Recommended Conditions – 71 Edward Street, Perth

Conditions:

Approval Period

- 1. Subject to Condition 2, this approval is granted for a limited period expiring 30 June 2027;
- 2. Notwithstanding Condition 1, this approval will lapse on:
 - a) 30 June 2025, if by that date a development approval under the *Planning and Development Act* 2005 and a building permit under the *Building Act 2011* have not been obtained for the development and construction of a new concrete batching plant on an alternative site to No. 71 (Lot 200) Edward Street, Perth; or
 - b) 30 June 2026, if by that date the new concrete batching plant has not been substantially commenced on the alternative site the subject of paragraph (a) above; or
 - c) 30 June 2027, if by that date the new concrete batching plant the subject of paragraph (a) above has not been completed at an alternative site and has commenced operating;
- 3. When this approval expires under Condition 1 or lapses at an earlier time under Condition 2, this approval will cease to have any effect from the date on which it expires or lapses, with the exception of Conditions 4, 5, 6 and 7;

Site Decommissioning

- 4. Within 6 months of the date of this approval expiring under Condition 1 or lapsing at an earlier time under Condition 2, all buildings and structures shall be removed from the site by the landowner/operator;
- 5. Within 6 months of the date of this approval expiring under Condition 1 or lapsing at an earlier time under Condition 2:
 - a) A suitably qualified environmental consultant must be engaged to investigate whether there has been any soil or groundwater contamination at the site and to prepare a report detailing the extent of any soil or groundwater contamination at the site and recommending any remediation works required to remediate any contamination (Contamination Report); and
 - b) a copy of the **Contamination Report** must be provided to the Western Australian Planning Commission by the landowner/operator;
- 6. Within 9 months of the date of this approval expiring under Condition 1 or lapsing at an earlier time under Condition 2 a Decommissioning Plan (Decommissioning Plan) for the site must be submitted to the Western Australian Planning Commission for its approval, on advice from the City of Vincent and the Department of Water and Environmental Regulation by the landowner/operator.

The **Decommissioning Plan** is to include:

- a) The results and recommendations of the Contamination Report;
- b) Any additional remediation works required to ensure that the entire site is suitable for a future residential or other sensitive use; and
- c) Procedures for certifying that any required remediation works have been properly carried out;
- 7. The **Decommissioning Plan** shall be implemented in its entirety by the landowner/operator within 24 months of the date of the approval lapsing under Condition 1 or at an earlier time under Condition 2, unless otherwise agreed by the Western Australian Planning Commission;

Environmental Management Plan

8. Within 28 days of the date of this approval the Environmental Management Plan prepared by Strategen-JBS&G dated 14 May 2021 shall be updated by the landowner/operator and submitted to the Western Australian Planning Commission for approval on the advice of the City of Vincent.

The updated Environmental Management Plan is to address the following:

- a) Provide a new environmental noise assessment which:
 - Includes an assessment of the noise impacts of the operations of the plant on surrounding sensitive receiver (including from vehicle movements); and
 - Demonstrates compliance with the assigned levels of the *Environmental Protection* (*Noise*) *Regulations 1997*, including any management measure or modification to the existing development and/or operations that would be required to demonstrate compliance with this;
- b) Specify that truck and semi-trailer access routes are limited to Lord Street and Edward Street only and that truck movements shall not extend beyond Lord Street and Edward Street into the local road network unless for the purposes of deliveries to sites within the area bound by Lord Street, the Graham Farmer Freeway, the railway reserve and Summers Street;
- c) Specify that heavy vehicles such as trucks and semi-trailers must not queue or idle within the road network while waiting to enter site; and
- d) Provide a new dust assessment which:
 - Includes an assessment of the dust which is being emitted from the plant; and
 - Demonstrates compliance with the National Environment Protection (Ambient Air Quality) Measure and the Environmental Protection (Concrete Batching and Cement Product – Manufacturing) Regulations 1998 including any management measure or modification to the existing development and/or operations that would be required to demonstrate compliance with these;
- 9. The plant is to operate in accordance with the Environmental Management Plan approved in Condition 8 subject to:
 - a) The landowner/operator submitting an annual review of the Environmental Management Plan for the approval of the Western Australian Planning Commission on advice of the City of Vincent. The annual review shall be submitted within 12 months of each year following the granting of approval; and
 - b) The inclusion on the environmental management plan of any addenda necessary to address any specific matter identified by either Hanson Constructional Materials Pty Ltd, the Western Australian Planning Commission, or the City of Vincent between annual reviews. These addenda are to form part of the Environmental Management Plan;

Site Operations

10. Trucks and semi-trailers are only permitted Monday to Saturday inclusive (excluding public holidays), unless otherwise restricted under the approved Environmental Management Plan;

Landscaping

11. The landowner/operator is to maintain on-site landscaping in accordance with the Landscape Management Plan dated 26 June 2012, or other landscaping management plan approved by the Western Australian Planning Commission on advice from the City of Vincent; and

<u>General</u>

12. 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.

Advice Note

1. The landowner/occupier is advised that all contamination investigation and remediation works are to be validated by the Department of Water and Environmental Regulation to the satisfaction of the Western Australian Planning Commission.

Recommended Conditions – 120 Claisebrook Road, Perth

Conditions:

Approval Period

- 1. Subject to Condition 2, this approval is granted for a term expiring 30 June 2027;
- 2. Notwithstanding Condition 1, this approval will lapse on:
 - a) 30 June 2025, if by that date a development approval under the *Planning and Development Act* 2005 and a building permit under the *Building Act 2011* have not been obtained for the development and construction of a new concrete batching plant on an alternative site to No. 120 (Lot 1001) Claisebrook Road, Perth; or
 - b) 30 June 2026, if by that date the new concrete batching plant has not been substantially commenced on the alternative site the subject of paragraph (a) above; or
 - c) 30 June 2027, if by that date the new concrete batching plant the subject of paragraph (a) above has not been completed at an alternative site and has commenced operating;
- 3. When this approval expires under Condition 1 or lapses at an earlier time under Condition 2, this approval will cease to have any effect from the date on which it expires or lapses, with the exception of Conditions 4, 5, 6 and 7;

Site Decommissioning

- 4. Within 6 months of the date of this approval expiring under Condition 1 or lapsing at an earlier time under Condition 2, all buildings and structures shall be removed from the site by the landowner/operator;
- 5. Within 6 months of the date of this approval expiring under Condition 1 or lapsing at an earlier time under Condition 2:
 - a) A suitably qualified environmental consultant must be engaged to investigate whether there has been any soil or groundwater contamination at the site and to prepare a report detailing the extent of any soil or groundwater contamination at the site and recommending any remediation works required to remediate any contamination (Contamination Report); and
 - b) A copy of the **Contamination Report** must be provided to the Western Australian Planning Commission by the landowner/operator;
- 6. Within 9 months of the date of this approval expiring under Condition 1 or lapsing at an earlier time under Condition 2 a Decommissioning Plan (Decommissioning Plan) for the site must be submitted to the Western Australian Planning Commission for its approval, on advice from the City of Vincent and the Department of Water and Environmental Regulation by the landowner/operator.

The **Decommissioning Plan** is to include:

- a) The results and recommendations of the Contamination Report;
- b) Any additional remediation works required to ensure that the entire site is suitable for a future residential or other sensitive use; and
- c) Procedures for certifying that any required remediation works have been properly carried out;
- 7. The **Decommissioning Plan** shall be implemented in its entirety by the landowner/operator within 24 months of the date of the approval lapsing under Condition 1 or at an earlier time under Condition 2, unless otherwise agreed by the Western Australian Planning Commission;

Environmental Management Plan

8. Within 28 days of the date of this approval the Environmental Management Plan prepared by Holcim dated 12 December 2023 shall be updated by the landowner/operator and submitted to the Western Australian Planning Commission for approval on the advice of the City of Vincent.

The updated Environmental Management Plan is to address the following:

- a) Provide a new environmental noise assessment which:
 - Includes an assessment of the noise impacts of the operations of the plant on surrounding sensitive receiver (including from vehicle movements); and
 - Demonstrates compliance with the assigned levels of the *Environmental Protection* (*Noise*) Regulations 1997, including any management measure or modification to the existing development and/or operations that would be required to do so demonstrate compliance;
- b) Specify that truck and semi-trailer access routes to be are limited to Lord Street, Edward Street, Caversham Street and Claisebrook Road (south of Caversham Street) only and that truck movements shall not extend beyond Lord Street, Edward Street, Caversham Street and Claisebrook Road (south of Caversham Street) this into the local road network unless for the purposes of deliveries to sites within the area bound by Lord Street, the Graham Farmer Freeway, the railway reserve and Summers Street;
- c) Provide for all truck and semi-trailer access between the hours of 7pm to 6am to only occur from Caversham Street, with no access to occur from Claisebrook Road. Updated internal traffic flows should be provided demonstrating how this would occur; and
- d) Specify that heavy vehicles such as trucks and semi-trailers must not queue or idle within the road network while waiting to enter site;
- e) Provide a new dust assessment which:
 - Includes an assessment of the dust which is being emitted from the plant; and
 - Demonstrates compliance with the National Environment Protection (Ambient Air Quality) Measure and the Environmental Protection (Concrete Batching and Cement Product – Manufacturing) Regulations 1998 including any management measure or modification to the existing development and/or operations that would be required to demonstrate compliance with these;
- 9. The plant is to operate in accordance with the Environmental Management Plan approved in Condition 8 subject to:
 - a) The landowner/operator submitting an annual review of the Environmental Management Plan for the approval of the Western Australian Planning Commission on advice of the City of Vincent. The annual review shall be submitted within 12 months of each year following the granting of approval; and
 - b) The inclusion on the environmental management plan of any addenda necessary to address any specific matter identified by either Holcom Australia Pty Ltd, the Western Australian Planning Commission, or the City of Vincent between annual reviews. These addenda are to form part of the Environmental Management Plan;

Site Access

10. Trucks and semi-trailers are only permitted Monday to Saturday inclusive (excluding public holidays), unless otherwise restricted under the approved Environmental Management Plan;

Landscaping

11. The landowner/operator is to maintain on-site landscaping accordance with the Landscape Management Plan dated 26 June 2012, or other landscaping management plan approved by the Western Australian Planning Commission on advice from the City of Vincent; and

<u>General</u>

12. 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.

Advice Note

1. The landowner/occupier is advised that all contamination investigation and remediation works are to be validated by the Department of Water and Environmental Regulation to the satisfaction of the Western Australian Planning Commission.