

STATEMENT OF ENVIRONMENTAL EFFECTS

**CONSTRUCTION OF A GENERAL INDUSTRIAL
BUILDING, WAREHOUSE & OFFICE,
EARTHWORKS, RETAINING AND ASSOCIATED
WORKS IMPLEMENTED OVER TWO STAGES**

**47 MYOORA RD, SOMERSBY (131/-/DP1034432)
7 PINNACLE PL, SOMERSBY (52/-/DP1151970)
3-5 PINNACLE PL, SOMERSBY (51/-/DP1151970)**



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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Space Urban Pty Ltd (the client) to prepare a Statement of Environmental Effects (SEE) for the construction of a general industrial building and warehouse for cabinet production & distribution, office and parking (including associated works) over two stages, at 47 Myoora Road, Somersby (131/-/DP1034432), 7 Pinnacle Place, Somersby (52/-/DP1151970) and 3-5 Pinnacle Place, Somersby (51/-/DP1151970) (**'the site'**).

The proposed development comprises the following characteristics:

- a) Construction of a general industrial building comprising:
 - (i) Industry area/factory with a GFA of 14,826m²,
 - (ii) A Warehouse with a GFA of 17,953m²
 - (iii) Ancillary office, with a GFA of 401m²
 - (iv) Staff amenities including toilets and kitchen areas
- b) Earthworks and retaining walls.
- c) Construction of hardstand area for access, manoeuvrability and 117 carparking spaces.
- d) Installation of stormwater detention system
- e) Landscaping treatments adjoining the proposed extensions for amenity and screening purposes.
- f) Installation of a business identification sign, measuring 2m x 4m (8m²).

The development will be implemented over two stages, as follows:

- **Stage 1:** Bulk earthworks (whole development), including stormwater and retaining walls.
- **Stage 2:** Construction of general industrial building, hardstand areas, landscaping and business identification signage.

The general industrial building and warehouse will facilitate timber cabinet production and distribution. All raw materials will be delivered to the site from an external timber manufacturing facility; thus, no raw materials will be manufactured on-site. The building is primarily located over 47 Myoora Road, with parking and access located over 3, 5 & 7 Pinnacle Place. Access is restricted to Pinnacle Place only, with no access available to Myoora Road.

The proposed development will employ up to 90 staff members (including eight administrative staff), with 30 staff per shift (three shifts over a period of 24 hours), 7 days a week. The production and distribution staff will be on a shift roster system being:

Shift 1	6.30am to 2.30pm
Shift 2	2.30pm to 10.30pm
Shift 3	10.30pm to 6.30am

The proposed development is permissible through the Central Coast Local Environmental Plan 2022 (LEP), as general industry and warehouse is permissible within the E4 zoning.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development. We look forward to the Council's determination of this matter.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
BDAR	Biodiversity Development Assessment Report
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental Plan
LGA	Local Government Area
PSI	Preliminary Site Investigation
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

LIST OF FIGURES/TABLES

Figure 1: Locality Plan (Perception Planning, 2024)	12
Figure 2: Proposed Site Plan (Space Urban, 2024)	19
Figure 3: Signage Plan (ref: JMPI-0062, DA200, Space Urban 2024)	24
Table 1: Existing Development Determinations	13
Table 2: Pre-DA Meeting requirements and response	14
Table 3: Integrated development Triggers	20

PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by	Reference
1.	EP&A Regulation Compliance Table, Approved Form	Perception Planning	N/A
2.	DCP Compliance Table	Perception Planning	J004411 Rev: 2 Dated: 21/08/2024
3.	Title & Deposited Plan	N/A	DP1151970 DP1034432
4.	Architectural Plans	Space Urban	JMPI-0062 Rev: A Dated: 12/06/24
5.	Bushfire Threat Assessment	AEP	3565 Rev: 00 Dated: 8 August 2024
6.	AHIMs Search Results	NSW Government	911767 Dated: 19 July 2024
7.	DBYD Search Results	Dial Before You Dig	N/A
8.	Aboriginal Heritage Due Diligence Assessment	Baker Archaeology	Dated: 26 July 2024
9.	Stormwater Management Plan Report	Eclipse Consulting Engineers	10762-001-smp Issue: 1 Dated: 29 July 2024
10.	Civil Engineering Package	Eclipse Consulting Engineers	10762 Rev: B Dated: 25.07.24
11.	Landscape Plan	Green Space Planning Co	230462 Issue: D Dated: 05.08.24
12.	Streamlined BDAR	AEP	3565 Rev: 01 Dated: 8 August 2024

13.	Arborist Impact Assessment	AEP	3565 Rev: 00 Dated: June 2024
14.	Preliminary Contamination Assessment	JM Environments	JME24047-2 Dated: 14 July 2024
15.	Traffic Impact Statement	SECA Solution	P3038 Dated: 2 July 2024
16.	Pre-DA Meeting Minutes	Central Coast Council	23 May 2024
17.	Noise Assessment	Muller Acoustic Consulting	MAC242150-01RP1V1 Dated: 23 July 2024
18.	Section J Report	Evergreen Energy Consultants	Rev: 2 Dated: 1 August 2024
19.	Crime Prevention through Environmental Design Report	Perception Planning	J004411 Rev: 2 Dated: 21/08/2024
20.	Waste Management Plan	Perception Planning	N/A
21.	Owners Consent	Space Urban Pty Ltd Space Urban Two Pty Ltd	Dated: 22 July 2024
22.	Estimated Development Cost Report	CSQS Quantity Surveying	PR1131 Version: 1.0 Dated: 14/08/2024
23.	Draft Water and Sewer Plans	-	-

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
TERMS AND ABBREVIATIONS	5
LIST OF FIGURES/TABLES	5
PLANS AND SUPPORTING DOCUMENTATION	6
TABLE OF CONTENTS	8
1 BACKGROUND	10
1.1 PURPOSE	10
1.2 SITE DETAILS	11
1.3 SITE DESCRIPTION	11
1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS	13
1.5 COUNCIL CONSULTATION	13
2 DESCRIPTION OF THE DEVELOPMENT	17
2.1 PROPOSED DEVELOPMENT	17
3 PLANNING CONTROLS	20
3.1 ACTS	20
3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	20
3.1.2 BIODIVERSITY CONSERVATION ACT 2016	22
3.1.3 WATER MANAGEMENT ACT 2000	22
3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)	22
3.2.1 SEPP (BIODIVERSITY AND CONSERVATION) 2021	23
3.2.2 SEPP (INDUSTRY AND EMPLOYMENT) 2021	23
3.2.3 SEPP (SUSTAINABLE BUILDINGS) 2022	26
3.2.4 SEPP (PLANNING SYSTEMS) 2021 (PLANNING SYSTEMS SEPP)	26
3.2.5 SEPP (RESILIENCE AND HAZARDS) 2021	26
3.2.6 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021	27
3.4 LOCAL ENVIRONMENTAL PLAN (LEP)	29
3.5 DEVELOPMENT CONTROL PLAN (DCP)	32
4 LIKELY IMPACTS OF THE DEVELOPMENT	32
4.1 BUILT ENVIRONMENT	32
4.1.1 CONTEXT, SETTING AND VISUAL IMPACT	32
4.1.2 ACCESS, TRANSPORT AND TRAFFIC	32
4.1.3 PUBLIC DOMAIN	33
4.1.4 SERVICES	33
4.1.5 NOISE AND VIBRATION	33

4.2	NATURAL ENVIRONMENT	34
4.2.1	ECOLOGICAL	34
4.2.2	LANDSCAPING	34
4.2.3	ARCHAEOLOGY	34
4.2.4	HERITAGE	35
4.2.5	STORMWATER.....	35
4.3	SOCIAL AND ECONOMIC ENVIRONMENT.....	35
4.3.1	SOCIAL & ECONOMIC.....	35
4.3.2	SAFETY, SECURITY AND CRIME PREVENTION	35
5	SUITABILITY OF THE SITE	36
6	PUBLIC INTEREST	36
7	SUBMISSIONS AND CONSULTATION	36
8	CONCLUSION	36

1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Space Urban Pty Ltd (**‘the client’**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure’s (now the Department of Planning, Housing and Infrastructure) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	47 Myoora Road, Somersby 7 Pinnacle Place, Somersby 3-5 Pinnacle Place, Somersby
Lot and DP	131/-/DP1034432 52/-/DP1151970 51/-/DP1151970
Current Use	Vacant Land
Zoning	E4 – General Industrial
Size (Lot Area)	5.6 ha
Site Constraints	Bushfire Prone Land – Vegetation Buffer Minimum Lot Size – 4,000m ² Key Sites Map – Somersby Business Park
Owner	Owner's consent has been provided on the Application Form for the DA.
DP and 88B Instrument	- Lot 51 comprises an easement to drain sewage over existing line of pipes (Z), central to the site running in a north-south direction. Lot 51 also comprises an easement for drainage of water 2.5m wide (G & V) and an easement to drain sewage (W) along the southern boundary. - Lot 52 is benefitted by an easement for drainage of water 2.5m wide (X) along the southern boundary. - Lot 131 is unencumbered. The DP and Titles are provided at APPENDIX 3.

1.3 SITE DESCRIPTION

The site is located at 47 Myoora Road, Somersby (131/-/DP1034432), 7 Pinnacle Place, Somersby (52/-/DP1151970) and 3-5 Pinnacle Place, Somersby (51/-/DP1151970) known as **'the site'** for the purpose of this SoEE. The site has a total area of approximately 5.6 ha (**FIGURE 1**). The site is in Somersby, within the Central Coast Council Local Government Area (LGA).

The site is adjoined by active recreational and commercial premises to the south, industrial premises to the north and east and a single rural/residential receiver to the west across Myoora Road. The site is currently used for industrial storage and associated activities. Remnant vegetation exists along the western and southern boundaries, with most of the site comprising exotic or cleared areas. Access to the site is direct from Pinnacle Place.

Figure 1: Locality Plan (Perception Planning, 2024)



1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The Central Coast Council Development Application Tracker website identifies recent approvals as listed below:

Table 1: Existing Development Determinations

47 Myoora Road Somersby			
Application No.	Application Type	Status	Details
Nil	-	-	-
3 & 7 Pinnacle Place Somersby			
DA/38002/2010	Re-subdivision of three lots into two lots	Approved	9/01/2010
DA/38002/2010	Relocation of services	Approved	17/02/2010
SC/38002/20210	Re-subdivision of three lots into two lots	Approved	11/11/2010
DA41088/2011	Storage of Containers, Workshop & Office	Approved	30/08/2011

No known compliance matters exist over the site which would pose issues for the proposed development.

1.5 COUNCIL CONSULTATION

A pre-DA meeting was held with representatives of Council on 23 May 2024. Key requirements requested by Council within the meeting, as detailed within the pre-DA minutes at **APPENDIX 16**, and an associated response is provided within **TABLE 2** below.

Table 2: Pre-DA Meeting requirements and response

Council Requirement	Response
The proposed Development Application (DA) must be accompanied by a Bush Fire Assessment Report (BFAR) that explains how compliance with PBP 2019 is to be achieved.	A Bushfire Assessment Report is provided as APPENDIX 5 to this application.
The subject site is over 1ha in size does not have an approved koala plan of management applying to the land. The SEE will have to demonstrate the proposed development will not impact on the Koala habitat.	Please refer to Section 3.2.1 of this SEE.
In view of the above, the proposed development will be processed as regionally significant development and referred to the Regional Planning Panel for determination.	Please refer to Section 3.2.4 and associated Estimated Development Cost Report provided as APPENDIX 22 – the DA <u>is</u> considered a regionally significant development, for determination by the Regional Planning Panel.
Details of the potential contamination of the subject site needs to be provided as part of the development application in the form of a preliminary site investigation report.	A Preliminary Contamination Report is provided as APPENDIX 14 to this application.
Any development application lodged with Council will need to be accompanied with a BASIX Certificate in accordance with the requirements of this SEPP. Please note, any BASIX certificate accompanying a development must have been issued no earlier than 3 months before the date on which the application is made.	A BASIX Certificate is not required. A Section J Report has been prepared and is provided as APPENDIX 18 to this application.
The proposed development will be considered integrated development under Schedule 3 Traffic generating development referred to Transport for NSW), if it is determined that the industry will be 20,000m ² in site area or (if the site area is less than the gross floor area) or gross floor area. A traffic report is required to be prepared and submitted with the application:	Refer to Section 3.2.6 of this SEE.

- Certifying vehicle access and carparks to be in accordance with Australian Standard 2890 (AS 2890), Central Coast DCP 2022, traffic movements and safety aspects, including conflicts at the entry/exits.	
Chapter 3 Advertising and Signage Any signage proposed as part of the development is required to address the provisions outlined within this policy within the Statement of Environmental Effects. Details of any proposed signage is required to be provided on the submitted architectural plans.	Refer to Section 3.2.2 of this SEE.
DCP Analysis is required.	Refer to APPENDIX 2 .
A report is required to ensure the proposal has been designed following consideration of the Crime Prevention through Environmental Design (CPTED) strategies relating to surveillance, access control, territorial reinforcement and space management.	A CPTED Report is provided at APPENDIX 19 .
An air quality report and acoustic report are to be provided to demonstrate that the intended development will not have a detrimental impact on the adjoining properties in terms of air quality and noise. Please refer to the comments provided by Council's Environmental Health Officer.	An Acoustic Report has been prepared and is provided as APPENDIX 17 to this application. An Air Quality Report is not considered necessary to support the proposed development given the machinery utilises adequate dust containment areas, emptied regularly. No air quality impacts are envisaged by the development.
A water cycle management plan must be prepared and submitted.	A Stormwater Management Report has been prepared and is provided as APPENDIX 9 to this application.
Retaining Walls design for whole site perimeter to be provided including catch drains, footings, subsoil drainage wholly contained within site. Details to be shown on engineering plans including vehicle turn paths.	Refer to the detailed engineering plans provided at APPENDIX 10 .

Native vegetation including large Eucalypt trees are supported along the southern and western boundaries. All native trees located along boundaries should be protected and retained within a landscape buffer area as they provide amenity and high habitat value. The application is to be supported by an Arborist Report, Ecological Assessment and detailed Landscape Plan. Bushfire Asset Protection Zones (defendable space) must be excluded as far as practical from the landscape buffer area.	Refer to the detailed assessment provided within: - DCP Analysis (APPENDIX 2) - Landscape Plan (APPENDIX 11) - Arborist Report (APPENDIX 13) - BDAR (APPENDIX 12)
A Resource and Waste Management Planning (RWMP) must be considered in three stages, each of which requires a distinct RWMP.	An RWMP been prepared and is provided as APPENDIX 20 to this application.
The developer is required to obtain a section 305 and 307 certificate for the proposed development.	Noted, these applications will be submitted.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The application seeks development consent for the following:

- a) Construction of a general industrial building comprising:
 - (i) Industry area/factory with a GFA of 14,826m²,
 - (ii) A Warehouse with a GFA of 17,953m²
 - (iii) Ancillary office, with a GFA of 401m²
 - (iv) Staff amenities including toilets and kitchen areas
- b) Earthworks and retaining walls.
- c) Construction of hardstand area for access, manoeuvrability and 117 carparking spaces.
- d) Installation of stormwater detention system
- e) Landscaping treatments adjoining the proposed extensions for amenity and screening purposes.
- f) Installation of a business identification sign, measuring 2m x 4m (8m²).

The development will be implemented over two stages, as follows:

- **Stage 1:** Bulk earthworks (whole development), including stormwater and retaining walls.
- **Stage 2:** Construction of general industrial building, hardstand areas, landscaping and business identification signage.

The general industrial building and warehouse will facilitate timber cabinet production and distribution. All raw materials will be delivered to the site from an external timber manufacturing facility; thus, no raw materials will be manufactured on-site. The building is primarily located over 47 Myoora Road, with parking and access located over 3, 5 & 7 Pinnacle Place. Access is restricted to Pinnacle Place only, with no access available to Myoora Road.

The proposed development will employ up to 90 staff members (including eight administrative staff), with 30 staff per shift (three shifts over a period of 24 hours), 7 days a week. The production and distribution staff will be on a shift roster system being:

Shift 1	6.30am to 2.30pm
Shift 2	2.30pm to 10.30pm
Shift 3	10.30pm to 6.30am

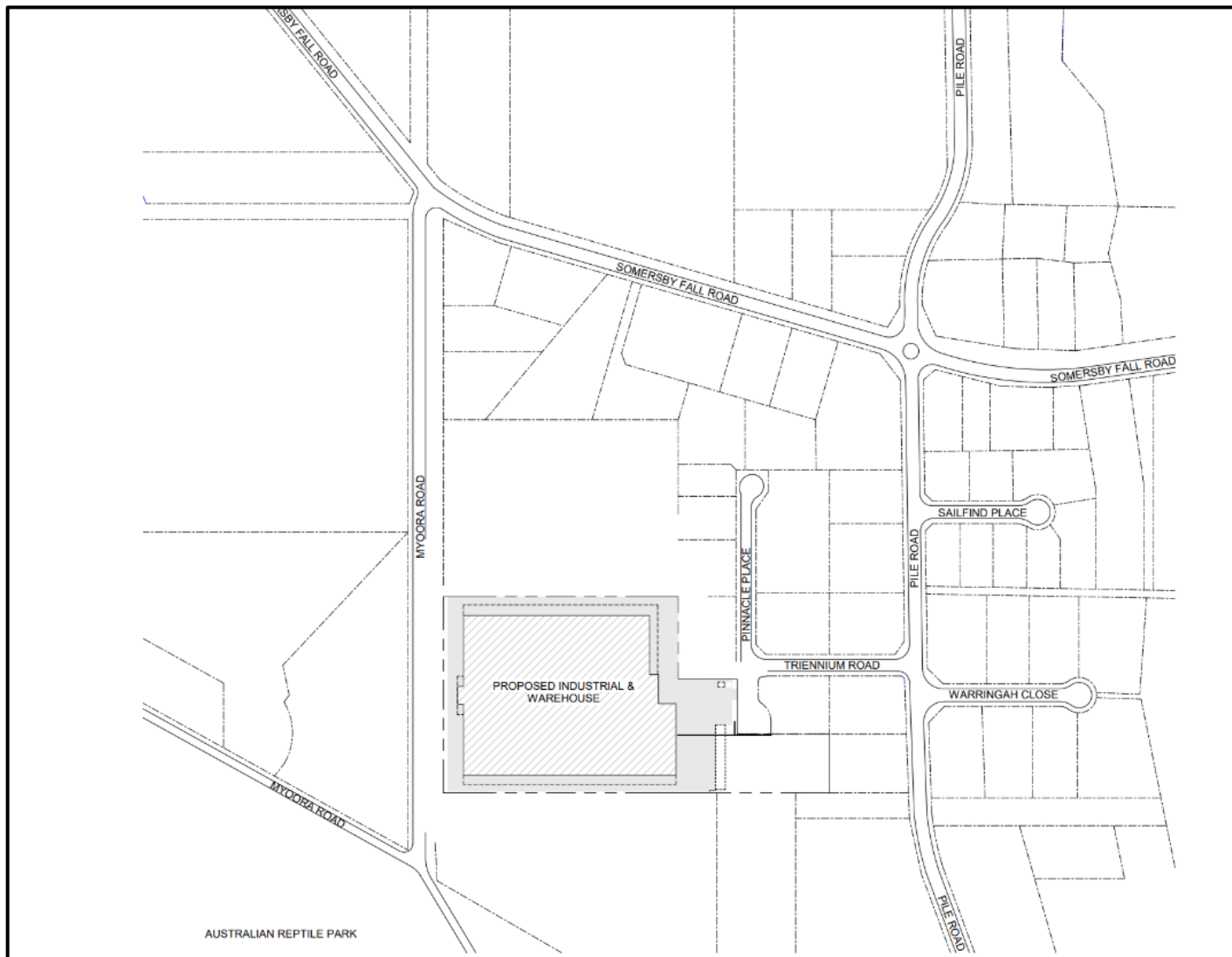
The key reasons why the proposed development is acceptable are as follows;

- The proposed development is permissible on the site with consent and is appropriately zoned and located;
- No adverse impact on the existing character or amenity of the area will result;

- The development will have positive economic impacts for the site and the broader region;
- The development will ensure the continuing viability of the operation of the Business Park, and contributes to the manufacture of product for use within the local and wider construction industry; and
- The land has the capacity to accommodate the development on site whilst managing or mitigating potential environmental issues, as summarised within this SoEE and detailed within the specialist reports submitted with this application.

The proposed development will provide a well-coordinated and sustainable development with no foreseeable impact on the character of the surrounding area. This DA is consistent with the planning framework and has the potential to deliver triple-bottom line outcomes as envisaged by Central Coast Council.

Figure 2: Proposed Site Plan (Space Urban, 2024)



3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

Section 4.46 – What is integrated development?

Integrated development is development (not being State significant development or complying development) that, for it to be carried out, requires development consent and one or more of the approvals listed within **TABLE 3** below. The proposed development is not identified as integrated development.

Table 3: Integrated development Triggers

Integrated development	Proposed Development	
Fisheries Management Act 1994	▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219	N/A
Heritage Act 1977	▪ s 58	N/A
Coal Mine Subsidence Compensation Act 2017	▪ s 22	N/A – The site is not located within a Mines Subsidence District.
Mining Act 1992	▪ s 63, 64	N/A
National Parks & Wildlife Act 1974 (as amended)	▪ s 90	No – Development is not integrated development in respect of an Aboriginal heritage impact permit required under Part 6 of the National Parks and Wildlife Act 1974 unless – a. an Aboriginal object referred to in that Part is known, immediately before the development application is made, to exist on the land to which the development application applies, or b. the land to which the development application applies is an Aboriginal place

		within the meaning of that Act immediately before the development application is made An AHIMs Search has been carried out for the site and is provided at APPENDIX 6. The AHIMs Search identifies that 0 Aboriginal sites or places have been declared on or near the site (within 200m). It is however noted that the wider area comprises a significant number of Aboriginal items and objects, thus an Aboriginal Heritage Due Diligence Assessment has been prepared and is provided at APPENDIX 8. It is reasonable to conclude that there is a low probability of objects occurring in the area of the proposed development. The proposal does not seek to destroy, deface, damage or move an object from the land. The area of the proposed development is located in an existing disturbed area and unlikely to show any visual signs of objects. If any burials/skeletal remains, shell middens or stone artefacts are found, all work is to cease immediately, and the relevant parties notified.
Protection of the Environment Operations Act 1997	▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122	N/A
Roads Act 1993	▪ s 138	N/A
Rural Fires Act 1997	▪ s 100B	No – Whilst the site is identified as bushfire prone land (Vegetation Buffer), the development is not defined as a special fire protection purpose, thus referral to the RFS is not required as integrated development. The minimum 10m defendable space required for bushfire protection is achieved within the site setbacks, as detailed within the Bushfire Assessment Report provided as APPENDIX 5 .
Water Management Act 2000	▪ ss 89, 90, 91	N/A – watercourses are not located on or within 40m of the site and associated development.

Section 7.11 – Development Contributions

Development contributions will be required to be calculated and charged in accordance with the Central Coast Contributions Plan (CP) where applicable.

3.1.2 BIODIVERSITY CONSERVATION ACT 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive, and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The site has small areas that are mapped on the NSW Biodiversity Values Map. This land is located to the rear of the site and primarily concerns the vegetation on the neighbouring land.

The land is zoned for E4 Industrial Use, and the proposal requires the clearing or modification of 0.43ha of native vegetation, which places this development over the clearing threshold. A Biodiversity Development Assessment Report (BDAR) has been prepared and is provided at **APPENDIX 12**. This assessment utilises methods applicable to the 'Small Areas' module, detailed within the BAM Order 2020 to identify biodiversity values inherent within the site, including known and potentially occurring threatened species and ecological communities, and quantifies impacts of the proposal upon these values. The site comprises remnant vegetation along the western and southern boundaries, with most of the site consisting of exotic or cleared areas. The native vegetation within the Subject Site has been ground-truthed and contains a single Plant Community Type (PCT), which is present in two (2) condition classes as follows:

- PCT 3593 - Sydney Coastal - Sandstone Bloodwood Shrub Forest
 - o 0.37ha in 'Poor' condition; and,
 - o 0.06ha in 'Severely degraded' condition.

To offset residual impacts of the proposal upon biodiversity values, the proposal would require retirement of a total of:

- 6 x PCT 3593 credits (or equivalent).

3.1.3 WATER MANAGEMENT ACT 2000

Watercourses are not located on or within 40m of the site and associated development, therefore further assessment under the WM Act is not required.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
 - o *Chapter 4 – Koala Habitat Protection 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
 - o *Chapter 3 – Advertising and Signage*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

- Chapter 3 – Standards for Non-Residential Development
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
 - Chapter 4 – Remediation of Land
- State Environmental Planning Policy (Transport and Infrastructure) 2021
 - Chapter 2 – Infrastructure

3.2.1 SEPP (BIODIVERSITY AND CONSERVATION) 2021

CHAPTER 4 – KOALA HABITAT PROTECTION 2021

This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. This SEPP applies to land identified within Part 3.2, Section 3.5 and LGA's specified within Schedule 2.

The SEPP applies to the Central Coast Local Government Area (LGA). In accordance with Section 3.8, the council's determination of the development application must be consistent with the approved koala plan of management that applies to the land.

Central Coast is part of the Central Coast Koala Management Area (KMA 2). Site inspections undertaken as part of the BDAR (**APPENDIX 12**) identified that trees belonging to the koala use tree species listed in Schedule 2 for the relevant koala management area were located on site. Targeted surveys failed to identify any sign of koala utilisation of the site. Desktop assessment of local records in BioNet Atlas showed one (1) koala record within a 10km search of the Subject Site within the last 18 years, recorded in 2023. Therefore, a Tier 2 Assessment has been undertaken. As such it has been identified that koalas are not present on site, the site is not considered to be core koala habitat and it is not anticipated that the proposal will impact koalas in the present or future.

3.2.2 SEPP (INDUSTRY AND EMPLOYMENT) 2021

CHAPTER 4 – ADVERTISING AND SIGNAGE

The proposed development incorporates business identification signage in the form of a 'pylon sign' adjoining the site access (dwg no. DA200) as shown in **FIGURE 3** below. The signage measures 2m x 4m (8m²).

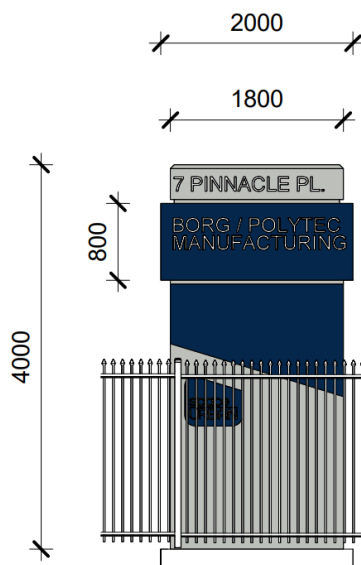


Figure 3: Signage Plan (ref: JMPI-0062, DA200, Space Urban 2024)

In accordance with Part 3.2, Section 3.6 a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and**

An assessment against the aims of this Chapter, specified in section 3.1(1)(a) is included in the table below.

Subclause		Assessment
(1)(a) this chapter aims to ensure that signage (including advertising):		
(i)	is compatible with the desired amenity and visual character of an area, and	The proposed signage adheres to the desired amenity and visual character of the site, supporting the visual aesthetic of the approved building.
(ii)	provides effective communication in suitable locations, and	The signage provides clear, legible business identification information.
(iii)	is of high-quality design and finish, and	The proposed signage enhances the visual aesthetic of the area, incorporating contemporary design elements.
(b)	to regulate signage (but not content) under Part 4 of the Act, and	One business identification sign is proposed in the form of a pylon sign. The signage includes acceptable content for the site operations within an industrial area.

(c)	to provide time-limited consents for the display of certain advertisements, and	An advertising sign is not proposed.
(d)	to regulate the display of advertisements in transport corridors, and	An advertising sign is not proposed.
(e)	to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	The site does not adjoin a primary transport corridor.

b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

The following addresses Schedule 5, for the proposed development.

1 Character of the area

The proposed signage for building identification purposes is reflective of the use of the site and does not unreasonably impact on the intended future character of the industrial area.

2 Special areas

The signage will not detract from any amenity or visual quality of any environmentally sensitive areas, heritage or natural conservation areas or landscapes. The signage is uncomplicated in form and contributes to the visual quality of the building.

3 Views and vistas

The site and the surrounding area are not considered to contain any important view, nor would the proposed signage dominate and reduce the quality of the vistas.

Viewing rights of others are not considered a concern given the proposed developments suitable location.

4 Streetscape, setting or landscape

The scale, size, and proportion of the proposed signage consistent with the intended form of building identification signage within commercial areas and maintains consistency with the established signage seen on other buildings of similar use within the immediate locality. The signage proposed incorporates white coloured lettering against a blue and grey toned wall for visual interest. The simplicity and rationalised nature of the signage assists in reducing any associated clutter that could otherwise occur.

The location does not contain any key visual areas of importance or interest.

5 Site and building

The proposed signage is compatible with the scale, proportion and other characteristics of the site and is consistent with the character of the area.

6 Associated devices and logos with advertisements and advertising structures

An advertisement or advertising structure is not proposed.

7 Illumination

The proposed building identification signage does not incorporate illumination.

8 Safety

The proposed development is not expected to impact upon the safety of any persons, including bicycles, pedestrians and vehicles given the size, content, location and colour proposed is appropriate for the setting within a commercial environment.

3.2.3 SEPP (SUSTAINABLE BUILDINGS) 2022

CHAPTER 3 – STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT 2022

The Site is zoned E4 and does not require a BASIX Certificate in accordance with this Chapter. A Section J Report has been prepared for the development and is provided at **APPENDIX 18**.

3.2.4 SEPP (PLANNING SYSTEMS) 2021 (PLANNING SYSTEMS SEPP)

The application is not regionally significant development under Part 2.4 Regionally significant development and Schedule 6 – clause 2 of the SEPP the estimated development cost (EDC) does exceed \$30 million (refer to EDC Report provided at **APPENDIX 22**), noting GST is excluded from the definition of EDC.

Accordingly, the Regional Planning Panel is the consent authority for the subject application.

3.2.5 SEPP (RESILIENCE AND HAZARDS) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates, transfers, and repeals the provisions of three (3) SEPPs into a single environmental planning instrument, including: the SEPP (Coastal Management) 2018 (Coastal Management SEPP), SEPP 33 – Hazardous and Offensive Development (SEPP 33), and SEPP 55 – Remediation of Land (SEPP 55).

The Resilience and Hazards SEPP aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide.

CHAPTER 4 – REMEDIATION OF LAND

The object of this Chapter is to provide for a state-wide planning approach to the remediation of contaminated land.

In accordance with Clause 4.6 a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated.

The site has been used for various industrial land uses including a works depot, storage of crushed concrete and materials storage, and light and heavy vehicle parking operating under former Environmental Protection licenses issued by the NSW Environment Protection Authority. Site contamination reports must be submitted with the development application to address Clause 4.6 of *SEPP (Resilience and Hazards)* 2021 and Clause 2.9.2.22 *Contaminated Sites* of the CCDCP.

A Preliminary Site Investigation (PSI) Report has been prepared by JME in support of the proposed development and is provided at **APPENDIX 14**. The Report identifies the following historic land uses relating to the site:

- Lot 131 was vacant until November 2015, when it was then used as a staging site for the Kariong to Somersby M1 motorway upgrade. This site was managed under the conditions of EPL20721 and was paved with asphalt for the activity. The neighbouring property to the north of Lot 131 was DA approved and held an EPL for Petroleum products and fuel production. However, has yet to be applied for and the EPL was surrendered in 2023. The current use of Lot 131 has a low potential to cause significant contamination that would impact on industrial land use.
- Lot 52 was vacant until around 2011, after which time was DA approved for “Storage of containers, workshop and office”. The 2016 aerial photographs and anecdotal evidence confirmed the site housed shipping containers. It is unknown what the “workshop” was used for.

Based on the information presented within the PSI, it is considered that the site has a low risk of significant contamination that would impact on the proposed development. However, sampling and analysis of soil is warranted to understand the contamination status of the site. It is recommended that the stockpiles and other waste materials are removed from Lot 52 prior to the sediment dam being assessed under the guidance of a Sampling and Analysis Quality Plan.

3.2.6 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTER 2 – INFRASTRUCTURE

The purpose of this Chapter is to facilitate the effective delivery of infrastructure across the state and to identify matters to be considered in the assessment of developments adjacent to particular types of infrastructure.

Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network

Section 2.48 – Determination of development applications – Other development

The existing site is connected to overhead reticulated electricity, connecting to the infrastructure within the site. Penetration of the ground within 2m of underground electrical infrastructure triggers referral to the electricity supply authority is triggered pursuant to Section 2.48(1)(a). It is not anticipated that referral to the electricity authority is warranted in this instance given there is no underground infrastructure within proximity to the works that we are aware of.

Division 12A, Subdivision 2 Development adjacent to pipeline corridors

Section 2.76 – Determination of development applications

The proposed development is not in the vicinity of a 'licensed' pipeline corridor as defined under Section 2.76 (2). Accordingly, the proposed development does not trigger referral to any pipeline operator pursuant to Section 2.76.

Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations

The site adjoins Pile Road, which is a local road, under the maintenance of Central Coast Council. Pile Road connects to the Old Pacific Highway, which is a State Main Road, however the connection point is over 90m from the site. As such, referral to Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Section 2.118. A Traffic Impact Assessment (TIA) (**APPENDIX 15**) has been prepared to demonstrate safe traffic movement to and from the site, noting that no additional access points are proposed, and that the increase in traffic is negligible.

Section 2.121 – Traffic Generating Development

In accordance with Section 2.121, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW. The TIA notes that the development is expected to generate an increase the daily flows from around 3,836 vehicles per day on Somersby Falls Road (Monday to Friday) to 4,060. This represents an increase of 5.8% over the current flows, with these flows remaining well within acceptable limits for this road. Similarly, for Wisemans Ferry Road the daily flows could increase from around 6,500 vehicles to 6,680 to the south of the roundabout with Somersby Falls Road but will remain well within the hourly capacity for this road, with hourly flows of less than 500 vehicles per hour per direction, well within the limit of 900 vehicles per hour per direction. The additional traffic movements generated by the development will have a minimal and acceptable impact on the surrounding road network and site access can operate with minimal delay or congestion. It is considered that the development is consistent with the requirements of the Local Government Regulations, and the Development Control Plan in relation to traffic, parking and access. To this extent, the proposed development is not identified to have an adverse impact on road infrastructure.

3.4 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Central Coast LEP 2022 apply to the proposed development:

- **Clause 2.3 – Zone Objectives and Land Use Table**

The site is zoned E4 – General Industrial under the Central Coast LEP 2022.

Permissibility

The proposed development incorporates timber cabinet production and assembly & associated warehousing, from the particle board delivered to the site from the Borg manufacturing plant in Oberon. The development is best described as a general industry to capture this industrial activity, which is permitted in the E4 zone, defined as follows:

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

Zone objectives

The objectives of the E4 zone are as follows:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.
- To support and protect industrial land for industrial uses.

Pursuant to Clause 2.3 of the Land Use Table the general industrial building and ancillary office is permissible with consent and is consistent with the aims and objectives of the E4 – General Industrial zone. The proposed development establishes a unique production industry within Somersby, which provides employment opportunities for up to 90 staff. The scale of the development is appropriately located within the Somersby Business Park with access to several state routes to service both metropolitan and regional areas. The proposal has not been identified to result in any adverse impacts on other land uses within the locality. The proposed development is sympathetic to the existing amenity and character of the Business Park and has been designed in a way to ensure it fits well within its locality and surrounding area.

- **Clause 4.3 – Height of Building**

The objectives of Clause 4.3 are to establish a maximum height of buildings to enable appropriate development density, and to ensure that the height of buildings is appropriate for the context and character of the area.

The CCLEP does not identify a maximum HoB for the site. The DCP also does not specify a maximum height of buildings. The proposed built form will be like and consistent with the established industrial buildings and associated bulk and scale within the Business Park, particularly 13 Pinnacle PI and 3-6 Pinnacle PI. The total height of the building is 13.7m (RL 203700 – RL 190000) measured from the ground floor to the ridge (peak, central of the building and site), and falls to a lower height on either side of the outer walls of the building, noting the 1.5 degree fall in roof line. Given the extent of cut proposed, the building will be set into the site, and thus the extent of building view from adjoining properties to the north and west, and from Myoora Road will be half of what can be seen from the Business Park, from Pinnacle Place.

The height of the building is also necessitated by the production process within the building and the machinery and equipment needed to produce the cabinets. To this extent, it is considered that the height of the development is appropriate for the locality.

- **Clause 4.4 – Floor Space Ratio**

A prescribed FSR limit does not apply to the site.

- **Clause 5.10 – Heritage conservation**

The subject site is not identified within Schedule 5 of the LEP as containing any items or places of heritage significance. An AHIMs Search has been carried out for the site and is provided at **APPENDIX 6**. The AHIMs Search identifies that 0 Aboriginal sites have been declared on or near the site (within 200m). Despite this, the site is located within the Somersby Business Park (detailed in Clause 7.12 below). As such, an Aboriginal Cultural Heritage Due Diligence Assessment has been undertaken and is provided at **APPENDIX 8**. Visual inspection confirmed the absence of sandstone outcrops or stone, and that the site comprises modified landform with no potential for retaining archaeological deposit. One tree with a scar was observed, with clear “tree knot” exposed cambium evidence of it being the location where a thick branch has broken off at the trunk. The assessment concludes that there is no identified Aboriginal heritage constraint to proceed with the proposed construction. Based on the findings of this assessment there is no justification for further archaeological assessment or monitoring. In the unlikely event that an Aboriginal object is identified, all work must stop in the general vicinity of the land and an archaeologist should be contacted to assess the object and, if confirmed, advise on the requirements for an Aboriginal Heritage Impact Permit under section 90 of the NPW Act.

- **Clause 5.21 – Flood planning**

Review of the Central Coast Online Mapping, confirms the site is not affected by flooding

- **Clause 7.1 – Acid Sulphate Soils**

The site is not mapped as land containing Acid Sulfate Soils. Accordingly, the provisions of this Clause do not apply.

- **Clause 7.6 – Essential Services**

The consent authority cannot grant consent unless it is satisfied that all services that are essential for the development are available or that adequate arrangements have been made to make them available when required, including:

- a. **Water & sewer:** reticulated water and sewer services are available to the site and will be extended to service the development. Section 305 and 307 certificates will be obtained for the proposed development, for the works detailed in the draft sewer and water plan provided at **APPENDIX 23**. Preliminary discussions were held with Council's Water and Sewer Services Section in June 2024, resulting in support for the proposed design, which incorporates a realignment to the sewer to enable the proposed development.
- b. **Electricity:** Existing underground services adjoin the site and have capacity to service the proposed development.
- c. **Stormwater:** Please refer to the stormwater strategy provided at **APPENDIX 9** and plans at **APPENDIX 10**. Further discussions were held with Council's Stormwater Engineers following the pre-DA meeting, resulting in general support for the design as submitted.
- d. **Access:** The existing vehicle access to Pile Road is to be retained. The external road network maintains suitable capacity to support the proposed additional movements, as detailed within the TIA provided at **APPENDIX 15**.

- **Clause 7.12 – Development in Somersby Business Park**

The site is located within the Somersby Business Park therefore it is required that the development is undertaken in accordance with the Somersby Business Park Plan of Management and how the development satisfies the provisions of this clause. The Somersby Industrial Park Plan of Management (POM). The subject site does not contain any areas of ecology or Aboriginal heritage identified within the POM.

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied:

- a. *the development will maximise the opportunity for industrial development in Somersby Business Park to provide employment opportunities in the Central Coast, and*
 - i. The development maximises the opportunity for industrial development within the Somersby Business Park, by proposing the construction of a general industrial building to facilitate timber cabinet production and distribution comprising:
 - Industry area/factory with a GFA of 14,826m²,
 - A Warehouse with a GFA of 17,953m²
 - Ancillary office, with a GFA of 401m²
- b. *the ecological and Aboriginal heritage characteristics of land in Somersby Business Park will be protected and appropriately managed, and*

- i. As detailed in Section 3.1.2 of this SEE and Clause 5.10 of the LEP above, the ecological and Aboriginal heritage characteristics of land in Somersby Business Park will be protected and appropriately managed.
- c. *the development is consistent with the DRAFT Plan of Management— Somersby Industrial Park dated June 2005 and published on the Council's website.*
 - i. The subject site does not contain any areas of ecology or Aboriginal heritage identified within the POM.

3.5 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Central Coast DCP 2022 is provided in the Table of Compliance provided at **APPENDIX 2**. The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development has demonstrated consistency of the surrounding locality through the environmental planning regulations. The design has been carefully considered and provides contemporary additions to the site whilst retaining significant features and protecting the environment in which it is located. The building has been designed in accordance with the requirements specified by the National Construction Code, with review of the Code occurring throughout design to ensure compliance is achieved. The proposal is compatible with the objectives of the Central Coast Development Control Plan 2022 (CCDCP 2022). There are no anticipated adverse impacts on the built environment because of the proposed development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

The site is currently provided with vehicle access from Pinnacle Place, which will not change under this application. No access to Myoora Road is proposed. Circulation around the site is one-way via a perimeter driveway which operates in an anti-clockwise direction. The proposed development allows for 117 parking spaces to be provided in two carparking areas along the site frontage and to the rear of the site along the building. There is one disabled parking space incorporated. Operationally, the development will comprise 30 staff per shift on site associated with the production and warehouse facility. Allowing for three shifts (6:30-14:30, 14:30-22:30 and 22:30-6:30) with the site operating 24/7 plus parking for office staff (10 spaces) the site may generate a peak demand for 70 vehicles at any one time

Whilst the DCP parking rates would see parking demands in the order of 218 parking spaces, the 117 spaces provided is appropriate for the proposed use of the site due to the low employment density as detailed above, which also still allows for visitors to the site. There are no trucks parked on site and therefore no parking is required for the drivers. As such, the variation to parking is considered acceptable on merit in this regard. A detailed Traffic, Access and Parking Assessment prepared by SECA Solution supports this application, provided at **APPENDIX 15**.

It is considered that the road network has sufficient capacity to accommodate the increase in traffic movements generated by the development and appropriate sight lines are available for safe ingress and egress. The development is not anticipated to have any significant adverse impacts on access, transport, or traffic.

4.1.3 PUBLIC DOMAIN

The proposed development will not have any negative impacts on any public domain. The development contributions derived from this development will provide infrastructure and public domain improvements in accordance with Central Coast framework.

4.1.4 SERVICES

The subject site is serviced by reticulated sewer, telecommunication, and electricity. The site has access to reticulated (town) water supply and well connected to the road infrastructure.

4.1.5 NOISE AND VIBRATION

The site is within 20 metres of RU1 Primary production zoned land used for residential purposes. The pre-DA meeting minutes specified that the application must address 2.9.2.19 *Noise Generation* of the *CCDCP*, and that an Acoustic Report must be submitted as the proposed industrial development. Muller Acoustic Consulting has prepared an Acoustic Assessment in support of the proposed industrial development and is provided at **APPENDIX 17**. The assessment has quantified potential operation emissions pertaining to staff light vehicles, import/export heavy vehicle movements and internal processing operations. The results of the Assessment demonstrate that noise emissions from the operation would satisfy the relevant trigger levels at all assessed receivers once noise controls for the project are implemented (see Section 6.1):

- The project is constructed as per the site design and plans, which includes the barrier attenuation provided by the project buildings orientation.

Furthermore, sleep disturbance is not anticipated, as emissions from maximum noise events (i.e. impact noise from staff car door slams, delivery impacts and air brake releases are predicted to satisfy the NPIs maximum noise trigger levels. Modelled noise emissions from construction activities identify that predicted noise emissions are above the applicable construction management levels at the nearest residential receiver. Therefore, noise management measures are provided in Section 8 of the Assessment to reduce potential impacts on surrounding receivers. No incompatible or adverse noise impacts have been identified as unacceptable in this location. Adverse vibrational impacts are not anticipated.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

The land is zoned for E4 Industrial Use, and the proposal requires the clearing or modification of 0.43ha of native vegetation, which places this development over the clearing threshold. A Biodiversity Development Assessment Report (BDAR) has been prepared and is provided at **APPENDIX 12**. This assessment utilises methods applicable to the 'Small Areas' module, detailed within the BAM Order 2020 to identify biodiversity values inherent within the site, including known and potentially occurring threatened species and ecological communities, and quantifies impacts of the proposal upon these values. The site comprises remnant vegetation along the western and southern boundaries, with most of the site consisting of exotic or cleared areas. The native vegetation within the Subject Site has been ground-truthed and contains a single Plant Community Type (PCT), which is present in two (2) condition classes as follows:

- PCT 3593 - Sydney Coastal - Sandstone Bloodwood Shrub Forest
 - o 0.37ha in 'Poor' condition; and,
 - o 0.06ha in 'Severely degraded' condition.

To offset residual impacts of the proposal upon biodiversity values, the proposal would require retirement of a total of:

- 6 x PCT 3593 credits (or equivalent).

Retention of trees has been provided as far as practicable. Suitable vegetation replanting has been identified in the landscape plan. The new landscaping will be a much more appropriate for an industrial activity that requires hardstand and truck turning and manoeuvring.

4.2.2 LANDSCAPING

The proposed landscaping and plant choice is considered sufficient for the proposed development. A landscape plan is provided at **APPENDIX 11**.

4.2.3 ARCHAEOLOGY

An AHIMs Search has been carried out for the site and is provided at **APPENDIX 6**. The AHIMs Search identifies that 0 Aboriginal sites have been declared on or near the site (within 200m). It is however noted that the wider area comprises a significant number of Aboriginal items and objects, thus an Aboriginal Heritage Due Diligence Assessment has been prepared and is provided at **APPENDIX 8**. The Aboriginal Heritage Due Diligence Assessment prepared concludes that there is a low probability of objects occurring in the proposed development. The proposal does not seek to destroy, deface, damage or move an object from the land. The area of the proposed development is in an existing disturbed area and unlikely to show any visual signs of objects. If any burials/skeletal remains, shell middens or stone artefacts are found, all work is to cease immediately, and the relevant parties notified.

4.2.4 HERITAGE

The subject site is not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

4.2.5 STORMWATER

Stormwater drainage resulting from the new roof and hard stand areas can be catered for in accordance with Council's requirements. Stormwater from the proposed development will be managed onsite via the proposed stormwater management plan and associated report prepared by Eclipse Consulting Engineers and submitted with the application, which would result in the achievement of Council targets and pre-development flowrates.

4.3 SOCIAL AND ECONOMIC ENVIRONMENT

4.3.1 SOCIAL & ECONOMIC

The proposed development will employ up to 90 staff members (including eight administrative staff), with 30 staff per shift (three shifts over a period of 24 hours), 7 days a week. This in turn incurs positive employment and economic impact. The proposed development contributes to the existing Borg businesses on the Central Coast and Somersby, resulting in manufacturing and employment efficiencies, particularly being located next door to the Borgs existing manufacturing facility at 1090 Old Pacific Hwy. The development contributes to further growth of the Borg manufacturing and supply chain, positively contributing to the construction industry and associated demand for the product. This will further facilitate the delivery of housing and other commercial development to a quality standard, which results in a positive social impact.

4.3.2 SAFETY, SECURITY AND CRIME PREVENTION

The proposed development has been designed with the principles of Crime Prevention through Environmental Design (CPTED) in mind and has been considered as part of this application. Please refer to the CPTED Report provided at **APPENDIX 19**. The proposed development can reduce the potential of crime occurring through the following recommendations:

- Installation of security lighting;
- Management of the landscape vegetation. Low lying shrubs should be pruned to a maximum of 500mm. Tree branches should be pruned to clear branches to a height of 2m allowing for clear sightlines to be achieved from the front boundary to the facility;
- Any future fence proposed along the boundary is to be a dark colour preferably black at a height no greater than 1.8m. White fencing is not to be installed.

The proposed development is not likely to create any significant safety, security, or crime concerns on or around the site.

5 SUITABILITY OF THE SITE

The proposed development is a suitable use of the site. The application includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality because of the development. This development is permissible under the LEP and has addressed any relevant concerns through this SoEE. The proposal will enable creation of additional employment opportunities and support the needs of the community.

The development will meet the requirements of the BCA and relevant Australian Standards. The site is therefore considered appropriate for the development.

6 PUBLIC INTEREST

The public interest is best served by the orderly and economic use and development of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The development proposal as outlined by this SEE, has minimal impact on the surrounding locality and is considered compatible with the development in the area.

The development is considered to be in the public interest as it:

- Is a permissible form of development,
- Is consistent with the applicable environmental planning instruments, and
- It provides a positive response to the objectives of the Somersby Business Park Plan of Management.

The proposal represents a positive contribution to the Somersby Business Park and is considered to be in the public's best interest.

7 SUBMISSIONS AND CONSULTATION

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties. We welcome the opportunity to respond to any submissions.

8 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed development is the most suitable option for the development of the site. Any relevant matters have been addressed through this SEE. The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible on the site with consent and is appropriately zoned and located;
- No adverse impact on the existing character or amenity of the area will result;
- The development will have positive economic impacts for the site and the broader region;

- The development will ensure the continuing viability of the operation of the Business Park, and contributes to the manufacture of product for use within the local and wider construction industry; and
- The land has the capacity to accommodate the development on site whilst managing or mitigating potential environmental issues, as summarised within this SoEE and detailed within the specialist reports submitted with this application.

It is considered that the proposal will have no significant impact on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to the Council's determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.



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