

DETERMINATION AND STATEMENT OF REASONS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	30 March 2026
DATE OF PANEL DECISION	27 March 2026
DATE OF PANEL MEETING	24 March 2026
PANEL MEMBERS	Alison McCabe (Chair), Amanda Wetzels, Rachel Stanton
APOLOGIES	Roberta Ryan, Doug Eaton
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 17 March 2026.

MATTER DETERMINED

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

PANEL CONSIDERATION AND DECISION

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

The Panel has previously considered this matter on 2 December 2025 where the Panel resolved to defer the matter for amendments to the proposed development to:

- (i) Reduce the 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.

The deferral included a timeframe to respond. The applicant has met with Council and has indicated that the matter should be determined based on the information currently available to the Panel.

On this basis the Panel is of the view that the proposal warrants refusal as the proposal results in a disproportionate amount of fill on the site, and there is insufficient information to assess the impacts of the development.

Development application

The Panel determined to refuse the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* for the reasons at Schedule 2.

The decision was unanimous.

REASONS FOR THE DECISION

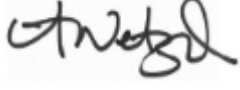
The Panel determined to refuse the application for the reasons outlined at Schedule 2.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Impact on existing water supply for adjoining property
- General objection

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

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 and Operation of Greenhouse
3	STREET ADDRESS	1419 Peats Ridge Road, Peats Ridge
4	APPLICANT/OWNER	PMANDO Holdings Pty Ltd Diverse Agri Investments
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Primary Production) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - 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 - Documents submitted by applicant and uploaded to portal between 28/11/2025 and 4/12/2025 - Council memo received: 17 March 2026 - 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 Wetzels, 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 - Briefing to discuss Council's recommendation: 2 December 2025 <u>Panel members</u>: Alison McCabe (Chair), Amanda Wetzels, 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 • Final briefing to discuss Council’s recommendation: 24 March 2026 ○ <u>Panel members</u>: Alison McCabe (Chair), Amanda Wetzel, Rachel Stanton, Doug Eaton ○ <u>Council assessment staff</u>: Katrina O’Malley, Lara Davis, Nathan Burr ○ <u>Department</u>: Carolyn Hunt, Holly McCann
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A

SCHEDULE 2

REASONS FOR REFUSAL DA/1424/2024

1. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is inconsistent with the aims of Chapter 3 of *State Environmental Planning Policy (Primary Production) 2021* as the proposal is not compatible with the existing constraints of the site.
2. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is not consistent with the aims of *Central Coast Local Environmental Plan 2022* in that the proposal would not protect or enhance the natural environment and is not of a suitable standard.
3. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is not consistent with the objectives of the RU Primary Production zone of the *Central Coast Local Environmental Plan 2022* as the proposal is not considered a suitable use of the site given the existing constraints.
4. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is not consistent with Clause 7.1 of the *Central Coast Local Environmental Plan 2022* in that there is insufficient information available to demonstrate there would be no adverse impact on the quantity and quality of water entering the drinking water catchment.
5. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is not consistent with the requirements of Clause 7.6 of the *Central Coast Local Environmental Plan 2022* in that the application has insufficient information to demonstrate that suitable services are available for the proposal.
6. Pursuant to Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act, 1979*, the proposed development has provided insufficient information to allow a thorough assessment of the proposal against the requirements of *Central Coast Development Control Plan 2022, Chapter 2.6 – Commercial Hydroponics*.
7. Pursuant to Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is inconsistent with the Character Statement for the site within the Peats Ridge Plateau area.
8. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*, the proposed development has insufficient information available to address the impacts of the development in terms of suitability of access, traffic impacts during construction, impacts to local roads and parking and traffic considerations.
9. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*, the proposed development provides insufficient information to determine the full impacts of the placement of the significant amount of fill on the site.
10. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*, there is insufficient information available to determine the full impacts of the proposed methods of stormwater management.
11. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*, the proposed development would have an unsuitable impact on the natural environment due to the significant volume of fill to be placed on the site.
12. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*, the proposed development provides insufficient information to demonstrate the proposal is able to meet the requirements of *Planning for Bushfire Protection 2019* without creating further impacts on the site.
13. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*, the proposed development has not been suitably designed to take into consideration the constraints of the site.
14. Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act, 1979*, the site is not considered to be suitable for the proposal given the significant amount of fill to be imported to the site to create a level building platform.
15. Pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act, 1979*, the proposed development is not in the public interest.