The General Manager
Gosford City Council
49 Mann Street
GOSFORD NSW 2250

APPLICATION FOR A PLANNING PROPOSALTO ZONE LOT 1004 DP 793659, PINE TREE LANE, TERRIGAL, TO 3(a) BUSINESS (GENERAL).

In response to a submission made by the owners of Lot 1004 DP 793659, Corner of Pine Tree Lane and Ash Street, Terrigal, to the public exhibition of Draft Gosford Local Environmental Plan 2009, Gosford City Council resolved on the 31st May 2011 to adopt the Draft Local Environmental Plan subject to a number of amendments, including:

> *"J. Council amend the zoning of Lot 1004 DP 793659, Pine Tree Lane, Terrigal, to B2 (with appropriate height and FSR development standards) and amend the Terrigal Area Strategic Plan to include the lot within its boundaries."*

Lot 1004 DP 793659 is located on the corner of Ash Street and Pine Tree Lane, Terrigal, having an area of 1066m2. It has a frontage to Pine Tree Lane of 39.44m and a frontage to Ash Street of 19.935m. The site is flat, having been substantially excavated below street level and developed for two 'commercial' tennis courts.

In discussions with the regional office of the NSW Department of Planning and Infrastructure in relation to Council's resolution "J" in respect to the subject land, the Department has suggested that, as the Council's decision to rezone the land to *'B2 Local Centre'* was made after the public exhibition of Draft Local Environmental Plan 2009 and had not been subject to public notification, it would be preferred if the proposal to rezone the land for business purposes was publicly exhibited in order to provide the community with the opportunity to make submissions on the proposal. This Planning Proposal application would provide the opportunity for this to occur.

The landowners wish to proceed with the early development of the subject land for mixed retail/commercial/residential development. However, the timeframe associated with finalisation and gazettal of Draft Local Environmental Plan 2009 is uncertain and has the potential to unnecessarily delay the opportunity for the economic redevelopment of the land, providing additional retail/commercial/residential activity (and employment generation) to enhance the viability of Terrigal Town Centre.

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Application is therefore made for Gosford City Council to prepare a draft Local Environmental Plan to advance the rezoning of the land separately as a planning proposal, to rezone the subject land to 3(a) Business (General) under the Gosford Planning Scheme Ordinance. This will enable the early lodgement of a development application for development of the subject land for four storey mixed use development comprising basement car parking, street ground level retail, first floor commercial and two floors of residential apartments.

The following factors support the early rezoning of the subject land for business purposes:

- the subject land is structurally and functionally part of Terrigal Town Centre. It has its principal street frontage (39.5m) to Pine Tree Lane and provides one of the few immediate opportunities for significant redevelopment within the Town Centre, consistent with the intended function of Pine Tree Lane as one of the principal mixed use streets within the Town Center. Land along the southern side of Pine Tree Lane presents significant opportunities for development as there are no economic or land fragmentation impediments to new buildings being constructed at this location;

- the subject land, together with the vacant commercial development site located on the opposite (northern) corner of Pine Tree Lane and Ash Street, provides opportunity to give urban design emphasis to a significant street corner/entry point to the Terrigal Town Centre. Council has recently granted Development Consent No. 40655/2011 for mixed use development on the opposite street corner, comprising basement car parking, two cinemas at ground level, a gymnasium at Level 1 and commercial offices at Level 2;

- rezoning and redevelopment of the subject land for mixed use commercial/residential development is consistent with the Council's strategic directions for the Terrigal Town Center, the Central Coast Structure Plan/Shaping the Central Coast and relevant S117 Directions;

- the land is already used for business/tourist purposes, being excavated 2 metres below street level and occupied by two tennis courts, operated in conjunction with the nearby Crown Plaza Hotel. Gosford LEP 252, Gazetted on the 3rd August 1990, applies specifically to the land, permitting its use for commercial tennis courts;

- rezoning of the land to a business zone would reflect its existing use for business/tourist related purposes and consequently would not have the effect of unreasonably extending the existing business precinct, nor would it create a precedent for the rezoning of other lands adjacent to the town centre, owing to the site's particular circumstances;

- the site is unsuitable for medium density housing consistent with its existing 2(b) Residential zoning due to its substantial excavation below street level and adverse amenity issues (privacy, vehicle noise and headlight glare) for any street level residential development at this location;

- the proposed four storey mixed use building on the site incorporates basement car parking; 222m2 retail space on the ground floor fronting Pine Tree Lane; 281m2 commercial space on level one fronting Pine Tree Lane; and 6 x 3 bedroom

apartments on the upper two levels fronting Pine Tree Lane and on each of the levels fronting adjoining residential development in Ash Street.

Rezoning application No. 2005.194 lodged with the Council in March 2005 was accompanied by architectural drawings for the proposed development, demonstrating that the proposed development complied with the design guidelines and numerical controls of Development Control Plan No. 55 (Amendment No. 55 (Amendment No.1).

- The proposed development will result in additional retail/commercial/residential activity (and employment generation), enhancing the viability of Terrigal Town Centre.

This application requests that Gosford City Council prepare a Draft Local Environmental Plan to:

- (i) amend the Gosford Planning Scheme Map so as to rezone Lot 1004 DP 793659 from 2(b) Residential to 3(a) Business (General); and

- (ii) amend the map referred to in clause 49S (1) of the Gosford Planning Scheme Ordinance to apply the provisions of clause 49S to the subject land.

Council is also requested to amend the map in Schedule 1 of Development Control Plan No. 55 (Amendment No.1) - Terrigal Town Centre so as to include Lot 1004 DP 793659 within the area to which DCP 55 applies. Consequently, it is not necessary to prepare a site specific development control plan for future development of the subject land.

The following attachments support this Planning Proposal application:

- Attachment A: Location Aerial Photograph (Figure 1) and Site Survey Plan (Figure 2);
- Attachment B: Site Photographs;
- Attachment C: Existing Zoning Plan;
- Attachment D: Photomontage of the proposed development; and
- Attachment E: Planning Proposal – Matters required to be addressed in a *"Guide to Preparing Planning Proposals – Department of Planning".*

Once the Gateway Determination has been made, it is the owner's intention to lodge a development application with the Council for the proposed mixed use development

Yours Sincerely

Doug Sneddon
3rd January 2012.

ATTACHMENT A: LOCALITY AERIAL PHOTOGRAPH & SITE DETAIL PLAN.

Figure 1: Locality Aerial Photograph.

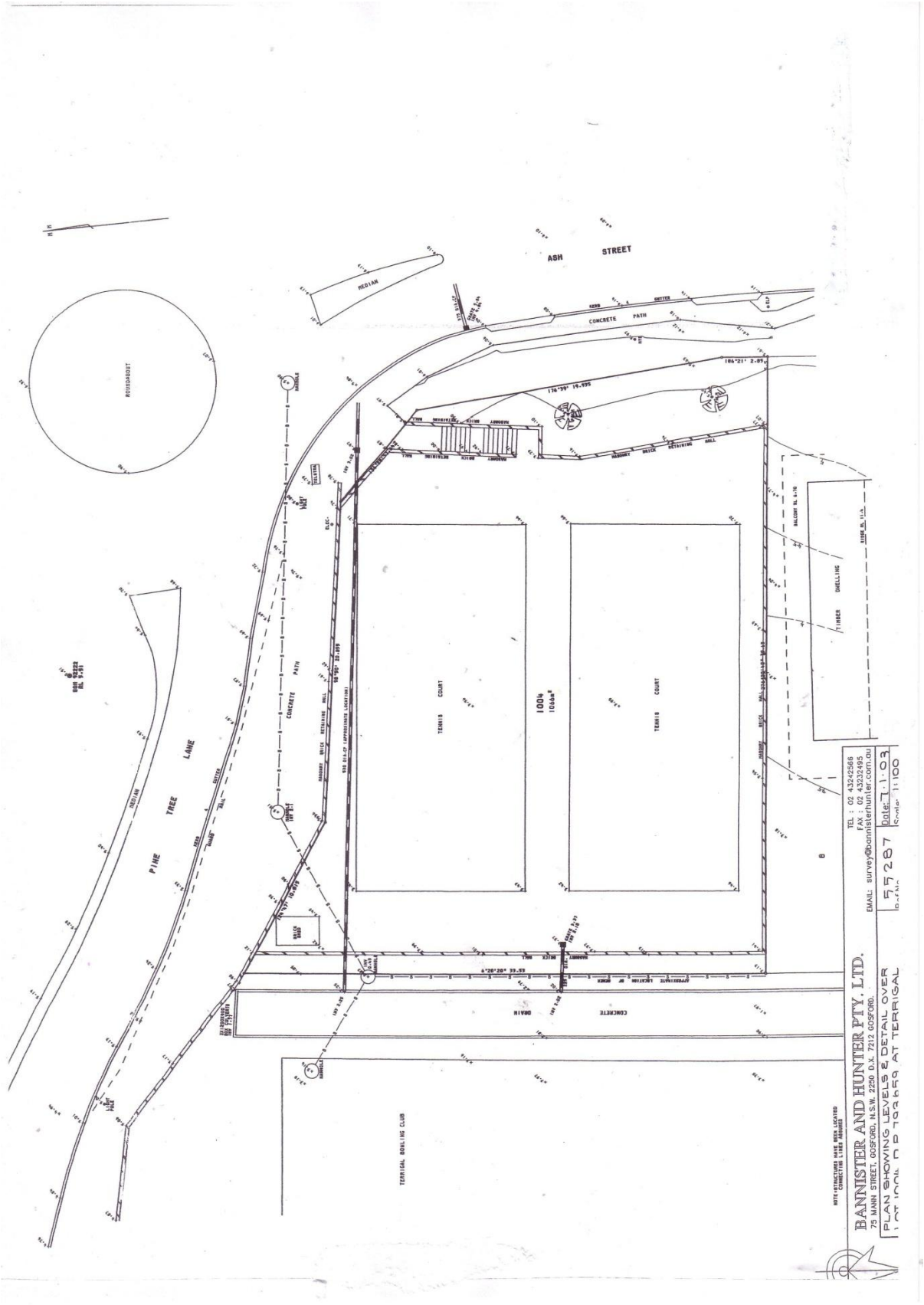


Figure 2: Site Survey Plan.

ATTACHMENT B: SITE PHOTOGRAPHS.

Photo 1: Subject land viewed from Crown Plaza Hotel

Photo 2: Subject land viewed from corner of Ash Street and Pine Tree Lane

Photo 3: Subject land viewed from Ash Street looking toward Pine Tree Lane"

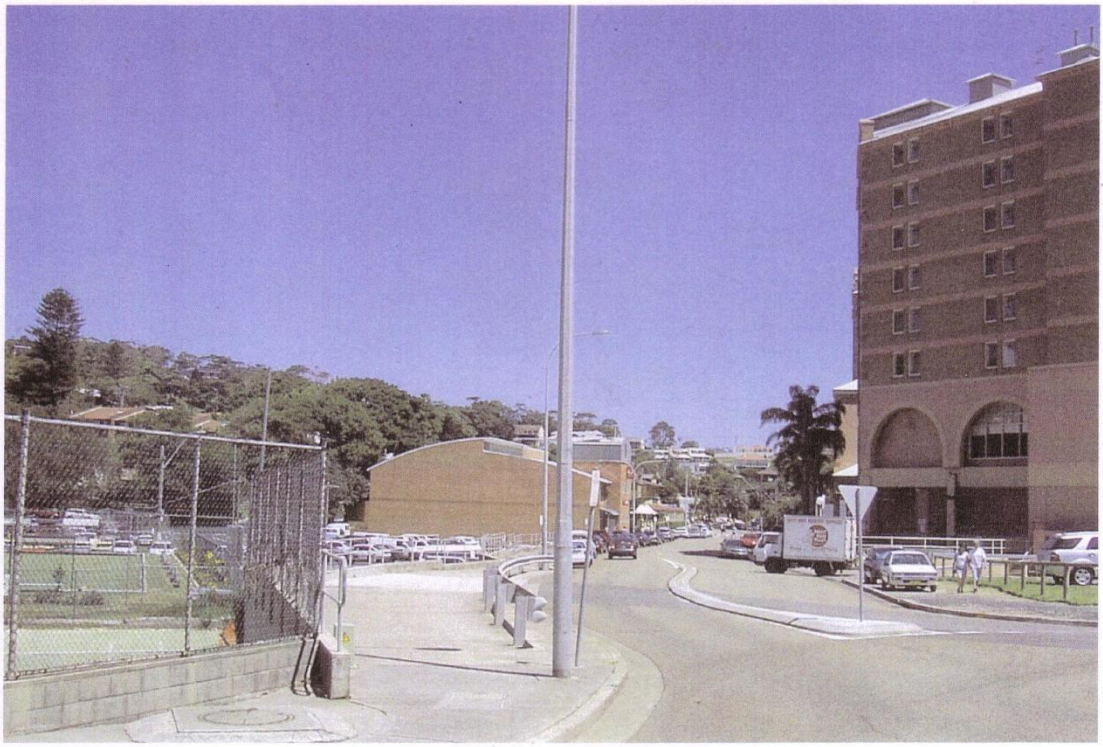


Photo 4: Subject land frontage to Pine Tree Lane

ATTACHMENT C: EXISTING ZONING PLAN.

Figure: Existing Zoning Plan (Gosford Planning Scheme Ordinance).

ATTACHMENT D: PHOTOMONTAGE OF THE PROPOSED MIXED USE DEVELOPMENT.

Figure: Perspective of proposed mixed use development.

ATTACHMENT E: PLANNING PROPOSAL – MATTERS REQUIRED TO BE ADDRESSED IN A *"GUIDE TO PREPARING PLANNING PROPOSALS (DEPARTMENT OF PLANNING)"*.

PLANNING PROPOSAL

Prepared for

GOSFORD CITY COUNCIL

PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP

Section 55(2)(a): A statement of the objectives or intended outcomes of the proposed instrument.

The objective/intended outcome of the draft Local Environmental Plan is to enable the redevelopment of Lot 1004 DP 793659, Corner of Pine Tree Lane and Ash Street, Terrigal, for mixed use business and residential development.

PART 2 - EXPLANATION OF PROVISIONS TO BE INCLUDED IN THE PROPOSED LEP

Section 55(2)(b): An explanation of the provisions that are to be included in the proposed instrument

The objectives/intended outcomes are to be achieved by:

(i) amending the Gosford Planning Scheme Map in the manner indicated on the proposed zoning map included at Attachment 1 so as to rezone Lot 1004 DP 793659 from 2(b) Residential to 3(a) Business (General); and

(ii) amending the map referred to in clause 49S (1) of the Gosford Planning Scheme Ordinance to apply the provisions of clause 49S to the subject land.

Section 55(2)(d: If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

The proposed LEP includes a map (Attachment 1) to identify Lot 1004 DP 793659 as the land proposed to be rezoned to 3(a) Business (General).

PART 3 - JUSTIFICATION

Section 55(2)(c): The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

A. Need for the planning proposal.

A1. Is the planning proposal a result of any strategic study or report?

No.

On the 31st May 2011, Gosford City Council resolved to amend the zoning of the subject land under Draft Gosford Local Environmental Plan 2009 (DLEP 2009) to *B2 Local Centre.* In view of the uncertainty of the timeframe for finalisation and gazettal of DLEP 2009, the purpose of this Planning Proposal is to advance rezoning of the subject land separately so as to facilitate the early redevelopment of the land for mixed use development and to provide opportunity for the community to comment on the proposal to include the land within the Terrigal Town Centre.

The existing use of the subject land for commercial tennis courts, permitted by Gosford Local Environmental Plan No. 252 (gazetted 3rd August 1990), is no longer economically viable and ownership of the land has been divested by the Crowne Plaza Hotel. The surface level of the site, together with its location at a major intersection entry to Terrigal Town Centre, render the land unsuitable for two storey medium density residential development permitted within the existing 2(b) Residential zone applying to the land.

The existing residential zoning of the land is, for all practical purposes redundant and prevents the land being developed in a manner which is consistent with the commercial/residential opportunity provided by its frontage to one of the principal commercial streets of Terrigal Town Centre.

The site provides one of the few immediate opportunities for mixed use redevelopment within the town centre, supporting its economic base and providing additional services, employment and residential accommodation.

The economic opportunities afforded by the subject land should be recognised by the application of a 3(a) Business (General) zoning to the land, acknowledging its strategic location within Terrigal Town Centre.

A2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means of achieving the objectives/intended outcomes, as the existing residential zoning of the land is inappropriate and prevents the 'highest and best' economic use and redevelopment of the land in a manner commensurate with its location within Terrigal Town Centre.

Appropriate economic use of the land can only be achieved through the rezoning of the land to 3(a) Business (General) in a manner consistent with the provisions applying to the commercial precinct of Terrigal Town Centre.

The landowner wishes to lodge a development application for redevelopment of the land for a four storey mixed retail/commercial/residential building at the earliest opportunity. Whilst Gosford City Council has resolved to zone the land *B2 Local Centre* under Draft Gosford Local Environmental Plan 2009, finalisation and gazettal of this plan is expected to take some considerable time, which will unduly delay the early redevelopment of the subject land.

In order to achieve the earliest possible redevelopment of this site for mixed use development in the manner proposed by the landowner, it would be appropriate to prepare a Local Environmental Plan to amend the Gosford Planning Scheme Ordinance to rezone Lot 1004 DP 793659 to 3 (a) Business (General).

No planning purpose is served by unduly delaying the rezoning of the subject land until finalisation and gazettal of DLEP 2009.

A3. Is there a net community benefit?

The assessment provided in Attachment 2 demonstrates that the planning proposal will produce a net community benefit.

B. Relationship to strategic planning framework.

B1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

The Central Coast Regional Strategy 2006 – 2031 is applicable to the subject land and the proposed rezoning. This planning proposal to rezone the subject land for business development is consistent with the following objectives/actions contained within the Regional Strategy:

(i) the Strategy seeks to improve employment self containment by creating more opportunities for local jobs closer to home;

(ii) Terrigal Town Centre is identified in the Central Coast Centres and Employment Hierarchy as a 'village' contributing to employment and a variety of economic activity. The subject land is structurally part of the town centre and is an appropriate location for development permissible within the 3(a) Business (General) zone under the Gosford Planning Scheme Ordinance.

B2. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The proposed rezoning of Lot 1004 DP 793659 to 3(a) Business (General) is consistent with the *Gosford Vision 2025 – A Strategic Direction for the Future* which incorporates a number of strategies for creating economic opportunity and employment through effective planning and zonings to facilitates business opportunities.

B3. Is the planning proposal consistent with applicable state environmental planning policies?

The following assessment is provided of the relationship of the planning proposal to relevant State Environmental Planning Policies:

(i) SEPP 55 – Remediation of Land: Under the provisions of SEPP 55 Council is to consider whether land which is subject to a rezoning proposal and is proposed for residential use, is contaminated.

The subject land has been previously used for residential purposes and more recently, commercial tennis courts. As the land has not been previously used for a purpose referred to in Table 1 of the contaminated land planning guidelines, the land does not require remediation pursuant to SEPP 55.

(ii) SEPP 71 – Coastal Protection: SEPP 71 requires the matters set out in Clause 8 of the Policy to be taken into account when it prepares a draft local environmental plan in respect to land to which the Policy applies.

The proposal to rezone the subject land to 3(a) Business (General) under the Gosford Planning Scheme Ordinance does not raise any concerns in relation to the matters identified in Clause 8 (a) - (p) of the Policy as the subject land is not beachfront/foreshore land; is not scenically prominent; has no flora/fauna or habitat values; and is able to be serviced by existing utilities and council's stormwater system.

(ii) Other SEPP's: No other SEPP has practical application to this planning proposal, although any future development application on the land will be required to consider a number of SEPP's, including SEPP 65 - Design Quality of Residential Flat Development.

B4. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

The following assessment is provided of the consistency of the planning proposal with relevant Section117 Directions applying to planning proposals lodged after 1st September 2009;

(i) Direction 1.1 Business and Industrial Zones: The planning proposal is consistent with the requirements of Clause 4 (a) – (d) of the direction to encourage employment growth in suitable locations and to protect employment land in business and industrial zones.

Clause 4 (e) requires that proposed new employment areas are in accordance with a strategy approved by the Director-General, subject to clause 5 which provides for circumstances under which a planning proposal may be inconsistent with the terms of this direction.

The planning proposal is located within the Terrigal Town Centre which is identified in the Central Coast Centres and Employment Hierarchy (Central Coast Regional Strategy 2006 – 2031) as a 'village' contributing to employment and a variety of economic activity. As the subject land is structurally part of Terrigal Town Centre, rezoning Lot 1004 DP 793659 to 3(a) Business (General) is consistent with a strategy approved by the Director General.

(ii) Direction 2.2 – Coastal Protection: The Planning Proposal is located within the Coastal Zone and must give effect to and be consistent with *The NSW Coastal* Policy; the *Coastal Design* Guidelines; and the *NSW Coastline Management Manual 1990.*

The Planning Proposal gives effect to the Direction being consistent with the strategic actions contained in the *NSW Coastal Policy* relevant to the preparation of LEP's (Table 1); is consistent with the principles of coastal settlement structure contained within the *Coastal Design Guidelines 2003*; and the *NSW Coastline Management Manual 1990* has no practical application to this Planning Proposal as the subject land is not located within a coastal foreshore environment to which the manual principally relates.

(iii) Direction 3.4 – Integrating Land Use and Transport: Clause (4) of the Direction requires a planning proposal to locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for Planning and Development 2001* and *The Right Place for Business and Services – Planning Policy 2001.*

This planning proposal is consistent with the objective to locate businesses which generate transport demand in locations that offer a choice of transport and increase the opportunities for people to make fewer and shorter trips. Terrigal Town Centre offers local services for local residents and tourists and is readily accessible by a choice of transport options. The proposed development of the subject land for mixed business and residential purposes will increase the range of services available within the town centre and will also increase housing choice within the town centre, where residents will be in close walking distance to all local services and amenities.

This planning proposal is consistent with objectives to integrate land use and transport as the subject land is located within an existing town centre which has a diverse range of amenities and services and is well served by public transport (bus routes) services which connect with other activity centres throughout the City of Gosford.

(v) Direction 5.1 Implementation of Regional Strategies: Clause (4) of the Direction requires planning proposals to be consistent with a regional strategy released by the Minister for Planning.

The planning proposal is considered to be consistent with the objectives and actions contained in the Central Coast Regional Strategy 2006 – 2031 as indicated in the response to B1 and B4 (i) above.

(vi) Direction 6.1 – Approval and Referral Requirements: Clause (4) of the Direction requires a planning proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.

This planning proposal is consistent with this direction as no such inclusions, or designation is proposed.

(vii) Direction 6.3 – Site Specific Provisions: The planning proposal is consistent with this Direction as it is not intended to restrict development of the subject land to a particular development proposal. Rather, it is intended to rezone the land to 3(a) Business (General), to allow for a range of business and residential uses without imposing any land use restrictions, development standards, or special requirements in addition to those already contained within the Gosford Planning Scheme Ordinance.

C. Environmental, social and economic impact.

C1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

The subject land has long been used for urban purposes and does not contain any native vegetation. Consequently no critical habitat, threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal.

C2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The rezoning of Lot 1004 DP 793659 to 3(a) Business (General) and its redevelopment for mixed business and residential purposes will not result in any other likely environmental effects:

(i) the land and its future development is able to be serviced by council's reticulated sewage and stormwater drainage systems, thereby avoiding any adverse impacts on water quality of coastal foreshores;

(iii) sedimentation and waste management controls can be appropriately applied by the council in the consideration of future development applications lodged for the subject land;

(iii) development of the land for mixed business/residential purposes will be consistent with the streetscape and built form urban design controls applicable to development within the Terrigal Town Centre and will not result in any unacceptable visual impacts; and

(iv) potential amenity impacts of future mixed use development on neighbouring residential properties will be mitigated by architectural design consistent with the design guidelines and numerical controls of *Terrigal Town Centre Development Control Plan No. 55 (Amendment No. 1).*

C3. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will provide social and economic benefits to the community by enabling the land to be developed for mixed business and residential purposes.

The subject land provides one of the few opportunities for mixed retail/commercial/residential use in a manner which supports the economic base of Terrigal Town Centre. The building concept developed for the site will result in up to 55 post construction jobs on the site; will provide additional town centre retail/commercial services; and will increase housing availability in the town centre by providing six large residential units.

D. State and Commonwealth interests.

D1. **Is there adequate public infrastructure for the planning proposal**?

Yes.

Water, sewer, electricity, telephone and gas utilities are available to the land to service future business premises. The site is well located with respect to public bus services operating to and from Terrigal Town and is readily accessible by public transport to other activity nodes and residential areas throughout the City of Gosford.

Vehicular access to basement car parking and delivery docks associated with future development of the site can be readily provided from Ash Street, thereby ensuring that no driveway access is required to/from Pine Tree Lane.

A Traffic Assessment Report accompanying a previous rezoning application (RA2005.194) demonstrated that this planning proposal and the proposed development of the site would have no adverse impact on the level of service of the existing road network or traffic or pedestrian safety in the locality.

D2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

No consultations have yet been undertaken with State and Commonwealth agencies.

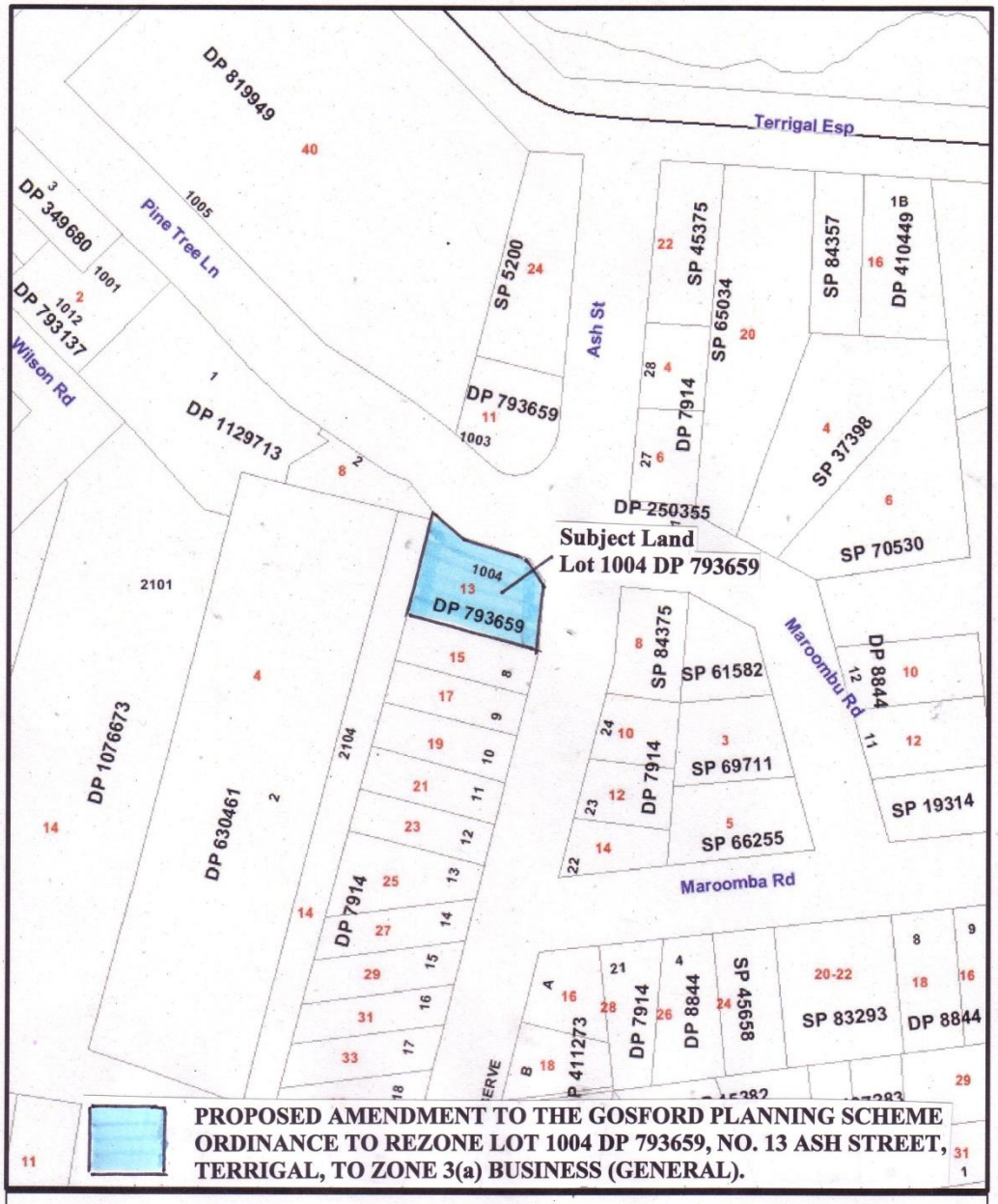
PART 4 –COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN

S55(2)(e) Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument

A 28 day exhibition period for community consultation is considered to be appropriate for this planning proposal. Notice of the public exhibition will be given:

- In The Central Cast Express;
- On council's website at www.gosford.gov.au
- In writing to adjoining landowners.

ATTACHMENT 1: PROPOSED INSTRUMENT MAP.


Terrigal Esp
Pine Tree Ln
Wilson Rd
Ash St
Maroomba Rd
Maroomba Rd
DP 819949
DP 349680
DP 793137
DP 1129713
SP 5200
DP 793659
SP 45375
SP 65034
SP 84357
DP 410449
DP 7914
SP 37398
DP 250355
SP 70530
Subject Land
Lot 1004 DP 793659
DP 793659
SP 84375
SP 61582
DP 8844
SP 69711
SP 19314
SP 66255
DP 1076673
DP 630461
SP 45658
SP 83293
DP 8844
DP 411273
PROPOSED AMENDMENT TO THE GOSFORD PLANNING SCHEME ORDINANCE TO REZONE LOT 1004 DP 793659, NO. 13 ASH STREET, TERRIGAL, TO ZONE 3(a) BUSINESS (GENERAL).
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ATTACHMENT 2: NET COMMUNITY BENEFIT TEST.

NET COMMUNITY BENEFIT TEST – EVALUATION CRITERIA.

The net community benefit of the planning proposal is to be assessed based on answers to the following questions:

- ***Will the LEP be compatible with agreed State and Regional strategic direction for development in the area?***

  Assessment: Yes. The subject land is located within an existing urban area and an established business precinct.

- ***Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?***

  Assessment: Yes. The LEP is located within a centre nominated in the Central Coast Centres and Employment Hierarchy (Central Coast Regional Strategy 2006 – 2031).

- ***Is the LEP likely to create a precedent or create or change the expectation of the landowner or other landowners?***

  Assessment: No. On the 31st May 2011 Gosford City Council resolved to rezone the land to *B2 Local Centre* under Draft Gosford Local Environmental Plan 2009

  The purpose of the LEP is to replace the redundant existing residential zoning with a more appropriate zone at the earliest possible time in order to facilitate the economic use of the land. The subject land is subject to the site specific LEP 252, gazetted on 3rd August 1990, permitting use of the land for commercial tennis courts.

  These circumstances are not applicable to any other property within Terrigal Town Centre.

- ***Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?***

  Assessment: There have not been any spot rezonings in the locality in recent years.

- ***Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?***

  Assessment: The LEP will facilitate employment generating development, providing up to 55 post construction jobs within proposed retail/commercial premises on the land.

- ***Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?***

Assessment: No. The LEP will allow development of the subject land for mixed business and residential purposes. Concept designs prepared for the proposed redevelopment of the land include six large residential units.

- ***Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?***

  Assessment: Yes.

- ***Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so. What are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?***

  Assessment: Yes. The proposal will reduce car distances travelled by customers, employees and suppliers as a consequence of its location within Terrigal Town Centre.

- ***Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If, so, what is the expected impact?***

  Assessment: No. The proposal will not affect the patronage of Government infrastructure or services.

- ***Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?***

  Assessment: No. The subject is not identified by the Government for environmental protection and the land is not constrained by environmental factors which would prevent its rezoning to 3(a) Business (General).

- ***Will the LEP be compatible /complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?***

  Assessment: Yes. The LEP will be compatible and complementary to other business premises in the locality. The LEP will further activate the Pine Tree Lane streetscape and improve amenity and the public domain at a major town centre entry point. The design of the proposed mixed use building on the site provides for an appropriate transition between retail/commercial activities within the proposed development and neighbouring residential development in Ash Street.

- ***Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?***

Assessment: Yes. The LEP will facilitate retail/commercial development on the land which will increase the range and number of business premises within Terrigal Town Centre.

- ***If a stand – alone proposal and not a centre, does the proposal have the potential to develope into a centre in the future?***

  Assessment: This is not a 'stand alone' proposal as the subject land is located within the existing Terrigal Town Centre.

- ***What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?***

  Assessment: The LEP would benefit the public interest by facilitating employment generating development and providing additional retail/ commercial services and housing within Terrigal Town Centre. The implications of not proceeding at this time would be to unnecessarily delay one of the few currently available opportunities within Terrigal Town Centre to facilitate town centre revitalisation and to otherwise retain a fundamentally redundant 'residential' site at one of the principal gateways to the town centre.

Conclusion: The answers to the above questions demonstrate that this planning proposal to rezone Lot 1004 DP 793659, corner of Pine Tree Land and Ash Street, Terrigal from 2(b) Residential to 3(a) Business (General) under the Gosford Planning Scheme Ordinance would produce a net community benefit.