

Boral in Bringelly

An update for the community

June 2016

In our last newsletter, we informed our neighbours along Greendale Road about a proposal for a new local concrete batching plant we were developing. Through this update, we'd like to let you know about our progress and the next steps for our project.

Application now lodged

In meeting with neighbours earlier this year, we said we'd let everyone know once the application for the proposed plant was lodged.

The application, including an Environmental Impact Statement (EIS), was submitted to Camden Council late in May. It is now with Council's planners and we are awaiting advice as to when it will be ready for public comment.

To recap, we're looking to establish a concrete batching plant on land leased from the Boral CSR joint venture (trading as PGH Bricks), the owner-operators of the Bringelly Brickworks.

The proposed plant, which will manufacture up to 125 000 tonnes of pre-mixed concrete each year, consists of a control room and amenities, loading and 'slumping' facilities, storage silos, stockpiles, water tanks and a workshop.



The hours of operation for the site we're proposing are **7am to 10pm Monday to Saturday**, and **8am to 10pm on Sundays and public holidays**. **No** raw material deliveries will be allowed after **6pm**.

Your view of our proposal

Across February and March, we met with a number of neighbours along Greendale Road to gather impressions about what we're proposing.

From the feedback gathered, several topics emerged for further consideration in preparing the planning documents. These included:

- Heavy vehicles movements to and from the new plant;
- Management of noise and dust associated with both traffic and the operations; and
- Compatibility of the proposed plant with the potential future uses of surrounding land.

Each of these issues is addressed in the EIS.



Keeping track of transport

If approved, the plant will bring with it a range of new traffic, including heavy vehicles. To ensure our application accounts for this, a Traffic Impact Assessment (TIA) has been carried out.

The TIA uses information from traffic surveys undertaken in peak hours over several days in October last year.

Based on the results, we discovered there are around **1700** vehicles passing by the proposed site of our plant every day. Of these 1700, around **90** are heavy vehicles.

Our concrete batch plants rely on three types of heavy vehicles:

- **Concrete agitators** – these trucks carry 'barrels' full of pre-mixed concrete.
- **Cement tankers** – these bring in the cement 'powder' needed to make the concrete.
- **Truck and dogs** – a truck towing a trailer (or 'dog') behind it, loaded with the aggregates (crushed rock) also needed for concrete.



In developing our application, we've calculated we'll add an average of **290** vehicle movements across each entire day of operation. Around **225** of these will be heavy vehicles.

Our TIA also looked at the current traffic volumes between The Northern Road and the entrance to the brickworks. We found there are **2100** movements on this section of Greendale Road, with **220** being heavy vehicles.

Our proposal is therefore consistent with the existing level of traffic moving from the main road to and from the brickworks.

Lowering noise levels

In preparing our EIS, we've taken into consideration noise from both the proposed plant and the additional traffic.

A noise assessment was conducted as part of the EIS using five different State Government guidelines, including the *Industrial Noise Policy* of 2000, and the *Road Noise Policy* of 2011.

The assessment included noise monitoring during September last year, and data-based modelling using technology which aligns with the Government's requirements.

The results of the assessment guided the inclusion of several features designed to keep noise at an absolute minimum. These include:

- Emplacing 2 metre high earth 'bunds' topped with 2 metre colourbond fencing around the north, east and west of the site;
- Designing the plant's layout so that these bunds can have maximum effect; and
- Enclosing of the 'slumping' stands within lined walls, slumping being typically the noisiest activity at a concrete plant.



In terms of traffic noise, modelling shows ambient sound levels at properties set back 40 metres from Greendale Road is around $L_{Aeq, 15hr}$ of **53** dB(A) (decibels averaged over a daytime 15 hour period).

Adding traffic from the proposed plant increases this to **54** dB(A), within the *Road Noise Policy* criteria. A one decibel rise is not considered discernible by the human ear.

Decreasing the dust

Management of dust emissions is part of operating a concrete batch plant. As a result, our proposal includes measures considered best practice for controlling 'fugitive' dust.

In operation, the plant will need to comply with the range of dust monitoring categories and limits overseen and enforced by the NSW Environment Protection Authority (EPA).

To assist with meeting these goals, the proposed plant incorporates paved roads and surfaces, allowing for easier sweeping.

Water sprays will be installed at loading areas and over stockpiles to prevent any dust escaping as a result of the wind. They'll also be fitted to the other materials storage areas.



Finally, the silos will be loaded with cement via pneumatic means, reducing the possibility for cement dust escaping in transfer.

The future of Bringelly

One issue raised by neighbours is what Bringelly will look like in the next 10 to 20 years, and therefore what uses will be allowed for lands surrounding our proposed plant.

As most neighbours know, much of Bringelly has been included in the State Government's *South West Growth Plan*. While the Plan has been available for some time, zonings applying along Greendale Road are not yet totally clear.

Boral's own assessment of the publicly available information is that most land surrounding our proposed plant will be industrial. However, this is yet to be verified by the Government.

Regardless of the zoning, it is undoubted the local area will experience significant growth. Such growth needs to be supported by available materials such as concrete, which is why we are seeking the opportunity to establish the plant now, rather than into the future.