

Smeaton Grange **Proposed hot dip galvanizing plant**

This community update has been prepared by Kingfield Galvanizing to provide information about the status of a Development Application (DA) for a new hot dip galvanizing plant within the Iron Bark Industrial Estate at 42A Bluett Drive, Smeaton Grange.

Current status and what's happened so far

Kingfield Galvanizing's DA was first lodged with Camden Council in September 2015 and was subsequently placed on public exhibition. The DA sought approval for a new purpose built, fully enclosed industrial building with the capacity to galvanise a range of steel products using a proven state-of-the-art hot dip galvanizing process.

In response to the exhibition period, the local community raised a number of concerns and Kingfield Galvanizing has subsequently undertaken a review of the proposal and completed a number of additional environmental investigations.

This additional information and response to the concerns raised has been submitted to Council and is now on public exhibition. It can be viewed on Camden Council's website.

It is anticipated that a report on Kingfield Galvanizing's proposal will be prepared by Camden Council and forwarded to the Sydney West Joint Regional Planning Panel (JRPP) for determination following the end of the exhibition period.

Kingfield Galvanizing's experience

Kingfield Galvanizing has been in the galvanizing business since 1983 with a proven safety record. The company currently operates a state-of-the-art galvanizing plant in Somerton, Victoria, which is almost identical to the facilities proposed in Smeaton Grange. It is the only galvanizing company in the Southern Hemisphere with a fully enclosed pre-treatment and fume extraction process with automated materials handling.

Why has Smeaton Grange been selected as the preferred location?

High-quality steel products are in demand in Southwest Sydney. The proposed location is consistent with a variety of other industrial and manufacturing businesses within the Iron Bark Industrial Estate. These include steel fabricators and suppliers, manufacturers of chemical tankers, drilling tools, and construction material wholesalers.

The site's location and proximity to businesses such as these provides an opportunity for flow-on benefits to the entire construction industry, in terms of costs and operational efficiencies.

Regional benefits

Construction and manufacturing are important industries for Southwest Sydney. Kingfield Galvanizing's proposal has the potential to add value to the region's local economy.

In addition to supporting local employment during construction, the proposed facility would create around 45 jobs during initial operation, increasing to at least 75 jobs when at full capacity. This will provide more opportunities for Camden residents to work closer to home.

Environmental safeguards

Kingfield Galvanizing has committed to achieving a 5-Star green rating from Green Building Council Australia for the design, construction and operation of the facility, in recognition of the high standard of sustainability.

A rigorous environmental impact assessment has been undertaken by specialised technical consultants, with future operation of the proposed facility subject to strict environmental standards and controls set by the NSW Environment Protection Agency (EPA).

The proposed facility represents the next generation in hot dip galvanizing and bears little resemblance to historical galvanizing plants. The design of the proposed facility incorporates a fully enclosed pre-treatment process with fume extraction and air emission control system, making it the safest and most environmentally friendly galvanizing plant in NSW.

The building design also includes an enclosed loading area to contain operational noise.

Waste water treatment and management

Any potentially hazardous chemicals used as part of the galvanizing process would be stored in appropriately sealed containers within a fully enclosed area inside the facility.

Environmental measures in the project design also safeguard against the release of any wastewaters into Kenny Creek that could pose a water pollution hazard. All water created from within the plant is recycled.

At least two 10,000 litre tanks for roof water collection, detention and storage are also proposed to control water runoff from the site.

Zoning controls and visual impacts

The building has a proposed maximum height of 16 metres, which is slightly lower than neighbouring warehouse buildings, meaning the facility would not be visible to the majority of residents in Currans Hill. The overall design is consistent with the scale and character of other surrounding industrial developments within Smeaton Grange.

The area identified for the galvanizing facility is zoned IN1 – 'General Industrial' – and is permissible under this zoning. This is also consistent with the vast majority of the Iron Bark Industrial Estate.

Traffic management

The proposed facility is expected to generate significantly less traffic than a number of other businesses within the Iron Bark Industrial Estate. A Traffic Management Plan will be completed and will direct traffic to and from the site, away from residential streets. Proposed truck movements would be limited to the hours between 6am and 6pm and onsite parking would be provided to limit any impact on street parking.

Planning process and next steps

The additional investigations and the commitment to achieving a high level green star rating for the proposed facility has seen the estimated construction value increase from \$17 million to more than \$20 million. The total cost has reached the statutory threshold that requires determination by the Sydney West Joint Regional Planning Panel (JRPP).

Subject to final assessment and the necessary approvals, it is anticipated that construction of the facility – including equipment installation and commissioning – would commence in 2017 and take nine to twelve months to complete.

More information

You can find out additional information about what's proposed and view technical studies relating to Kingfield Galvanizing's proposal at www.camden.nsw.gov.au Ref No. DA –1122.1/2015.

You can also discover more about the galvanizing process and Kingfield Galvanizing's experience and track record by visiting the Kingsfield Galvanizing website at www.kingfield.com.au or by calling 0402 894 294 or emailing admin@kingfield.com.au. The website contains a page dedicated to the Smeaton Grange Project with additional information.