	1.3:1
Minimum lot size	500m <sup>2</sup>	No change
Schedule 1 Additional permitted uses	N/A	Permit 'retail premises' with a maximum GFA of 150m <sup>2</sup> as an additional permitted use.
Number of dwellings	0	Approximately 38 dwellings

# Strategic framework – Central Coast Regional Plan

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Objective 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities

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

**Focus on prioritising growth in areas in proximity to centres and employment areas with access to essential infrastructure and relatively few environmental constraints.**

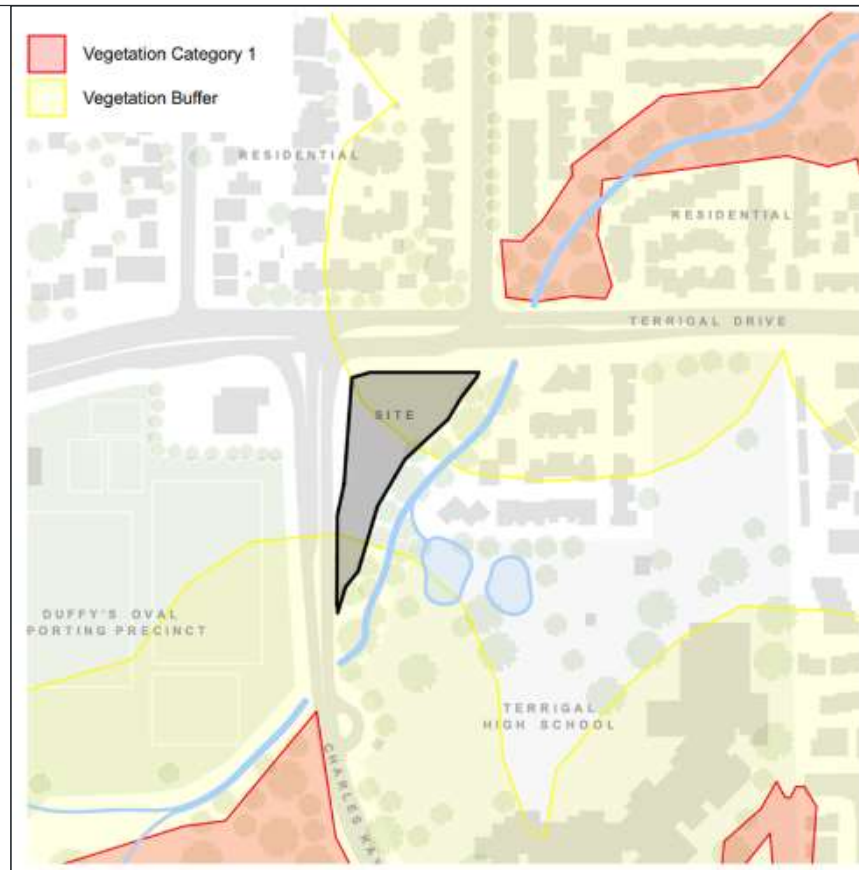
# Strategic framework – Local Strategies

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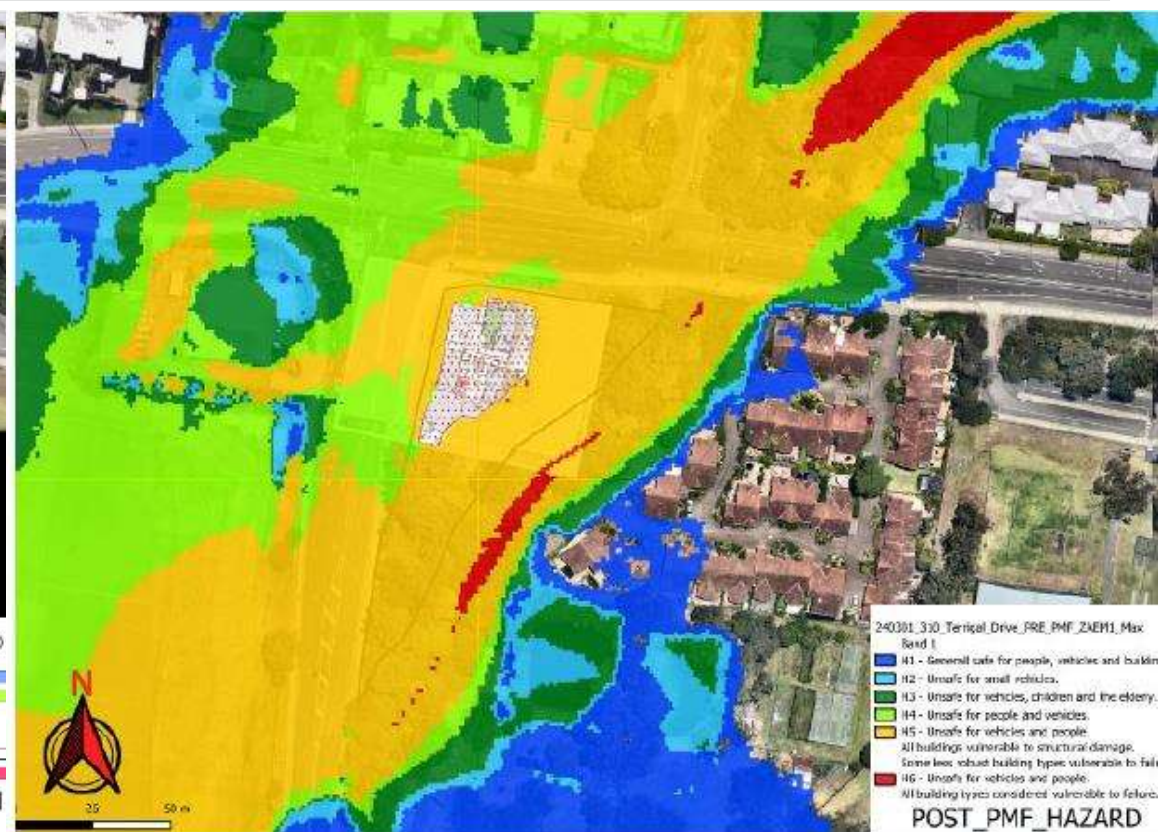
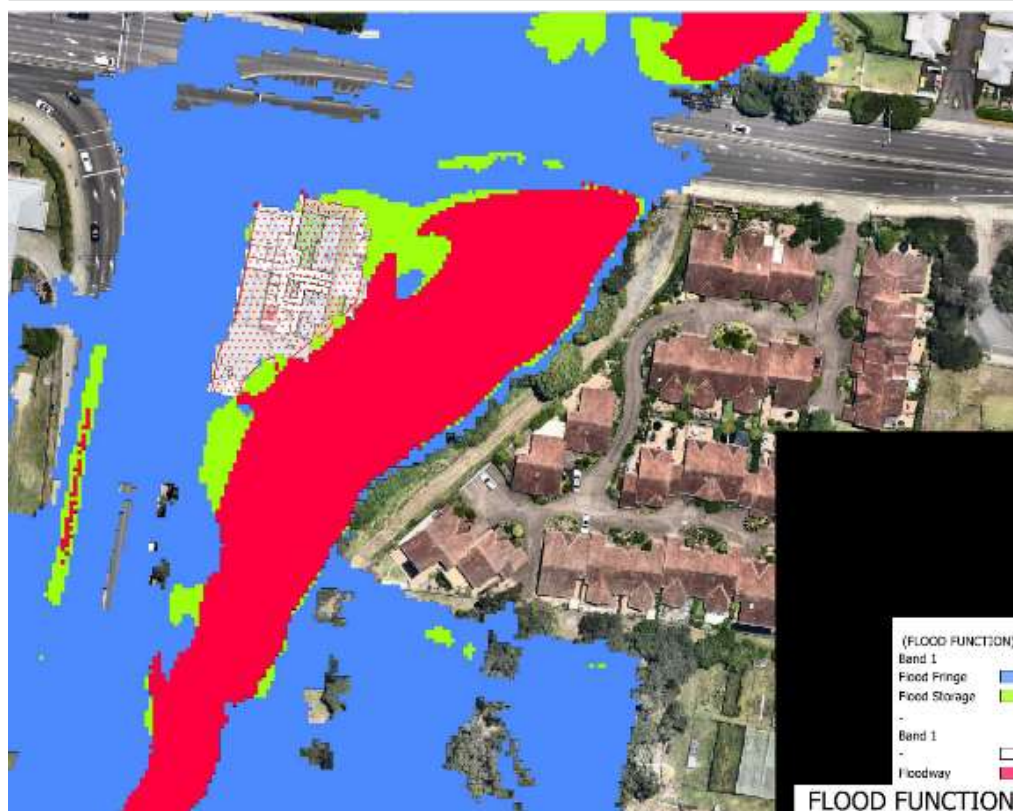
- LSPS - The proposal does not align with outcome for housing supply to be focused within centres and low risk areas - the site is significantly flood affected and located outside the existing centres (approximately 4.7km from Erina strategic centre and 2.1km from Terrigal centre).
- Local Housing Strategy - The proposal would support objectives of the LHS to increase both supply and diversity of housing in the LGA. However, the LHS notes the impact the Region's diversity of environmental qualities has on the availability of land for urban development and considers existing centres in less constrained locations to be more optimal locations for residential growth.

# Bushfire





# Flooding



# Built form and density

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Section 9.2 Direction 4.1 Flooding, in particular (4)(c). 4(c) under Direction 4.1 states a *planning proposal must not contain provisions that apply to areas between the flood planning area and probably maximum flood to which Special Flood Considerations apply which: ... permit a significant increase in the dwelling density of that land.*

- Proponent views - proposal will not result in a significant increase as the current maximum permissible FSR could be increased through bonus FSR provisions under the Housing SEPP (subject to the provision of affordable housing). As such the proposal would only result in an increase of 14 apartments.
- Department notes - if the planning proposal is supported with a FSR of 1.3:1 and 25m maximum building height to be permissible under the LEP, future redevelopment of the site could seek to utilise a 30% bonus under the Housing SEPP resulting in greater density of the site. Therefore, the highest potential density that could be achieved for the site following the rezoning (if proceeding) would be approximately FSR 1.69:1 (Bonus 0.39:1) and 32.5m height (bonus 7.5m).