



23 April 2024

Dr Mark Grogan  
Planning Officer, Central Coast and Hunter Region  
Department of Planning, Housing and Infrastructure  
PO Box 1226  
Newcastle 2300

Dear Mark,

**Council Response to Adequacy Assessment Actions:  
PP-2023-1899 (310 Terrigal Drive, Terrigal)**

We provide the following information to address the actions identified in your email dated 09/04/2024 in relation to the Department's adequacy assessment of PP-2023-1899. The Planning Proposal Report and Flood Management Plan have been updated and provided to you with this letter. The below table provides responses to each required action, or describes where the action has been addressed in the updated reports.

Action	Response
Regional Plan	
Update the planning proposal with assessment against the Central Coast Regional Plan 2041 planning proposal 'strategies' (i.e. the grey-boxes)	A detailed assessment of the objectives and strategies is outlined in Attachment 1E of the updated Planning Proposal.
Notwithstanding the above, further consider the potential for detrimental impacts on human health and wellbeing, given the proximity of the site to a classified road (strategy 7.5).	In addition to the CCRP strategy responses provided in Attachment 1E, further information has been provided in Part 3 Item 10 (social impact), to further consider Strategy 7.5 of the CCRP. In summary, impacts on health and wellbeing of potential future residents, road users and adjoining neighbours have been considered and actions to mitigate any adverse impacts will be implemented.
Map the site in relation to the key transport corridors and desired density targets outlined in the Central Coast Regional Plan 2041.	Further detail is now provided in the updated Planning Report in Part 3, Item 3, which addresses the site in relation to key transport corridors and densities targets outlined in the CCRP.
Flooding	
Update the flood assessment report to include the hazard category during the post and pre-development PMF event.	Refer to Appendix A of the updated Flood Management Plan provided with this response.



Update the flood assessment report to include appropriate arrangements for shelter-in-place, and/or evacuation in a PMF event, in consideration of the Draft Shelter-in-place Guideline 2023.	Refer to section 5.3 of the updated Flood Management Plan provided with this response.
If it has not occurred already, consider consulting DCCEW in relation to the location of the site and its flooding hazard.	Pre-lodgement discussions were held with BCD in relation to the site in June 2023 and an early iteration of the Flood Management Plan was provided for preliminary comment. BCD had no issues with what was presented, however noted more analysis is required to better understand risks associated with shelter in place, which has since been amended. BCD noted they will further consider the proposal and report when provided for formal assessment.
Riparian corridor	
If it has not occurred already, consider consulting DPE Water in relation to the proximity of the building footprint to the riparian corridor.	The proponent and Council enquired with DPE Water in relation to proposal and riparian corridor in August 2023. DPE Water advised they would not provide comment at the Planning Proposal stage and without a DA being lodged, however noted they were willing to consider variations to the offset requirements subject to merit and justification. Since these early enquiries, a DA was lodged for the site and DPE Water requested a controlled activity plan be prepared, however the DA has since been withdrawn.
Coastal use area	
Demonstrate consistency with Ministerial Direction 4.2(1), including how the NSW Coastal Management Manual, and any relevant Coastal Management Program and/or Section 3.2 of the NSW Coastal Design Guidelines 2023, has been addressed.	A detailed response to Minister Direction 4.2 has been provided in Attachment 1C of the updated Planning Proposal further information is provided in Part 3 Item 9.
Overlay the building footprint/proposed zoning changes in relation to the coastal area map.	A detailed response to Minister Direction 4.2 has been provided in Attachment 1C of the updated Planning Proposal and further information such as mapping is provided in Part 3 Item 9.

Should you require further information please contact me on 02 4304 7348 or via email [Rachelle.Hardaker@centralcoast.nsw.gov.au](mailto:Rachelle.Hardaker@centralcoast.nsw.gov.au).

Yours sincerely,

Rachelle Hardaker  
Senior Strategic Planner  
**STRATEGIC PLANNING**

