January 2024 | Panel Briefing



Commercial Premises (Neighbourhood Shopping Centre) including Signage, Sewer Extension and Demolition

Fullerton Cove

Proposal

Monteath & Powys Pty Ltd Presenter

Telle C

Project Team







Proposal Overview



Canaan PD 2 Pty Ltd is the applicant and developer for the proposal of a Commercial Premises (neighbourhood shopping centre) including Signage, Sewer Extension, and Demolition.	Planning Proposal to Rezone to enable the creation of a neighbourhood supermarket and centre determined in 12 October 2020 and gazetted on 14 October 2022 to facilitate the proposed development	The proposed development includes detailed plans, context maps, site plan elevations, and street view of the commercial premises (neighbourhood shopping centre) project.	Specialist reports and investigations have been conducted to ensure the feasibility and viability of the commercial premises (neighbourhood shopping centre) project.	Community consultation and exhibition has been carried out to gather feedback and address any concerns regarding the Commercial Premises (Neighbourhood Shopping Centre) project. The applicant will respond to any issues raised during public exhibition	Key issues for the site and proposed Commercial Premises (Neighbourhood Shopping Centre) project have been addressed through technical investigations and reports.
Applicant and Developer Details	Site Rezoning	Context Maps, Site Plan and Elevations	Specialist Reports and Investigations	Community Consultation and Exhibition	Key Issues Considered

Site Details

Situated on the traditional lands of the Worimi people.

42 Fullerton Cove Road, Fullerton Cove NSW 2318, Lot 14 in DP258848

6.86 hectares in total site area

E1 Local Centre C2 Environmental Conservation Zoning

164.33 metres of principal road frontage to Fullerton Cove Road

Associated with Planning Proposal Application approval from RU2 Rural Landscape to B1 Neighbourhood Centre, E1 Local Centre







Site Frontage and Access

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Site Analysis





Development Site Plan



DEVELOPMENT SITE PLAN 1:500 @ A1

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DEVELOPMENT SCHEDULE

BUILT FLOOR AREA (BFA) 6,992m²

LETTABLE / NET FLOOR AREA (NFA)

SUPERMARKET + LIQUOR STORE = $2,655m^2$ TENANCIES 01-05 = $2,343m^2$

TOTAL = 4,998m² (*REFER TO DRWG. A05)

GROSS FLOOR AREA (GFA) <u>TOTAL</u> = 6,304m² (*REFER TO DRWG. A21)

CAR PARKING

12 x ACCESSIBLE SPACES (5.5 x 2.6m each) 5 x DIRECT to BOOT SPACES (5.5 x 3.0m each) 286x STANDARD SPACES (5.5 x 2.6m each)

OVERALL TOTAL = 303 SPACES

16 x MOTORBIKE SPACES



Development Schedule



Floor Plan

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SOUTH-WESTERN / FULLLERTON COVE ROAD APPROACH VIEW

PERSPECTIVE VIEW 01 1:1 @ A1 Perspective View

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Perspective View

WESTERN / FULLERTON COVE ROAD VIEW

PERSPECTIVE VIEW 02 1:1 @ A1

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Perspective View

NORTHERN / FULLERTON COVE ROAD VIEW

PERSPECTIVE VIEW 03 1:1 @ A1

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SOUTH-WESTERN / AERIAL VIEW 2



Perspective View





PROPOSED PYLON SIGN PHOTO-MONTAGE





Signage Plan

PROPOSED PYLON SIGNAGE PLAN 1:200 @ A1 PYLON SIGN ELEVATION 1:25 @ A1

Elevation Plans



EAST ELEVATION



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Sewer Extension Plan

Specialist Reports and Investigations

- Flood Modelling and Stormwater Management Plan
- Biodiversity Development Assessment Report
- Historic Flora Fauna and Threatened Species Assessment
- Aboriginal Heritage Impact Permit 1 Test Investigations
- Aboriginal Cultural Heritage Assessment
- Traffic Impact Assessment
- Bushfire Assessment Report
- TfNSW Concurrence Agency Response
- Embodied Emissions Material Form
- Ecological Appraisal for Concept Sewer Alignment
- Aboriginal Due Diligence Assessment for Sewer Extension

Community consultation

Registered Aboriginal Parties

- Extensive consultation was undertaken to repair relationships following the previous miscommunication regarding the development of the site.
- The Aboriginal community has been consulted regarding the heritage management of the project throughout its lifespan.

General community

COMMUNITY PETITION FROM 2 YEARS AGO (NOW AT 600+ SIGNATURES). MEDIA – NEWCASTLE HERALD, NEW FM, 2HD, PORT STEPHENS EXAMINER POST





Key Site Issues

Aboriginal Cultural Heritage

Addressed via Aboriginal Cultural Heritage Assessment and Aboriginal Due Diligence Assessment

Stage 2 will include ongoing consultation and AHIP 2

Flood and Stormwater

Addressed via Flood and Stormwater Management Plan

Biodiversity and Ecology

Addressed via Biodiversity Development Assessment Report and Ecological Appraisal

Traffic Impact

Addressed as via Transport Impact Statement and TfNSW Preliminary Concurrence Agency Response

Bushfire Hazards

Addressed via Bushfire Assessment Report

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Thank You

Questions and answer

Monteath & Powys

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