

The background image shows a city street scene with a blue overlay. In the foreground, there is a sidewalk with a metal railing and some greenery. In the background, there are tall buildings and trees. The text "Bushells Ridge Asphalt Plant Development Application" is overlaid in white.

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.