

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DEFERRAL	16 December 2025
DATE OF PANEL BRIEFING	2 December 2025
PANEL MEMBERS	Alison McCabe (Chair), Amanda Wetzel, Rachel Stanton
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 25 November 2025.

MATTER DEFERRED

PPSHCC-329 – Central Coast – DA/1424/2024 at 1419 Peats Ridge Road Peats Ridge 2250 – Construction & Operation of Greenhouse (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel had the benefit of a briefing from Council and the applicant.

The proposal is for the construction and operation of a large greenhouse on a site where there is a separate greenhouse under construction.

The proposed development involves the placement of a disproportionate amount of fill on the site to achieve a level site. The fill is, to some extent, a function of the size of the glasshouse proposed.

The proposal is recommended for refusal for a number of reasons, with the extent of fill, inconsistencies in documentation, and lack of information being key reasons.

The applicant, in their presentation, provided additional documents addressing the reasons for refusal, as well as some ecological and civil engineering information. This information has not been considered by Council.

The Panel considers that the site is suitable for a glasshouse development. However, the scale and amount of fill required to facilitate the development is not supported.

There is insufficient information to assess the construction impacts associated with development, specifically haulage routes, number of truck movements, and over what period of time that these movements would occur, the source of the fill, and construction methodology.

There is also a lack of detail of how this proposal sits within the current approval, and inconsistencies in documentation.

The Panel is of the view that the proposal needs to be reduced in scale significantly and needs to address the information gaps identified in the Council report.

The development needs to be:

- (i) Reduced in scale, with a corresponding reduction in the extent of fill being brought to the site.
- (ii) Address the information gaps identified in the Council report.
- (iii) Address the relationship of the proposal with the existing consent and ensure consistency in documentation.
- (iv) Provide specific details of the extent and source of fill, traffic movements, construction methodology, and duration.
- (v) Provide a detailed Construction Traffic Management Plan so that the impacts of construction can be properly assessed, particularly as they relate to importation of fill, and must include details of traffic movements and duration.

Council also received an objection from a downstream rural property owner who queried whether, and to what extent, the reduction in post-development run-off relative to current conditions would impact their water rights. This issue remains unresolved and will need to be considered in the context of any modifications to the proposed development.

The Panel is prepared to defer this application for a period of two (2) months for the applicant to address these matters.

The Panel agreed to defer the determination of the matter until February 2026. The matter was deferred to allow for the provision and assessment of the outstanding information outlined in the Council report.

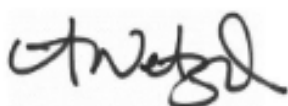
The decision to defer the matter was unanimous.

ACTIONS

The Panel deferred determination of the application for:

1. Confirmation in writing within seven (7) days as to whether or not the Applicant will amend the application addressing the points at (i) to (v).
2. A formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant by 31 January 2026 outlining:
 - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021,
 - b. Updated technical reports relied on in the amended application, and
 - c. Resolution of the water rights issue.
3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal within three (3) weeks of the upload of the Applicants required information to the Planning Portal.
4. When the updated assessment report is received the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided by 31 January 2026, or the applicant advises that they are not prepared to amend the application, the Panel will determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Amanda Wetzel
 Rachel Stanton	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-329 – Central Coast – DA/1424/2024
2	PROPOSED DEVELOPMENT	Construction & Operation of Greenhouse
3	STREET ADDRESS	1419 Peats Ridge Road Peats Ridge 2250
4	APPLICANT/OWNER	PMANDO Holdings Pty Ltd Diverse Agri Investments
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Primary Production) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Central Coast Local Environmental Plan 2022 - Draft environmental planning instruments: Nil - Development control plans: - Central Coast Development Control Plan 2022 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 25 November 2025 - Written submissions during public exhibition: 2 - Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Initial Briefing: 25 March 2025 <u>Panel members</u>: Alison McCabe(Chair), Amanda Wetzel, Rachel Stanton, Doug Eaton <u>Council assessment staff</u>: Katrina O'Malley, Emily Goodworth, Lara Davis, Deren Pearson <u>Applicant representatives</u>: Paul Anderson, Grant Skinner, Doug Black <u>Department</u>: Leanne Harris, Holly McCann - Site inspection: <u>Panel members</u>: - Alison McCabe: 14 April 2025 - Rachel Stanton: 9 November 2025 - Final briefing to discuss council's recommendation: 2 December 2025 <u>Panel members</u>: Alison McCabe (Chair), Amanda Wetzel, Rachel Stanton <u>Council assessment staff</u>: Katrina O'Malley, Lara Davis, Deren Pearson

		○ <u>Applicant representatives</u>: Paul Anderson, Grant Skinner, Doug Black ○ <u>Department</u>: Holly McCann
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A