

Department of Urban Affairs and Planning

**PROPOSAL BY MCROSS PTY LIMITED TO CONSTRUCT AND
OPERATE A STEEL REINFORCEMENT FABRICATION AND
DISTRIBUTION PLANT TO BE OCCUPIED BY SMORGON ARC
PTY LIMITED, PENRITH**

ASSESSMENT REPORT

APRIL 1999

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**REPORT ON THE ASSESSMENT OF A DEVELOPMENT APPLICATION
(DA 40-03-99) PURSUANT TO SECTION 80 OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979.**

S99/00026

**1. INTRODUCTION - THE SMORGON ARC STEEL REINFORCEMENT,
FABRICATION AND DISTRIBUTION PLANT**

McRoss Developments Pty Ltd propose to establish an integrated steel reinforcement, fabrication and distribution plant for steel and wire products which Smorgon ARC Pty Limited will occupy on a site in an industrial area of St Marys in the Penrith local government area.

McRoss Developments are the development managers for Votraint, the owner of the land. McRoss propose to develop the NSW head office and steel reinforcement, fabrication and distribution plant for the Smorgon ARC group on industrial land off Forrester Road, St Marys.

The proposal is not designated development, but is 'State Significant, Advertised Development' for the purposes of the Environmental Planning and Assessment Act 1979 (EP&A Act). The proposal is also "Integrated Development" under the EP&A Act, as it requires certain approvals and licences in addition to development consent.

State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development (SEPP 34) applies to the proposal and the Minister for Urban Affairs and Planning is the consent authority. The proposal has an estimated capital investment value of \$15 million and, following construction, would employ 150 people on a full-time basis.

On 5 March 1999, McRoss Pty Ltd lodged a development application (DA) and accompanying statement of environmental effects (SEE) for the proposal with the Department of Urban Affairs and Planning. The Applicant did not apply for a Construction Certificate at this time.

This report represents the Department's environmental assessment of the proposal.

2. THE DEVELOPMENT PROPOSAL

2.1 Outline of Proposal

Smorgon is Australia's leading supplier of reinforcing steel and fabric. Smorgon currently has sales of over \$200 million per annum and employs over 400 people. This plant will have a capital investment of around \$15 million in NSW and will have a workforce of approximately 150 staff.

The proposal is for a new Smorgon ARC building which will be utilised for the reinforcement, fabrication, storage, and distribution of steel and wire products. The new NSW head office for Smorgon ARC and its associated car parking facilities, will also be located on this site. This proposal will replace the main NSW centre, which is currently situated at Homebush Bay, and will be the new administration centre for the 16 Smorgon ARC operations around NSW.

The proposed development comprises an integrated steel reinforcement fabrication and distribution plant with associated administrative offices and car parking (described in detail in Section 2.3).

2.2 Manufacturing Processes

The proposed steel reinforcement fabrication and distribution plant will comprise a variety of manufacturing processes and the production of various products. All of the processes are 'cold workings' and will not involve any chemical, coating, or heat treatment elements.

Some of the products to be produced at the St Marys plant include:

Reinforcing bar processing – Reinforcing bar is supplied in bar and coil from the Smorgon Steel mill at Laverton in Victoria. The bar is then cut and bent into shape, bundled and tagged ready for delivery to building sites throughout Sydney. Approximately 60,000 tonnes per annum will be produced.

Reinforcing fabrication – Reinforcing bar is used to fabricate reinforcement cages and elements. The components are jigged, welded into a cage and tagged ready for delivery. Approximately 10,000 tonnes per annum will be produced.

Reinforcing mesh – Reinforcing mesh is manufactured by Smorgon in Victoria and will be transported to the St Marys site for distribution across Sydney. Approximately 20,000 tonnes per annum will be produced; and

Accessories – These products include concrete strengthening, fencing, industrial and rural fabricated mesh products. These products are manufactured off site and delivered to the warehouse.

2.3 Proposed Building Works

The reinforcement, fabrication, storage and distribution of steel and wire products are to be accommodated in a new building to be erected on the subject site (15,328m²). The proposal also comprises a main administration offices (2,382 m²), a dispatch office building (290 m²), a pump and plant room (110 m²), amenities (65 m²), as well as associated landscaping, circulation roads and car parking for 224 vehicles. (Refer Figure 1 – Site Plan).

2.3.1 Administration Offices

The NSW head office of the Smorgon ARC Group will be located on the southern side of the main fabrication and distribution warehouse. The building will be a two storey structure with a ground floor area of 1064m² and a first

floor area of 1318m² (total area 2382m²). The building will be set back from the southern boundary of the site by between 22 metres to 30 metres.

The ground level of the building will contain a staff canteen with access to an outside landscaped eating and barbecue area, a call centre, training room, locker rooms, toilet facilities, computer room, stores and a meeting room. Access to this level is via a covered walkway from the car park.

The first floor is accessed via stairs from the ground floor or a pedestrian bridge over the southern circulation road. The first floor will contain a range of executive and senior offices, toilet facilities, boardroom, meeting rooms, reception area, work stations, kitchenette and storeroom.

As the corporate office for Smorgon ARC, the building will have a high standard of finish and utilise quality materials. The southern side of the building will feature exposed columns, glass curtain wall sections, and metal sun louvres and shades.

2.3.2 Fabrication and Distribution Centre

The main fabrication and distribution centre will comprise a total gross floor area of 15,328 square metres. The building will have a "L" shape configuration and be attached to the main office. The building will have approximate dimensions of 210m long x 102m wide at the western end and 58m wide at the eastern end of the structure.

The building will have a concrete slab floor, a steel portal frame, a combination of precast concrete and metal clad walls, metal faced external doors, 18 motorised roller shutter doors and a metal deck roof. The fit out of the building will ensure that the receiving, fabrication, storage, dispatch, loading, and marshalling areas are separated appropriately.

2.3.3 Dispatch Office

A separate single storey dispatch office will be attached to the northern facade of the fabrication and distribution centre. It will have a total gross floor area of 209m² with approximate dimensions of 9m x 23m, and be of a similar construction to the fabrication and distribution centre.

This office will be accessed from within the fabrication and distribution centre and will accommodate various work stations, a meeting room, staff amenities, document storage area, a printing area and an enclosed office space.

2.3.4 Outside Material Storage

Three external storage areas will be provided on the southern and western sides of the fabrication and distribution area. These external storage areas will be partially screened from view from the railway line by landscaping along the southern and western boundaries. In particular, the approach to the site

from the west will be well screened by the broad landscape zone (14-27m wide) proposed adjacent to the western boundary.

The three external storage areas will be used to store the Smorgon finished products in a storage rack system. All of the materials stored will be galvanised and thus not damaged by the weather. The cost to store the large quantity of products internally is not considered viable.

2.3.5 Storage of Flammable Goods

Specific provision will be made for the internal storage of various quantities of flammable materials, the quantities of which are likely to be minor. All of the items will be stored in the warehouse area under Early Suppression Fast Response (ESFR) protection, separate from the factory used for the storage and processing of steel products.

2.4 Staffing and Hours of Operation

The plant will operate 24 hours a day over three shifts and up to 7 days a week. Deliveries to building sites in NSW will commence at 6:30am and will continue until 6:00pm.

The proposed development would provide employment for 120 staff in the first year increasing to 150 staff in the second year. Staff numbers can be broken down as follows:

Year 1: 80 factory workers -(40 day shift, 25 afternoon shift, 14 night shift) and 40 office workers

Year 2: 100 factory workers and 50 office workers

3. THE SITE AND REGIONAL LOCATION

The site is located within the Penrith Local Government Area (LGA), and forms part of the St Marys Dunheved Industrial Area. The subject site comprises part of Lot 2 in DP 801552, Forrester Road, St Marys.

The subject site (Part Lot 2) has an area of 6.2162 hectares and a frontage to Forrester Road of approximately 131 metres. The entire area of Lot 2 is 18.51 hectares. There is currently no direct access to the subject site off Forrester road. The site is currently accessed via an automatically operated sliding security gate off Forrester Road, then via internal roads within the main Lot 2.

The site is located immediately to the north west of the railway station and to the northern side of the main western railway line. It lies to the west of Forrester Road and to the east of the now disused railway spur line, which previously served the Dunheved Industrial Area and the ADI site to the north. A warehouse used by ACI for the storage and distribution of glass and plastic bottles is located immediately north of the site.

The site accommodates the southern portions of two existing warehouses. Both are currently being demolished under approval from Penrith City Council to facilitate the proposed Smorgon development.

Across Forrester road to the east, there are a variety of relatively small-scale industrial operations. To the south of these industries is the commuter car park adjacent to the railway station. To the west of the subject site is an area of undeveloped industrial zoned land, which extends to the ADI site/ Dunheved industrial area spur line. To the south of the site is the main western railway line easement, immediately followed by a residential area (zoned residential 2(a)). The nearest residential properties are approximately 120 metres to the south in Camira Street, which runs parallel to the site and railway line. (Refer Figure 2 – Location Plan).

The site has an overall fall from east to west. From the eastern to the western boundary (approximately 400m) the fall is 1.25% (5m). The site currently drains from south to north with three drain lines discharging into Little Creek at the northern site boundary.

The site comprises a predominantly developed industrial environment with a few clusters of trees along the Forrester Road frontage and the southern boundary of the site.

The south-eastern corner of the site lies within the sawmill precinct, which is identified as an item of environmental heritage significance in the Penrith LEP 1991. This area is proposed to be developed for carparking and landscaping. No further historical archaeological investigation of the subject site is required since no further significant historical archaeological sites have been located by historical research or site survey. The listing of part of the site as a heritage item in Penrith LEP 1991 therefore, creates no constraint to the development of the site.

4. STATUTORY PLANNING FRAMEWORK

4.1 Environmental Planning and Assessment Act 1979

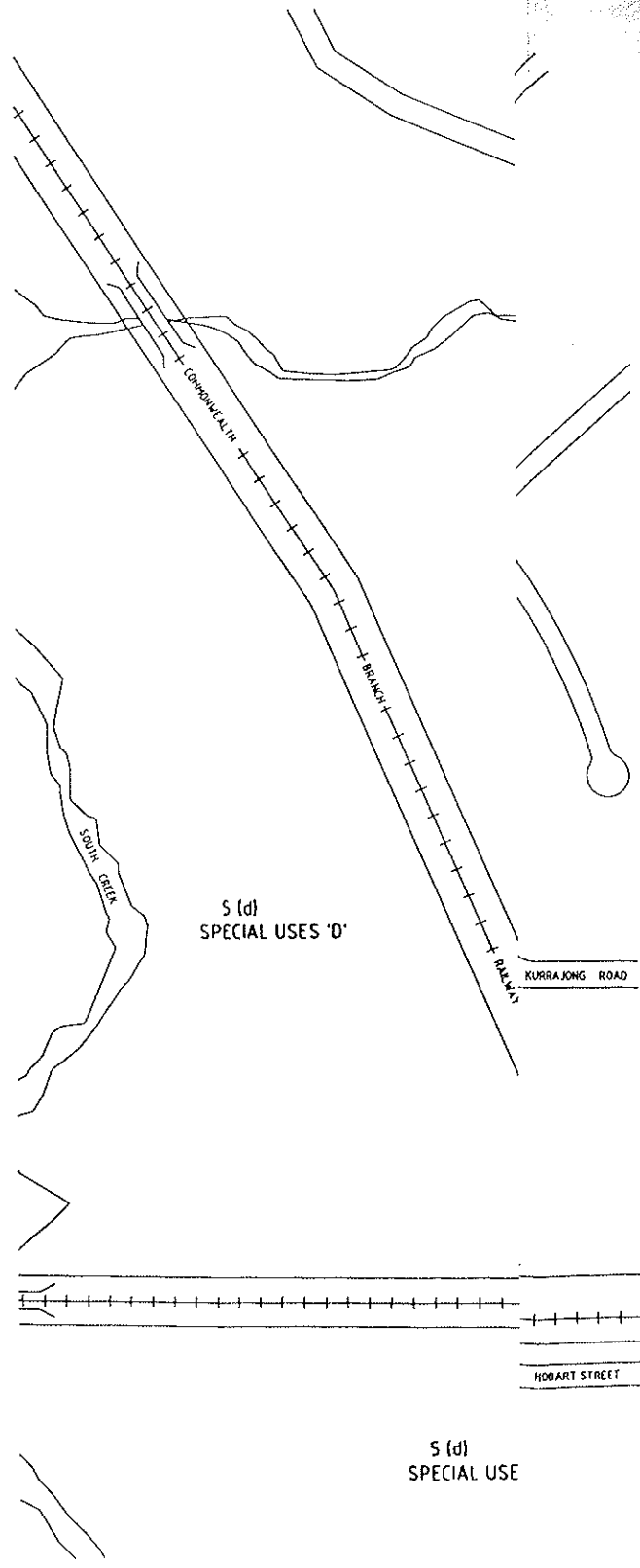
The proposed development is neither designated development under Schedule 3 of the Environmental Planning and Assessment Regulation 1994 or an environmental planning instrument.

As SEPP 34 applies, the proposal is State significant development for the purposes of section 76A(7) of the EP&A Act.

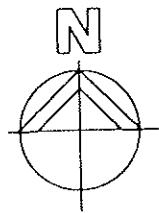
The proposal is also “integrated development” under section 91 of the EP&A Act, as in addition to development consent, it requires a licence under Section 17D(a) of the Pollution Control Act 1970 for scheduled premises under the Noise Control Act 1975, a consent under S 138 of the Roads Act for the creating of a new access point off Forrester Road, and a permit under Part 3A of the Rivers and Foreshores Improvement Act 1848 to discharge stormwater

NO SET BACKS DRAWING. VERIFY ALL DIMENSIONS ON SITE.

REVISION	DESCRIPTION	DATE
1	Issued to structure	25/01/20
2	Issued to client	25/01/20
3	Presented to Council	25/01/20
4	Issued for Development Application	25/01/20



LOCATION PLAN
NTS



McRoss Developments

PROJECT
Proposed Warehouse and
Office Development

ADDRESS
Forrester Road
St. Mary's

DRAWING TITLE
SMORGON ARC
Location Plan

SCALE
1:1000
DATE
February 2020

DRAWING NUMBER
SH-S-DA-001

FIGURE 2 -Location Plan

into Little Creek which discharges to South Creek, a "protected water" under this Act.

The EPA has advised the Department that it is unlikely to regulate this development under the Noise Control Act as there will be no requirement for a licence under the soon to commence Protection of the Environment Operation Act. The EPA advised the Department that Penrith Council would be the regulatory authority of the premises after 1 July 1999. However, the EPA has provided some comments on the noise aspects of the proposal and recommended conditions should consent be granted. These are being treated by the Department as general terms of approval and have been incorporated in their entirety into the draft instrument of consent. Council agrees with the draft conditions and is aware it will be responsible for regulating the development after 1 July 1999.

4.2 Local Planning Considerations

4.2.1 Penrith Local Environmental Plan 1996

The subject land is zoned 4(a) – General Industry under Penrith Local Environmental Plan 1996 (PLEP 1996). The proposed development is permissible with consent in this zone.

The objectives of the 4(a) zone are:

- (a) to encourage a diversity of industrial employment generating activities;
- (b) to promote development which observes responsible, and environmentally sound, management practices;
- (c) to promote development which makes efficient use of industrial land;
- (d) to permit development for the purpose of recreational facilities, child care centres or community facilities to serve the needs of the workforce of the industrial areas and adjacent residential communities;
- (e) to promote development of land with frontage to Castlereagh Road, Old Bathurst Road and Christie Street which, by its architectural and landscape design, will enhance their gateway entry roles to the City of Penrith; and
- (f) to prohibit the development of land for any purpose if the development will have direct access between that land and Castlereagh Road.

The proposed development is consistent with the objectives and special provisions of the LEP, particularly in terms of providing for a diversity of industrial employment generating activities. Offensive and hazardous industries are prohibited in the zone. The Departments consideration indicates that the proposed development does not constitute an offensive or hazardous industry (refer to section 4.2 SEPP33). It is therefore considered that the proposal is generally consistent with the objectives of the zone and is permissible with consent.

Clause 10 in Part 3 of the LEP includes a number of general environmental considerations, which the consent authority must take into account when determining a development application. These include:

- (a) *any adverse impact on the existing or likely future amenity of any adjoining residential or rural land likely to be caused by air, water, noise or other pollution;*
The proposed development will generate noise emissions. Noise is addressed in section 6.1 of this report which concludes that the development can operate in a manner which will not significantly impact upon the amenity of nearby residential areas.
- (b) *the effect on the visual amenity of any adjoining residential land;*
The proposed development adjoins industrial land. The western rail line and Camira Street separate residential land to the south from the subject site. Visual impacts are discussed in section 6.3 of this report, which concludes that the proposed buildings and landscaping are of a high quality, and will not detract from residential visual amenity.
- (c) *the effect on water quality through particulate or chemical emissions or sedimentation and the measures proposed to control any such effect;*
The development does not involve emissions to water. Sedimentation controls, stormwater management and drainage are addressed in section 6.5 of this report which concludes that the proposed measures and management procedures are adequate to control any residual impact on water quality.
- (d) *the extent of any likely air emissions and the measures proposed to control those emissions;*
The development does not involve emissions to air and no chemical processes are involved. However dust could become an issue during construction works. Proper site management such as dampening of stockpiles and prompt revegetation will minimise the likelihood of dust generation. An appropriate condition of consent is included in the draft instrument.
- (e) *the energy efficiency of the proposal in terms of building design, solar access, site layout, technology and the like;*
A number of building features enhances its energy efficiency. For example, the office, dispatch area and amenities will use 'suncool' high performance glass. Pre-cast concrete panels and steel-framed plasterboard walls will prevent heat loss by separating the office area from the warehouse. The roof of the fabrication and distribution plant will be insulated further reducing heating and cooling costs.
- (f) *waste management needs and the adequacy of proposed waste management measures, including opportunities for recycling;*
The proposed development does not require a waste management licence from the EPA, however, a number of waste management

practices are outlined in the SEE. These include the collection and recycling of 1500-1800 tonnes per annum of scrap steel; recycling and/or disposal of two bins per week of dry industrial waste; recycling and/or disposal of two bins per week of canteen refuse; bi-annual pump out of grease trap waste; and, recycling of five bins per months of document waste. All the above wastes are to be collected by an appropriate contractor. The minimisation of scrap steel is a high priority for the company. Other waste generation involves relatively small amounts, which will be reduced where possible.

- (g) *the hazardous nature of and quantities of any materials and substances to be used or stored;*

Three external storage areas are proposed to enable the bulk storage of chainmesh rolls, steel coil stock and a range of pipe and mesh products. Small quantities of flammable materials are to be stored in the warehouse under 'Early Suppression Fast Response' conditions. Up to 1000 litres of diesel fuel and up to 2000 litres of LPG will be stored in above ground tanks with kerb and 'Armco' protection. SEPP 33-Hazardous and Offensive Development does not apply to the storage of these quantities. It is considered that if adequate protection is provided as proposed the storage of fuels will not present a hazard.

- (h) *proposed ongoing monitoring procedures and management plans to mitigate any adverse environmental effects; and*

The Department will require a construction and operation environmental management plan (EMP) two weeks before construction or operation commences. An independent environmental audit is required after 2 years of operation. The proposed monitoring, management and audit regime is considered adequate.

- (i) *the need for, and adequacy of, any site restoration, rehabilitation or remediation measures for the land.*

The subject site was the subject of a recent audit report of validation of contamination, prepared by Longmac Environmental Pty Limited. The report endorses the site contamination works undertaken on behalf of the Australian Property Group.

General drainage matters that the consent authority must consider are contained in clause 11 of the PLEP. These are:

- (a) satisfactory arrangements have been made with the council for the implementation of that part of any council trunk drainage and water quality management scheme to which the land drains; and
- (b) the development conforms with the provision of any council trunk drainage and water quality management scheme applicable to the area; and
- (c) the development conforms with the provision of any council water quality and quantity policy.