

Bushells Ridge Asphalt Plant Development Application

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Introduction

- Applicant: Fulton Hogan Industries Pty Ltd
- Site: Bushells Ridge Asphalt Plant
- Location: 203 Tooheys Road, Bushells Ridge



Site context

- Zoned E4 (General Industrial) under the Central Coast LEP 2022.
- Wallarah Creek 100m south-west. Riparian corridor zoned C2 Environmental Conservation
- Land surrounding the site is zoned E4 to the north, east and west and SP2 (Infrastructure) to the south.
- Closest residential property is 1km west.
- Blue Haven 1.7km east.



Approved operations

- Previously approved and constructed, and currently operates under DA approved by Central Coast Council in April 2018.
- Current approvals allow site to:
 - Produce up to 100,000 tpa of asphalt
 - Process 20,000 tpa of reclaimed asphalt pavement (RAP)
 - Operate 24 hours per day, 7 days a week



Proposed development

- Fulton Hogan propose to:
 - Increase asphalt production to maximum of 400,000 tpa
 - Increase importation and processing of RAP to maximum of 99,000 tpa
- Re-configure and improve existing infrastructure, such as:
 - Install additional hot storage bins
 - Re-configure existing office, parking, workshop and laboratory
 - Add additional RAP storage area
 - Store additional hazardous substances and dangerous goods
 - Install rainwater tanks
 - Re-configure existing landscaping and provide additional landscaping
 - Install new wastewater treatment system
- Project will not extend existing development footprint, clear native vegetation or include bulk earthworks

Need and justification

- Major infrastructure projects in the Hunter and Central Coast regions driven by the Central Coast & Hunter Regional Plans 2036 will be reliant on asphalt.
- Asphalt produced on-site meets required design specifications and is close to major development projects.
- Increasing production limits in the permit conditions of the current site avoids environmental impacts associated with establishing a new site.
- Project will ensure optimal utilisation of existing development.
- Project is consistent with the principles of ecologically sustainable development.
- Project will not have significant impacts on surface or groundwater, air quality or agricultural land.
- Project is consistent with principle of conservation of biological diversity.
- Project will benefit NSW.

Legislative context

- Project requires development consent under Part 4 of *NSW Environmental Planning and Assessment Act 1979*.
- Project classified as Designated Development as it:
 - Will produce up to 400,000 tpa of asphalt (bitumen pre-mix industry).
 - Will import and temporarily store up to 99,000 tpa of RAP prior to processing, thus being consistent with the definition of a waste management facility.
- Project requires variation to Environmental Protection Licence and therefore is integrated development.
- Regionally significant development as it is a waste management facility defined as designated development and has CIV >\$5 million.

Consultation

- Consultation conducted with:
 - DPE (specifically Environment and Heritage Group, EPA and Crown Lands), Transport for NSW, Fire & Rescue NSW, Central Coast Council and surrounding landowners
- No issues raised by EPA, Environment and Heritage Group, Fire & Rescue NSW or Transport for NSW.
- Consultation with Central Coast Council and Crown Lands identified issue regarding transfer of Tooheys Road (Crown Road) to Council - application for transfer submitted by Council to Crown Lands in February.
- Consultation with Darkinjung Local Aboriginal Land Council not required as project will not impact Aboriginal cultural heritage values.
- Community notification letter regarding project and proposed development application sent to businesses on Toohey Road in January – no objections, concerns or comments received.
- Consultation with stakeholders will continue through life of the project.

Summary of key environmental impacts

- **Noise**

- Assessment carried out in accordance with relevant policies and guidelines.
- Cumulative impacts with other nearby activities were also considered.
- Predicted noise levels will comply with construction management levels and operational criteria.
- Project will comply with all road traffic noise criteria.
- No residual noise impacts are predicted at any sensitive receivers.

- **Air quality**

- Assessment carried out in accordance with EPA's (2017) Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales.
- Emissions generated by the project will comply with the relevant assessment criteria at identified sensitive receivers.

Summary of key environmental impacts

- **Air quality**
 - Cumulative impacts with other nearby activities were also considered.
 - Project related greenhouse gas emissions will not be significant in the State and national contexts - management measures will be implemented to reduce the project's emissions.
- **Traffic and access**
 - Traffic assessment determined the potential effect of the project on the capacity of the local and regional road network.
 - About 264 vehicle trips will be generated per day, comprising 88 staff vehicles and 176 heavy vehicles.
 - Project will not significantly impact road capacity/safety and performance of intersections along the transport routes.

Summary of key environmental impacts

- **Waste management**

- Minimal quantities of waste will be generated during construction and operation.
- All waste will be managed in accordance with a construction environmental management plan, updated operational environmental management plan and disposed of accordingly.

- **Biodiversity**

- Project will not impact existing adjacent remnant native vegetation or landscape plantings - will not directly impact biodiversity values or have significant indirect impact on potential habitat of threatened flora/fauna.

- **Visual amenity**

- Project will not result in substantial changes to the visual amenity of the site or location.

Summary of key environmental impacts

- **Geology and soils**

- Project is unlikely to result in contaminating activities and no potential for soil or groundwater contamination will be generated via ongoing operations.

- **Hydrology**

- Project is located outside of the predicted flood extent for 1% annual exceedance probability and the probable maximum events for Wallarah Creek.
- Project will not introduce new pollutant sources, increase the area of site covered by impermeable surfaces or changes to existing approve stormwater treatment system.
- Potential for adverse water quality impacts associated with construction of the project will be minimal provided mitigation measures are implemented.

Summary of key environmental impacts

- **Heritage**

- Project will not impact upon a registered Aboriginal or non-Aboriginal heritage item or heritage value, nor disturb ground that has the potential to support any unidentified items of Aboriginal or non-Aboriginal heritage value.

- **Social**

- Noise, air quality and traffic impacts have been assessed and comply with relevant guidelines and requirements.
- Minor visual amenity impacts.

- **Economic**

- Positive economic impact through increased expenditure in local area during construction and operation.