

**RECORD OF INITIAL BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 3 March 2025
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-340 – Central Coast – DA/1380/2024 – 47 Myoora Road, Somersby 2250 – Construction of a General Industrial Building

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Doug Eaton, Rachel Stanton
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Mark Daniels, Allison Basford
<b>COUNCIL ASSESSMENT STAFF:</b>	Jenny Tattam, Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

**COUNCIL BRIEFING**

- Overview of the site, which is located over three lots on the western edge of Somersby Business Park.
- Zoned E4 General Industrial zone. The proposal which is for a large general industrial warehouse building is permissible with consent.
- 24-hour operations are proposed with 30 staff over each of 3 shifts.
- Proposal will entail removal of 25 trees and excavation across the site with depths of up to 7 metres in places.
- All access to the site is proposed off Pinnacle Place only.
- 117 car parking proposed - significant shortfall under the DCP (47% shortfall) but practically the number of spaces proposed may be acceptable to Council.
- Overview of the two stages being proposed with this being a new project for an existing business - flat pack particle board cabinets.
- Notification finalised and no submissions received.
- Internal referrals have been undertaken and a number of issues have been raised and included in an RFI which has been issued. Key issues and matters to date include:
  - Further ecological information is required including clarification of the Arborist report and how the avoid and minimise principles have been met as the proposal includes only retention of

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one tree. Council have requested different options for a retained landscape buffer which will help address the ecological issues.

- Water and sewer - excessive cut not supported and understand that amended plans are being prepared.
  - Contamination - more analysis and soil sampling required.
  - Noise report is considered acceptable with various recommendations for management during construction being proposed.
  - Engineering matters including additional information regarding the access ramp to the south, lot consolidation (historical approvals), etc.
  - Revised landscape plan is required given the extent and relationship to proposed excavations.
  - From a planning perspective there is a need for revised plans and additional details for the required for setbacks, dimensions, cross sections and relationship of the proposed ramp to the adjoining properties, general sustainability matters and clarification of colours and materials etc.
- External - RFS, TfNSW and Ausgrid - either no comments or standard conditions have been provided.
  - Assessment of the application is ongoing.

#### **APPLICANT BRIEFING**

- Overview and background to the Company and its operations.
- Relationship between the adjacent properties.
- Overview of the proposal.
- Explanation of CPTED principles with no general public access to the site, security and surveillance cameras being used and the site being well lit.
- Explanation of the proposed access arrangements, truck movements, relationship to the adjoining rural zoned properties.
- Cut and fill arrangements explained and relationship with stormwater management arrangements discussed.

#### **PANEL COMMENTS**

- The Panel want to understand access arrangements and whether Pinnacle Place is designed for the required truck movements and why this is the preferred option.
- The assessment needs to consider the linking of this site to the Company's other facilities and vehicle movement routes via the proposed ramp etc.
- The Panel want further consideration and explanation of the CPTED matters particularly in terms of pedestrian movements from the various car parks (adequate safety and security) and access to the building. The use of black fences needs to be explained.
- Vegetation removal and the proposed setbacks (particularly on the southern boundary) need further consideration. Vegetation along boundaries should be retained.
- The shortfall in car parking needs to be considered and assessed. At a minimum shift overlap needs to be covered.
- Detailed cross sections, cut and fill relationships, relationship to boundaries and height of retaining walls, fencing and materials need to be fully detailed and documented as part of the application.

The Panel expect the applicant to be responsive to any Council RFIs and encourage Council to complete their assessment as efficiently as possible.

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