

**INSTALLATION OF SPRAY BOOTH  
PLASSER FACTORY  
25 KURRAJONG ROAD, ST MARYS**

**STATEMENT OF ENVIRONMENTAL EFFECTS**

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MG Planning Pty Ltd  
PO Box 197, Drummoyne, NSW, 1470  
[mail@mgplanning.com.au](mailto:mail@mgplanning.com.au)  
ABN 48 098 191 443

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Appendix 2	Truflow technical specifications
Appendix 3	Fire Engineering Statement of Suitability
Appendix 4	BCA Report
Appendix 5	Truflow maintenance schedule
Appendix 6	Truflow compliance certification

# 1. INTRODUCTION

This report constitutes a Statement of Environmental Effects (SEE) and accompanies a Development Application (DA) seeking consent for the installation of a new paint spray booth facility at the existing factory owned by Plasser Australia in North St Marys. The spray paint booth facility will be located within the existing workshop building. It will comprise a preparation booth with two adjoining paint booths, each with four exhaust air handling units (AHUs) and one paint mixing room with a single paint mixing exhaust AHU. A detailed description of the proposal can be found at Section 3 of this report.

The purpose of this report is to:

- describe the components of the proposal
- discuss the potential environmental effects of the proposed development
- draw conclusions as to the significance of any impacts
- make a recommendation to Penrith City Council as to whether the DA should be approved.

The development proposal has been assessed based on the characteristics of the site and locality, Penrith Local Environmental Plan 2010, Penrith City Development Control Plan 2014, and other relevant local planning controls as well as the requirements of section 4.15 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that Plasser is proposing to undertake other minor alterations and additions to its facility concurrently with the installation of the paint booth. These minor alterations and additions are being carried out as complying development as provided for under the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* (Codes SEPP).

This Statement of Environmental Effects has been prepared by MG Planning Pty Limited on behalf of the applicant, Plasser Australia. It should be read in conjunction with the following relevant accompanying material:

Appendix 1 Architectural drawings

Appendix 2 Truflow technical specifications

Appendix 3	Fire Engineering Statement of Suitability
Appendix 4	BCA Report
Appendix 5	Truflow maintenance schedule
Appendix 6	Truflow compliance certification

## 2. SITE DESCRIPTION

### 2.1 Site location and ownership

The site is located in the North St Marys Industrial Precinct on the corner of Plasser Crescent and Kurrajong Road and to the north of the Western Railway Corridor. The location of the site is shown in Figures 1 and 2 below.

The site is owned by Plasser Australia, a member of Plasser & Theurer Group, one of the world's leading suppliers of railway track maintenance and construction equipment. The factory is fully self-contained with work undertaken on site including:

- Heavy structural steel fabrication
- Sheet metal fabrication
- Machining
- Electrical manufacture and installation
- Hydraulic installation
- Hydraulic cylinder manufacture
- Fitting and assembly
- Spray painting of locomotives.

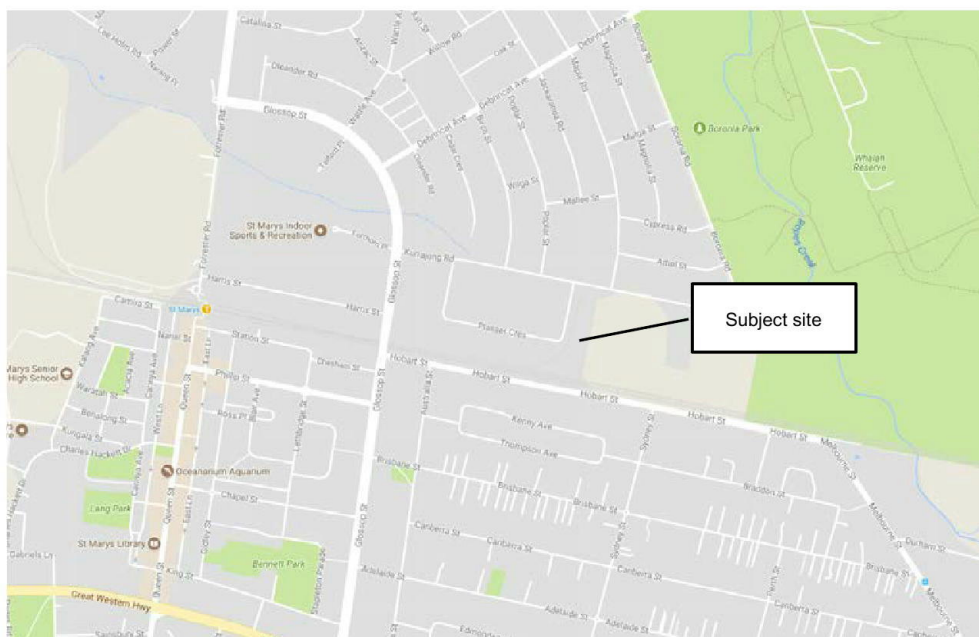


Figure 1: Site location (Source: www.nearmap.com)





Figure 2: Aerial of site (Source: [www.nearmap.com](http://www.nearmap.com))

## 2.2 Site description

The site is located at 25 Kurrajong Road, St Marys. The real property description is Lot 1 in DP 600899. The site has an area of 2.32ha, is irregular in shape and accommodates a number of existing industrial buildings, comprising factory workshops and ancillary facilities, including offices and staff amenities.

The site has road frontage to Kurrajong Road to the north and Plasser Crescent to the west. The main car park is located in the northern portion of the site and is accessed from Kurrajong Road. The main heavy vehicle access is also currently from Kurrajong Road. A secondary access to the site is located on Plasser Crescent.

The Western Rail corridor bounds the site to the south, and a track forks off into the site to allow train access. A series of train sidings exist within the site to allow multiple trains on-site and train access to the main workshop.

Industrial uses are located immediately to the east and west of the site. The Western Rail corridor and Hobart Street act as a buffer between the site and residential uses to the south. Residential dwellings and the large public open space area of Poplar Park are located to the north of the site however the existing structures on site are setback a minimum of 30m from the road frontage.



Development consent was granted to alterations and additions to the existing Plasser factory in October 2014 (DA14/1061). Works in accordance with that development consent have since been undertaken.



There is an existing track which will enable the locomotives to be moved in and out of the paint booths.

The proposed paint booth will involve some internal demolition to accommodate the new paint booth facility, as shown on Drawing No 2000 at Appendix 1.

The spray booth size is externally approximately 7.5m wide x 7.4m high x 50m long. The spray booth airflow is provided by a large number of supply AHU's and exhaust fan modules. All of these operate through a specifically designed control system which runs all safety and functional aspects of the spray facility. The exhaust/filtration system has been designed to meet or exceed current Australian Spray Booth Standards.

There will be no increase in the amount of painting undertaken on site or in the amount of paint and chemicals stored on site.

Further detail regarding the paint booth operating system is provided in the Truflow technical specifications provided at Appendix 2.

### 3.2 BCA/Fire engineering

A Fire Engineering Statement of Suitability has been prepared by Core Engineering Group and is provided at Appendix 3. The advice from Core Engineering indicates as follows:

*The purpose of this statement is to provide confidence to the Authority Having Jurisdiction that the new works have immaterial impact on the fire engineering assessments previously undertaken for the building (Our Ref: 20028\_FER\_03 dated 31 March 2015). The works include the Modification and extension of the paintshops to the west of the existing workshop building.*

*The assessment undertaken concluded that the building design, layout of exits and the existing fire safety strategy suitably ameliorates the level of risk in the design such that the building will satisfy the fire safety Performance Requirements of the Building Code of Australia. Subsequently the new works are considered to be consistent with the contents of the current fire engineering report and do not compromise, nor significantly alter the existing fire safety strategy.*

A BCA Report has been prepared by McKenzie Group and is included at Appendix 4. The BCA Report addresses the new paint booth facility as well as the minor alterations and additions which are outside the scope of this DA (refer discussion in Section 1 Introduction and Section 3.1 above).

The installation of the paint booths will be undertaken in accordance with the recommendations of the Fire Engineering Statement of Suitability and BCA Report (where relevant).

### 3.3 Environmental management

The paint booth facility will be operated and maintained in accordance with Truflow's general maintenance schedule, a copy of which is provided at Appendix 5. Cleaning of air handling units and exhaust fans will occur monthly, while checking exhaust components for operation and cleaning will occur weekly. This will reduce air pollution output from the proposed paint booth. Checks of air seals and leakages, and general motor cleanliness and operation will be checked half yearly. Ensuring general maintenance and cleanliness will mitigate environmental impacts.

## 4. ENVIRONMENTAL ASSESSMENT

This section provides an assessment of the planning issues associated with the proposed development in accordance with the relevant matters for consideration under section 4.15 of the EP&A Act.

### 4.1 Section 4.15(1)(a) Planning Instruments

#### *4.1.1 State Environmental Planning Policies*

##### State Environmental Planning Policy No 33 – Hazardous and Offensive Development

SEPP No. 33 generally aims to identify proposed developments with the potential to be either hazardous or offensive. A development is defined as potentially hazardous and/or offensive (odour, dust etc) if, without mitigating measures in place, the development would pose a significant risk to the locality in terms of human health, life or property, life or property, or the biophysical environment.

The proposed development is not a (potentially) hazardous or offensive industry. The proposed spray painting booth will maintain small amounts of chemicals, paints and spares but there will be no change to the volumes of materials maintained on site which are below threshold quantities referred to in the "Hazardous and Offensive Development Application Guidelines – Applying SEPP 33".

Accordingly, the provisions of SEPP No. 33 are not specifically relevant to the proposed development.

##### State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 provides a state-wide planning approach for the remediation of contaminated land to reduce the risk of harm to human health or the environment. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development application.

A preliminary Stage 1 Environmental Site Assessment (ESA) was prepared for the original DA (DA 14/1061) by Environmental Inspection Services. The ESA found that:



*The limited inspection and investigation of the site within the Plasser property did not indicate the presence of any widespread significant contamination of the site that is likely to affect the proposed development. The minor B(a)P elevation above the ecological guideline is not considered significant as the site will be paved.*

*Based on the scope of works undertaken, EIS are of the opinion that the site is suitable for the proposed industrial development. However if any significant redevelopment to the site or Plasser property is undertaken in the future we would recommend further investigation.*

As the proposed spray booth will not involve any excavation and is being installed within the existing building it is considered that there is no need for any further investigations to be carried out and the site is suitable for the proposed use.

#### **4.1.2 Penrith Local Environmental Plan 2010**

The site is zoned IN1 General Industrial under Penrith Local Environmental Plan 2010 (LEP 2010) with the proposed development falling into the definition of general industries being “a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity”. General Industries are permitted with consent within the IN1 Zone.



**Figure 4: Zoning under Penrith LEP 2010**



Clause 2.3(2) requires the consent authority to have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the IN1 General Industrial Zone are:

- *To provide a wide range of industrial and warehouse land uses*
- *To encourage employment opportunities*
- *To minimise any adverse effect of industry on other land uses*
- *To support and protect industrial land for industrial uses*
- *To promote development that makes efficient use of industrial land*
- *To permit facilities that serve the daily recreation and convenience needs of persons working in industrial areas.*

The proposal is consistent with the objectives of the zone. The proposed spray booth is ancillary to the industrial land use. It will provide a significantly improved facility that has been carefully designed to meet relevant legislative and environmental standards and minimise any adverse effect on other land uses.

Clause 4.3 of the LEP sets the maximum building height for the site at 12m through the "Height of Buildings Map". The exhaust stacks for the spray booth will extend above this 12m height limit. However, the definition of building height under LEP 2010 specifically excludes chimneys, flues and the like therefore the proposed development complies with this provision.

There are no other provisions contained in LEP 2010 relevant to the proposed development.

#### *4.1.3 Penrith Development Control Plan 2010*

The proposed spray booth is consistent with the provisions of the Penrith DCP 2014 and more specifically Chapter D4 Industrial Development, which applies to all industrial land, including IN1 (General Industrial), in the Penrith City Council LGA.

The subject site is located within Precinct 3 – St Marys (east of Forrester Road) as per Section 4.1 – Key Precincts as shown in Figure 5 below.

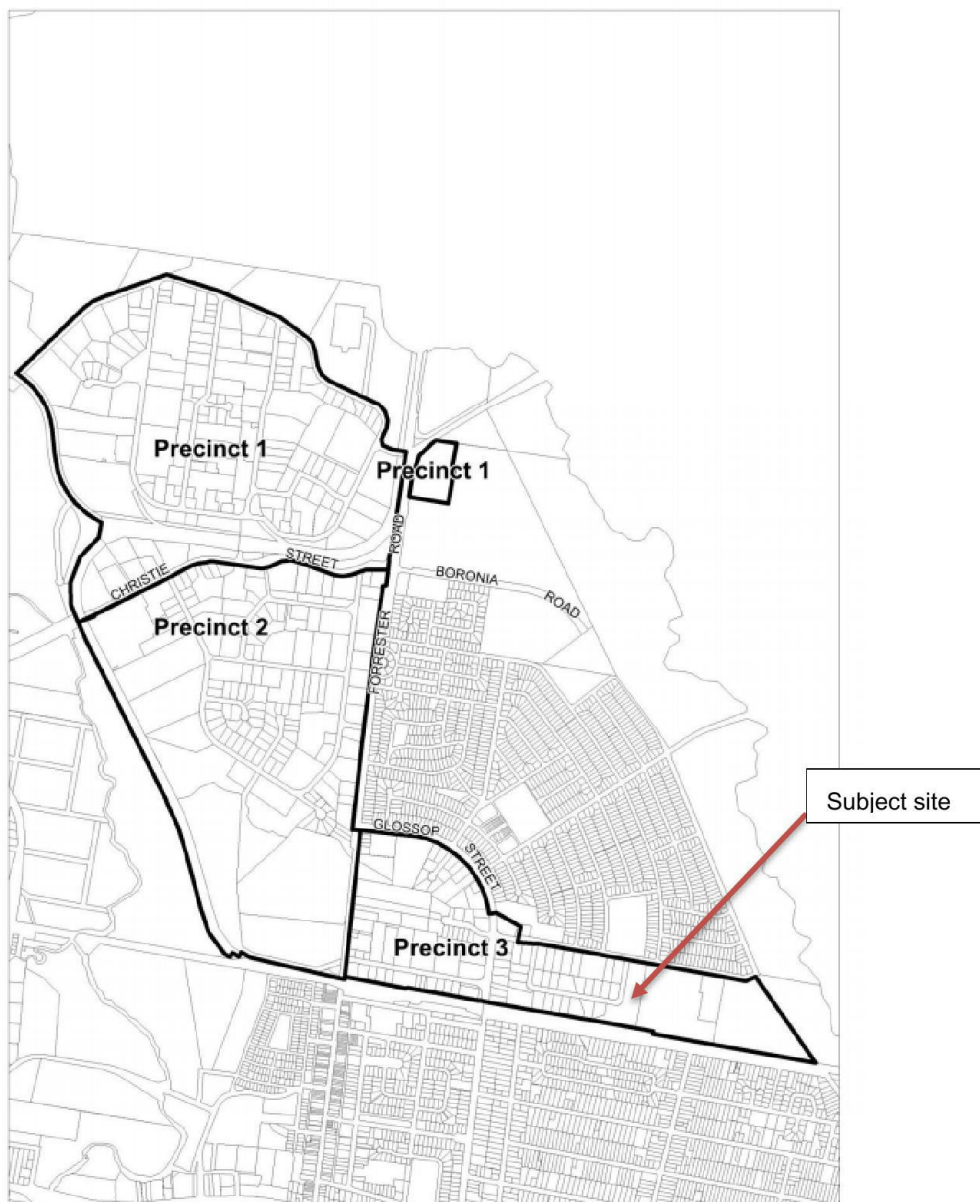


Figure 5: Precinct 3 under Penrith DCP 201

An assessment of the proposal against relevant requirements in the DCP is provided below. The proposed development complies with all relevant requirements contained in Penrith DCP 2014.

**Table 1:** Assessment against relevant provisions in Chapter D4 (DCP 2014)

Provision	Assessment
<b>4.2 Building height</b> <ul style="list-style-type: none"> <li>buildings in Precinct 3 should comply with height controls in LEP 2010</li> </ul>	Complies. There will be no change to the building height as a result of the spray booth. The exhaust stacks will extend above the maximum height limit however these are specifically excluded from the calculation of building height under LEP 2010.
<b>4.3 Building setbacks and landscape</b> <ul style="list-style-type: none"> <li>setbacks are to comply with Table D4.1</li> <li>appropriate landscaping should be provided and large expanses of hardstand and building walls avoided</li> </ul>	N/A. There will be no impact on building setbacks or landscaping as a result of the spray booth.
<b>4.4 Building design</b> <ul style="list-style-type: none"> <li>Particular care should be taken in regard to: (a) designing roof elements; and (b) locating plant and mechanical equipment including exhausts, so as screen them from a public place.</li> </ul>	Complies. The proposed exhaust outlets will be located towards the back of the existing building and will not be readily visible from key vantage points, notably the residential development on the northern side of Kurrajong Road and Poplar Park. As the existing building is almost 12m in height, it will effectively screen the exhaust outlets from public view.
<b>4.5 Storage of materials and chemicals</b> <ul style="list-style-type: none"> <li>The storage and use of materials and chemicals should be undertaken in an environmentally responsible manner, and to ensure that there will not be detrimental impact on the environmental quality of the surrounding area.</li> </ul>	Complies. There will be no change to the storage of materials or chemicals on site as a result of the spray booth.

## 4.2 Section 79C(1)(b) Environmental Assessment

### 4.2.1 Air quality

The spray booth has been designed to ensure efficient capture of spray painting emissions. It fully complies with the nationally recognised standards as follows:

- AS/NZS 4114.1:2003** Australian/New Zealand Standard Spray painting booths, designated spray painting areas and paint mixing rooms ( Part 1) Design, construction and testing
- AS / NZS 4114.2:2013** Spray painting booths, designated spray painting areas and paint mixing rooms – (Part 2) Installation and Maintenance

All spray painting will be carried out inside the booth which is designed, installed and maintained in accordance with these standards.

The proposal will result in a significant improvement in the management of spray painting emissions and local air quality as a consequence.

Further detail regarding the spray booth's compliance with relevant standards is provided at Appendix 6.

#### *4.2.2 Visual impact*

The proposed exhaust outlets will be located towards the back and centre of the existing building. They will not be readily visible given the scale of the existing workshop buildings and their placement within the building. As the existing building is almost 12m in height, it will effectively screen the exhaust outlets from public view.

It is therefore considered that there will be minimal visual impact from key vantage points, notably the residential development on the northern side of Kurrajong Road and Poplar Park.

#### *4.2.3 Environmental management*

As noted in Section 3.3, the spray booth facility will be operated and maintained in accordance with both the approved EMP and Truflow's general maintenance schedule. Cleaning of air handling units and exhaust fans will occur monthly, while checking exhaust components for operation and cleaning will occur weekly. This will reduce air pollution output from the proposed paint booth. Checks of air seals and leakages, and general motor cleanliness and operation will be checked half yearly. Ensuring general maintenance and cleanliness will mitigate environmental impacts.

### **4.3 Section 4.15(1)(c) Site Suitability**

The site is suitable for the following reasons:

- It is an existing industrial use relating to the manufacturing and servicing of trains and equipment
- It is located within an established industrial precinct accommodating a wide range of industrial and warehouse related uses



- The site is not affected by any environmental constraints and the proposed development is capable of being accommodated on the site within the existing building without imposing any adverse impacts on the environment or the amenity of surrounding land.

The subject site is therefore ideally suited to the proposed development.

#### 4.4 Section 4.15(1)(e) Public Interest

The proposed spray booth will improve the environmental management of the Plasser facility and provide for improved conditions on site for workers. It is therefore considered to be in the public interest.

## 5. CONCLUSION

This report constitutes a Statement of Environmental Effects (SEE) and accompanies a development application to Penrith City Council seeking consent for installation of a new spray booth facility at an existing factory owned by Plasser Australia in North St. Marys.

The aim of this report has been:

- to describe the proposed development;#
- to illustrate that the proposed development complies with the intent of relevant statutory and policy documents
- to provide an assessment of the likely environmental effects of the proposed development.

The proposal is consistent with the zoning of the site and all relevant provisions contained within Penrith LEP 2010 and Penrith DCP 2014. The assessment contained herein concludes that there are no significant environmental constraints on the site that preclude the installation of the spray booth and that the proposed development will not result in any significant adverse economic or environmental impacts.

Accordingly it is concluded that the proposed development is appropriate on the site and within the locality, and should therefore be approved by Penrith City Council.



# Appendix 1

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## Architectural drawings

# Appendix 2

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## Truflow technical specifications

# **Appendix 3**

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## Fire Engineering Statement of Suitability

# Appendix 4

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BCA report

# Appendix 5

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## Truflow maintenance schedule

# Appendix 6

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Truflow compliance certification