



28th October 2024

The CEO
Central Coast Council
2 Hely Street Wyong

Attn: Jenny Tattam

Via email: jenny.tattam@centralcoast.nsw.gov.au

Re: Section 37 Amendment to proposed asphalt batching plant – 133 Somersby Falls Road, Somersby

Dear Jenny,

I refer to our most recent discussions regarding the requested amendments to the application for the above DA. We would like to seek Council's approval to amend the application as submitted to reflect the following.

Project Element	Summary of Project
Description	Construction and operation of an asphalt batching plant that will produce upto 200,000 tonnes per annum (tpa), a (Reclaimed asphalt Pavement) RAP yard, office and depot.
Asphalt Batching process	The plant crushes raw materials, including reclaimed asphalt pavement, and combines them with new materials in correct proportions, heats them in a drum dryer, adds binder bitumen, and carefully controls the temperature to produce a workable final product which is transferred directly into hot mix trucks.
Land Area	Approximately 1.01Ha
Annual Production	Up to 200000tpa
Management of Raw Materials	Aggregates, sands and RAP stored in covered bays at rear of the site. Bitumen stored in vertical bitumen tank.
Operational Workforce	6 Staff on site and contract drivers
Hours of Operation	7:00am-6:00pm Monday to Friday
Capital Investment	\$9.0m

Description

The asphalt batching plant produces coated roadstone, such as asphalt concrete, using a variety of aggregates, sand, and filler materials in precise proportions. The plant begins by crushing the raw materials, including reclaimed asphalt pavement

PM ANDERSON CONSULTING

Suite 1.4, 69 Central Coast Highway,
West Gosford NSW 2250

M 0407 330 884

E paul@pmandersonconsulting.com.au

ABN 30 617 667 053

(RAP), to the desired size. The RAP is then combined with new materials in the correct proportions and heated in a drum dryer. A binder, bitumen, is added to the mixture, and the temperature is carefully controlled to ensure the final product is workable.

The plant has several components, including a cold aggregate supply system, this is fed from storage bays via front end loader into hoppers, a drum dryer, a dust collector, a hot aggregate elevator, a vibrating screen, a filler supply system, a weighing and mixing (pugmill) system, a pollution control unit, asphalt storage, and a bitumen supply system. The quality of the asphalt produced is affected by each of these components, as well as the proportion of reclaimed asphalt used.

Proposed Activities

For the purposes of this process description, the liquid binder raw material is referred to as 'bitumen'. The finished product of the plant is called 'asphalt'.

The aggregates will be stored in bays within the aggregate storage building at the west of the site. A front-end loader operating 24/7 will transfer the aggregates to the ground level hoppers. The aggregates are then conveyed to the aggregate dryer drum, a burner supplies heat which removes the moisture from the aggregates. After the moisture is removed, the aggregates are conveyed to the top of the main section of the plant (often called the stack) using a bucket elevator. Several screens then sort the aggregates into hoppers within the stack based on their size. A control valve releases the aggregates into the pugmill, the proportions of which vary based on the grade of asphalt concrete produced.

The liquid bitumen is heated in vertical insulated storage tanks maintained at approximately 160°C and pumped via pipes to above the pugmill where it is added into the pugmill and mixes with the aggregates and other materials. Approximately 5% of bitumen is used in making hot mix asphalt concrete.

The RAP material is stored in stockpiles at the north of the site. It is then transferred to the mobile crusher, which prepares it before entering the pugmill. Powders and other additives in this plant are stored within the main stack and are added to the pugmill.

The pugmill mixes the aggregates and/or crushed RAP, bitumen, powders and additives to produce the final product, asphalt concrete, also called asphalt pavement. The pugmill has a 3-tonne capacity. Mixing requires around 1–10 minutes at approximately 160°C.

This transfer equipment, including the skip, the skip rails and the framework would all be enclosed to ensure there is no release of "blue smoke".

Up to 10 permanent staff will be on site including the caretaker. The remaining "staff" will be contract drivers to deliver raw materials and the asphalt products.

Reports/Plans

The application has been amended to reflect the most recent discussions and agreements which aims to reduce the extent of required excavation and filling works. This has been achieved by reducing the excavation on the Northern Boundary and reducing the fill to the south. The rear retaining wall is to be located 5.0m from the rear boundary and the zone boundary between the RU1 and E4 lands. This area will now be landscaped. The site plans also illustrate the extent of the RU1 lands in this location. It should be noted that no industrial activity is proposed for this RU1 zoned lands.

The front portion of the site has been reduced in height to avoid the construction of a large retaining wall and the area in front of the retaining wall and fence that remains will be landscaped.

The noise barrier wall on the Southern boundary has been moved to be 5.0m from the boundary and the area in front of the wall will be landscaped between the wall and the small retaining wall required in part of this location..

The noise assessment, architectural plans and preliminary civil plans have been updated to reflect these changes.

Sustainability measures

The proposed facility will propose the following sustainability measures to assist with creating a sustainable future operation of the site.

- The use of RAP in lieu of raw materials,
- The use of solar panels on the office/caretakers flat to reduce the reliance on grid generated electricity,
- The use of water tanks to provide water for the office, caretakers flat and irrigation of landscaped and grassed areas to reduce the reliance on reticulated water, and
- Satisfaction of the basic commitments and undertakings with respect to appliances and ventilation measures.

I trust these issues assist with your assessment of this application and we look forward to a positive outcome from the Panel at its meeting.

Yours faithfully

Paul Anderson
Director
PM.Anderson Consulting Pty Ltd