

Title: Development Application No. 49832/2016, Proposed Alterations & Additions to Existing Industrial Building on Lot 1 DP 816083 & Lot 22 DP 873845 98-112, 98 Wisemans Ferry Road, Somersby

Department: Environment and Planning

Supplementary Report: 30 March 2017



Report Purpose:

The purpose of this supplementary report is to clarify the amended plans submitted to the JRPP on 23 March 2017.

Applicant	CSR Hebel
Owner	CSR Panel Systems
Application Number	49832/2016
Description of Land	DP 816083 & DP 873845, 98 Wisemans Ferry Road Somersby
Proposed Development	Alterations & Additions to Existing Industrial Building
Zoning	IN1 General Industrial
Site Area	48100m ²
Existing Use	Industrial building
Value of Works	\$28,412,632.00

Summary:

Application Type	Development Application – Local
Application Lodged	10/05/2016
Delegation level Reason for delegation level	Joint Regional Planning Panel

Advertised and Notified / Notified Only	Notified only
Submissions	One (1) subsequently withdrawn
Disclosure of Political Donations & Gifts	No

Recommendation:

- A JRPP as consent authority grant consent to Development Application No 49832/2016 for Alterations & Additions to Existing Industrial Building on DP 816083 & DP: 873845, 98 Wisemans Ferry Road Somersby subject to the conditions attached.
- B In accordance with Section 95(1) of the Environmental Planning & Assessment Act 1979, this consent shall be valid for a period of five (5) years.
- C The External Authorities be notified of the JRPP's decision.

Background:

CSR Building Products Ltd (CSR) is seeking to extend the Hebel plant facilities which are currently situated on Lot 1 DP 816083, over and into part of the adjoining lot to the south, being Lot 22 DP 873845. Lot 22 is currently vacant; however a previous court approval exists for earthworks/hardstand which has been physically commenced in accordance with the approved plans.

The subject site is currently zoned IN1 General Industrial under the Gosford Local Environmental Plan 2014 (GLEP 2014). CSR Hebel factory has been operating on the site since 1989.

The Proposal

It is proposed to extend the existing Hebel manufacturing plant operating on Lot 1. The proposed development will extend the existing buildings on lot 1 in addition to creating additional buildings, parking etc on the adjoining site to the south (Lot 22). The proposal has a similar development footprint as the LEC approved development consent. The current application seeks to gain approval for an additional manufacturing plant and related activities and structures on the area previously nominated as a hardstand area.

The proposal comprises on Lot 1 & Lot 22:

- Construction of a production plant building including facilities for cutting, storage of raw materials and a boiler room
- Hardstand storage areas and vehicle loading facilities
- Two new driveways
- On-site car parking – 50 additional spaces
- An extended administration building
- Staff amenities
- Landscaping

The processes include raw materials, preparation works, mixing, pouring, curing, cooking and packaging.

An additional 24 staff will be required for the proposed expanded facility. It is proposed to continue to manufacture from the site 24hrs per day.

The existing facility is approximately 9,624sqm in size, while the proposed extension is approximately 10,911sqm, meaning the facility (plus extension) will be approximately 20,535sqm in size. The current production rate is 170,000 cubic metres. The proposed maximum capacity is 500,000 cubic metres.

The additional parking area will bring the total number of car spaces (including disabled parking) to 122 spaces.

The application has been assessed pursuant to the heads of consideration specified under Section 79C of the *Environmental Planning & Assessment Act 1979* (EP&A Act 1979), Council policies and adopted Management Plans (refer to JRPP report 23 February 2017).

Reasons for Deferral

The JRPP at its meeting on 23 February 2017, considered the application and was generally in favour of granting consent to the application. The panel did raise two matters for further

consideration, and a supplementary report was provided on 3 March 2017 addressing these matters.

Accordingly, the Panel decided to defer the determination of the matter until the following was provided:

1. A revised layout of the front carpark, to maximise the front setback and landscaped area, with a revised landscape plan.
2. Advice on whether the proposal requires an approval under the Water Management Act 2000 and/or the Protection of the Environment Operations Act 2005.
3. If approval is required in terms of 2 above, confirmation as to whether:
 - i. The proposal is Integrated Development under Section 91 of the EP&A Act 1979; and
 - ii. Required separate approvals under other Acts are able to be subject to Condition(s) of consent, as opposed to the procedure outlined in Section 91A of the EP&A Act 1979.

When this information has been received, the Panel confirmed their intent to determine the matter electronically.

Item 1 – Amended landscape plan clarification

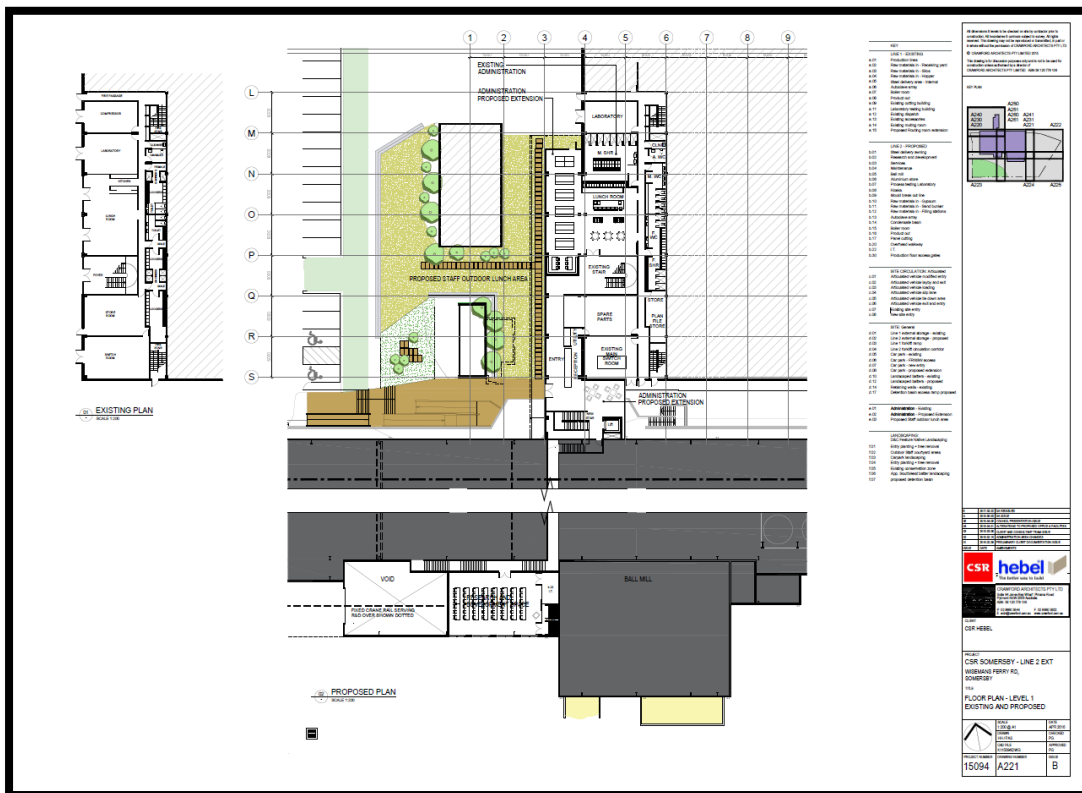
In Councils previous supplementary report it was proposed to condition the provision of an amended landscaping plan. However, the applicant has now provided an updated landscape plan and as such that proposed condition is no longer required.

The amended landscape plan has been submitted and forms part of the documentation in the conditions of consent. The plan has been amended to locate the planting directly adjacent to the factory building, so as to maximise the depth of landscaped planting along the Wisemans Ferry Road frontage. The landscaping area is 540m² and has a depth which varies from 17m in the north to 5.7m in the south.

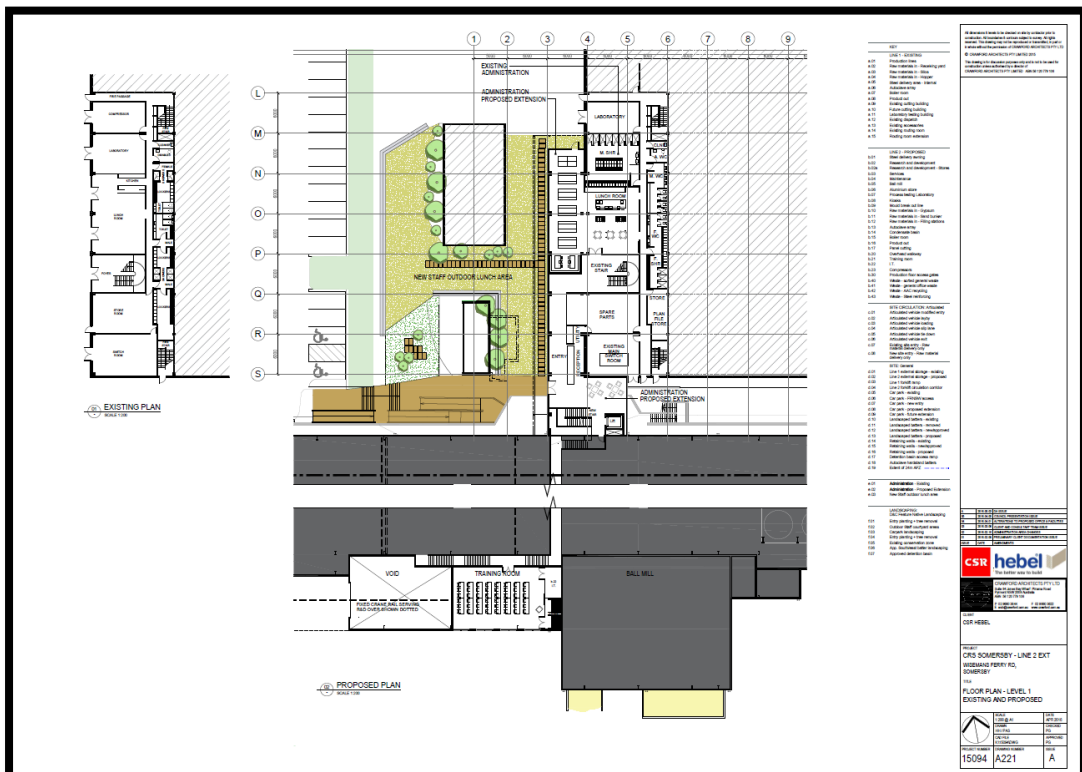
The density and type of planting proposed is considered acceptable (refer to landscape plan below).

A comparison of the plans are provided below to show that no additional work is proposed from the plans that were originally submitted and assessed.

Amended Plans submitted 22 March 2017 - Level 1

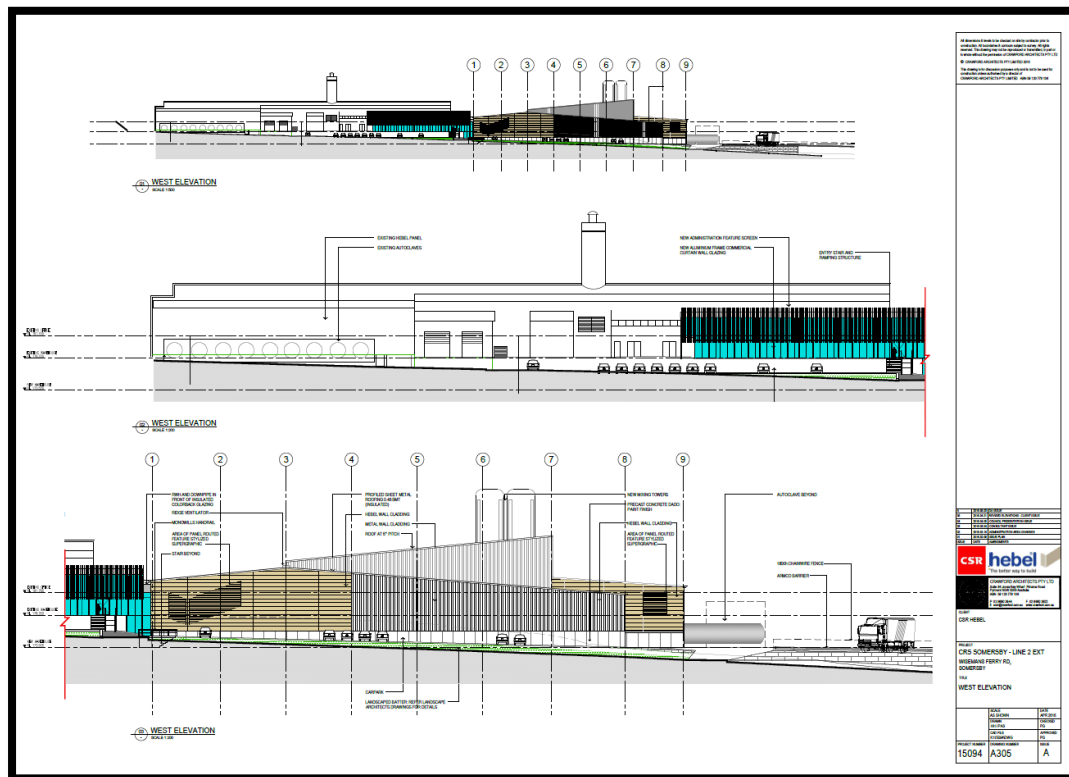


Originally lodged plans 3 May 2016 - Level 1

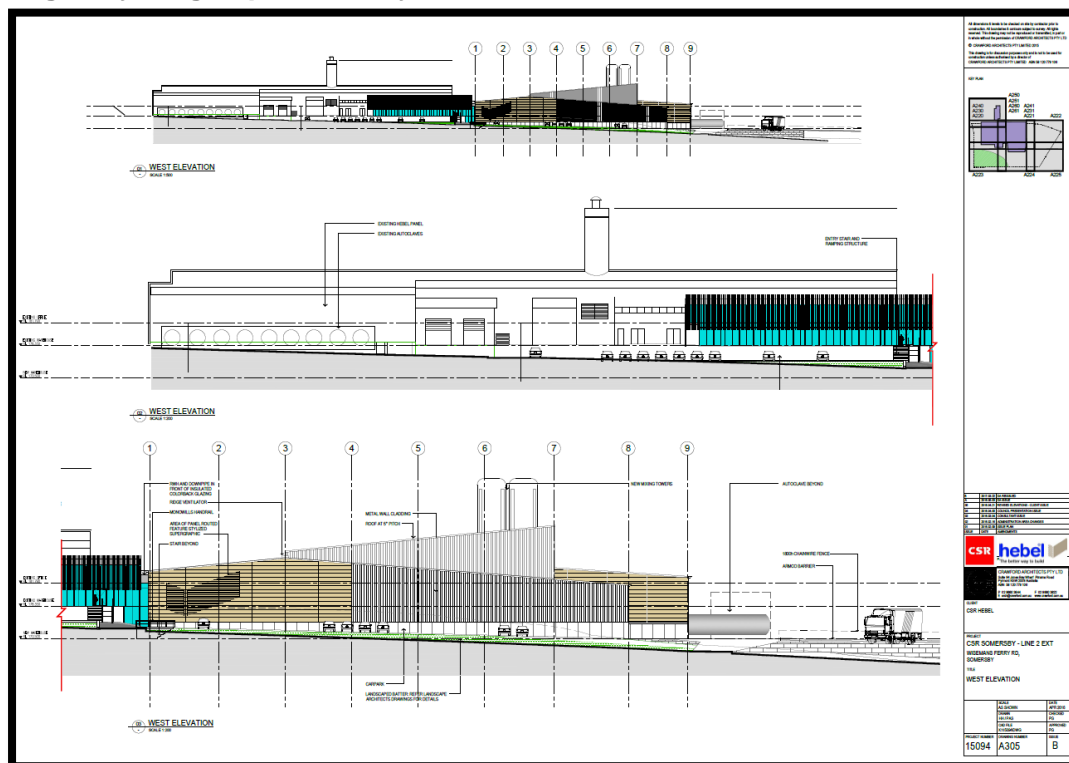


The façade of the factory is proposed to be altered on the existing factory which extends over the proposed factory. Plans are provided showing that there are no additional works included in the amended plans provided on 22 March 2017.

Amended Plans submitted 22 March 2017 - West elevation

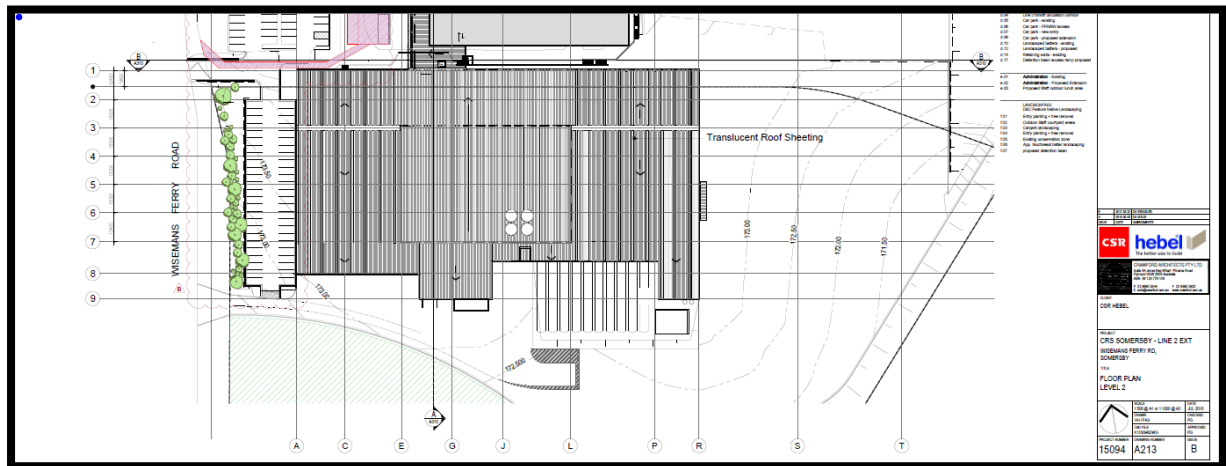


Originally lodged plans 3 May 2016 - West elevation

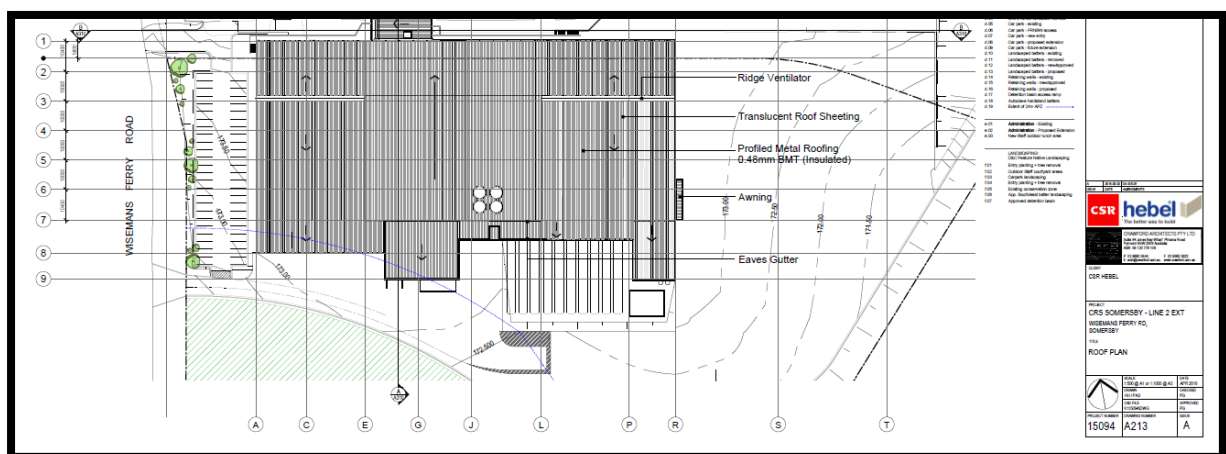


Plans below show the change in the plans showing the increased front setback required by the court conditions and as per the minutes from JRPP meeting on 23 February 2017.

Amended Plans dated 22 March 2017 – roof plan

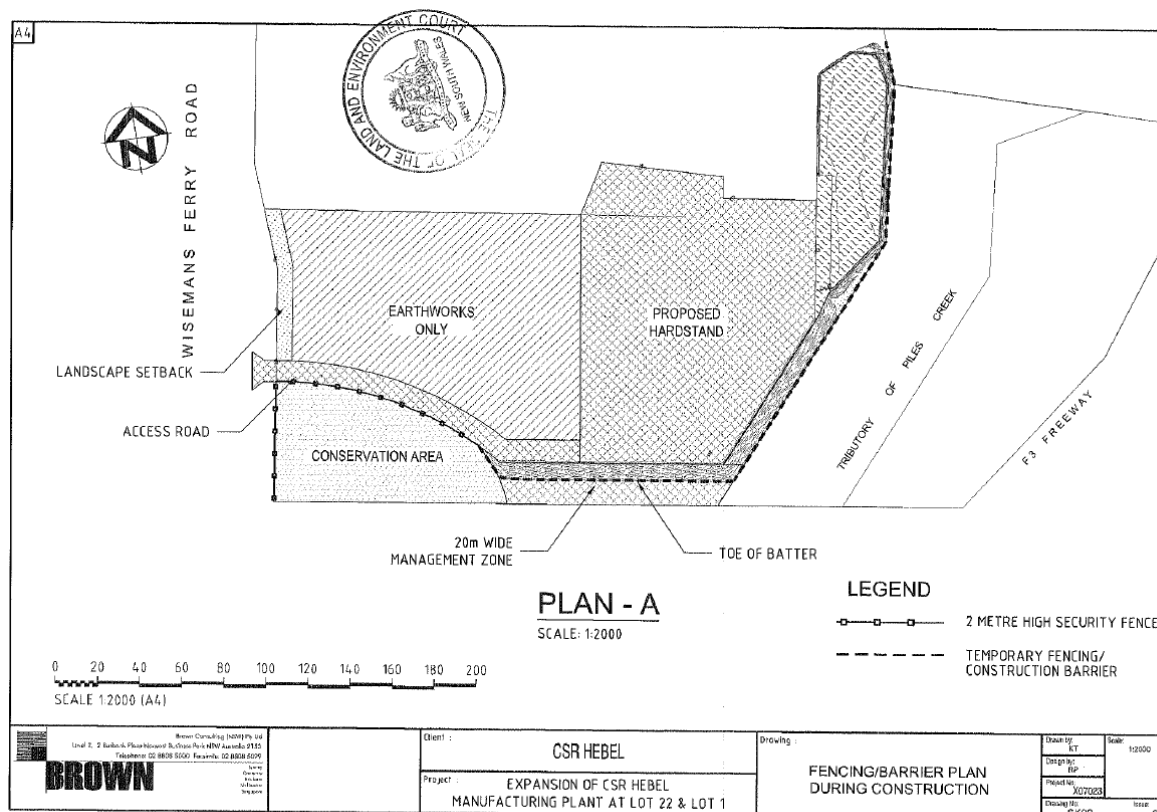


Originally lodged plans 3 May 2016– roof plan



Court Approval

No building works to the current factory were approved under the Court Approval. There are no court conditions that are affected by the proposed works on Lot 1.



Conclusion

The amended plans provided on the 22 March 2017 do not alter the assessment provided to the Panel other than the required change to the front setback area as per the JRPP minutes of the meeting on the 23 February 2017. The application seeks approval for the construction of an extension to an existing Hebel production plant, storage area, office area, loading bays and landscaping. As outlined in the 23 February 2017 assessment report, the application has been assessed under the heads of consideration of section 79C of the EP&A Act 1979 and all relevant instruments and policies. The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development.

Subject to the imposition of appropriate conditions, the proposed development is not expected to have any adverse social or economic impact. It is considered that the proposed development will complement the locality and meet the desired future character of the area.

As per the previous supplementary report dated 3 March 2017, the car park has been moved to accommodate a larger front setback and an amended landscape plan has now been provided. It has also previously been confirmed that while approvals under the WMA Act 2000 and the POEO Act 1997 are required, however this can be undertaken as a separate approval with the relevant agencies and that the JRPP has jurisdiction to determine the application.

Accordingly, the application is recommended for approval.

Plans for Stamping:

Amended Plans. ECM Doc No. 24186481, 24189515, 22633933

Supporting Documents for Binding with consent:

Document Name:

Bushfire Report

ECM Doc. No 22633871

Waste Management Plan

ECM Doc. No 22634056

Air Quality Impact Assessment – Todoroski Air Sciences Pty Ltd

ECM Doc. No 23579895

ACOR Consultants - Civil Engineering Report

ECM Doc. No 23579896

Kleinfelder - Conservation Management Plan

ECM Doc. No 23579897

Operational Noise Assessment – Wilkinson Murray

ECM Doc. No 23579888