

# Planning Proposal

## 310 Terrigal Drive, Terrigal

### Engagement Summary

Between 29 September and 27 October 2025, a draft Planning Proposal to amend the development standards applying to 310 Terrigal Dr, Terrigal was placed on public exhibition for community feedback.

The Planning Proposal aims to unlock new housing and local jobs by transforming an underused site into a well-designed, mixed-use space that provides medium-density housing options and connects people to transport, services and amenities.

The community could share their feedback by completing the online submission form via Your Voice Our Coast or writing to Council via email or post.

## Analysis of key themes

Community feedback on the draft Planning Proposal for 310 Terrigal Drive revealed the majority of respondents support the proposal. Supportive submissions highlighted the potential for the proposed development to deliver an increase in housing opportunities, enhance local character, and stimulate economic growth. Conversely, submissions opposing the proposal raised concerns about traffic impacts, building height and floor space ratio limits, and the perceived risk of creating a precedent for future high-rise developments that could alter Terrigal's character. While some acknowledged the need for more housing options, others questioned the area's capacity to accommodate increased demand without compromising infrastructure and lifestyle balance.

## Engagement Results

### Online Submissions

Council received **32** online submissions during the exhibition period. Of the 32 submissions, **69% (n=22)** of respondents were **supportive** of the Planning Proposal, while **28% (n=9)** were **unsupportive** and **3% (n=1)** were **supportive with some questions/concerns**.

## How you connected



Your Voice Our Coast  
**376** views



The draft Planning Proposal and supporting documents were downloaded **405** times

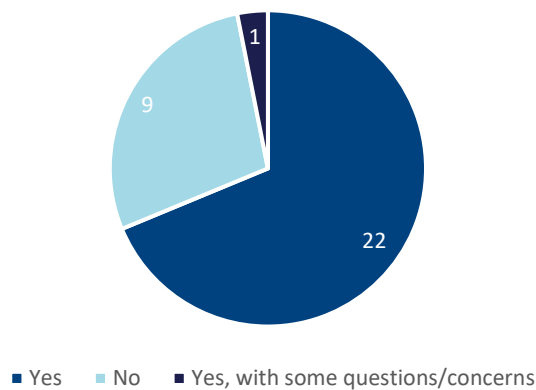


A total of **32** online submissions received



Email sent to **290** Your Voice Our Coast subscribers

## Are you supportive of the Planning Proposal?



## Key themes

### Support for Planning Proposal

Of the respondents who were supportive of the Planning Proposal, key reasons for support included:

- **Increase of housing opportunities in the area**

*"The rents are quite high in the area. I think we need more accommodation options."*

- **Improved character of the area**

*"The proposed design and architecture are in harmony with the surrounding area. The development promises to add a touch of modernity while respecting the character and aesthetics of our community."*

- **Positive impact on the community**

*"I believe the proposal will contribute positively to the local area, supporting sustainable growth and improving the overall character of the community."*

- **The proposed development would encourage growth to the area, bring economic benefits and support local jobs**

*"I'm in favour of this proposal as it represents the kind of smart, forward-thinking development Terrigal needs. The site occupies a prime position and bringing it to life with strong design will lift the whole area. Locating new homes close to established services and transport is the right approach, and it's encouraging to see that community feedback has helped shape the plans. It's a great example of growth that respects local character while supporting Terrigal's ongoing success."*

### Opposition to Planning Proposal

Of the respondents who were unsupportive of the Planning Proposal, key reasons for opposition included:

- **Impacts of the proposed development on traffic**

*"The traffic assessment does not reflect existing congestion on Terrigal Drive and Charles Kay Drive. Traffic is already severe during morning and afternoon peaks, particularly where Terrigal Drive narrows from two lanes to one near the site. The area also experiences heavy school traffic from Terrigal High School and feeder roads to Avoca, Kincumber and Green Point. The proposed development will add turning movements and vehicle trips, worsening delays and safety risks. An independent review of the traffic report should be required, including data collected during current school term peak periods."*

- **Maximum building height and Floor Space Ratio levels are too high**

*"The proposed building height 25m is nearly three times the existing zoning height of 8.5m and is inconsistent with the surrounding low-rise residential character. The proposal fails to respect the existing scale and built form of Terrigal and is taller than buildings in the Terrigal central area."*

- **Proposed development is not suitable for/will have a negative impact on the character of the area**

*"The Coast lives from its balance, and from the appeal of green, open spaces and single-storage dwellings in most areas. Starting with a new development that breaks maximum building heights and floor space ratios in an area will open up that area to further multi-storage developments (in order to not preferentially treat a single applicant). It will materially change the look and feel of the area, so this is not a single development decision to be taken lightly but a general decision that influences the overall look, feel and attractiveness of the area longer term (it is a catalyst, not an end point)."*

- **Concerns for the precedent the development will set for similar proposals**

*"Other developers will think they can just build whatever, wherever they want and ignore all the rules and guidelines as well. Stop this from going ahead. It is unbelievable that this project ever got this far with so many issues involved. What sort of system are we working with that gives developers the impression that they can put forward proposals that do not comply in so many ways and think they will be approved."*

## Council's response

| Theme                                                             | Council's response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Impacts of the proposed development on traffic                    | The traffic assessment submitted to support the Planning Proposal has been reviewed by Council's Transport Engineers and Transport for NSW. It was concluded traffic generated by the development will have no significant impact on the local or classified (State) road network. SIDRA intersection modelling undertaken for the site indicates that no external improvements on the broader road network are required to facilitate the proposed development. The intersection of Charles Kay Drive and Terrigal Drive was upgraded in 2016 to address congestion, including additional approach and turning lanes in both roads, and the relocation of the Terrigal Drive pedestrian crossings to Brunswick Road. Both key intersections at Terrigal Drive and Charles Kay Drive, and Charles Kay Drive and Scenic Highway have been assessed and currently operate well, with low average delays. |
| Maximum building height and Floor Space Ratio levels are too high | The Planning Proposal originally proposed a height of 32m (8 storeys) and FSR of 1.4:1. Following review by the Local Planning Panel and discussions with Council staff the proposal was amended decreasing the proposed height to 24m (6 storey) and FSR to 1.3:1. The changes reduce the density and limit the visual impact of the development, making it more sympathetic to the surrounding local character and environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|                                                                           | <p>The visual impact of the building has been managed through recessing the uppermost level from all sides, reducing the visual bulk and scale of the development when viewed from eye-level, thereby creating a human-scale design. Additionally, the unique attributes of the site as an isolated island site physically distanced from other buildings, ensure there are no overshadowing impacts to the neighbouring properties and minimises visual impacts. Given the site's irregular shape, it is considered that a smaller, yet taller building footprint is more appropriate as it allows for greater setbacks to the riparian zone and existing vegetation whilst also delivering much needed housing in an infill location.</p>                                                                                                                                                                                                                                      |
| Negative impact on the character of the area                              | <p>While the building skyline of Terrigal is relatively low and the proposed building envelope is taller than buildings in the immediate surrounding area, the proposed building sits below the existing tree canopy and the site's corner location acts as a prominent marker and gateway to Terrigal Town Centre. The proposed building envelope is also not inconsistent with other buildings in the context of the broader beachfront and Terrigal Town Centre (with permitted height ranging from 18.5 to 23.6m plus an additional 2.75m permitted under Clause 4.3B of Central Coast Local Environmental Plan 2022 for certain sites).</p>                                                                                                                                                                                                                                                                                                                                 |
| Concerns for the precedent the development will set for similar proposals | <p>According to Profile .id, demand for housing in Terrigal is expected to continue to grow. In Terrigal alone there will be a 3.28% increase in population between 2024-2036 (500+ residents). Terrigal has a relatively small catchment, with limited undeveloped and available land supply, meaning that the ability to deliver the necessary homes to house this future population is further constrained. The site is one of the few remaining vacant sites in an infill environment such as Terrigal with good amenity and currently zoned for residential development. It is also a rarity to have a site situated in a prominent corner location forming a 'Gateway' development to Terrigal and physically distanced from surrounding neighbours allowing for a taller building with no overshadowing impacts. The proposal supports the concept of a 15-minute neighbourhood by supporting housing and retail within proximity to Terrigal Local Centre and Erina.</p> |

## What's next?

Central Coast Council will consider the submissions made during the public exhibition period when determining how to proceed with the Planning Proposal. A report will be presented to a future Council meeting outlining the results of the public exhibition with a recommendation on whether to finalise the Planning Proposal.

Find out more and stay up to date at

[yourvoiceourcoast.com](https://yourvoiceourcoast.com)

October 2025