



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 November 2023
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-247 – Central Coast – DA/1474/2023 – 203 Tooheys Road, Bushells Ridge 2259– Alterations & Additions to Asphalt Plant - The expansion of an existing asphalt plant to process up to 300,000 tonnes per annum of asphalt, and process up to 75,000 tonnes per annum of reclaimed asphalt pavement (RAP)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Tony Tuxworth, Greg Flynn
APOLOGIES	Tony Tuxworth
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Luke Farrell, Andrew Lyndon, Asib Alime
COUNCIL ASSESSMENT STAFF:	Jenny Tattam, Emily Goodworth, Shann Mitchell, Danielle Allen, Sherie Cheers, Steven McDonald, Col Downe, Brendan Dee
DEPARTMENT STAFF	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED

COUNCIL:

- The site is zoned E4 General Industrial zoned land with portion of a conservation area (C2). The proposal is permitted with consent.
- Site supports an existing asphalt plant and this proposal proposes to increase production of asphalt and RAP on the site.
- The DA also proposes to reconfigure and improve infrastructure arrangements on the site.
- Stockpiles will increase in height from 4 to 10 metres.
- The proposal is limited to those part of the site that are already disturbed and developed, with no vegetation to be cleared.
- The proposal is designated development and requires a POEO approval.
- The DA is currently on exhibition.

- RFS, EPA and TfNSW referrals underway.
- One key issue that has been identified is the management of the conservation area on the balance of the site and impacts on threatened species.
- The previous approval for subdivision required the preparation of a conservation management plan that dealt with a critically endangered orchid population. This CMP has not been implemented and current operations have resulted in impacts to the orchid.
- The applicant has acknowledged that the CMP should be updated and implemented to reflect current conditions. This is not able to be conditioned and the information will be required as part of this DA.
- DA was supported by a hazard analysis.
- There are no historical complaints regarding performance or impacts.

APPLICANT BRIEFING:

- Site context, surrounding land use and zoning explained.
- Overview of approved operations – DA from 2018.
- Overview of proposed development – no extension of approved developed footprint, no vegetation clearing or civil earthworks proposed.
- Need and justification for proposed increase in production explained.
- Overview of consultation through the EIS process.
- Comments from Crown Lands in relation to Tooheys Road and the transfer of this Crown Road to Council which applicant understands is underway.
- Key impacts considered and assessed - noise, air quality, waste management, biodiversity, traffic and access, visual amenity, geology and soils and hydrology.
- No heritage constraints identified on the site.
- The proposal will have positive economic impacts.
- Stack emissions modelled – pollutants have been considered against EPA requirements. No specific triggers for human health assessment.

PANEL COMMENTS:

- The Panel want to clearly understand the degree of change in traffic movements and the designated traffic routes so that impacts can be properly considered and assessed.
- The previous consent needs to be reviewed particularly in relation to APZs and the interface with the conservation areas.
- The Panel will also want to understand how the two consents would sit together or whether the previous approval will be surrendered and the applicant should discuss this with Council.
- The Crown Road access status is to be assessed and considered by Council.
- The assessment needs to ensure that the conservation land is managed appropriately and how this can be brought together under the current proposal.

The Panel will view the site and seek a further briefing if required.