

# Holcim & Hanson Concrete Batching Plants

Minister of Planning's

## CONDITIONS OF APPROVAL

Public Information Session @ nib Stadium

7.00pm 28 June 2012

**Welcome :**

**Mayor Hon. Alannah MacTiernan**

## **Purpose of the Forum**

1. To provide a broad overview of how the City will oversee compliance with the Minister's Approval Conditions
2. For the community to ask any questions regarding compliance and monitoring of the batching plants and future strategic planning direction



# Precinct Aerial



Hanson

Holcim



# Hanson – No. 71 Edward Street

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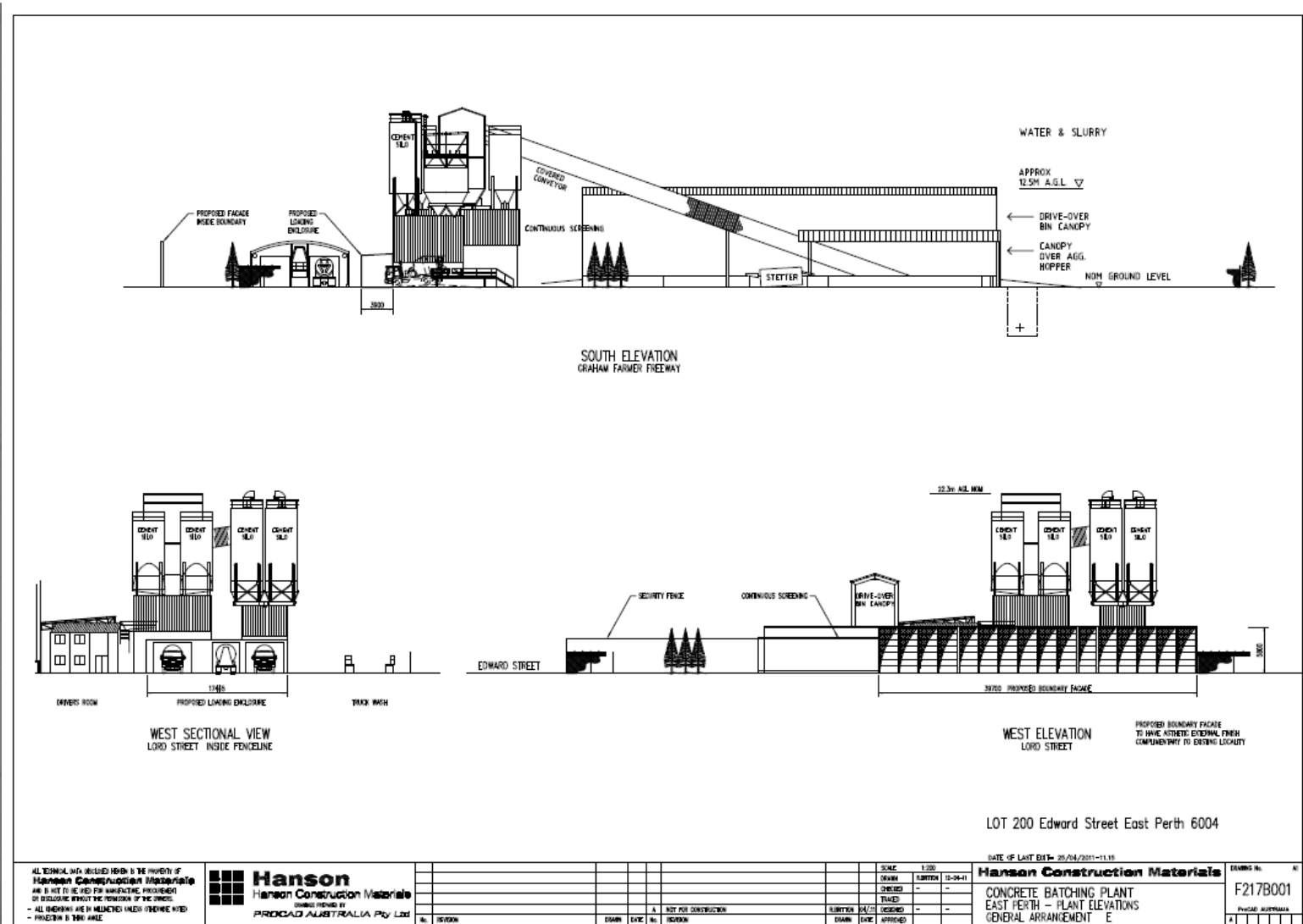


# Hanson Development Proposal

- The Hanson application was for alterations and additions to the existing concrete batching plant and the lifting of a time limited condition, requiring the concrete batching plant to cease operating by 26 June 2012.
- Alongside the approval of the existing batching plant, the application requested approval to increase the height of the noise barrier wall along the western boundary to 5.8 metres, and to enclose the western face of the two existing filling stations (including the addition of doors) in colours and finishes to match the existing plant.



# Hanson – overview of plans



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**Hanson**  
Hanson Construction Materials  
DESIGNED AND DRAWN BY  
PROCAD AUSTRALIA Pty Ltd

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	ISSUED FOR CONSTRUCTION	25/04/2011	...	...	...
2	NOT FOR CONSTRUCTION	...	...	...	...

**Hanson Construction Materials**  
CONCRETE BATCHING PLANT  
EAST PERTH - PLANT ELEVATIONS  
GENERAL ARRANGEMENT E

DRAWING NO: F217B001  
PROJECT: AUSTRALIA



# Hanson Conditions

- 1) This approval is granted for a term expiring on 16 October 2017.
- 2) This approval limits concrete batching operations and access to the site by trucks and semi-trailers to any time between Monday and Saturday inclusive.
- 3) There is to be no access to the site by trucks and semi-trailers on Sundays or public holidays.
- 4) Within three calendar months of the issue of the approval, the Applicant shall update the **Environmental Management Plan** dated April 2010 or submit a management plan to the City of Vincent which addresses the following matters:
  - a. The identification of the noise attenuation measures contained in the development application;



- 4b. Dust and cement waste management including regular washing down of trucks before exiting the site, dust control on-site and the contribution of half of the cost of the City sweeping dust from Edward Street once a week;
- c. A traffic management plan for all vehicles entering and exiting the site, including driver education in regard to truck routes, vehicle speeds, and operations to minimise disturbance and public safety concerns;
- d. **\*\*Permanent and fixed dust monitoring equipment shall be installed on the perimeter of the site and independently audited to the satisfaction of the City of Vincent;**

- 4e. The implementation of a complaint handling system which provides:
- i. A manned 24 hour telephone number and email address to log complaints and enquiries; and
  - ii. A record of complaints and enquiries logged, and the applicant's response, shall be provided on a bi-annual basis to the City for its monitoring information; and
- f. A review of the management plan after the first 12 months from the date of submission;
- g. The use of Iveco trucks during the night/early morning operations;
- h. **\*\*The provision to the City of an updated (vehicle operation) training register;**
- i. No water spray from sprinklers in vegetated areas being permitted beyond the boundary of the site; and
- j. **\*\*Engaging in any discussions with the City regarding repairs to roads which have been potentially damaged by Hanson's trucks.**



- 5) \*\*The development must be carried out in accordance with the recommendations of the SVT Engineering Consultants Environmental Noise Assessment for the East Perth Concrete Batching Plant dated 21 April 2011, or other Noise Management Plan endorsed by the City, including in particular, but without limitation:
- a. Control/reduction of noise emitted from the site and activities associated with the site;
  - b. Maintenance of plant/mechanical equipment and application of inspection schedules to ensure optimal, quiet working order;
  - c. Selection of equipment for onsite operations, including both prospective equipment, and retrofitting of existing equipment, to minimise individual and accumulative noise impacts from the site;
  - d. Induction and training of workforce to promote compliant operation, in accordance with the noise management plan;
  - e. Detail the methods of on-going self-monitoring, including testing equipment, locations, frequency, technical parameters, interpretation of results, and periodic evaluation of the monitoring method (to account for further encroachment of residential development and changes to surrounding built environment over time);
  - f. Complaint response methods, including short and long term abatement measures and record keeping; and
  - g. Details of staff member(s) accountable for overseeing compliance with the noise management plan.

- 6) Prior to the issue of a building licence for this development, the following shall be submitted to and approved by the City:
- a. An amended plan detailing a minimum of two significant design features being incorporated in the proposed façade of building fronting Lord Street to reduce the visual impact on the streetscape;
  - b. A construction management plan addressing the following issues:
    - i. Public safety, amenity and site security;
    - ii. Contact details of essential site personnel;
    - iii. Construction operating hours;
    - iv. Noise control and vibration management;
    - v. Waste management and materials re-use; and
    - vi. Parking arrangements for contractors and subcontractors; and
  - c. A detailed landscape and reticulation plan for the development site and adjoining road verge shall be submitted to the City's Parks and Property Services for assessment and approval.

For the purpose of this condition, a detailed landscape and reticulation plan shall be drawn to a scale of 1:100 and show the following:

- i. The location and type of existing and proposed trees and plants;
- ii. All vegetation including lawns;
- iii. Areas to be irrigated or reticulated and such method;
- iv. Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
- v. Separate soft and hard landscaping plans (indicating details of materials to be used).



- 7) The following plans, as approved by the City, shall be implemented:
  - a. The updated or new environmental management plan referred to in condition 4;
  - b. The amended plan referred to in condition 6(a);
  - c. The construction management plan referred to in condition 6(b);
  - d. The landscape and reticulation plan referred to in condition 6(c).
  
- 8) Compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997 (WA)* by ensuring that during the period:
  - a. 0700 hours to 2200 hours Monday to Saturday two trucks are not simultaneously idling or moving between the filling and slumping stations for a period exceeding 24 minutes in any four hour period; and
  - b. 2200 hours and 0700 hours Monday to Saturday only one truck is ever idling or moving between the filling and slumping stations at any one time and that such idling or movement does not exceed 24 minutes in any four hour period.

# Holcim – No. 120 Claisebrook Road

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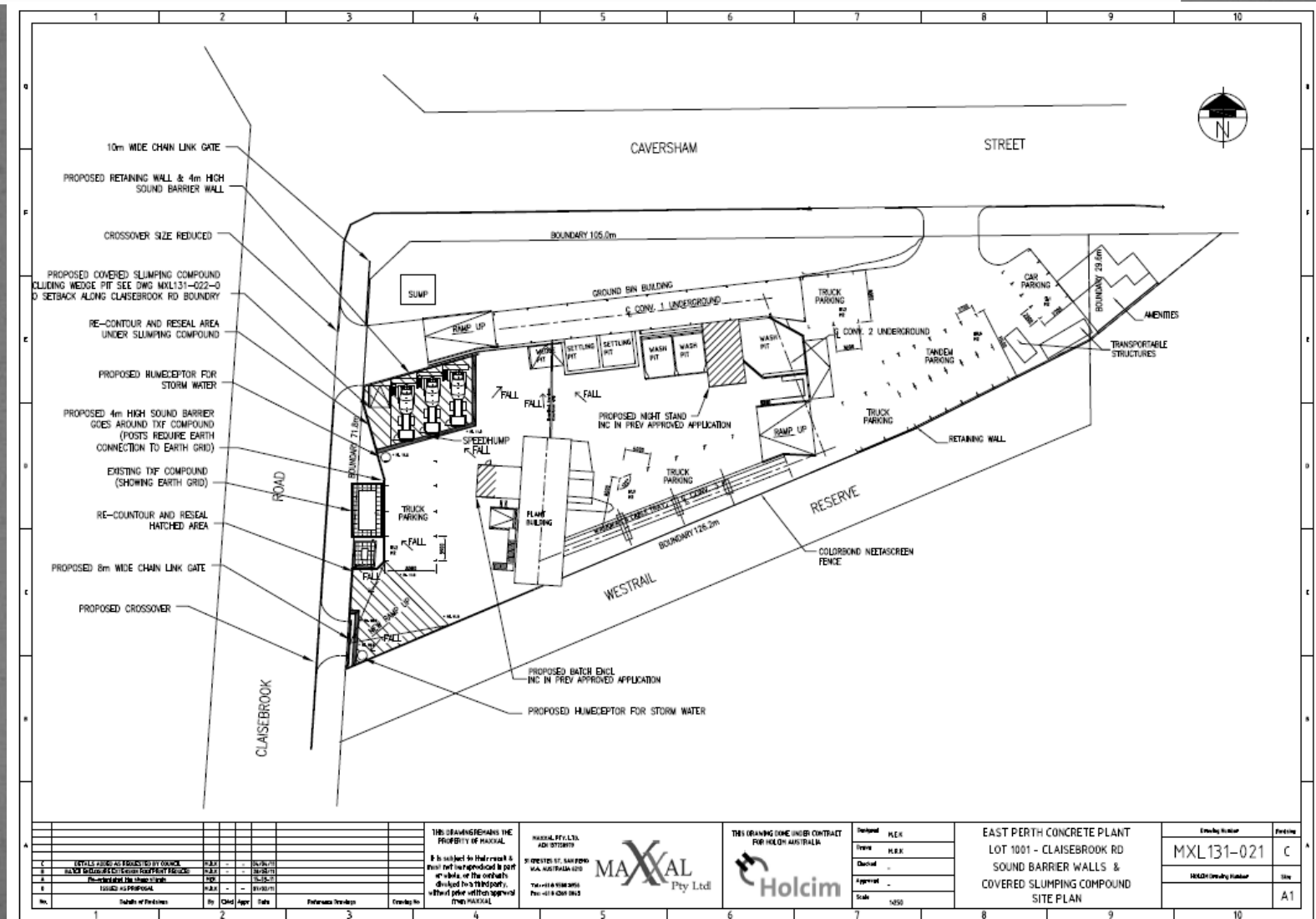




# Holcim Development Approval

- This Holcim application was for alterations and additions to the existing concrete batching plant and the lifting of time limited condition requiring the concrete batching to cease operating by 16 October 2012.
- Alongside the approval of the existing batching plant, the application requested an approval for the construction of a roofed slump stand area with a three bay capacity for trucks, an additional access point fronting Claisebrook Road, reinstatement of the 4 metre high perimeter wall and associated landscaping.

# Holcim – overview of plans



- 10m WIDE CHAIN LINK GATE
- PROPOSED RETAINING WALL & 4m HIGH SOUND BARRIER WALL
- CROSSOVER SIZE REDUCED
- PROPOSED COVERED SLUMPING COMPOUND SLIDING WEDGE PIT SEE DWG MXL131-022-0 SETBACK ALONG CLAISEBROOK RD BOUNDARY
- RE-COUNTOUR AND RESEAL AREA UNDER SLUMPING COMPOUND
- PROPOSED HUMIECEPTOR FOR STORM WATER
- PROPOSED 4m HIGH SOUND BARRIER GOES AROUND TYF COMPOUND (POSTS REQUIRE EARTH CONNECTION TO EARTH GRID)
- EXISTING TYF COMPOUND (SHOWING EARTH GRID)
- RE-COUNTOUR AND RESEAL HATCHED AREA
- PROPOSED 8m WIDE CHAIN LINK GATE
- PROPOSED CROSSOVER

No.	Date of Revision	By	Check	Appr	Date	Reference Revision	Created by
1							
2							
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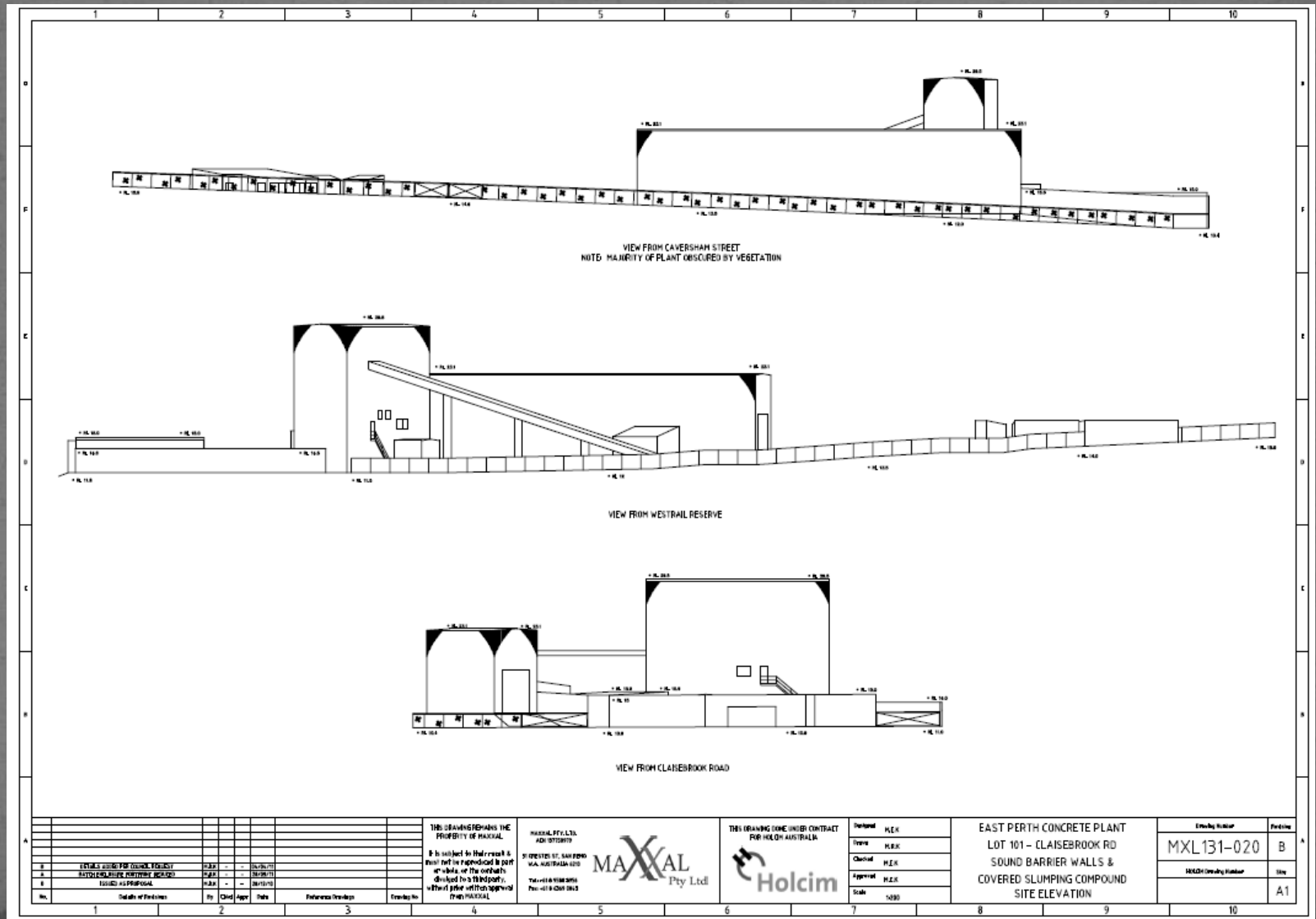
THIS DRAWING IS UNDER CONTRACT FOR HOLCIM AUSTRALIA

East Perth Concrete Plant  
 LOT 1001 - CLAISEBROOK RD  
 SOUND BARRIER WALLS &  
 COVERED SLUMPING COMPOUND  
 SITE PLAN

Drawing Number	MXL131-021
Scale	1:500
Revision	C
Sheet	A1



# Holcim – overview of plans



# Holcim Conditions

- 1) This approval is granted for a term expiring on 16 October 2017.
- 2) This approval authorises concrete batching operations and access to the site by trucks and semi-trailers at any time between Monday and Saturday inclusive.
- 3) There is to be no access to the site by trucks and semi-trailers on Sundays or public holidays.
- 4) Within one calendar month of the grant of approval, the applicant must submit to the City for its approval and thereafter implement either an updated version of the Environmental Management Plan East Perth Concrete Batching Plant (Holcim) dated 24 March 2011, or a new environmental management plan which addresses the following matters:
  - a. Noise management for on-site activities;
  - b. Dust and concrete waste management including regular washing down of trucks before exiting the site, dust control on-site and the regular sweeping and cleaning of materials spilled on surrounding roads;
  - c. A traffic management plan for all vehicles entering and exiting the site, including driver education in regard to truck routes, vehicle speeds, and operations to minimise disturbance and public safety concerns;



- 4d. The implementation of a complaint handling system which provides:
- i. A telephone number, facsimile number and email address to be manned during all hours of operation to log complaints and enquiries; and
  - ii. A record of complaints and enquiries logged, and the applicant's response, which must be provided on a quarterly basis to the City for its monitoring information;
- e. The annual review of the environmental management plan after each year following the grant of approval; and
- f. The inclusion in the environmental management plan of any addenda necessary to address any specific matter identified by either the Applicant or the Respondent between annual reviews, which addenda are to form part of the environmental management plan.

- 5) \*\*The development must be carried out in accordance with the recommendations made in the Herring Storer Acoustics Noise Management Plan (Ref: 12645-3-10164), or other Noise Management Plan approved by the City, including in particular, but without limitation:
  - a. Reverse the truck access route during night operations (7pm to 6am), so mixing trucks enter the loading area from the west, travel east through the loading bay building, then move to the night slump stand, located behind the existing delivery shed then following slumping, they turn within the site and exit via Claisebrook Road;
  - b. The installation of an automatic door on the western entry point of the loading area, similar to that which is installed on the eastern side; and
  - c. Ensuring that the personnel entry door to the production tower is not left open between 7pm and 7am.
  
- 6) Prior to the issue of a building licence for this development, the following shall be submitted to and approved by the City:
  - a. An amended plan detailing:
    - i. Material, colour and a minimum of two significant design features being incorporated in the proposed sound attenuation wall to reduce the visual impact on the adjoining properties; and



- 6a.
  - ii.\*\* Relocated footpath, footpath material, separation between proposed crossover and Westrail crossover, type, material and finish of proposed gate, which is to be visually permeable, curved mirror and appropriate internal warning signs; and
- b. A construction management plan addressing the following issues:
  - i. Public safety, amenity and site security;
  - ii. Contract details of essential site personnel;
  - iii. Construction operating hours;
  - iv. Noise control and vibration management;
  - v. Air and dust management;
  - vi. Waste management and materials re-use;
  - vii. Parking arrangements for contractors and subcontractors;
  - viii. Consultation plan with nearby properties; and

- 6c. A detailed landscape and reticulation plan for the development site and adjoining road verge drawn to scale of 1:100 showing the following:
- i. The location and type of existing and proposed trees and plants;
  - ii. All vegetation including lawns;
  - iii. Areas to be irrigated or reticulated and the method to be used;
  - iv. Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
  - v. Separate soft and hard landscaping plans (indicating details of materials to be used).



- 7) The following plans, as approved by the City, shall be implemented:
  - a. The amended plan referred to in condition 6(a);
  - b. The construction management plan referred to in condition 6(b); and
  - c. The landscaping and reticulation plan referred to in condition 6(c).

# Complaint Handling Service Required for Both Batching Plants

*Both Plants are required to implement “a complaint handling system which provides:*

*A manned 24 hour telephone number and email address to log complaints and enquiries;*

*A record of complaints and enquiries logged, and the applicant’s response, shall be provided on a bi-annual basis to the City for its monitoring information;”*

Holcim have provided their complaint system for review. Hanson does not need to implement for another 2 months – they are both still responsible under their license with the DEC.



# Complaint and Enquiry Handling by the City

The following requirements are over and above what are required under the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998 and Environmental Protection Noise Regulations:

- All enquiries/complaints will be taken by the City's Health Customer Service Officer on 9273 6533 / 9273 6000 & After Hours on 9273 6061
- All calls will be recorded in the Batching Plant Complaint Register
- Enquiry/complaint referred to the relevant Service Area
- To ensure consistency in action taken by the responsible Service Area all officers shall follow the Action Matrix

# Internal Enquiry Handling Example

## SAT Condition relating to HANSON Batching Plant

	Service Area	Contact Name and Number	Role	DUE
<p>1) This approval is granted for a term expiring on 16 October 2017.</p> <p>2) This approval limits concrete batching operations and access to the site by trucks and semi-trailers to any time between Monday and Saturday inclusive.</p> <p>3) There is to be no access to the site by trucks and semi-trailers on Sundays or public holidays.</p> <p>4) Within three calendar months of the issue of the approval, the Applicant shall update the <u>Environmental Management Plan dated April 2010</u> or submit a management plan to the City of Vincent which addresses the following matters:</p>	Planning Services	Rasa (CSP) – Ext 6055	Coordination and referral to Technical and Health Services for follow-up	21/08/2012
a. The identification of the noise attenuation measures contained in the development application;	Health Services	Scott (MHS) – Ext 6035	Technical compliance review	21/08/2012
b. Dust and cement waste management including regular washing down of trucks before exiting the site, dust control on-site and the contribution of half of the cost of the City sweeping dust from Edward Street once a week;	Technical Services	Craig (MADS)– Ext 6540	Oversee street sweeping in liaison with Engineering Services	Ongoing
c. A traffic management plan for all vehicles entering and exiting the site, including driver education in regard to truck routes, vehicle speeds, and operations to minimise disturbance and public safety concerns;	Planning Services	Rasa (CSP) – Ext 6055	Ensure receipt and refer the proposal to Technical Services for assessment and comments	21/08/2012
d. Permanent and fixed dust monitoring equipment shall be installed on the perimeter of the site and independently audited to the satisfaction of the City of Vincent;	Health Services	Scott (MHS) – Ext 6035	Oversee implementation and liaise with DEC and/or DOH regarding appropriate methodology	21/08/2012 – Review Plan Submitted
e. The implementation of a complaint handling system which provides: i. A manned 24 hour telephone number and email address to log complaints and	Planning Services	Rasa (CSP) –	Coordination and Follow-up (including	21/08/2012



# Planning and Building Services

- The Conditions imposed by the Minister's ruling are enforceable under the *Planning and Development Act 2005*
- Minister's Conditional Approval granted 21 May 2012 and valid until 16 October 2017 – for both Plants

# Health Services

- **Role** – to manage the complaint and enquiry process in a consistent manner
- Complaint/enquiry receipt, recording and referral
- Provide technical advice and review management plans
- Liaise with the DEC in relation to environmental issues which fall beyond the City's jurisdiction



# Technical Services

- Provide technical advice to Planning and Building Services in the areas of:
  - Street sweeping
  - Road maintenance and repair
  - Review and approval of a landscape and reticulation plan for the development site

# Department of Environment and Conservation - Jurisdiction

- Licensing of Concrete Batching Plants
- Compliance with Licence Conditions and the Environmental Protection (Noise) Regulations 1997 and the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998.



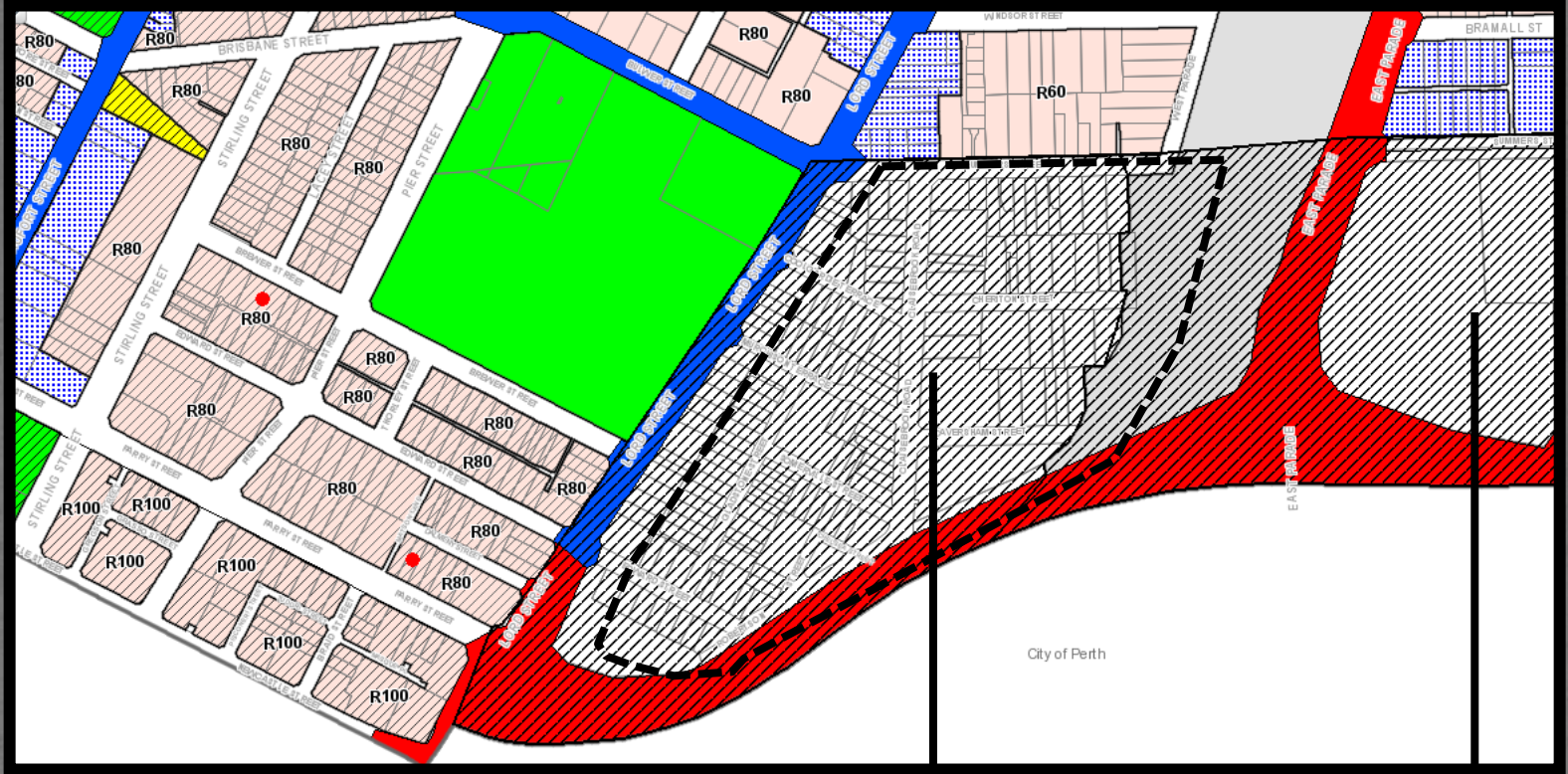
# Strategic Direction

- The City's draft Town Planning Scheme No.2 is currently being considered by the Department of Planning, to seek consent to advertise
- The Minister has directed the WAPC and the City of Vincent to work together to progress the strategic planning of the area, as a priority
- The existence of the batching plants beyond the 5 year approval will be dependant on the ultimate future zoning of the two sites.

# Strategic Direction

- Community Visioning Exercise was held on 14 April 2012 to assist in future planning
- City of Vincent draft 2012/2013 budget includes \$50,000 for the preparation of a Structure Plan for Claisebrook





EPRA Scheme 1

MRA

# Summary

Two options for Enquiries and/or Reporting of incidents:

1. Call the Batching Plant directly – requirement that they maintain a register of complaints. Contact details will be posted on the City's website
2. Call the City of Vincent 9273 6533/9273 6000 and  
After hours 9273 6061



# QUESTIONS?

## City of Vincent

- Health – Scott Teymant
- Statutory Planning – Rasa Rasiah
- Strategic Planning – Tory Young
- Technical Services – Rick Lotznicker

## State Government

- Department Environment and Conservation
- Department of Planning