

Tesrol Development Background Information – May 2010

1. Tesrol has applied to the NSW Department of Planning under Part 3A of the Environmental Planning and Assessment Act 1979 for approval to develop a large site on the Ettalong foreshore. The application requests approval for:
 - Stage 1 – a freestanding 7 (? 8) storey development on the waterfront (south) portion of the site. In addition there would be one level of underground parking.
 - Stage 2 – a 2 storey development on the northern part of the site at a later date.
2. This is the third application that Tesrol has made to develop this very high profile site. If “special” height/bulk and visual parameters are approved for this development (well exceeding the parameters in the new Gosford DLEP) then a damming precedent will be set which will completely undermines the proposed DLEP.
3. The previous two Tesrol applications to Gosford Council in 2005 and 2007 were rejected due to their excessive height/bulk and failure to integrate with the future planning directions being developed by the Peninsula Urban Directions Strategy (PUDS) and the subsequently the Central Coast Regional Strategy (CCRS) and finally the proposed Gosford DLEP (DLEP).
4. There was support from pro-developer Gosford councillors for the previous Tesrol application in 2007 but community, local Labor member and state government opposition prevented approval.
 - Marie Andrews put out a press release which stated “ Now the plan has been amended to a seven-storey development.....170% above the floor space under the current LEP.” Gosford Council must send.... a strong message to developers – adhere to the LEP or don’t bother lodging an application.”
 - in August 2006 the Director General Department of Planning [NSW] reminded Council that “any variation under SEPP 1 needs to be consistent with the purpose of the standard, which in some cases may be to limit building bulk and scale.” [note Council was looking at using SEPP 1 to override LEP requirements].
5. There are three main documents which should be considered the basis against which the latest Tesrol application should be judged – the latest one being the Gosford DLEP. Each of these documents has been prepared with **major** input from the NSW State’s Planning Department.
 - PUDS was prepared with funding from NSW Planning. For Ettalong it recommended: town centre 5 storeys to reflect the height of the Ettalong hotel with The Esplanade foreshore restricted to 2/3 storeys. It recommended the DCP should be consistent with SEPP 65 (Design Quality of Residential Flat Development) and incorporate built-form controls that minimise scale and bulk.
 - CCRS defined Ettalong as a village with town centre height limits of 4/5 storeys and a local catchment population of 2-4000 people. CCRS noted that the new LEPs would be the basis for delivering the goals set out in the Regional Strategy.
 - The new Gosford LEP is to be the cornerstone for the region’s future planning and development. It reflects as a priority the need to move away from a planning system which used frequent ad-hoc re-zonings to a planning system providing certainty both for residents and developers. The DLEP sets building heights for the Ettalong town centre at 17 metres – 5 storeys.
6. The Tesrol DA application is currently with NSW Planning. It is now on exhibition at Gosford Council’s Mann Street offices. Submissions must be made by following the links at www.planning.nsw.gov.au or by mail to The Director, Metropolitan Projects, Department of Planning, GPO Box 39, Sydney NSW 2001. The closing date for submissions is 4 June 2010.
7. The application is currently on exhibition at Gosford Council’s chambers- 49 Mann Street, Gosford. The main points of the application are:

Stage 1. A development of 45 apartments, 81 car spots and some 512 square metres of retail space. This development covers the site area (car park) bounded by Memorial Ave/The Esplanade/The Thai Motel. The rear of the development is the laneway from Memorial Ave. The plan is basically for a 2 level (? 3 storey) podium fronting The Esplanade/Memorial Ave with 5 storey residential apartments above. The north end of the site is 7 storeys with a vertical back to the laneway – it will be a visual eyesore from the Ettalong CBD/Ocean View Road – with a similar rear view to that of the Ettalong Beach Club. Ground floor fronting The Esplanade and on the western side will be retail.

The building has a total height of 31.3 metres including rooftop plant. This exceeds the height limit of 17 metres in the DLEP by some 84.1%

Stage 2. A 2 storey development at the rear of the site- north of the laneway. It will have little or no views.

8. Like the two previous applications this application is excessive and does not conform with the Peninsula Urban Directions Study (PUDS), the Central Coast Regional Strategy nor the Gosford Draft Local Environment Plan (DLEP). It must be opposed to prevent Ettalong becoming a visual eyesore.
9. Please make your submissions before 4 June. Attached is a document with objection points you may wish to incorporate.