

Mr David Farmer  
Chief Executive Officer  
Central Coast Council  
PO Box 20  
WYONG NSW 2259

Attention: [scott.duncan@centralcoast.nsw.gov.au](mailto:scott.duncan@centralcoast.nsw.gov.au); [rachelle.hardaker@centralcoast.nsw.gov.au](mailto:rachelle.hardaker@centralcoast.nsw.gov.au)

9 July 2024

Subject: 310 Terrigal Drive, Terrigal

Dear Mr Farmer

I write regarding the planning proposal for land at 310 Terrigal Drive, Terrigal (PP-2023-1899) submitted by Central Coast Council for Gateway determination.

I acknowledge the additional information provided by Council seeking to address the proposal's consistency with the Central Coast Regional Plan 2041, Ministerial Directions 4.2 Coastal Management and 4.1 Flooding. I note the planning proposal does not form a view in regards to consistency with Ministerial Direction 4:1 Flooding, instead advising this matter will be considered by the Department of Planning, Housing and Infrastructure.

To assist, the Department has referred the proposal to the Biodiversity, Conservation and Science (BCS) team within Department of Climate Change, Energy, the Environment and Water. BCS's advice highlights a number of areas where information supporting the proposal is deficient. I have attached a copy of this advice for Council's consideration.

The Department's initial assessment of the proposal has also found:

- The proposed development presents a risk to safety and health, given it is within areas of floodway.
- The proposal seeks to permit a significant increase in the development capacity of land that applies to the flood planning area, and land that applies to areas between the flood planning area and probable maximum flood (PMF) – i.e. the proposed density seeks to facilitate up to 94 dwellings per hectare on the site.
- The Flood Impact Assessment models the majority of the site as H5 Flood Hazard in Probable Maximum Flood events – i.e. unsafe for vehicles and people. The majority of the proposed building footprint is also categorised as H5 (unsafe for vehicles and people) and a small section of the proposed building footprint is located in H6 Hazard Category (unsafe for vehicles and people; all building types considered vulnerable to failure).

In light of the advice from BCS and the Department's initial assessment of the proposal, I am writing to advise the Department is unlikely to support the proposal in its current form. Council may wish to consider withdrawing this proposal and resubmitting when revised information has been prepared to address Ministerial Direction 4.1. I note that in doing so, Council should consider the appropriateness of this site for the proposed use.

Should you have any questions, Mr Thomas Holmes, Manager, North, East and Central Coast, at the Department can be contacted on (02) 9860 1583.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jazmin van Veen', with a stylized flourish at the end.

**Jazmin van Veen**  
**Director, Local Planning (North, East and Central Coast)**

Attachment – BCS Advice