

## SECTION 3 LOCATION AND SITE DESCRIPTION

*This section provides a general description of the proposed development site in terms of land ownership, zoning and existing use. In addition it provides details of land use activities within the surrounding area.*

### 3.1 DEVELOPMENT SITE DESCRIPTION

The development site for the proposed RDC is located at Kellogg Road, Rooty Hill. It lies within the City of Blacktown, Parish of Rooty Hill and the County of Cumberland. The site is situated within a developed industrial area in Western Sydney approximately 35 km west of the Sydney Central Business District (CBD).

There are six portions of land which make up the development site as shown in Figure 1.4. Table 3.1 provides the details of the ownership, zoning and existing use of the relevant portions of land. Figure 3.1 shows the zoning in relation to the proposed development site.

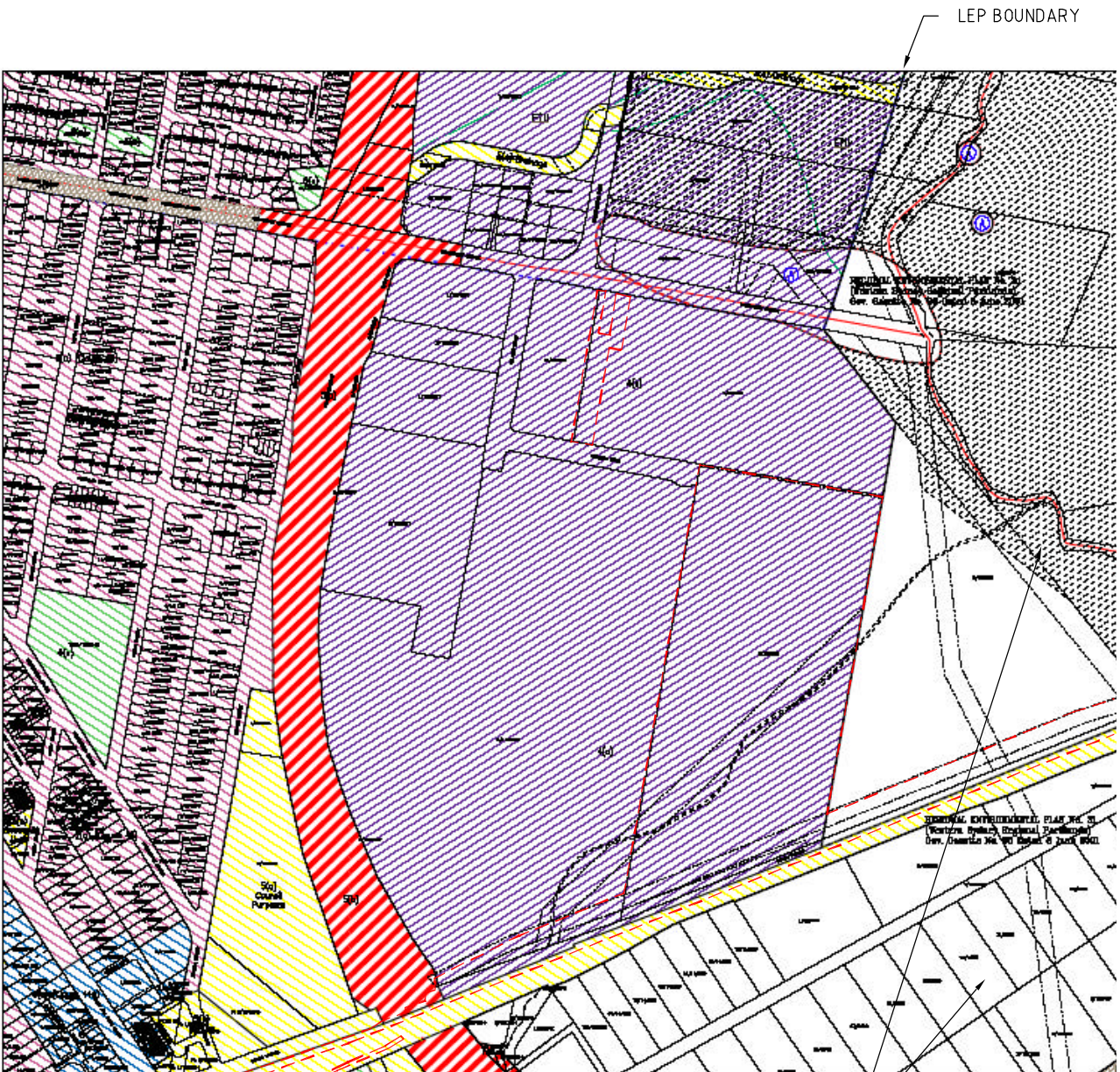
**Table 3.1  
Site Development Property Details**

PROPERTY DESCRIPTION	OWNERSHIP	ZONING	EXISTING USE
Part of Lot 1 DP 562388	Rinker Australia Pty Ltd (Humes);	4(a) Industrial General	Humes Concrete Pipe and precast products manufacturing
Lot 5 DP 255515	Rinker Australia Pty Ltd	4(a) Industrial General	Vacant land
Part Lot 3 DP 1042577	Onesteel Ltd	4(a) Industrial General	Vacant land
Part Lot 2 DP582388	DOP	Regional Parklands – SREP No 31	Vacant land
North Parade including Part Lot 15 DP 806053	Blacktown City Council Road Reserve	5(c) Special Uses – Local Road & Local Road Widening	Sealed road with grassed/gravel verge
Lot 1 DP 607084, Part VIDE GAZ No 145 of 30/10/1942 and Part Gov Gaz 5/7/1859 Folio 1500	RailCorp	5 (a) Special Uses – General	Main Western Railway Line

In addition the proposal would be utilising the existing rail network including the Main Western Railway line.

### 3.2 SURROUNDING LAND USE









Major land use directly adjacent to the site includes the Onesteel Mini Mill, Humes Concrete Pipes and Products facility, the Nurragingy Reserve, the Main Western Railway Line and the M7 Motorway. Other land use activities in the general area surrounding the proposed development site include a Council Depot, Blacktown City Canine Centre, Aquilina Reserve (Blacktown Olympic



REFER FIG 1.2

REGIONAL ENVIRONMENT PLAN No.31  
(WESTERN SYDNEY REGIONAL PARKLANDS)  
GOV. GAZETTE No.95 DATED 8 JUNE 2001

ZONE INDEX

-  - SURROUNDING LAND USES (2a)
-  - GENERAL BUSINESS (3a)
-  - GENERAL INDUSTRIAL (4a)
-  - GENERAL SPECIAL USES (5a)
-  - ARTERIAL ROAD & ARTERIAL RD WIDENING (5b)
-  - LOCAL ROAD & LOCAL RD WIDENING (5c)
-  - PUBLIC RECREATION (6c)
-  - SITE DEVELOPMENT AREA



ROOTY HILL R.D.C.  
**SURROUNDING ZONING**  
**FIG 3.1**

Centre) and Morreau Reserve. Figure 3.2 shows the surrounding land use in relation to the development site. The site is located within a growing industrial area.

Blacktown LGA comprises 1495 ha of industrial land, having the largest serviced industrial land area within Sydney. Many of the successful employment zones such as Huntingwood and Arndell Park are almost at capacity. An additional 750 ha is currently set aside for future industrial developments in areas such as Eastern Creek, Greystanes and for an extension to the Huntingwood estate. Within 3 km of the RDC site lies the Glendenning Estate, Woodcroft, Arndell Park, Minchinbury and Mt Druitt Industrial Areas.

### **Onesteel NSW Pty Ltd**

Onesteel, formerly known as the BHP Mini Steel Mill is located adjacent to the development site forming the western boundary. The facility consists of a melt shop and a rolling mill that produces rolled bar products such as 'Y' and concrete reinforcing bar. The mill was originally constructed in 1992. The hours of operation, which include manufacturing and distribution of goods, are 24 hours per day, 7 days per week.

### **Humes**

Humes a division of Readymix is located to the north of the development site, forming the northern boundary. Part of this site, currently being used for vehicle parking and storage, is proposed for the RDC regional office and laboratory complex. Humes operate a concrete pipe and precast concrete manufacturing complex on the site, which includes concrete production, pre-cast concrete product manufacturing, storage and dispatch. The hours of operation are 24 hours per day, Monday to Friday and 6.00am to 5.30 pm Saturday.

### **Former DBT**

DBT was located to the north west of the proposed development site. The company designed and manufactured longwall mining equipment and captive guided transport systems for underground mining operations. This site has recently been vacated with no operations currently being performed on-site.

### **General Mills**

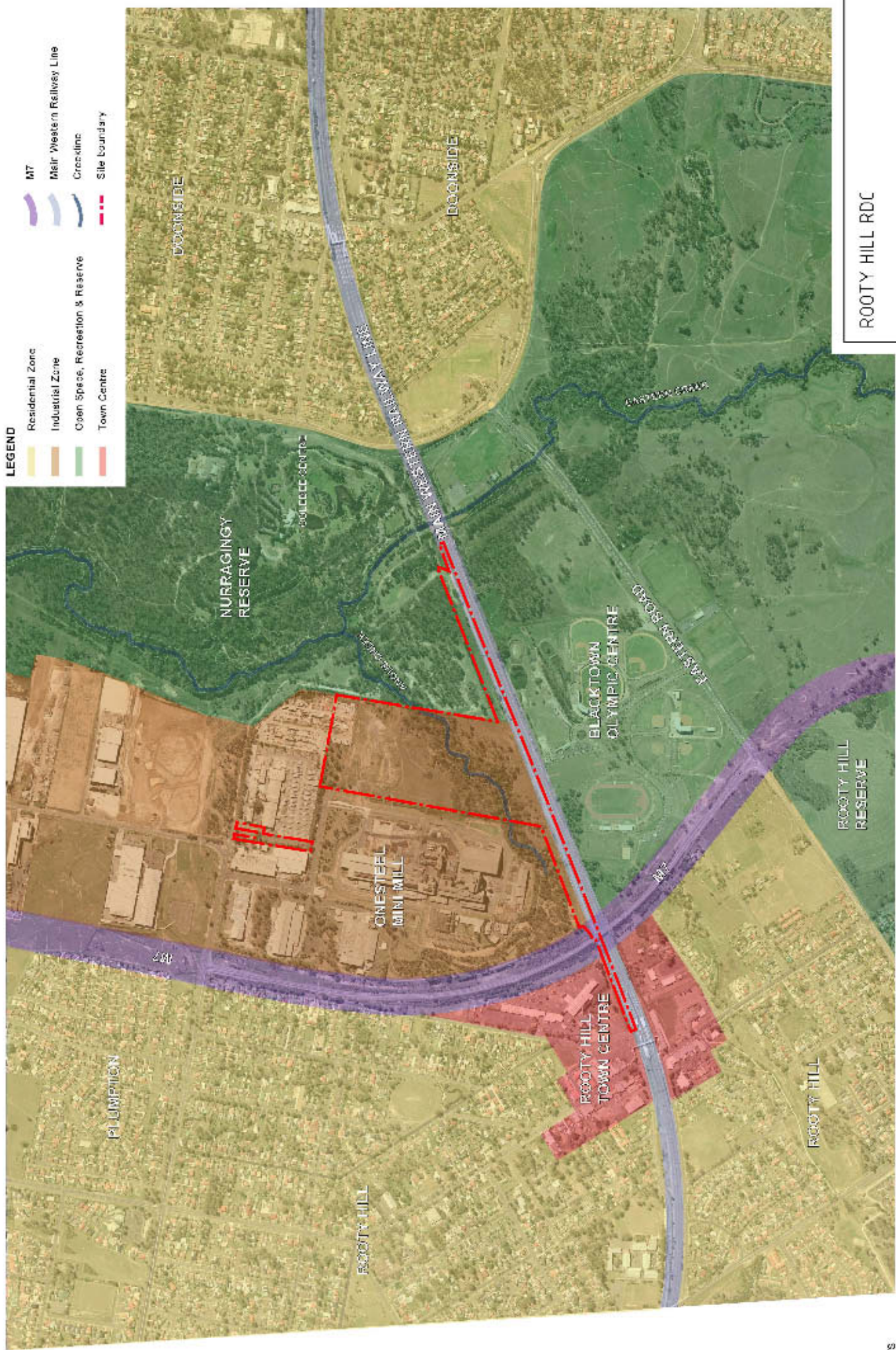
General Mills markets a wide range of food categories. The General Mills site is located to the west of the proposed development site. Operations performed on this site include the manufacturing of various food products, packaging, distribution and administration. Hours of operation commence from 10.00 pm Sunday and continue 24 hours per day through until 5.00 pm Saturday.

### **Form-Tek**

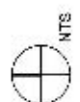
Form-tek manufacture kitchen doors and vacuum form products. The facility consists of manufacturing operations, dispatch and office administration. Manufacturing on-site occurs 24 hours per day, Monday to Friday with one night shift from 10.00 pm on Sundays. Production on Saturday is dependant on customer requirements and only occurs throughout the day if necessary.

### **Tasman Insulation**

Tasman Insulation Australia manufactures Insulco glasswool insulation at its Rooty Hill facility located north north-west of the development site. This site forms the western boundary of the proposed RDC regional office and laboratory. Manufacturing, deliveries and dispatch from this site occurs 24 hours per day, 7 days per week.



ROOTY HILL RDC  
 Site Context  
 FIG 3.2



### **Main Western Railway Line**

The Main Western Railway Line is situated directly to the south of the development site along the southern boundary. This line, which is operated by Railcorp, is the major western arterial for rail transport with rail operations 24 hours per day. Nearby railway stations include Rooty Hill Railway Station and Doonside Railway Station.

### **Nurragingy Reserve**

The Nurragingy Reserve forms the eastern boundary of the site. Nurragingy Reserve is a passive recreation and bushland area of 90 ha. The Reserve offers a number of attractions and facilities such as picnic and barbecue areas, walking tracks, children's playgrounds and natural bushland. Approximately 200,000 people per year visit the Reserve. The Colebee Centre is located within the reserve. It is a fully serviced function and entertainment centre, which offers seating for up to 200 guests. Entry into the Reserve is available from 6.30 am Monday to Friday (7.00 am on Saturday and Sundays) and closes between 5.30 – 7.00pm, depending on the time of year.

### **Rooty Hill Council Depot**

Rooty Hill Council Depot is situated to the west of the site on the other side of the M7 Motorway. This facility operates as a works depot for council's local maintenance works and provides a parking and maintenance service for street sweepers and local council garbage collection. The general hours of operation and dispatch from the site are from 3.30 am to 12.00 am, 7 days per week. These hours are dependant on work requirements in the local area and can vary for unanticipated circumstances.

### **Blacktown City Canine Centre**

The Blacktown City Canine Centre is situated to the south east on the southern side of the Main Western Railway Line.

### **Blacktown Olympic Centre (Aquilina Reserve)**

The Blacktown Olympic Centre was established to host the softball and baseball events of the Sydney 2000 events. It is located on the southern side of the Main Western Railway Line. The Centre occupies 50 ha of developed parklands including an international standard athletics field, two additional fully fenced throwing fields adjacent to the main athletics track and associated facilities. The NSW Government recently announced a \$20 million development proposal for this site which includes the construction of new stadiums and sporting fields.

### **Morreau Reserve**

Morreau Reserve is located approximately 2 km to the south south-east of the site. Situated within the reserve is Rooty Hill (71 m Australian Height Datum (AHD)). Views of the proposed development site are limited due to the vegetation screening resulting from the riparian corridor adjoining Angus Creek.

### **Proposed Blacktown Bike Plan**

Blacktown City Council is involved in an ongoing process aimed at providing cyclists with the maximum number of safe and appealing regional, local and recreational routes (PPK, 2002). The State Government proposed 'Rail Trail', linking the CBD to Penrith, involves positioning cycleways along transit routes and rail lines as part of a larger regional network.

Route 9 of the Blacktown City Council Bike Plan utilises North Parade and is proposed to be completed by 2011.

### **Rooty Hill Residential Area**

The residential area of Rooty Hill is located to the west and south west of the development site to the west of Onesteel and the M7 Motorway.

Rooty Hill High School is approximately 500 m to the west of Rooty Hill Station. The School is located on North Parade, which runs parallel to the Main Western Railway line.

Shopping and general business areas are located on both sides of Rooty Hill Train Station along Rooty Hill Road (North and South). Shops include Newsagencies, Pharmacy, Grocer/Convenience store, Bakery, Takeaway food outlets and Variety stores. The general area has on and off street parking and also includes the Post Office, Restaurants and Pubs.

The closest residents in Rooty Hill to the site are located west of the site on Station Street, Rooty Hill. Mavis Street located to the south of Rooty Hill Train Station is subject to proposals for further residential development.

### **Doonside Residential Area**

The residential area of Doonside is located to the east of the development site, on the eastern side of the Nurragingy Reserve and Knox Road.

Shopping and general business areas are located on both sides of Doonside Train station along Doonside Road, Hill End Road, Cross Street and Doonside Crescent. Shops include a Newsagency, Pharmacy, Grocer/Convenience store, Takeaway food outlets and Variety stores. The general area has on and off street parking and also includes a Hairdresser and various Restaurants.

The closest residents east of the site in Doonside are on Crawford Road and Knox Road. Between the residential area and the site are Nurragingy Reserve and Knox Road.