



### Readymix and Rooty Hill, a potential partnership

Readymix would like to welcome you to the Rooty Hill Review. This is the first in a series of newsletters, where David Kelly of Readymix will provide updates on the company's activities in Rooty Hill.

#### Background

In 2000, Readymix Holdings Pty Ltd, a division of the Rinker Group (an Australian owned company), acquired additional land at the end of Kellogg Road, Rooty Hill, adjacent to its Humes Concrete Products Factory which has operated for over 25 years. The site is in an industrial area, near the main railway line and close to the M4 and M7 motorways.

Now Readymix is ready to focus on its objectives for the site.

Readymix proposes to construct and operate a Regional Distribution Centre.

#### What is a Regional Distribution Centre?

A Regional Distribution Centre (RDC) receives bulk construction materials such as sand or blue metal, blends them and then transports them in smaller loads to customers in the Sydney market.

This RDC will be a component of the Readymix rail based strategy which supports the State Government's Rail Freight Strategy. The Rooty Hill site is strategically located at the intersection of the main rail and motorway network for efficient transfer of materials from rail to road transport for Sydney distribution.

The proposed RDC at Rooty Hill will consist of a rail siding where construction materials from quarries are unloaded from trains and transported to enclosed storage bins by conveyor belt. The materials will be sorted and blended as required by the customer, then



loaded into trucks, which carry them to construction sites and plants around Sydney.

#### Why put it at Rooty Hill?

The site has been selected as it

- is in an established and growing industrial area;
- is located adjacent to the main east-west rail line;
- has direct access to the new M7 motorway (Western Sydney Orbital) from the industrial zone which provides fast access to the Sydney highway and motorway network;
- is in a major growth area of Sydney (with major commercial and industrial development planned and underway);
- is adjacent to an existing Readymix owned operation - the Humes Concrete Products factory on Woodstock avenue
- supports Council and State Government policies of encouraging investment, jobs and business to Western Sydney.

## Where exactly is the site?

The site is at the end of Kellogg Road. The One Steel Mini Mill forms the site boundary to the west, Humes Pipe factory to the north, the railway and North Parade to the south, and Nurragingy Reserve to the east.



## When might this happen?

It is anticipated that the RDC could be operational by 2008, but not before the M7 Western Sydney Orbital opens. The opening would coincide with the reduction in output expected from the Penrith Lakes Development, Sydney's largest current source of construction materials.

## How will it affect the local area?

In its planning Readymix has developed an initial design for the site that protects the sensitive natural features in the area including Angus and Eastern Creek.

The RDC will operate for 24 hours a day 7 days a week, although most truck movements will occur during daylight hours on weekdays. Trucks will use dedicated roads within the Industrial area to access the M7. (See the map/plan on Page 3.)

The initial plan contains such facilities as an office block, laboratory and ancillary facilities, storage bins and other storage areas for construction materials. Car and truck parking has been included on site. A concrete batching plant is also incorporated into the RDC.

The RDC is expected to handle around 4 million tonnes of material a year.

## What would be the benefits?

Readymix is demonstrating its ongoing commitment to Western Sydney, and expects to bring an additional 150-200 jobs to Rooty Hill. It already employs around 100 people at the Humes Plant and hopes to transfer its regional operations to Rooty Hill as part of this proposal.

## What is happening now?

Readymix has been working hard on initial plans for the site, including a proposal for a batching plant to supply

concrete to the M7 Orbital project. This was subject to a development application to Blacktown Council, which was approved recently with restricted operating hours.

Readymix will be working with stakeholders such as Blacktown City Council (BCC), the Department of Infrastructure, Planning and Natural Resources (DIPNR), the Department of Environment and Conservation (DEC), and members of the local community on the details of the broader RDC.

Readymix has incorporated its plans for a concrete batching plant into this proposal, as part of the 24 hour 7 day a week RDC operations.

An Environmental Impact Statement (EIS) will need to be prepared that considers a range of social and environmental issues including dust, traffic and noise.

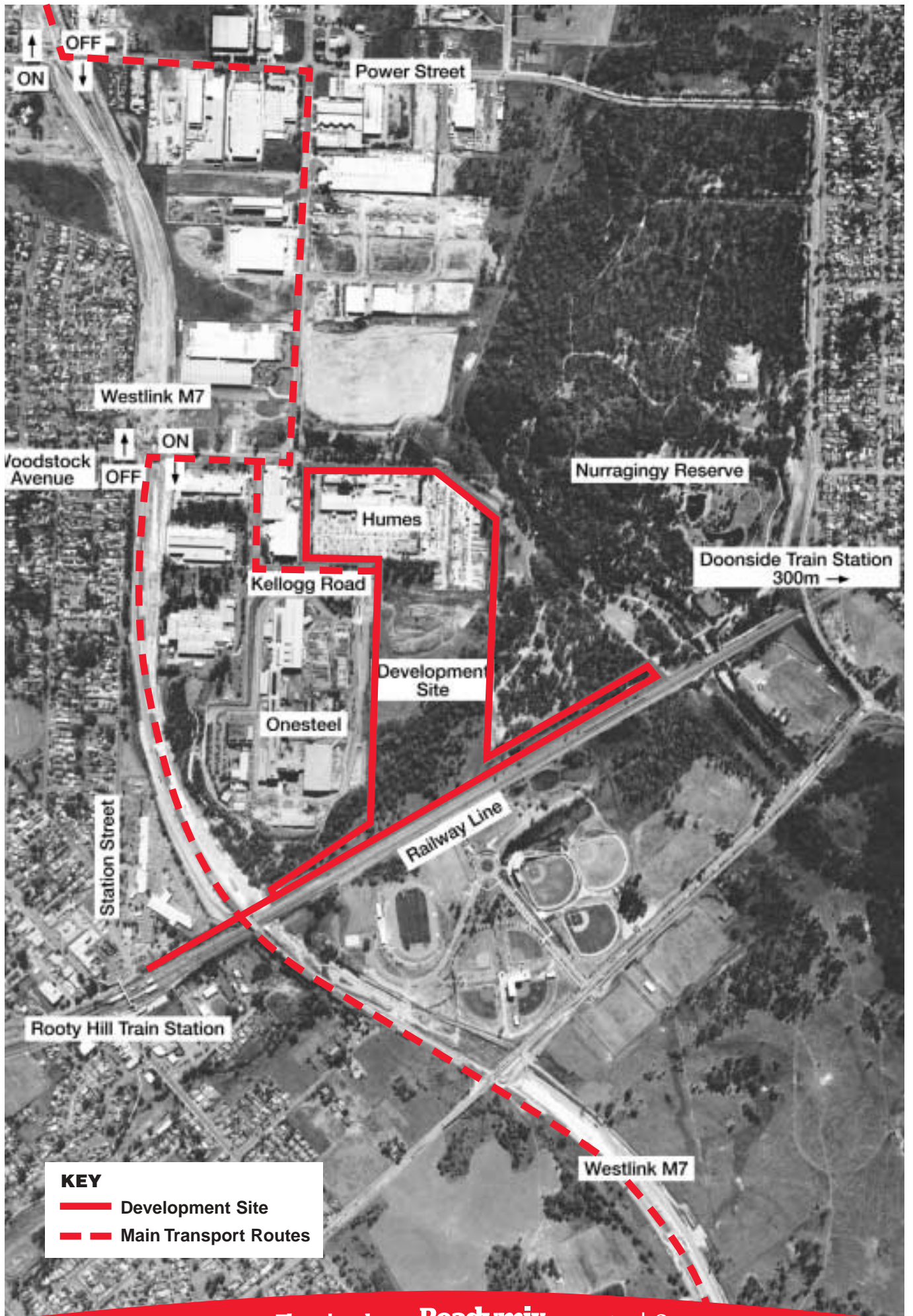
Readymix hopes to complete and lodge a Development Application for the project as soon as the EIS is completed in 2005.

Readymix must also operate the site under the terms of an Environmental Management Plan (EMP) as part of the consent process. An EMP must clearly indicate how any activities on the site will ensure long term protection of the local environment.

## Do we need this development?

Sydney's main local sources for construction materials, particularly at Penrith Lakes Development Corporation (PLDC) are running out. The PLDC will close by 2011 - 2012, but will wind down from 2008. It will be important that the Rooty Hill Regional Distribution Centre is ready to operate in 2008 to ensure ongoing continuity of the supply of construction materials to Sydney. As the materials closer to Sydney run out, increased quantities must come from outside the Sydney Basin.

Readymix believes that rail is the preferred solution for bulk transport as it allows use of the existing rail infrastructure. This has less impact on the environment than road transport. If rail is used, there will be a significant reduction in truck kilometres travelled getting to Sydney. Once construction materials are transported to Sydney their distribution is relatively simple from Rooty Hill to the M7 and then to any metropolitan destination.



## The approval process

This project is considered a state significant development. It requires the approval of the NSW Minister for Infrastructure and Planning. The following

flow chart provides a summary of the process Readymix has to follow to obtain approval for the proposed Regional Distribution Centre.



### Readymix Commitment to Consultation

Readymix is committed to providing ongoing balanced and objective information throughout the development process for a Regional Distribution Centre. Readymix will seek to provide ongoing opportunities for input from members of the local community and intends to provide regular updates at various milestones through the development process.

### How can I get more information?

David Kelly (Readymix Project Manager) will welcome visits on-site in Kellogg Rd at the rear of the Humes Plant. Please make an appointment by calling 1800 11 00 55. In addition you can:

- Call 1800 11 00 55 and let us know your questions and comments
- View the details and information on the Readymix website [www.readymix.com.au](http://www.readymix.com.au)
- Send email/ letter with questions/ comments to [readymix@twyford.com.au](mailto:readymix@twyford.com.au) or PO Box 6004, Wollongong NSW 2500
- Provide us your contact details and we will provide you ongoing updates



Tell us your concerns or issues- we will listen and respond.

*Readymix, a member of the Rinker Group*

### Readymix has been meeting the community

The first issue of the Readymix Rooty Hill Review was delivered to all houses and offices within a one kilometre radius of the Readymix site in Kellogg Road in early December. Others have been distributed by Blacktown City Councillors and mailed to those who have requested copies.

David Kelly of Readymix has since met and talked to many people in the community. David took more than twenty people around the site during December and January and briefed them on what is planned. Councillors, council officers, industry neighbours and local residents have all taken the opportunity to look around the site and get more details on Readymix's proposed Regional Distribution Centre (RDC).

A meeting was held with the Rooty Hill Progress Association in December where project team members listened to a range of issues. Other stakeholders have been invited to briefings and site visits.

### Readymix has established a Community Information Office

As part of Readymix's commitment to consultation, we have established a Community Information Office in the main street of Rooty Hill (Shop 8, Rooty Hill Plaza, Rooty Hill Road North).

When you visit the office you can see a scale model of the planned RDC. Aerial photos, plans and other maps help to clarify what is proposed on the site.

### Issue 2 - inside this newsletter

Inside this newsletter you will find a series of questions about the proposed Regional Distribution Centre that have been asked by many of those who have sought more information. David has provided concise answers



*The Readymix Community Information Team, David Kelly, Kerry Papdi and Jock Buchanan.*



to those questions for the newsletter, and is very willing to talk to anyone who needs more detail.

Also enclosed is a Fact Sheet with a more detailed explanation and diagram of the main RDC components. Further Fact Sheets on various components of the proposal will be prepared over the next few months.

## Frequently Asked Questions

The community consultation activities have been extremely valuable in highlighting the questions and issues that matter to the residents, Councillors and businesses in Rooty Hill.

Readymix acknowledges and appreciates the interest and honesty expressed in these briefings, and commits to respond proactively to build a shared understanding of the proposed development.

### Isn't this proposal just a much bigger version of the concrete batching plant that had already been approved by Blacktown Council?

No. The concrete batching plant is an integral, but relatively small, part of the overall Regional Distribution Centre. When we were unable to construct the concrete plant to meet specific market needs in 2004, we decided to make small changes to the original design so it integrates better into the RDC.

### Why do you have to operate the plant 24 hours a day, 7 days a week?

Readymix's operations are driven by our customer's needs and times of train movements. All train movements are managed by Rail Corp who aim to avoid freight trains travelling during peak commuter times and to spread traffic across the whole 24-hour period. Our customers require construction materials to be delivered so they are ready for each day's construction. We therefore need sufficient flexibility to unload trains when they arrive and have materials ready to meet our customers' needs.

### How many trucks will be going past our homes each day?

All trucks carrying construction materials will only travel through industrial areas between Kellogg Road and the M7. Concrete delivery trucks will travel as required to customer destinations. We are currently conducting traffic studies as part of the Environmental Impact Statement (EIS), and this information will quantify the anticipated loadings and traffic frequency.

### How many trains will stop there each day, and how big are they?

The maximum train length is around 800 metres, consisting of between 42 and 50 wagons. The number of trains per day will vary depending on market conditions, however, we anticipate an average of 4 trains per day when the RDC is producing its full capacity of around 4 million tonnes per annum.

### How will you manage things like noise and dust generated by operations?

The RDC has been specifically designed around noise management and dust control. It contains a range of design measures to manage key environmental issues, for instance: enclosed storage bins, enclosed train unloading and truck loading, dust control and noise abatement processes.

As part of the EIS process, we are undertaking a wide range of studies including noise and dust. Readymix must satisfy State Government requirements on a wide variety of environmental issues to be allowed to operate.

### What about North Parade?– Will we still be able to use it?

Readymix proposes to continue permanent and uninterrupted access to North Parade for the public, by realigning and fencing the road. It is also planned to extend the Regional Cycleway as part of the development.



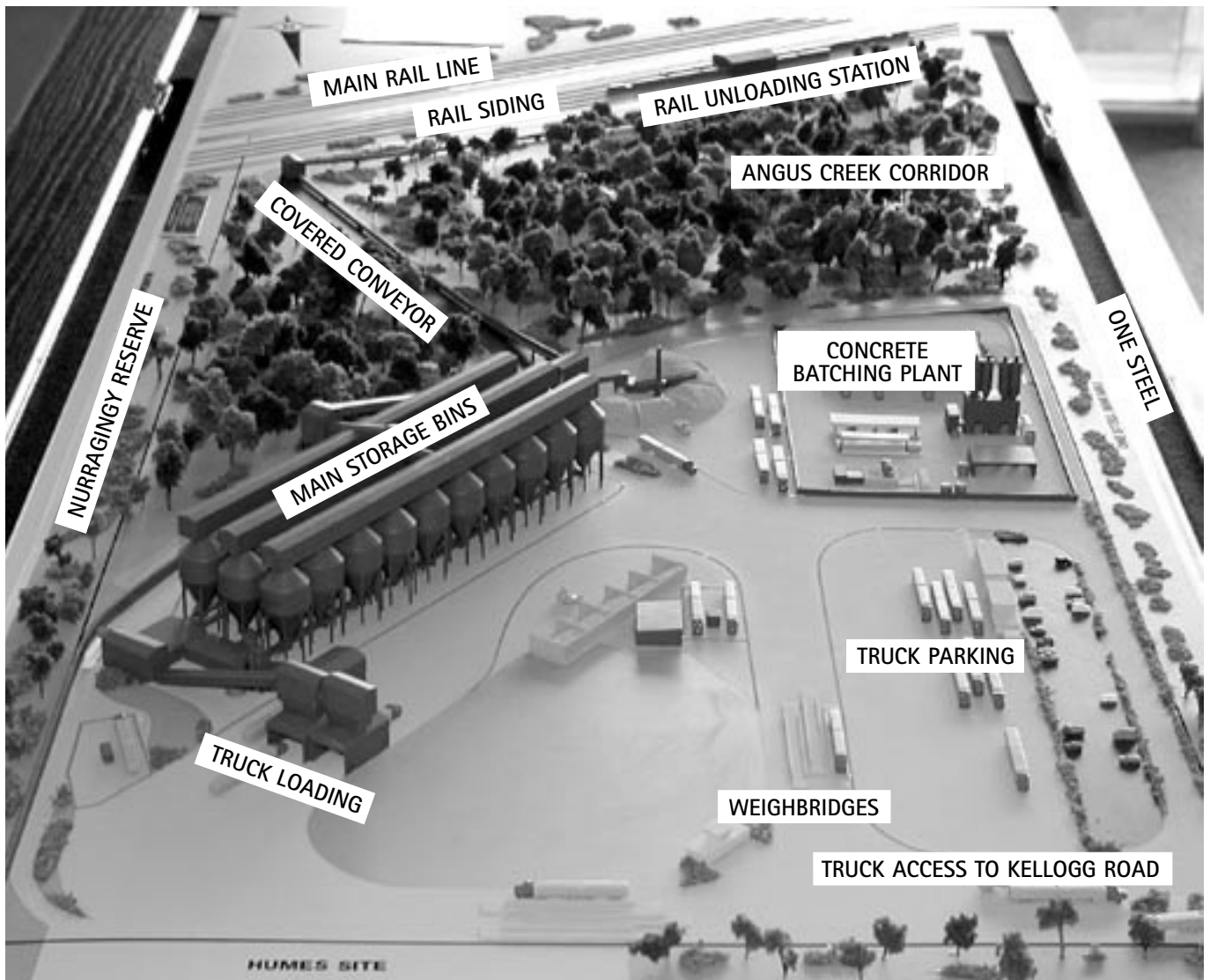
*Kerry Papdi, Community Information Officer for Readymix, at the CIO at Rooty Hill*

### Will the RDC affect Olympic Park?

Readymix does not believe the RDC will impact on Olympic Park, and this is being assessed as part of the EIS. We have planned discussions with both Park management and users to ensure their needs are understood and addressed.

### What will it look like?

We invite you to come to the Readymix Community Information Office (Shop 8, Rooty Hill Plaza, Rooty Hill Road North), see the model and plans and talk to us about what it will look like from various locations.



### Will you impact on Nurragingy Reserve?

Readymix recognises the importance of the Reserve as a major local recreation resource and significant natural ecosystem, and seeks to protect the amenity of the area. The proposal includes a range of measures to improve the quality of the Angus Creek catchment, which directly adjoins the Reserve. We are working on our landscaping plan which will address the area adjoining the Reserve. We will work closely with Council representatives and the Colebee Centre to preserve the amenity of the Reserve.

### Why don't you put this development somewhere else?

The Readymix site in Kellogg Road is unique in Sydney. It is in an established and growing industrial area, is located adjacent to the main east-west rail line, has direct access to the new M7, and is in a major growth area of Sydney. It is also adjacent to an existing Readymix-owned operation - Humes Concrete Products.

### What will Readymix do for Rooty Hill?

Readymix is looking to develop an ongoing partnership with the Community. Our Humes Plant has been here for 25 years, and we do want to build on that relationship.

This is a long-term major investment bringing up to 200 jobs to Rooty Hill and we look forward to building new and long-standing relations with the community.

### Environmental Impact Statement (EIS) Progress

Various studies are underway addressing a wide range of environmental issues.

We anticipate that summaries of these technical reports will be available for discussion during March, and we will provide more information in the next Newsletter.

## The Approval Process

Readymix has been working with the State Government and Blacktown City Council on this development since it purchased the site in 2000.

The RDC proposal is deemed a "State Significant Development" under State Environmental Planning Policy 34, because it is a major industrial project involving a capital cost of more than \$50 million, and will create up to 200 jobs in the area.

This means that the approval process does not go through Blacktown City Council. It is a more complex process involving a number of State Government Departments, and other authorities (including Council), with the final consent in the hands of the State Minister for Infrastructure and Planning.



### How can I get more information?

- Readymix now has a Community Information Office in the main street of Rooty Hill Shopping Precinct (Shop 8, Rooty Hill Plaza, Rooty Hill Road North). It will be open and staffed during normal business hours, Monday to Friday. You can see a scale model of the planned RDC as well as plans and photos to help you understand what is planned.
- Site tours can be arranged. Ring us on 1800 11 00 55.
- View the details and information on the Readymix website [www.readymix.com.au](http://www.readymix.com.au).
- Send an email or letter with questions or comments to [Readymix@twyford.com.au](mailto:Readymix@twyford.com.au) or to PO Box 6004, Wollongong NSW 2500.
- Tell us your issues and concerns so we can respond.



David Kelly Readymix  
Project Manager

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*Readymix, a member of the Rinker Group*



Regional Distribution Centre for Construction Materials at Rooty Hill

## A Regional Distribution Centre

The proposed Readymix Regional Distribution Centre at Rooty Hill will be a receipt, blending and distribution centre for construction materials. It will include;

- a rail siding where construction materials from quarries will be unloaded from trains;
- a covered conveyor that will transport the materials from the trains onto the site;
- enclosed storage bins where the materials are stored.

The construction materials will be sorted and blended as required by customers, then loaded into trucks, for delivery to construction sites and plants around Sydney, via the Sydney motorway network.

## How the Readymix Regional Distribution Centre works

Trains bring sand and aggregate from distant locations. Trains arrive at times dictated by Rail Corp. It is anticipated that on average 4 trains a day will be needed when the RDC is operating at full capacity.

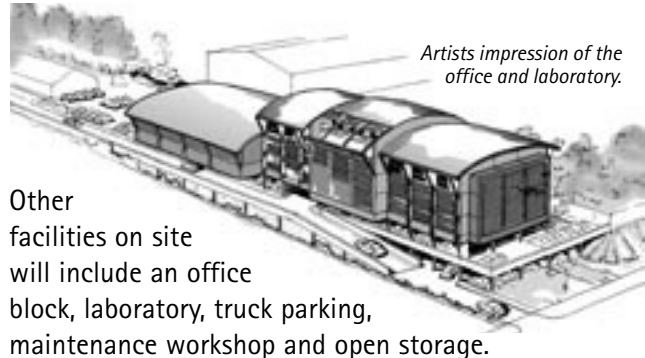
Material is unloaded from trains via an underground hopper as part of the rail unloading station.

Material is carried by a covered conveyor across Angus Creek and loaded into storage bins.

Material from the storage bins is blended and loaded into trucks in required amounts and proportions as specified by the end customer. Material is also supplied to the on-site Concrete Batching Plant.

All construction materials will be distributed to customers via the M7. Trucks will use dedicated roads within the industrial area to access the M7.

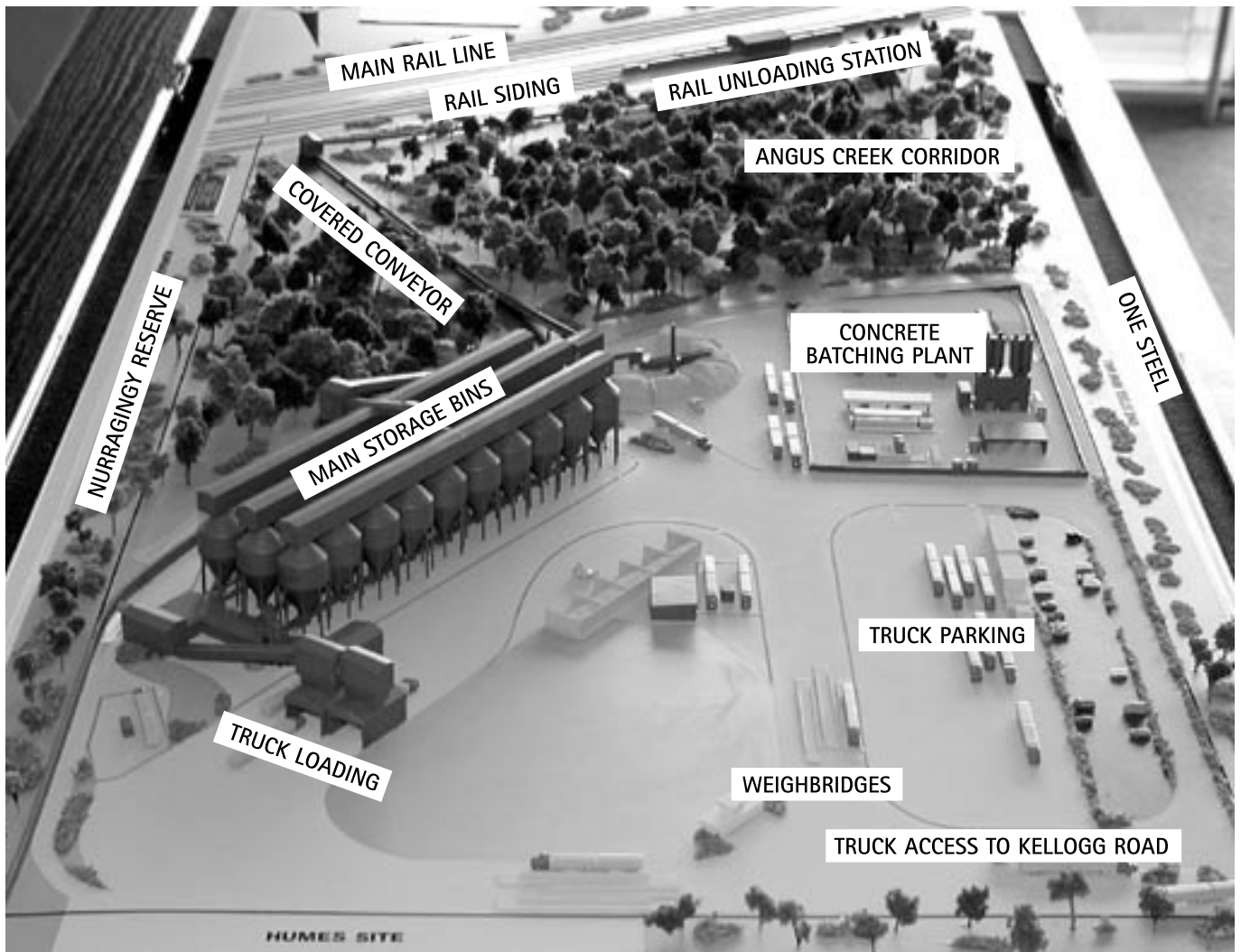
The Centre will work 24 hours per day, 7 days per week, to suit both train movement and customer requirements.



Other facilities on site will include an office block, laboratory, truck parking, maintenance workshop and open storage.

A concrete batching plant is also included in the proposal. This will supply concrete to customers in local and regional markets. Concrete trucks will use local roads where necessary to access the end customer.





### Why we need this development?

The Penrith Lakes Development Corporation (PLDC) presently supplies the bulk of all construction material into the Sydney market.

Production at the PLDC will start to scale down from 2008 and the facility will close around 2011 or 2012. Readymix must ensure alternative supply of construction material from 2008.

Rail is the preferred solution for bulk transport of construction material as it allows use of existing rail infrastructure, it is cheaper and it has less impact on the environment than road transport.

### How you can get more information

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