

DETERMINATION OF APPLICATION FOR REVIEW BY THE MINISTER

Pursuant to section 247 of the *Planning and Development Act 2005*

DR 229 OF 2017

The Minister for Planning, pursuant to section 247 of the *Planning and Development Act 2005*, in the matter between Hanson Construction Materials Pty Ltd and City of Vincent (DR 229 of 2017) determines the application for review as follows:

Approves the development application for a concrete batching plant at No. 71 (Lot 200) Edward Street, Perth subject to the following conditions:

1. This approval is granted for a term expiring on 30 June 2024.
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. The plant is to operate in accordance with the Environmental Management Plan prepared by Strategen Environmental Consultants dated August 2014 and approved by the City of Vincent on 4 November 2014 or other environmental management plan approved by the City of Vincent, subject to the following:
 - (a) annual review of the environmental management plan after each year following the grant of approval; and
 - (b) the inclusion in the environmental management plan of any addenda necessary to address any specific matter identified by either Hanson Construction Materials Pty Ltd or the City of Vincent between annual reviews, which addenda are to form part of the environmental management plan.
5. The plant is to operate in accordance with the recommendations made in the SVT Engineering Consultants Environmental Noise Assessment dated 21 April 2011, or other noise management plan approved 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 the workforce to promote compliant operation, in accordance with the noise management plan;
 - (e) detail the methods of ongoing 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. Landscaping is to be maintained in accordance with the Landscape Management Plan dated 26 June 2012, or other landscape management plan approved by the City.
7. Where any of the above conditions have a time limitation for compliance and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues while the approved development exists.

Signed this 10th day of October 2018



HON RITA SAFFIOTI
MINISTER FOR PLANNING

DETERMINATION OF APPLICATION FOR REVIEW BY THE MINISTER

Pursuant to section 247 of the *Planning and Development Act 2005*

DR 235 OF 2017

The Minister for Planning, pursuant to section 247 of the *Planning and Development Act 2005*, in the matter between Holcim Australia Pty Ltd and City of Vincent (DR 235 of 2017) determines the application for review as follows:

Approves the development application for a concrete batching plant at No. 120 (Lot 1001) Claisebrook Road, Perth subject to the following conditions:

1. This approval is granted for a term expiring on 30 June 2024.
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. The plant is to operate in accordance with the Environmental Management Plan dated 14 June 2016 or other environmental management plan approved by the City of Vincent, subject to the following:
 - (a) annual review of the environmental management plan after each year following the grant of approval; and
 - (b) the inclusion in the environmental management plan of any addenda necessary to address any specific matter identified by either Holcim Australia Pty Ltd or the City of Vincent between annual reviews, which addenda are to form part of the environmental management plan.
5. The plant is to operate in accordance with the recommendations made in the Herring Storer Acoustics Noise Management Plan (Ref: 12645-3-10164) dated December 2010, or other noise management plan approved by the City, including in particular, but without limitation:
 - (a) reversing 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, turn within the site and exit via Claisebrook Road; and
 - (b) ensuring that the personnel entry door to the production tower is not left open between 7pm and 7am.

6. Landscaping is to be maintained in accordance with the Landscape Plan (Ref: 08-13-00985A) dated 2013, or other landscape management plan approved by the City.
7. Where any of the above conditions have a time limitation for compliance and the condition is not met in the required timeframe, the obligation to comply with the requirements of the condition continues while the approved development exists.

Signed this 19th day of October 2018

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned below the date.

**HON RITA SAFFIOTI
MINISTER FOR PLANNING**

DETERMINATION OF APPLICATIONS FOR REVIEW BY THE MINISTER

Pursuant to section 247 of the *Planning and Development Act 2005*

DR 229 OF 2017 AND DR 235 OF 2017

Reasons for the Determination

I, the Hon Rita Saffioti, Minister for Planning, grant conditional development approval for concrete batching plants at No. 71 (Lot 200) Edward Street, Perth and No. 120 (Lot 1001) Claisebrook Road, Perth for the following reasons:

1. The subject sites are zoned Mixed Use and coded R160 under the City of Vincent Local Planning Scheme No. 2 (gazetted on 16 May 2018). Land in the surrounding area is also zoned Mixed Use and coded R100 under the local scheme.
2. The Mixed Use zone and the R160 and R100 density codes provide for increased dwelling density and diversity, intensity of land use mix, employment opportunities and leisure activities in close proximity to major public transport and road infrastructure, and the Perth CBD.
3. Ongoing operation of the concrete batching plants on the subject sites in perpetuity would adversely impact on the opportunity to establish an urban community with commensurate amenity, as is intended under the local scheme.
4. The granting of development approvals which will be limited to terms expiring on 30 June 2024 provides certainty to the local community and the operators of the concrete batching plants with respect to development intentions for the area, and allows sufficient time to facilitate the transitioning of the concrete batching plants from the subject sites.

Signed this 10th day of October 2018



**HON RITA SAFFIOTI
MINISTER FOR PLANNING**