

ATTACHMENT 4 - 2021 JDAP APPROVAL



LG Ref: 5.2020.708.1
DAP Ref: DAP/21/01939
Enquiries: (08) 6551 9919

Ms Amanda Butterworth
Allerding and Associates
125 Hammersley Road, Subiaco

Dear Ms Butterworth

**METRO INNER-SOUTH JDAP - TOWN OF VICTORIA PARK - DAP APPLICATION -
5.2020.708.1 - DETERMINATION**

Property Location:	No. 12 (Lot 310) Cohn Street, Carlisle
Application Details:	Proposed Redevelopment Of Existing Non-Conforming Use Of Noxious Industry (Concrete Batching Plant)

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the Town of Victoria Park on 23 December 2020 for the above-mentioned development.

This application was considered by the Metro Inner-South JDAP at its meeting held on 17 May 2021, where in accordance with the provisions of the Town of Victoria Park Local Planning Scheme No 1, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Sturt McDonald on behalf of the Town of Victoria Park on 93118163.

Yours sincerely,

DAP Secretariat

21 May 2021

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Sturt McDonald
Town of Victoria Park



Planning and Development Act 2005

Town of Victoria Park Local Planning Scheme No 1

Metro Inner-South Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: No. 12 (Lot 310) Cohn Street, Carlisle

Application Details: Proposed Redevelopment Of Existing Non-Conforming Use Of Noxious Industry (Concrete Batching Plant)

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 17 May 2021, subject to the following:

Approve DAP Application reference DAP/21/01939 and accompanying plans at **Attachment 2** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 29 of the Town of Victoria Park Town Planning Scheme No. 1, subject to the following conditions:

Conditions

1. The development, once commenced, is to be carried out in accordance with the approved plans, date stamped received 23 April 2021 at all times, unless otherwise authorised by the Town.
2. Prior to lodging an application for a building permit, the applicant must submit to the Town for its approval and thereafter implement a Dust and Air Quality Management Plan. The Dust and Air Quality Management Plan shall incorporate recommendations of the Rambol Air Quality Modelling Report dated received 23 December 2020 and includes (but is not limited to) the following management measures:
 - a. A commitment to undertake dust monitoring in accordance with an approved dust management plan following a complaint where an investigation is undertaken and the point source of the dust is not identified. The approved dust management plan is to include details of mitigation actions if thresholds are exceeded.
 - b. A commitment to a dust monitoring programme comprising quarterly monitoring of dust levels (real time monitoring over a week) for a 12 month period to verify the predicted dust concentrations arising from the development, with the recorded levels being provided to the Town for information.
 - c. Details of truck covering methods to ensure no dissemination of material via vehicles travelling to and from the site.
 - d. Regular sweeping and cleaning of any spilled materials;
 - e. Traffic management details 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;
 - f. The implementation of a complaint handling system which provides:



- i. a telephone 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 Town for its monitoring information;
 - g. an annual review of the Dust and Air Quality Management Plan after each year following the grant of approval; and
 - h. the inclusion in the Dust and Air Quality Management Plan of an addenda necessary to address any specific matter identified by either the applicant or the Town between annual reviews, which addenda are to form part of the management plan.
3. Prior to lodging an application for a building permit, the applicant must submit to the Town for its approval and thereafter implement a Noise Management Plan consistent with the Herring Storer Acoustic Assessment dated received 18 March 2021. The Noise Management Plan shall include, but it not limited to, the following:
 - a. A commitment that once the development is complete and the plant is operational, noise measurements will be undertaken at key receptors during the night and weekday periods by an acoustic consultant to ensure compliance with the Environmental Protection (Noise) Regulations 1997. A report detailing the recorded noise measurements is to be submitted to the Town within one month of the development commencing.
 - b. Control/reduction of noise emitted from the site and activities associated with the site.
 - c. Maintenance of plant/mechanical equipment and application of inspection schedules to ensure optimal, quiet working order.
 - d. Selection of equipment for onsite operations including both prospective equipment, and retrofitting existing equipment, to minimised individual and accumulative noise impacts from the site.
 - e. Induction and training of workforce to promote compliant operation, in accordance with the noise management plan;
 - f. Detail of 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 the surrounding built environment over time);
 - g. Complaint response methods, including short and long term abatement measures and record keeping; and
 - h. Details of staff members accountable for overseeing compliance with the noise management plan.
4. Prior to the occupation or use of the development, amended plans must be submitted to and approved by the Town, incorporating the retention of the three existing mature trees on the site adjacent to the Cohn Street frontage.
5. All car parking bays to be lined-marked and designed in accordance with AS2890.1 and AS2890.6.
6. Prior to lodging an application for a building permit, a detailed landscaping and reticulation plan for the subject site and the adjacent road verge(s) must be submitted to and approved by the Town.



7. Prior to the occupation of the building(s) the approved landscaping and reticulation plan must be fully implemented and maintained thereafter, to the satisfaction of the Town.
8. Prior to lodging an application for a building permit, stormwater disposal plans, details and calculations must be submitted for approval by the Town and thereafter implemented, constructed and maintained to the satisfaction of the Town.
9. Prior to lodging an application for a building permit, details of the external surface finish of the boundary walls/acoustic screens must be provided to the satisfaction of the Town. The development shall be constructed in accordance with the approved details and shall be thereafter maintained.
10. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
11. The development shall operate in accordance with the Transport Access Assessment dated received 23 April 2021 at all times, particularly with regard to heavy vehicle movement routes avoiding residential areas, unless otherwise authorised by the Town in writing.
12. The development shall operate in accordance with the written Waste Management details provided dated received 23 April 2021 at all times unless otherwise authorised by the Town in writing.
13. The development shall implement and thereafter operate in accordance with the Lighting details dated received 23 December 2020 unless otherwise authorised by the Town in writing.
14. A copy of an approval issued by the Department of Water and Environmental Regulation – Licensing Section for the operation of the facility shall be submitted to the Town prior to operations commencing.
15. A truck washdown area is to be provided in accordance with the requirements of the *Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998* (WA) and in a location approved by the Town of Victoria Park on advice from the Department of Water and Environmental Regulation. Trucks may only be washed down in the approved washdown area.
16. To address the conditions of this approval, a covering letter (detailing compliance with each condition), copy of the final working drawings and relevant associated reports and information, are to be submitted by the applicant and be cleared by the Town (see related advice note).
17. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
18. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.



Advice Notes

- AN1 In relation to Condition 18, a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020. For further information regarding the Ministerial direction, please contact the Town of Victoria Park Urban Planning Department on 9311 8111 or admin@vicpark.wa.gov.au.
- AN2 In relation to the submission of amended plans incorporating the retention of the three existing mature trees on the site (adjacent to the Cohn Street frontage), it is the Town's expectation that this may include reconfiguration/rearrangement of both parking bays and the staff amenities building. It is noted that more efficient configurations may be possible, and that revised plans present an opportunity to improve the provision of bicycle storage, end-of-trip facilities and potentially an outdoor lunch area for staff beneath the retained trees.
- AN3 In relation to the Noise Management Plan to be submitted, the Town fully expects the operations to comply with the *Environmental Protection (Noise) Regulations 1997*. This expectation is informed by the Herring Storer Acoustic Assessment dated received 18 March 2021, which outlines that it is capable of complying with the requirements at all times. It is noted that under the given regulations, permitted noise levels are more restrictive between 7pm and 7am (night time/early morning). This aspect of the regulations is the reason why the existing batching plant on site prior to approval for redevelopment did not undertake night-time operations. In the event that noise mitigation measures are unsuccessful, it is noted that the operator of the batching plant may need to restrict the hours of operation to 7.00am to 7.00pm Mondays to Fridays and 8.00am to 12 noon Saturdays in order to remain compliant with the *Environmental Protection (Noise) Regulations 1997*.
- AN4 With respect to the condition for a landscaping plan, the Town's Parks team have conveyed that the landscaping plan dated received 23 April 2021 required the following changes/additional information.
- Street trees to be planted on the Briggs Street verge to be *Eucalyptus rudis*, to align with the Urban Forest Strategy. Alignment to be central on both length and width of the verge. Please alter landscape plan to suit.
 - Maintenance details being provided in relation to the hedge proposed for Briggs Street verge to be properly maintained to allow clear sightlines for all traffic including pedestrians.
- It is further noted that the landscaping plan to be prepared must detail the retention of the existing mature trees on site, including protection measures for those trees during construction.
- AN5 Existing trees located within the verge are a Town asset and as such must be retained except where otherwise approved for removal by the Town.
- AN6 A separate application must be made to the Town's Street Improvement Unit (tel 9311 8115) for approval prior to construction of a new crossover. Crossover location and construction shall comply with the Town's Specifications for Crossover Construction.



- AN7 The applicant is advised that a high-pressure gas pipeline is located within the Briggs Street road-reserve area. Coordination and correspondence with the utility provider is recommended prior to submission of a crossover application permit.
- AN8 A demolition permit is required to be obtained from the Town prior to the demolition of the existing building(s) and/or structure(s) on the site.
- AN9 A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.
- AN10 In relation to condition 16, a building permit cannot be issued until the conditions of the development approval have been given a planning clearance by the Town. It is recommended that the relevant information be submitted prior to the submission of an application for a building permit in order to avoid delays in the processing of the building permit application. Should a building permit application be submitted without a planning clearance, then the building permit application will be put hold until a planning clearance is obtained or the application may be refused.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

WELSHPOOL CONCRETE PLANT REDEVELOPMENT

TOWN OF VICTORIA PARK
Received: 23/04/2021

USER REQUIREMENTS STATEMENT

Provides a complete, clear, unambiguous statement of the owners' requirements in measurable terms. The document identifies exactly the deliverables the owner requires. How these objectives are met (*i.e.* the solutions) is not part of this document.

Objective 1: Site location

The facilities are proposed to be constructed on the existing property at Welshpool. The site has the following characteristics:

- Site entry from Briggs Street only;
- Washout boxes and associated water management system in good condition – to be reused if possible; and
- Sensitive receptors (noise especially) on northern end of site (other side of Cohn Street) – existing noise barrier to be retained.

Objective 2: Site function

The site shall have the following functions:

- A concrete batch plant including aggregate storage and all auxiliary equipment for the supply of concrete to both engineering and architectural markets;
- Amenities;
- Parking (garaging) of agitators;
- Washing out of agitators; and
- Parking of employees cars.

Note the existing Logistics Offices need not be retained.

Objective 3: Plant capability

See Table 1.

Objective 4: Services

All services will be below ground or in cable trays – no aerial cables.

Power – new 1MVA supply required.

Potable water – mains with buffer tanks – bore water to be investigated.

Sewerage – mains.

Air – 2x air compressors.

Accommodation – 1x Batch Office, 1x Drivers' Room (including kitchenette) for 25 people – will also be configured as a meeting/training room.

Objective 5: Water management

Only wet (contaminated) areas will be concrete paved.

As much of the existing concrete pavement will be used as possible.

Existing washout boxes and associated water management system will be used – an assessment will be made as to whether it will need to be upgraded.

Objective 6: Concrete temperature control

No cooling equipment will initially be provided. The water storage system and power infrastructure will be designed to enable easy installation of a 75kW (cooling) water chiller.

Objective 7: Design life

Minimum design life shall be a minimum of 50 years and allow for continuous upgrades.

Table 1. Plant requirements	
Requirement	Capability
Production rate (peak)	34 loads per hour 250 m³/h (peak with 7.5m³/load)
Operating hours	24h x 7 days
Production (average)	1000 m³/day
Production (peak)	2000 m³/day
Working day	10h
Batch size	9.0 m³ (maximum)
Mixing technology	Dry mix
Quality standard	AS 1379 "Specification and supply of concrete"
Aggregate storage	1800T = 6x 300T (20mm, 14mm, 10/7mm, quarry sand, Jandabup sand, +1) 7 x decorative
Cementitious material storage	4x 100m³ (minimum): 2x GP, 1x EcoCem, 1x split silo (cream/ silica fume)
Water storage	100kL potable (500m³ equivalent) 50kL recycled (from Concrete Plant)
Admixtures	10
Additives	Platform for adding bags. Bags added directly to load wok
Slumping	6x slump stand to be provided
Agitators	20 (base); 30 (max.)
FEL	1x Cat 938 or equivalent
Control	CommandBatch
Ticketing	CommandConcrete
Power	Mains
Communications	Required for Command Concrete
Accommodation	Ablutions Dual purpose lunch room / meeting room Batch Office
Car parking	29 = 20 (agitator drivers) 3 (production staff) 5 (visitors) 1 (disabled)

NOT FOR CONSTRUCTION



REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
O	UPDATED LAYOUT	S.KINSELLA	22MAR21		
P	CROSSOVERS MODIFIED	S.KINSELLA	13APR2021		
Q	CROSSOVERS UPDATED	S.KINSELLA	21APR2021		

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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
USER REQUIREMENTS STATEMENT

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			1 OF 14



DEVELOPMENT
ASSESSMENT PANEL

APPROVED

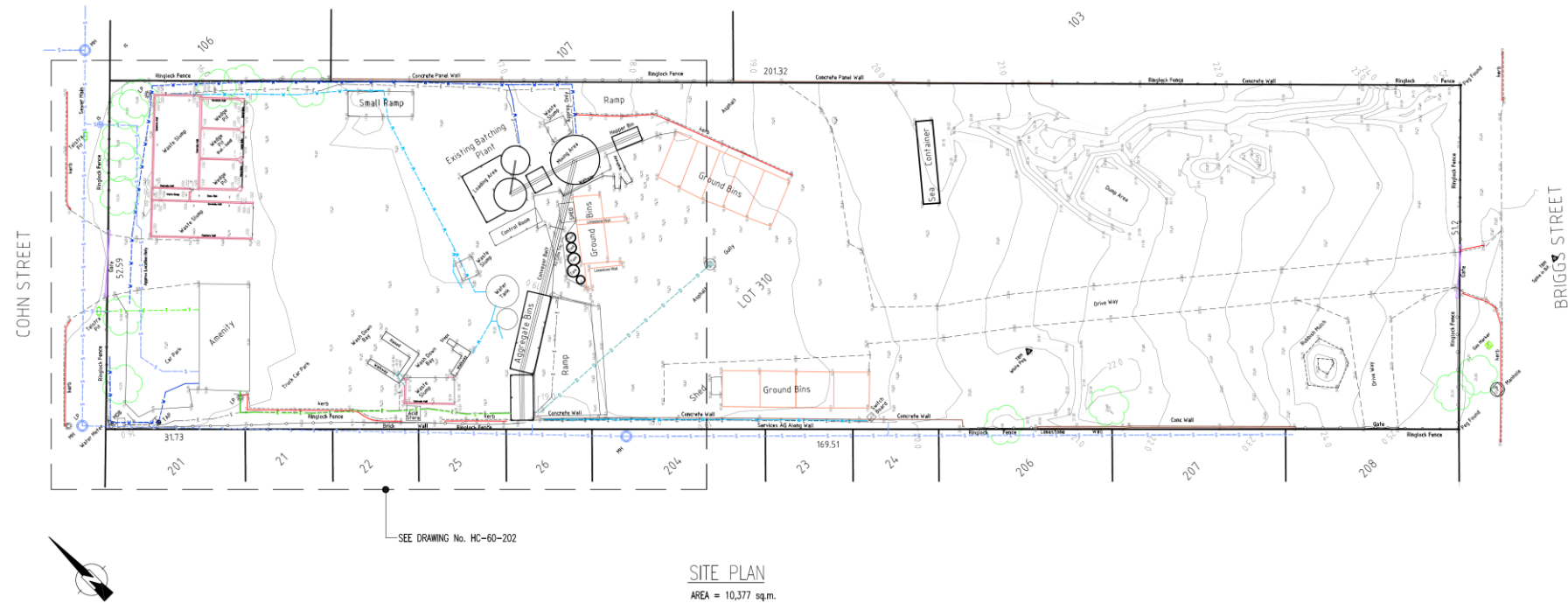
17-May-2021

REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
O	UPDATED LAYOUT	S.KINSELLA	22MAR21		
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WELSHPOOL CONCRETE PLANT REDEVELOPMENT – CONCEPT LAYOUT EXISTING PLANT			
SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q_LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	1:1000	DO NOT SCALE	SHEET 2 OF 14



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 25-June-2025 FILE: SD-635-25

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DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-May-2021

REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
O	UPDATED LAYOUT	S.KINSELLA	22MAR21		
P	CROSSOVERS MODIFIED	S.KINSELLA	13APR2021		
Q	CROSSOVERS UPDATED	S.KINSELLA	21APR2021		

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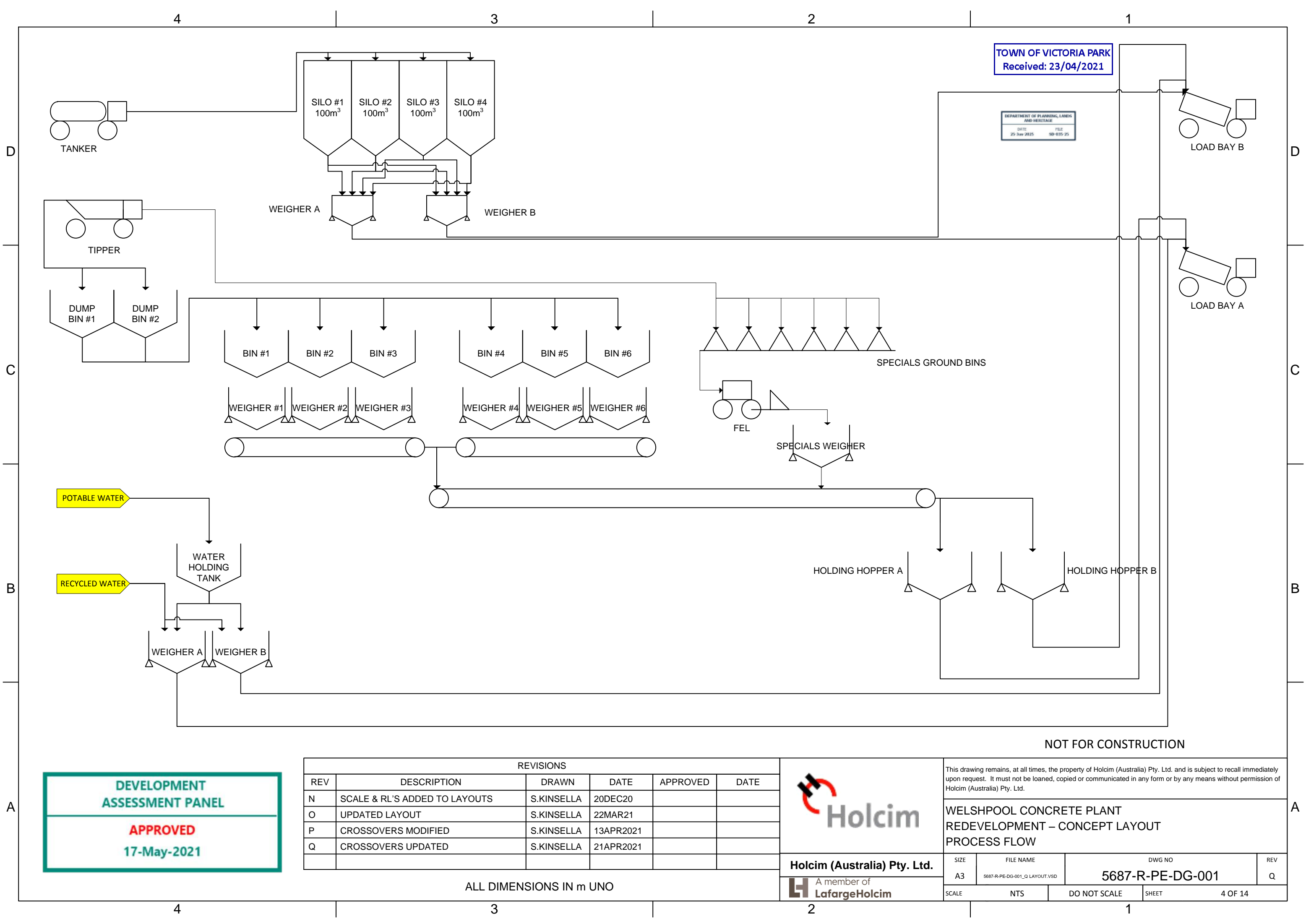
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
SITE SURVEY

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	1:1000	DO NOT SCALE	SHEET 3 OF 14



TOWN OF VICTORIA PARK
Received: 23/04/2021

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 25 May 2021 FILE: SD-035-25

POTABLE WATER

RECYCLED WATER

WATER
HOLDING
TANK

WEIGHER A

WEIGHER B

REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
O	UPDATED LAYOUT	S.KINSELLA	22MAR21		
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
PROCESS FLOW

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q_LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			4 OF 14

ITEM	DESCRIPTION
1	29x CAR PARKING
2	24x AGITATOR PARKING
3	AMENITIES & CRIB ROOM
4	BATCH OFFICE & SPECIAL PRODUCTS DOSING (MEZZANINE)
5	10% RAMP Up (3M OVER 30M)
6	10% RAMP DOWN (4M OVER 40M)
7	LIVE AGGREGATE STORAGE BINS
8	SPECIALS WEIGH BIN
9	AGGREGATE CONVEYOR
10	7x 80t SPECIALS BINS
11	6x REVERSE-ON SLUMP STANDS
12	WATER COLLECTION PIT
13	4x CEMENTITIOUS SILO
14	LOAD TOWER
15	CO2 DOSER
16	5X WASH OUT PITS
17	ADMIX / CEMENT TANKER UNLOADING
18	TRAFFIC SEPARATION DEVICE
19	WATER MANAGEMENT SYSTEM
20	NOISE WALL (HEIGHTS DETAILED IN ACOUSTIC REPORT)
21	LOADER PARKING
22	LV CARPARK ENTRY
23	POWER UPGRADE
24	HV ENTRY / EXIT
25	PEDESTRIAN WALKWAY
26	TRUCK ROLLOVER PROTECTION STRUCTURE
27	LANDSCAPING
28	STAIRS TO BATCH OFFICE MEZZANINE LEVEL
29	AGGREGATE DUMP BINS
30	RETAINING WALL

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 25-June-2025 FILE: 50-835-25

NOT FOR CONSTRUCTION



REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
O	UPDATED LAYOUT	S.KINSELLA	22MAR21		
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Q	CROSSOVERS UPDATED	S.KINSELLA	21APR2021		

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**WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
LAYOUT**

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	1:1000	DO NOT SCALE	SHEET 5 OF 14

ITEM	DESCRIPTION
1	NIGHT TIME WASHOUT PIT
2	RAISABLE SLUMP STAND TO ALLOW USE OF WASHOUT PIT
3	TRUCK STAGING AREA
4	8.5M HIGH NOISE BARRIER

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 25-Jan-2025 FILE: SD-035-25

MOBILISING TRUCKS TO STAGING AREA
TRUCK LOADING
TRUCK RETURNING TO YARD FOR WASHOUT

NOT FOR CONSTRUCTION



REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
NIGHT TIME OPERATION

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q_LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			6 OF 14

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DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE: 25-Mar-2025 FILE: SD-635-25

TOWN OF VICTORIA PARK
Received: 23/04/2021

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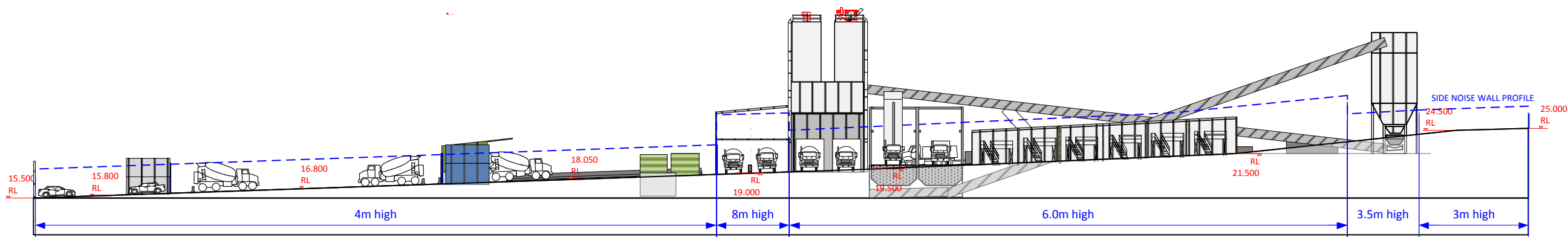
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NOT FOR CONSTRUCTION

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-May-2021

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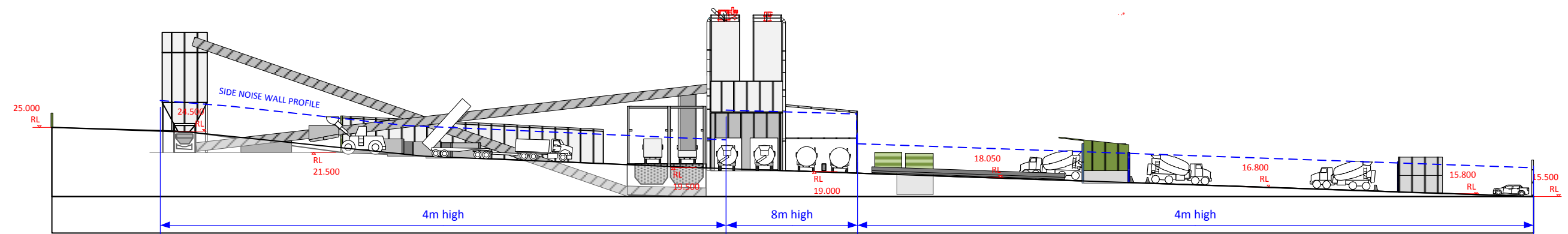
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
SIDE ELEVATION STH

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	1:625	DO NOT SCALE	SHEET 7 OF 14



NOT FOR CONSTRUCTION

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-May-2021

REVISIONS					
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N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
SIDE ELEVATION NTH

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	1:625	DO NOT SCALE	SHEET 8 OF 14

Stage 1

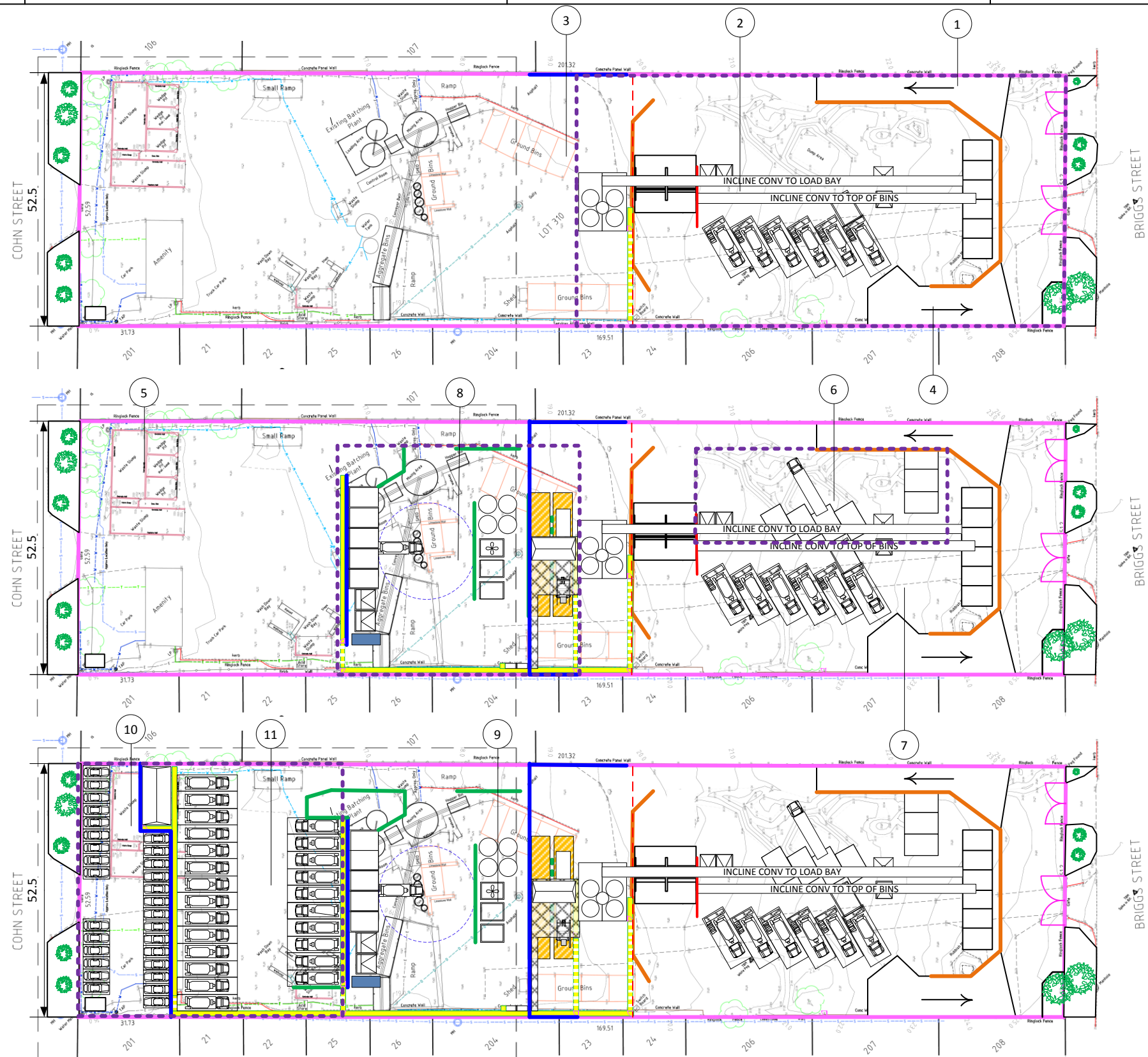
- 1: HV Entry, retaining wall and ramp built first to allow entry and exit to plant for Heavy vehicles (Potential that at start of construction ramp will need to be 2 way traffic)
- 2: Construction of main plant, aggregate bins and slump stand area begins
- 3: When construction of main core started, end ground bin demolished to allow access to bin area for aggregate trucks and loader
- 4: Once construction of exit ramp is finished this is opened for use on site

Stage 2

- 5: Existing water management system is connected to new plant core and production switches to the new plant
- 6: Geostone / specials bins are constructed (could be completed in stage 1)
- 7: Temporary batch office will need to be constructed and used for batching (Potentially at end of slump stands next to ramp / retaining wall)
- 8: Existing plant is demolished and construction of washout pits, water management system, cement / admix discharge and batch office Mezzanine is started (temporary cement blow in pipes will be required)

Stage 3

- 9: New water management system is connected to plant
- 10: Old water management system and washout pits are demolished
- 11: Construction of parking areas and new amenities buildings is completed



NOT FOR CONSTRUCTION

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
17-May-2021

REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
O	UPDATED LAYOUT	S.KINSELLA	22MAR21		
P	CROSSOVERS MODIFIED	S.KINSELLA	13APR2021		
Q	CROSSOVERS UPDATED	S.KINSELLA	21APR2021		

ALL DIMENSIONS IN m UNO



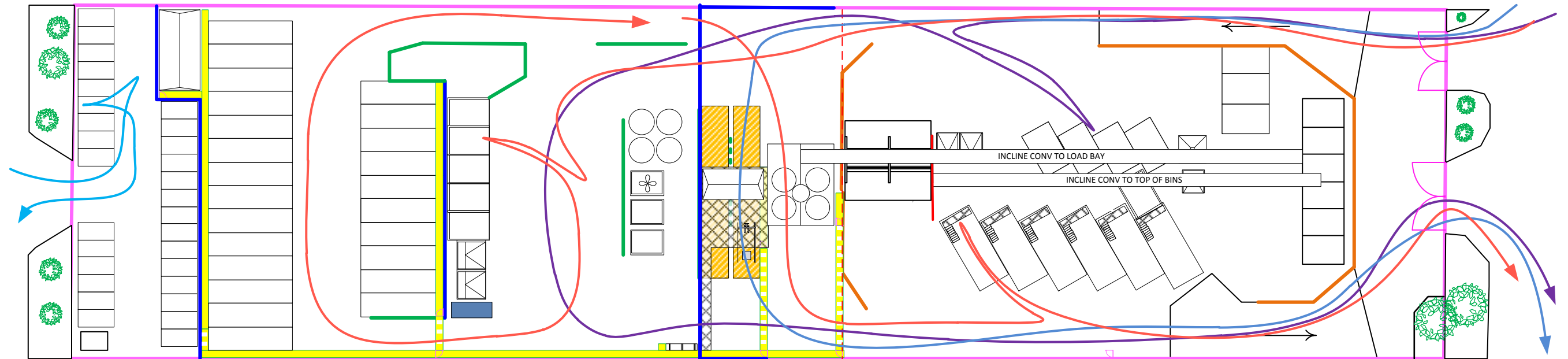
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
CONSTRUCTION LAYOUT

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q_LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			9 OF 14



- CONCRETE AGITATORS
- LIGHT VEHICLES
- CEMENT / ADMIX TANKERS
- AGGREGATE TIPPERS

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DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-May-2021

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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
TRAFFIC FLOW

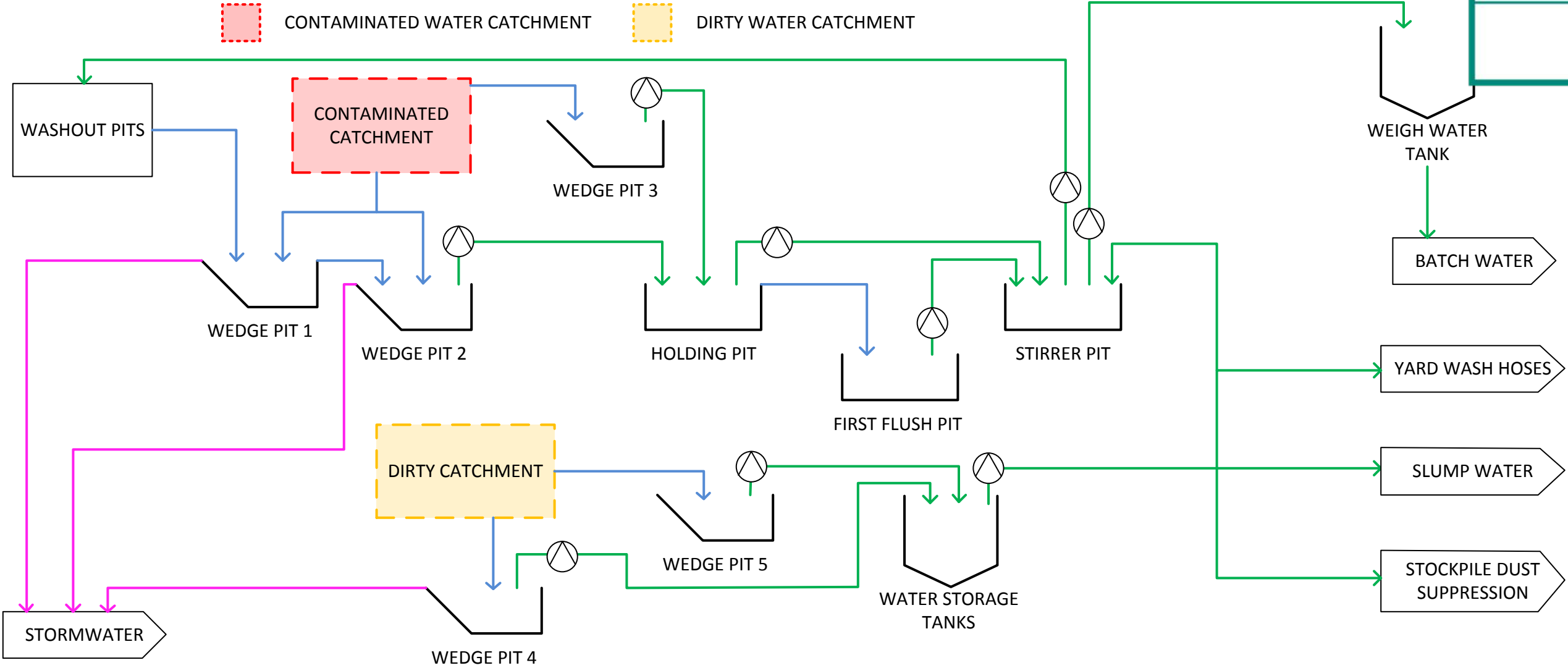
SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			10 OF 14

ITEM	DESCRIPTION
1	WASHOUT PITS
2	WEDGE PIT 1
3	WEDGE PIT 2
4	FIRST FLUSH PIT
5	HOLDING PIT
6	STIRRER PIT
7	WATER STORAGE TANKS
8	WEDGE PIT 3
9	WEDGE PIT 4
10	WEDGE PIT 5

DEVELOPMENT
ASSESSMENT PANEL

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17-May-2021

CONTAMINATED WATER CATCHMENT DIRTY WATER CATCHMENT



OVERFLOW / GENERAL DRAINAGE
PUMPED FLOW
BYPASS DRAINAGE

REVISIONS					
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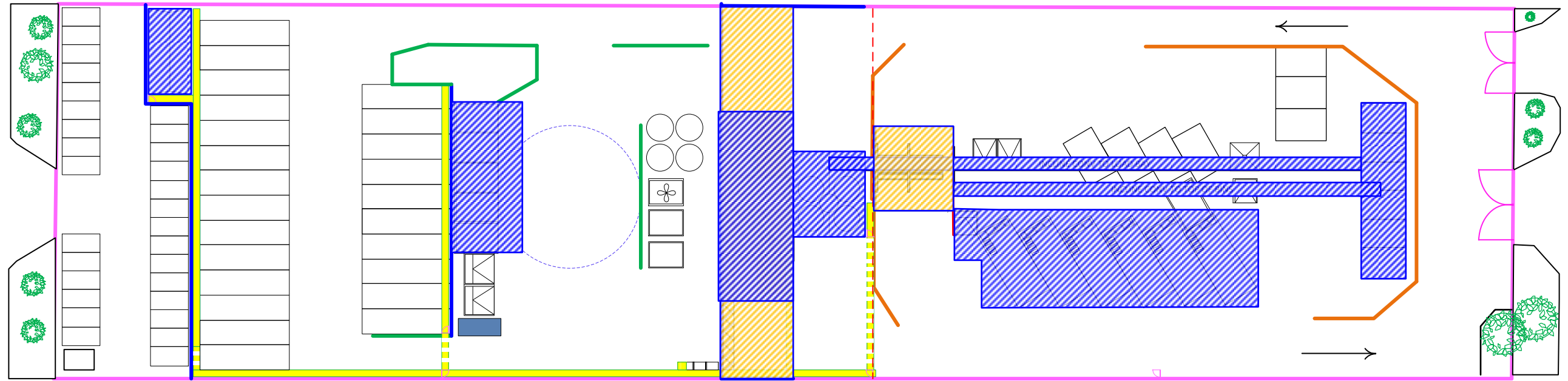
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
WATER MANAGEMENT

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			11 OF 14



-  ROOFED AREA
-  POTENTIALLY ROOFED AREA

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DEVELOPMENT
ASSESSMENT PANEL

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17-May-2021

REVISIONS					
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Q	CROSSOVERS UPDATED	S.KINSELLA	21APR2021		

ALL DIMENSIONS IN m UNO



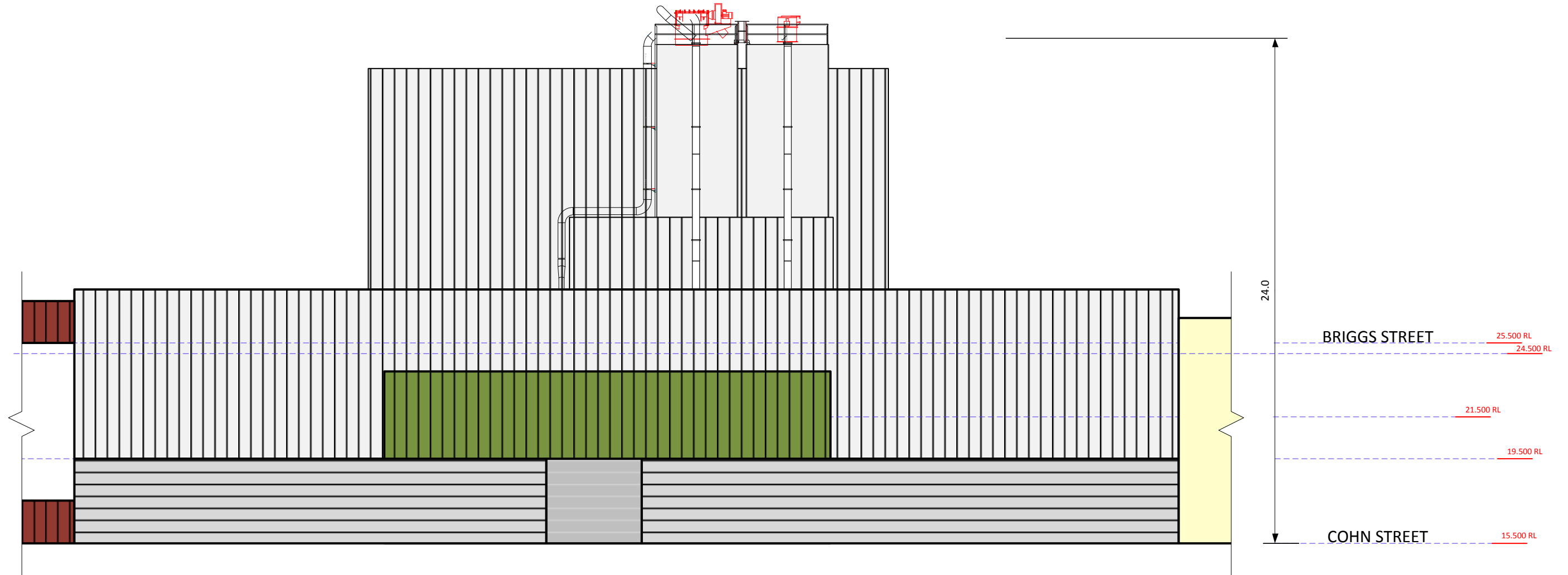
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
ROOFED AREAS

SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	NTS	DO NOT SCALE	SHEET
			12 OF 14



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DEVELOPMENT
ASSESSMENT PANEL

APPROVED

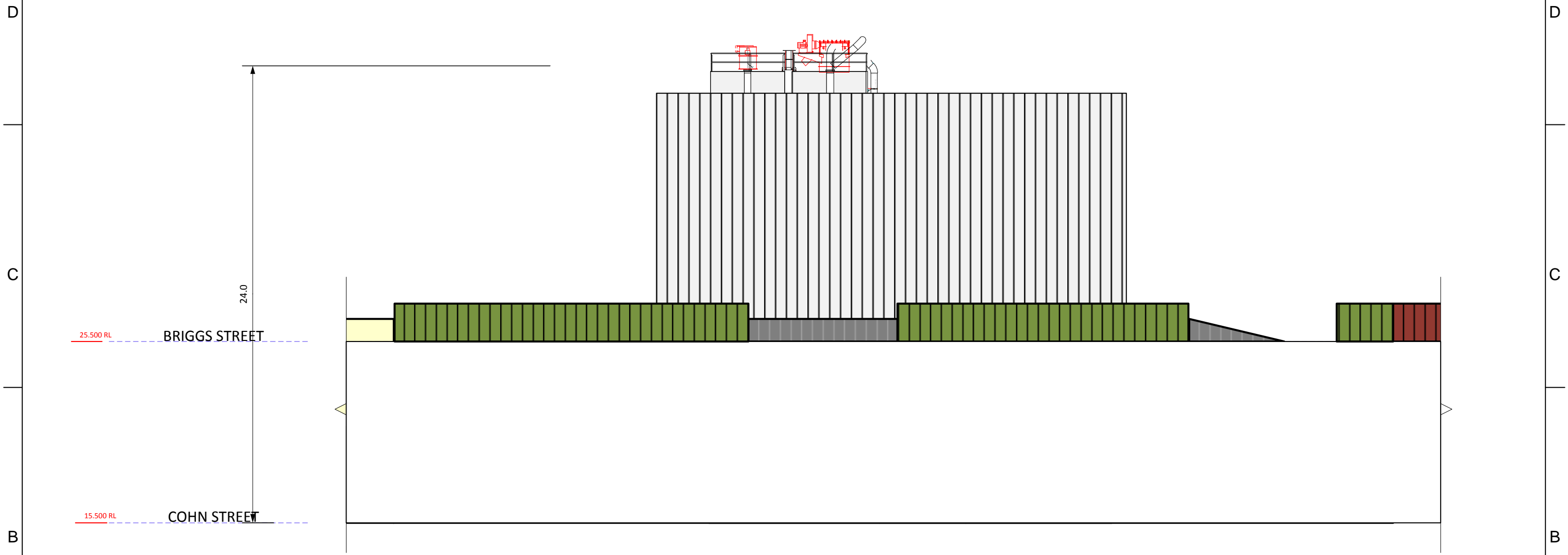
17-May-2021

REVISIONS					
REV	DESCRIPTION	DRAWN	DATE	APPROVED	DATE
N	SCALE & RL'S ADDED TO LAYOUTS	S.KINSELLA	20DEC20		
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WELSHPOOL CONCRETE PLANT REDEVELOPMENT – CONCEPT LAYOUT ELEVATION FROM COHN STREET			
SIZE	FILE NAME	DWG NO	REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001	Q
SCALE	1:200	DO NOT SCALE	SHEET 13 OF 14



NOT FOR CONSTRUCTION

REVISIONS					
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WELSHPOOL CONCRETE PLANT
REDEVELOPMENT – CONCEPT LAYOUT
ELEVATION FROM BRIGGS STREET

SIZE	FILE NAME	DWG NO		REV
A3	5687-R-PE-DG-001_Q LAYOUT.VSD	5687-R-PE-DG-001		Q
SCALE 1:200		DO NOT SCALE	SHEET 14 OF 14	

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DEVELOPMENT ASSESSMENT PANEL

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17-May-2021