

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 25 March 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-329 - Central Coast - DA/1424/2024 - 1419 Peats Ridge Road, Peats Ridge 2250 - Construction and Operation of Greenhouse

PANEL MATTERS

IN ATTENDANCE	Alison McCabe (Chair), Rachel Stanton, Doug Eaton, Amanda Wetzel
APOLOGIES	Tony McNamara, Roberta Ryan
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Paul Anderson, Grant Skinner, Doug Black
COUNCIL ASSESSMENT STAFF:	Katrina O'Malley, Emily Goodworth, Lara Davis, Deren Pearson
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- Overview of the existing site which includes an existing greenhouse and packing shed.
- Overview of the surrounding context which comprises horticultural and agricultural land uses.
- Existing access arrangements explained.
- Site is zoned RU1 Primary Production, and the proposal is permissible with consent.
- Site is within a drinking water catchment.
- SEPP Primary Production (2021) applies.
- Land is bushfire prone and has watercourse constraints.
- Current proposal - new greenhouse 56,000 square metres floor area. Potentially will be used for strawberry farming.
- 24-hour operation proposed.
- Extensive fill proposed, retained with a 2:1 batter, sourced from Sydney tunnel works.
- Need further details in respect of proposed landscaping and screening.
- 134 trees to be removed. No details have been provided in relation to impacts on trees with the proposed access driveway and further information will be required.
- Existing dam to be deepened to cater for water management arrangements.
- Assessment ongoing and internal / external referrals underway.

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- Key issues identified to date include:
 - Concerns with impacts on watercourse with insufficient details.
 - Extra site plans required.
 - Landscaping to side boundaries.
 - Impacts on trees along access road.
 - Need for an acoustic report.
- One submission received which raises concern about water usage.
- RFI to be issued.

APPLICANT BRIEFING

- Overview of the proposal and planning consent history.
- Extensive fill required to ensure the greenhouse can operate properly.
- Materials will be packed in the existing approved packing shed
- Applicant's position explained re traffic impacts.
- Explanation of why the extent of fill is required.
- All fill brought to the site will be certified as either VENM or ENM.
- Overview of the greenhouse operations explained.
- Overview of the energy requirements discussed.

PANEL COMMENTS

- Detailed cross sections are required to show relationships with the adjoining lands and building to existing ground levels, heights of retaining, RLs etc.
- Requirements of the Dam Safety Act need to be considered.
- The Panel want to understand why the extent of fill is required and the relationship of this to adjoining properties and impacts associated with truck movements to the site.
- The Panel want to understand the power usage and lighting arrangements and any sustainability measures proposed.
- Traffic movements and impacts need to be considered and assessed.
- The proposal will need to deal with its own screening. No weight is to be given to existing screening and landscaping on adjoining properties.
- The relationship to the existing operations on the site needs to be clear.
- The construction and operational impacts and the cumulative impacts of this proposal and the existing operations (deliveries etc) need to be clearly understood.

Council need to issue their RFI as soon as possible and the Panel expect the Council and applicant to work together so that the assessment can be completed as efficiently as possible.

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