



## IPC IMPOSES STRICT CONDITIONS ON CENTRAL COAST BUILDING SUPPLIES FACILITY

16 December 2021

The state's Independent Planning Commission has imposed tough conditions on its approval of a new multimillion-dollar building supplies facility on the Central Coast.

Davis Earthmoving and Quarrying Pty Ltd (the Applicant) sought development consent for its proposed Kariong Sand and Soil Supplies Facility within an industrial park on Gindurra Road at Somersby.

The \$14.9-million project will be carried out over three stages and produce between 100,000 and 200,000 tonnes of recycled building and landscaping products for the region annually.

The development also includes upgrades to Gindurra Road near the site access point, two weighbridges, vegetation removal, construction of storage bunkers, buildings for waste receipt, crushing and mulching activities, acoustic barriers, hardstand areas, and internal roads.

The Department of Planning, Industry & Environment concluded its whole-of-government assessment of the state significant development application in October this year, concluding the impacts of the development "can be mitigated and managed to ensure an acceptable level of environmental performance, subject to the recommended conditions of consent". However, the Commission is the consent authority because the development application attracted more than 50 unique public objections when it was exhibited by the Department.

Commissioners Dianne Leeson (Panel Chair) and Peter Cochrane were appointed to consider the application and make a determination. They met with the Applicant and the Department and inspected the site and surrounding areas.

The community had its say on the proposed development through written submissions to the Commission and at a virtual public meeting held in November. Objectors raised concerns about the facility's air quality, noise, vibration and traffic impacts, as well as the suitability of the site for the development. Supporters cited the facility's socio-economic benefits and the positive environmental impacts of recycling and the diversion of waste from landfill.

Following a thorough examination of all the evidence, the Commission has today (Thursday 16 December) determined to grant development consent, subject to conditions.

Under these conditions, the staged increase in waste throughput will be contingent on strict environmental performance criteria being met by the Applicant. Post-commissioning air and noise monitoring must also be undertaken along with the requirement to offer and if accepted, monitor vibration levels during construction and operations at surrounding residential properties.

The Commission's Statement of Reasons for Decision reads: "After careful consideration of all the material, and having taken into account the community's views, the Commission has determined that development consent should be granted for the Application, subject to conditions, because it:

- is permissible with consent in the zone;
- is located within the Somersby Industrial Park, a strategically designated employment area where various industrial uses can be accommodated;
- is consistent with the strategic planning directions of State and local planning policies;
- will contribute to the state's waste recovery performance in meeting waste reduction targets and is consistent with the orderly economic use and development of land;
- would generate social and economic benefits including the provision of 20 operational jobs for the local area and a direct [capital investment value] of \$14,866,000;
- the impacts of the development can be mitigated and managed to ensure an acceptable level of environmental performance;
- involves the staged increase in construction and demolition waste recovery and requires performance verification prior to commencement of subsequent operational stages as an additional safeguard in mitigating environmental impacts; and
- is in accordance with the objects of the Environmental Planning & Assessment Act and is consistent with the Ecologically Sustainable Development Principles because it would achieve an appropriate balance between the relevant environmental, economic and social considerations."

"[T]he Application may result in an incremental increase in air quality, noise, vibration, traffic and amenity impacts but ultimately [the Commission] concluded it was a suitable development for the Site and would deliver local and regional economic benefits and, as such, was in the public interest and should proceed," it added.

The strict conditions imposed by the Commission on its development consent seek to prevent, minimise and/or offset adverse impacts and ensure ongoing monitoring and appropriate management of the Site.

**The Commission's Statement of Reasons for Decision is available here:**

<https://www.ipcn.nsw.gov.au/projects/2021/10/kariong-sand-and-soil-supplies-facility-ssd-8660>