

DEVELOPMENT APPLICATION – AMENDMENT TO TP26/124

LOT 169 (NO. 34317) BRAND HIGHWAY, GREENOUGH

PROJECT REF: 1877

History and Status of this Document

Revision	Date issued	Prepared by	Reviewed by	Revision type
Rev 1	11/06/26	RC	NT	DA Amendment

Document Printed**File Name** 260610 1877 DA Amendment Submission.doc**Author/s** [REDACTED]**Name of Document** Planning Report**Document Version** Rev 1

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1.0 Introduction

he registered proprietor of Lot 169 (No. 34317) Brand Highway, Greenough (herein referred to as the 'subject site'). This application seeks approval to amend TP26/124 to additional sheds to the site and improve the capacity of the approved 'Industry (precast concrete manufacture and storage)'.

This report will address the following as it pertains to the proposed development:

- Background information.
- Details of the additional built form and capacity it will facilitate.
- Consideration of the applicable planning framework specifically, the City of Greater Geraldton Local Planning Scheme No.1 (LPS1).

For submission purposes, we provide the following information:

- This concise submission providing details of the proposed use and any relevant planning commentary.
- A copy of the Certificate of Title (**Appendix 1**).
- Proposed development plans (**Appendix 2**).
- An Operational Management Plan (**Appendix 3**).
- A Dust Management Plan (**Appendix 4**).
- A Noise Management Plan (**Appendix 5**).

It will be demonstrated in subsequent sections of this report that the additional built form warrants approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume/Folio	Street Address
169	231533	2009/995	34317 Brand Highway, Greenough

The area of the subject site is 31.285ha with the precast manufacturing and storage occurring on approximately 7Ha of the parent lot. A copy of the Certificate of Title pertinent to the subject site is contained in **Appendix 1**.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within Greenough which used to be a part of the Shire of Greenough but has since been amalgamated into the City of Greater Geraldton municipal area. The site benefits from frontage to Brand Highway which is a key regional transport route along the coast between Geraldton and Perth. To the rear of the site is the Greenough River and adjoining the subject site are other smaller agricultural properties used primarily for mixed cropping and livestock agriculture. Historically the subject site is used for the purposes of mixed cropping and a stockfeed mill and also a grain cleaning operation. Recently the site has been operating as Industry (precast concrete manufacture and storage).

Figure 1 below illustrates the local context of the subject site as well as the extent of the site used for mixed cropping and the mill and grain cleaning operation.



Figure 1 – Local Context

3.0 Background

The subject site has a long approval history that can be succinctly summarised in the below table.

18 September 1985	Approval for a hay and machinery shed.
20 August 1986	Construction of a G.I hay storage shed
29 November 1988	Approval of an extension to the hay shed
14 December 1988	Approval for a transportable office in association with the fodder operation occurring at the site.
21 March 1990	Approval of a hay shed
22 August 1990	Approval for a public weighbridge in association with the hay export business established at the property
April 1994	Approval for a proposed hay, fodder sales and stock feed mill. This included the addition of grain silos to the property.
September 1995	Approval for an additional 4 grain silos.
7 June 2000	Approval for an additional shed at the property.
5 September 2001	Approval for a grain storage shed.
23 December 2024	Approval for Industry (precast concrete manufacture and storage)

The most recent approval facilitated the continued operation of GNC Concrete who are now looking at expanding their operations to add additional capacity and capability at the site to better service the region.

4.0 Planning Framework

4.1 City of Greater Geraldton Local Planning Scheme No. 1

The site is zoned 'Rural' under the City of Greater Geraldton Local Planning Scheme No. 1 (LPS No. 1). The objectives of the 'Rural' zone are to:

- provide for the maintenance or enhancement of specific local character.*
- protect broadacre agricultural activities, such as cropping and grazing, and intensive uses, such as horticulture, from incompatible uses and minimise land use conflicts.*
- provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with the surrounding rural uses.*
- protect and provide for existing or planned key infrastructure, public utilities and renewable energy facilities.*

In addition to the zone objectives, Table 14 within LPS No. 1 sets out the relevant land use permissibility for certain uses within the 'Rural' zone.

The site is also located within Special Control Area 5 – Greenough Flats (SCA5).

Compliance with LPS No. 1 will be addressed in detail in Section 6.0 of this report.

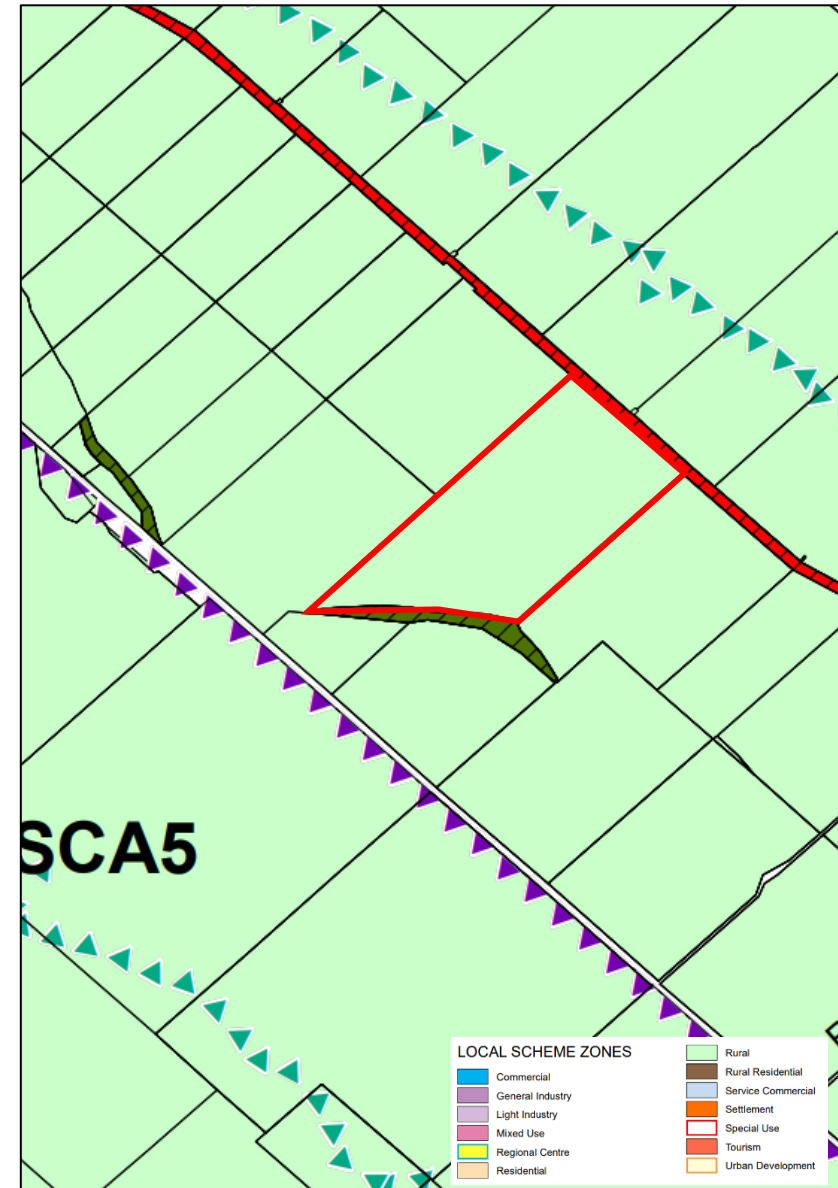


Figure 2 – Local Planning Scheme No. 1 Zoning

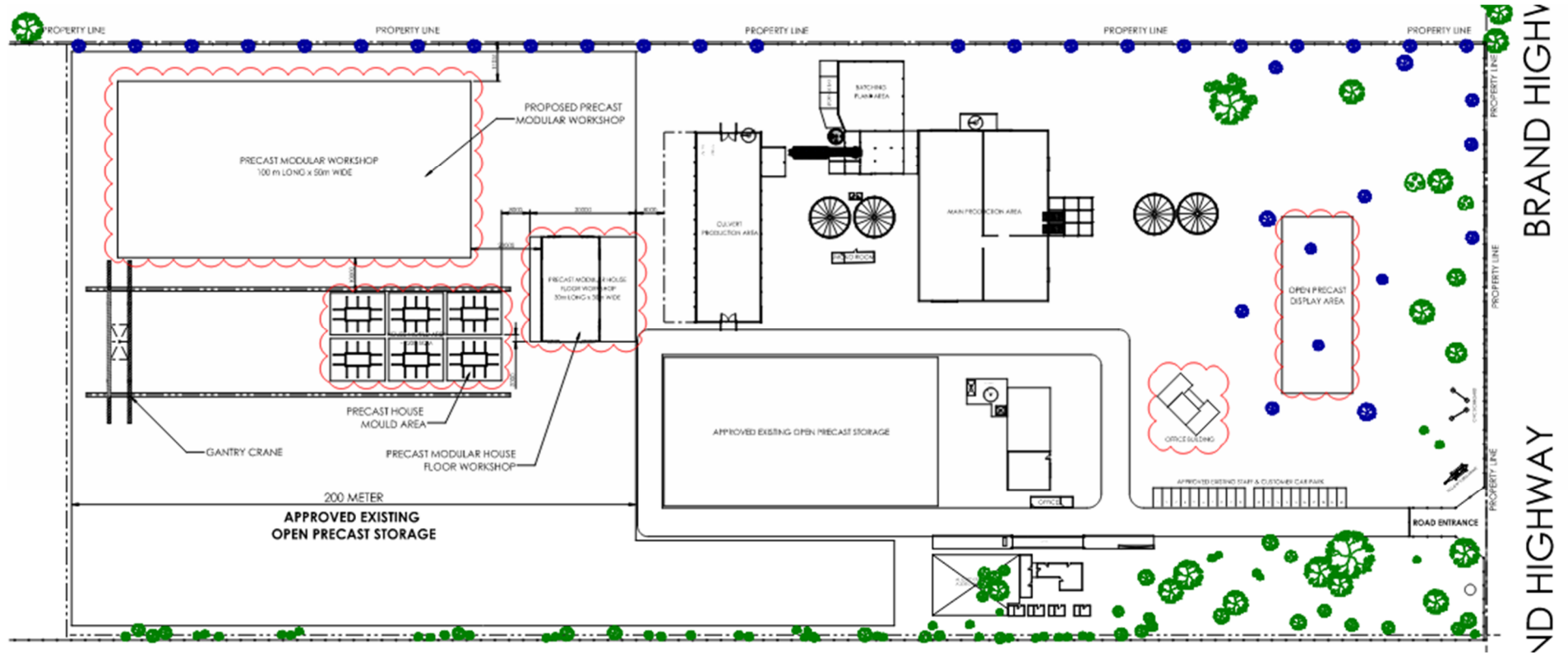
5.0 Proposal Details

The proposed application seeks approval for additional works at the subject site, with the land use already approved as part of an earlier application. A summation of the works has been provided below:

- A shed with dimensions of 100m long x 50m wide (5000sqm) and 15m high to accommodate precast modular housing manufacturing and mixing of concrete.
- A smaller shed with dimensions of 16.4m x 29.8m (489sqm) to accommodate additional workshop activities associated with the modular housing operation. This shed will also have a 10.3m wide canopy area affixed to the longer portion of the shed.
- An external pre-cast housing mould area with a permanent gantry crane installed to allow pouring and curing of the modular housing pods before distribution.
- A central office facility to house the administrative operations of the business.
- Relocation of some pre-cast storage to the front of the site.

Products that will be manufactured at the premises remain the same as the prior approval with the exception of the precast modular housing offering which will greatly assist in the delivery of housing within the region. The operations at the site will occur strictly in accordance with the modified Operational Management Plan, Dust Management Plan and Noise Management Plan, copies of which are included in Appendices 3-5. It is also proposed to re-landscape the street frontage and side boundaries to provide visual screening to the proposed development.

Figure 3 illustrates the proposed layout of the subject site.



6.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- City of Greater Geraldton Local Planning Scheme No. 1 (LPS 1).

An assessment of the proposed developments compliance with the abovementioned documents has been provided below in following sections.

6.1 Land Use Permissibility

As previously mentioned, the subject site has an existing non-conforming land use approval that is not changing, just expanding. In this regard approval is sought in accordance with Clause 3.20.1 of LPS 1. There is no need to consider Clause 3.20.3 with respect to being less detrimental to the amenity or closer to the purpose of the zone as there is no change in land use being proposed. Instead only the consideration of the appropriateness of the proposed works need to be considered which is addressed in the development requirements section below.

6.2 Development Requirements

The proposed development includes additional structures which require assessment against the relevant development requirements outlined in:

1. City of Greater Geraldton Local Planning Scheme No. 1 (LPS 1).

An assessment against the applicable development requirements has been provided in the below table.

Local Planning Scheme No. 1	
Development Requirements	Compliance
Primary Street Setback – 20m	75m to proposed office
Secondary Street / Side Boundary Setback – 10m	11m
Rear Setback – 10m	Greater than 10m
Plot Ratio – Variable	0.03:1
Building Height – As per R-Codes	18m associated with the large modular workshop which exceeds a typically two storey (10m height limit) associated with a two storey dwelling.
Landscaping – Variable	Landscaping is proposed as screening, the balance of the property is also cropped.

With reference to the building height exceedances, these are considered appropriate for the following reasons:

1. They relate to buildings setback a considerable distance from the street (in excess of 250m) and will compliant setbacks to side boundaries.
2. The buildings will be screened from view either by existing built form at the site or landscaping.

Given the above, the visual impact and bulk of the additional buildings is negligible and will not impact adjoining properties.

6.3 Special Control Area 5

The subject site is located within the Greenough Flats Special Control Area. An assessment against the provisions relevant to this Special Control Area have been provided in the below table.

Special Control Area 5	
Objectives	
Retain the rural, cultural and heritage character of the area.	The additional built form at the site in combination with the existing operation still represents a very small portion of the overall property (plot ratio of 0.03:1) and as such the overwhelming character of the site remains a mixed cropping and livestock property which will assist in retaining the rural character of the site.
Ensure that development is located and designed in such a way as to maintain the general rural character and retain the prominence of heritage structures and the integrity of their settings.	There are no heritage structures of value present on site. The additional built form on site is located to the rear of the existing operations which will assist in screening together with surrounding vegetation.
Retain and where possible enhance, the experience of travelling along Brand Highway and being able to view the dune face in a continuous manner as a natural feature that dominates the landscape	As above, the development is located behind what is already existing at the site and a considerable distance from the street. In this regard, it will not be visible from Brand Highway and as you are driving past the site views of the dunes in the distance are maintained.
Provisions	
In considering any application the local	As noted above, the proposed development successfully retains the

government shall have regard to: a) the rural character, heritage values and management requirements for listed heritage places; and b) the Design Guidelines and Key Findings for Managing Landscape Character sections of the Dongara to Cape Burney Visual Landscape Assessment	rural character and maintains the views toward the dunes in the distance.
There is a general presumption against rezoning of land for more intensive land uses. The local government may consider supporting subdivision applications in accordance with clause 3.11.2.1.	The proposal is not for a rezoning.
Development within the special control area may be subject to increased setbacks from the Brand Highway and a heritage place listed on a heritage list	The setback from Brand Highway is larger than the existing built form and as such is considered appropriate. There is no heritage place listed on the site.

6.4 Economic & Social Merits

In addition to the planning merits of the proposed application, there are a number of significant economic benefits for the City of Greater Geraldton and the broad region. These include:

1. Regional Housing Outcomes

The proposed facility is intended to support the manufacture of precast modular housing systems designed specifically for Western Australian conditions. Potential applications include:

- Social housing.
- Key worker accommodation.
- Regional housing developments.
- Workforce accommodation.
- Emergency accommodation.
- Government housing projects.

This will greatly assist the current State and regional housing objectives.

2. Regional Manufacturing Capability

The project represents the establishment of advanced modular housing manufacturing capability within Geraldton. The facility will enable housing products to be manufactured under controlled factory conditions before transportation and installation throughout Western Australia. The project contributes to local manufacturing diversification and the development of sovereign housing manufacturing capability.

3. Employment and Training

The proposal has the potential to create additional employment opportunities across manufacturing, engineering, fabrication, transport, administration and construction sectors. Future expansion is also expected to support additional apprenticeship and workforce development opportunities.

4. Existing Private Investment

The applicant has already committed significant private capital to the project. Current investment exceeds AUD \$3 million and includes:

- Modular mould development.
- Engineering and design.
- Manufacturing infrastructure.
- Equipment and fabrication works.

This investment demonstrates the applicant's long-term commitment to Geraldton and regional Western Australia.

5. Manufacturing Capacity

The modular housing system is based on precast concrete modules averaging approximately 25m². Indicative housing configurations include:

- Granny flat – approximately 3 modules
- Small dwelling – 4 to 5 modules
- Townhouse – 6 to 8 modules
- Larger family home – 8 to 10 modules

Future expansion through additional mould systems has the potential to substantially increase housing output and contribute to regional housing supply.

6. Strategic Importance

The applicant considers the proposal to be a significant regional manufacturing initiative that has the potential to contribute to housing supply, employment creation and economic diversification within the Mid West region.

7.0 Conclusion

It is evident from the above that the proposed additional built form to support the existing precast concrete manufacturing and storage facility warrants approval as:

- It has been demonstrated to broadly comply with the applicable development requirements and where variations result (building height) it has been demonstrated that this will not have a negative impact on the streetscape or adjoining properties.
- It has been demonstrated that it achieves compliance with the Special Control Area 5 provisions.
- There are considerable economic and social benefits to approval of the proposed development.

As such, we respectfully request that the City of Greater Geraldton favourably consider the subject proposal based on the merits presented in the preceding sections of this submission.

Appendices

APPENDIX 1 - Certificate of Title

LOT 169 (NO. 34317) BRAND HIGHWAY, GREENOUGH

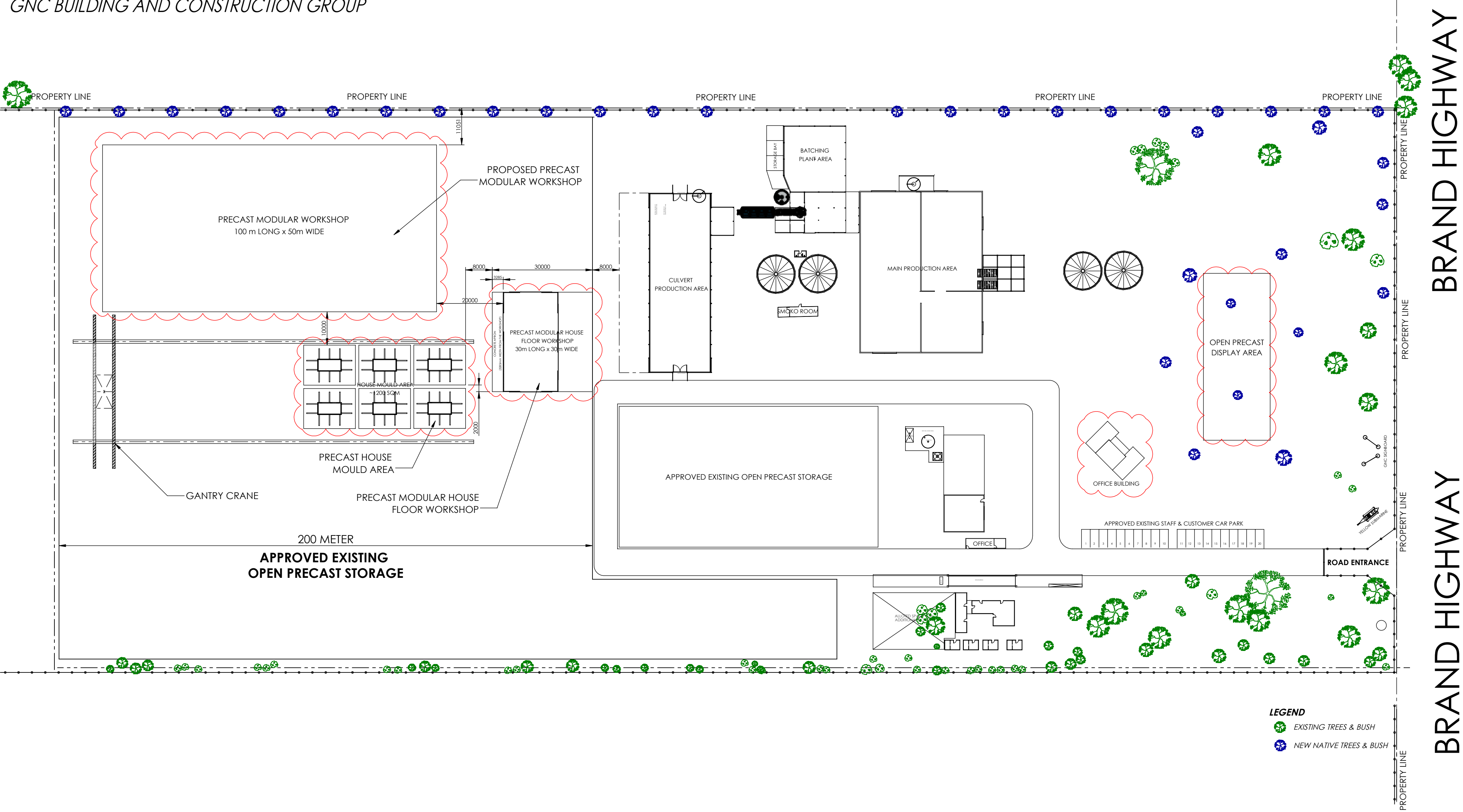
APPENDIX 2 - Development Plans

LOT 169 (NO. 34317) BRAND HIGHWAY, GREENOUGH

SITE PLAN

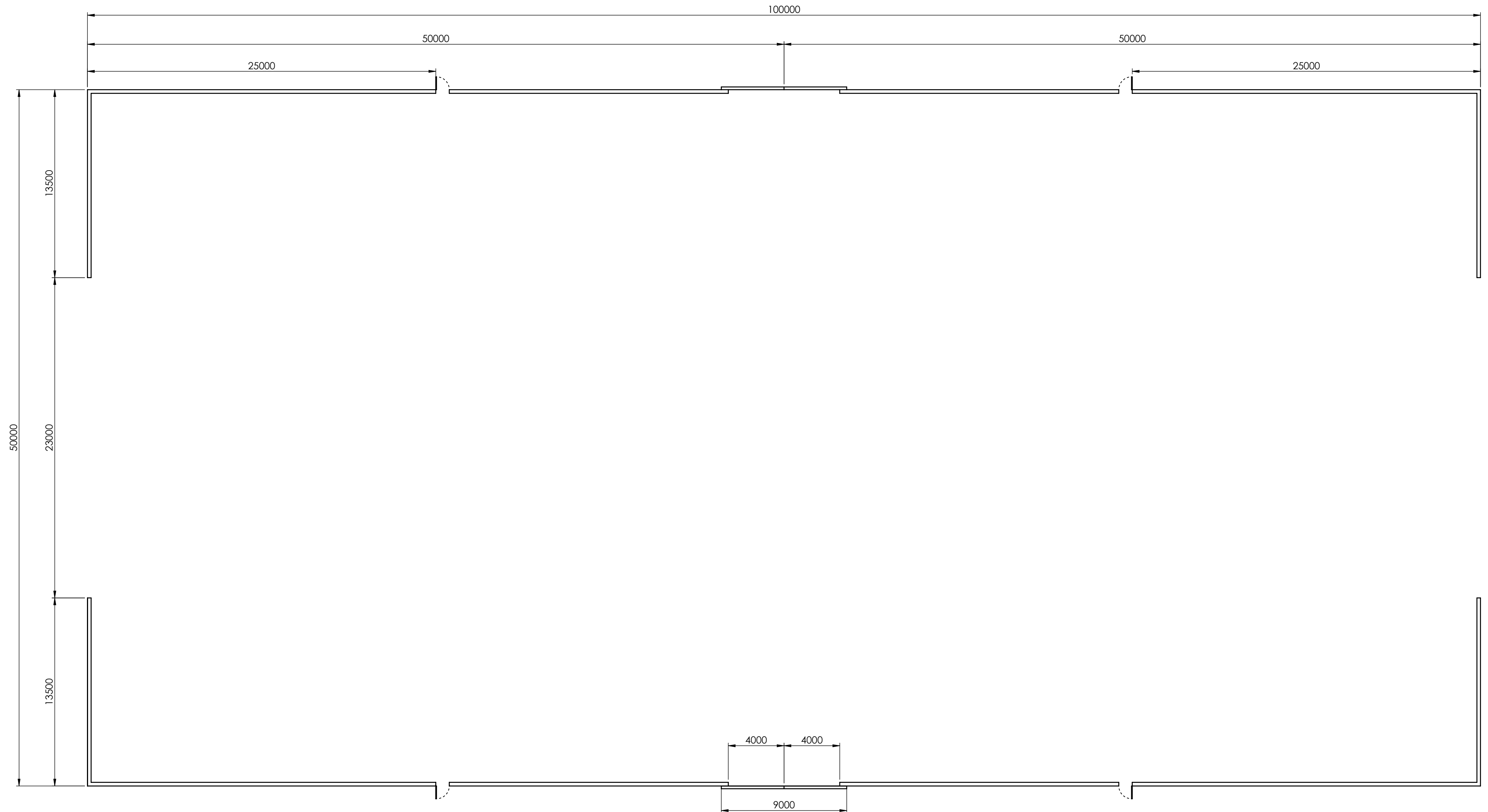
LOT 169 BRAND HIGHWAY GREENOUGH WA
GNC BUILDING AND CONSTRUCTION GROUP

SPECIAL NOTE: THIS DRAWING IS A PRELIMINARY DRAFT FOR REVIEW PURPOSES. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.



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					1			DRAWN BY:		05-JUN-26	
								REVIEWED BY:			
LOCATION: 34317 BRAND HIGHWAY, GREENOUGH, WA 6532, AUSTRALIA								APPROVED BY:			REV 01

DRAFT: ISSUED FOR REVIEW



GROUND FLOOR PLAN

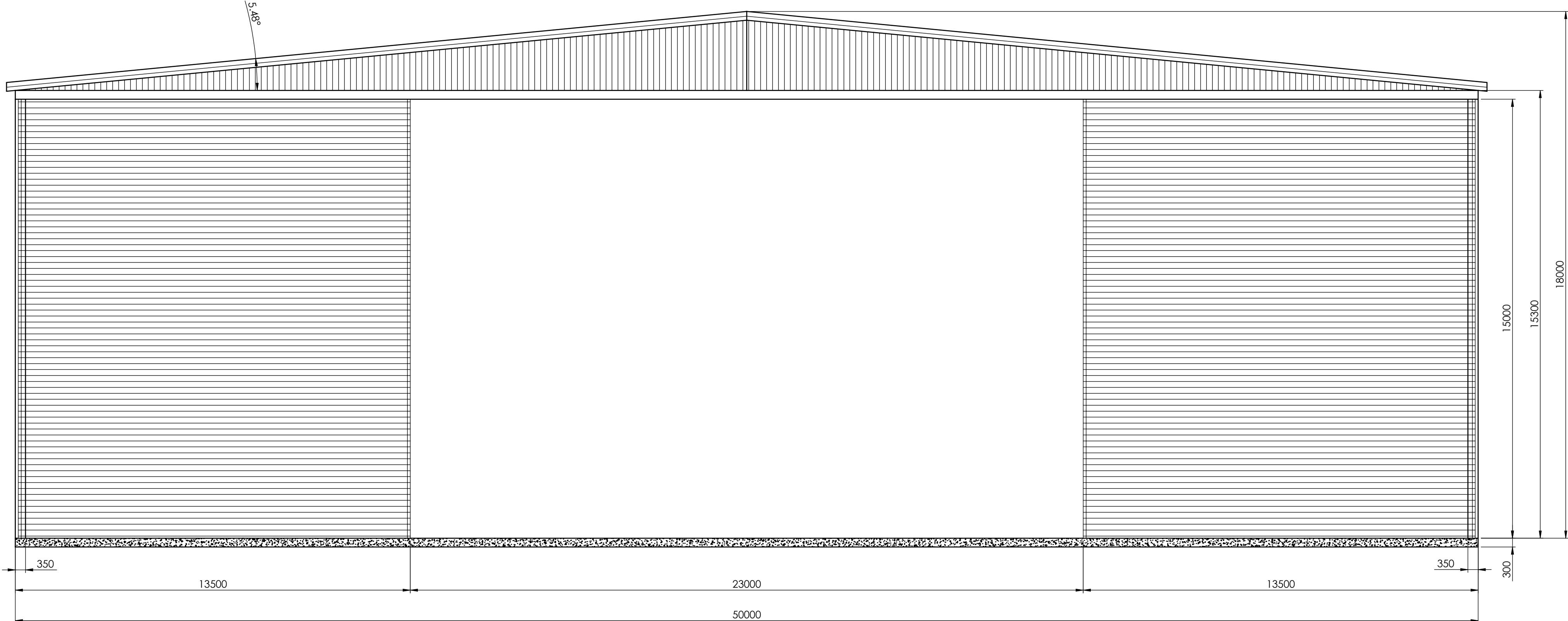
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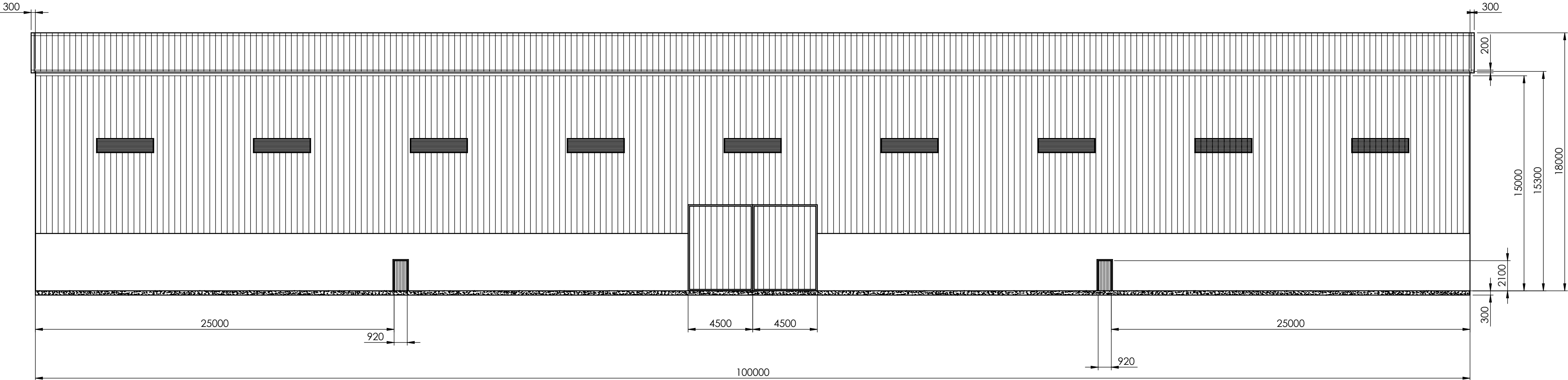
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												APPROVED BY:						
LOCATION: 34317 BRAND HIGHWAY, GREENOUGH, WA 6532, AUSTRALIA																	REV 01	

DRAFT: ISSUED FOR REVIEW



FRONT SIDE ELEVATION

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										6	



LEFT SIDE ELEVATION

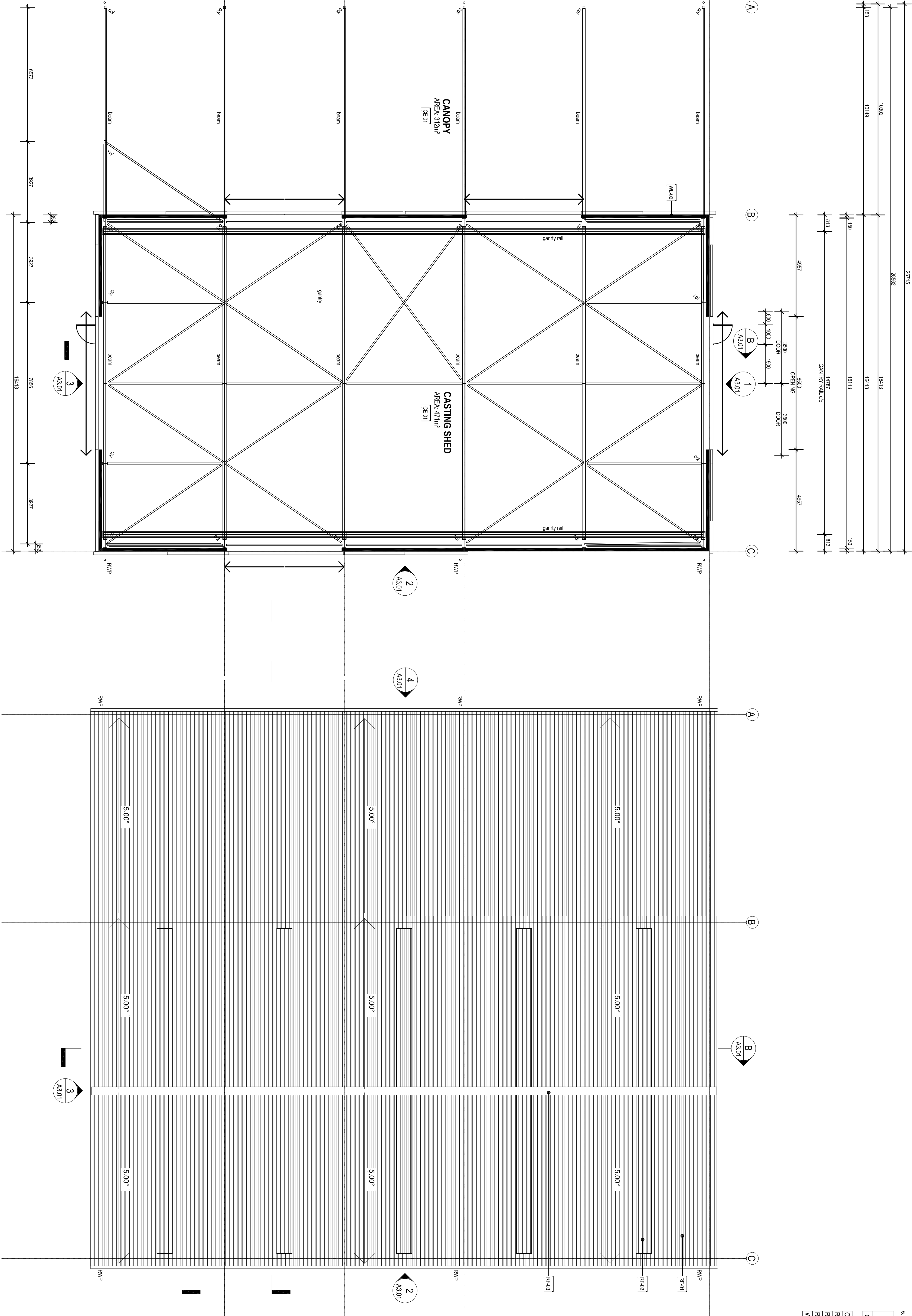
NOTE:
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2. THIS DRAWING IS PREPARED EXCLUSIVELY FOR INTERNAL PROJECT REVIEW AND PLANNING PURPOSES WITHIN GNC BUILDING AND CONSTRUCTION GROUP WA.

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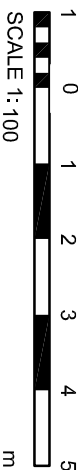
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					APPROVED BY:						
LOCATION: 34317 BRAND HIGHWAY, GREENOUGH, WA 6532, AUSTRALIA				ELEVATION - SIDE DETAILS							

- GENERAL NOTES
- ALL DIMENSIONS ARE IN MILLIMETRES.
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - SCALE DRAWINGS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS AND THE SPECIFICATION.

FINISHES SCHEDULE	
Code	Item
CE-01	Concrete Slab to Consultants Detail
RF-01	Roof Cladding - Trimdeck Zincalume @ 5.0° PITCH
RF-02	Roof Lights - Trimdeck
RF-03	Ridge Capping
WL-02	Concrete - Pallets BASALT

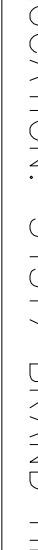
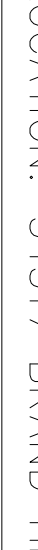


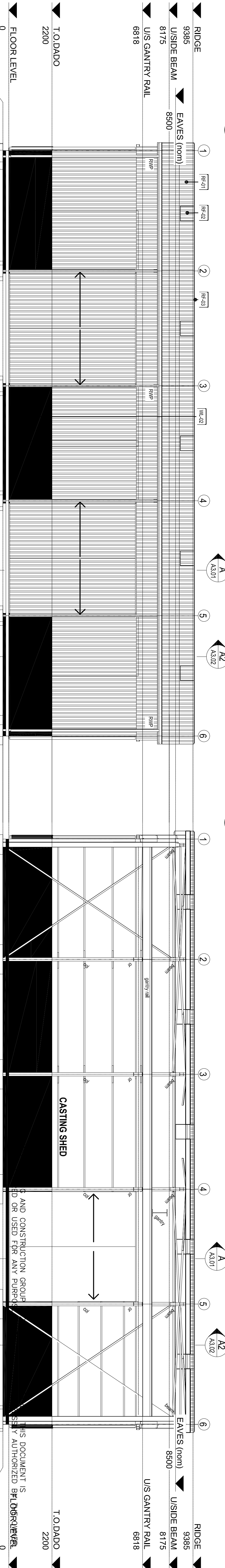
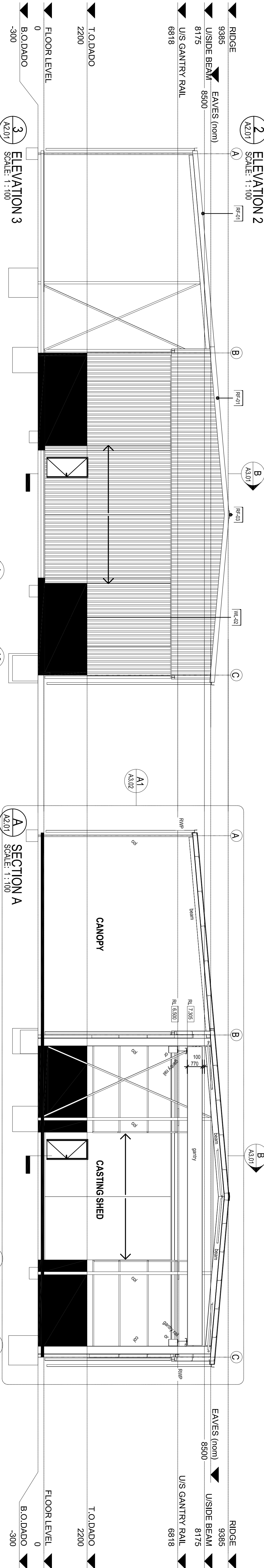
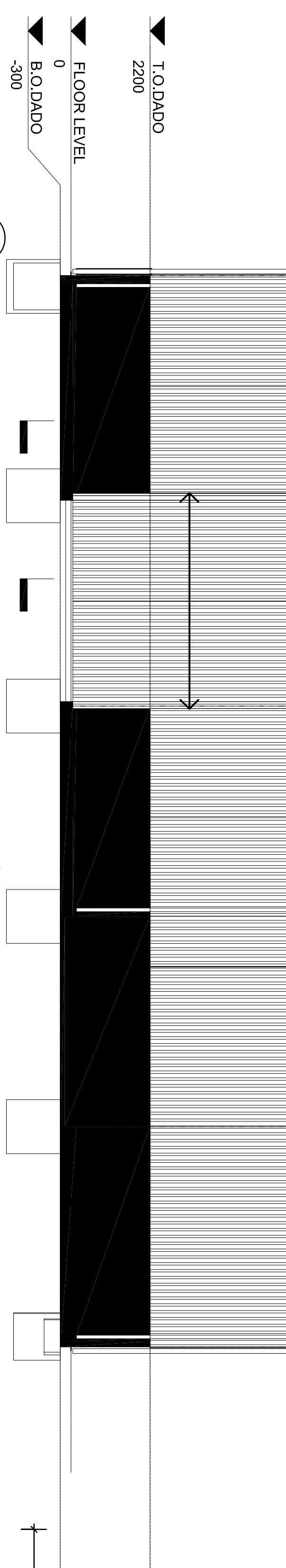
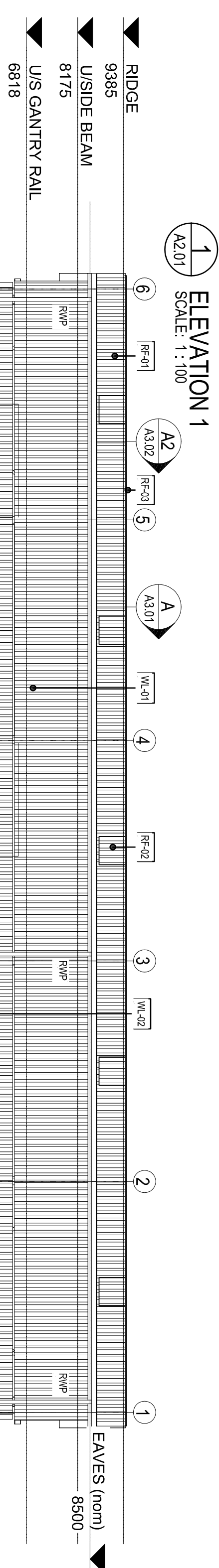
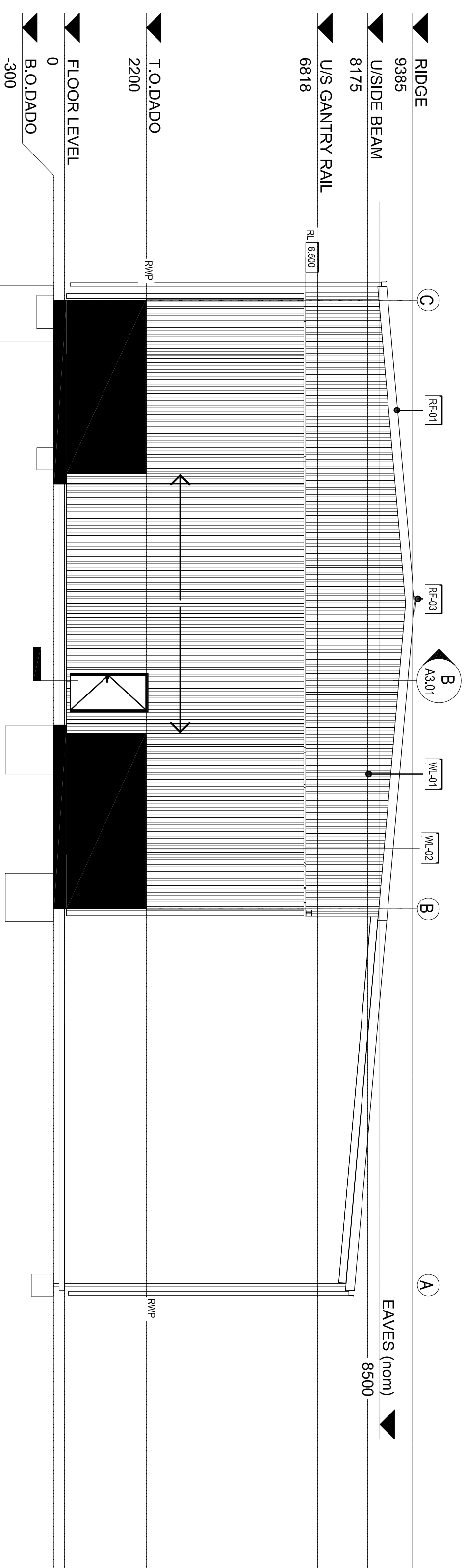
FLOOR PLAN



ROOF PLAN

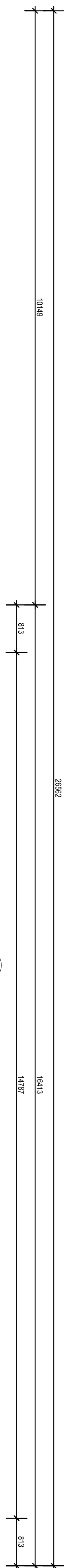
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FORM NO:	PROJECT/BUILDING DRAWING	OWNER / REPRESENTATIVE:	PROJECT TITLE:
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		COMPANY DIRECTOR	DRAWING TITLE:
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REVISION HISTORY			
NO	DESCRIPTION	ISSUED BY	DATE
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I	CLIENT REQUESTED AMENDMENTS	TMS	210915
J	LOCAL AUTHORITY REQUIREMENTS	TMS	211223
K	CLIENT REQUESTED AMENDMENTS	TMS	220420
SCALE:			
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DRAWN BY:		TMS	APRIL 2020
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APPROVED BY:			
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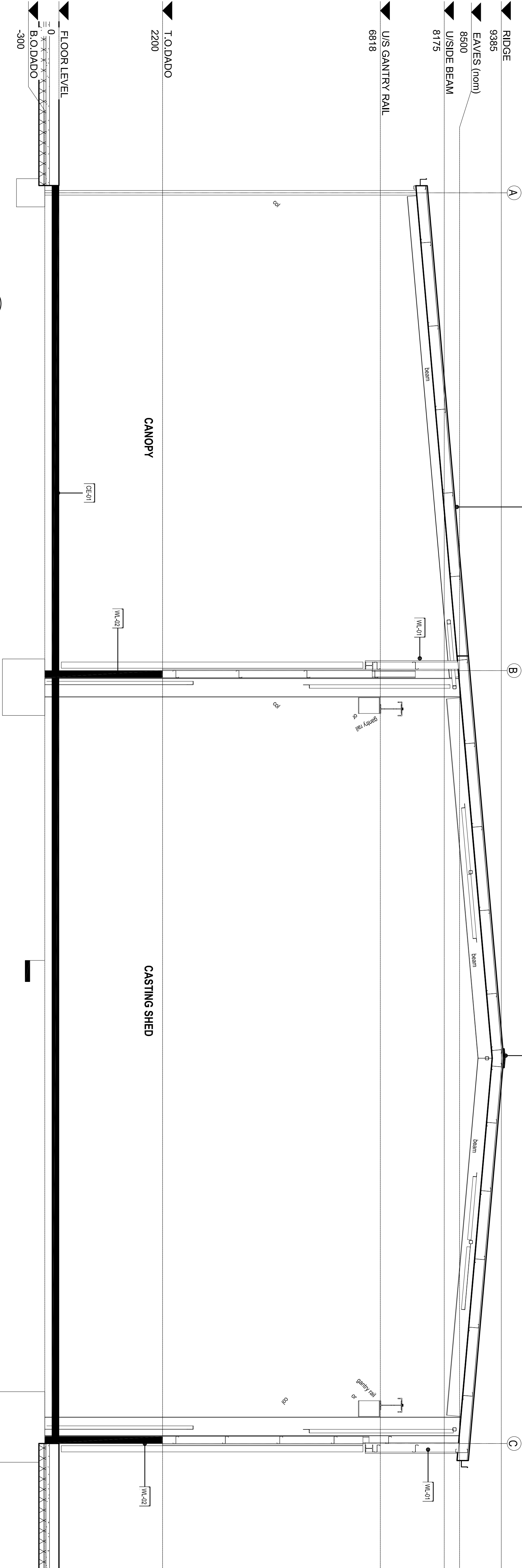
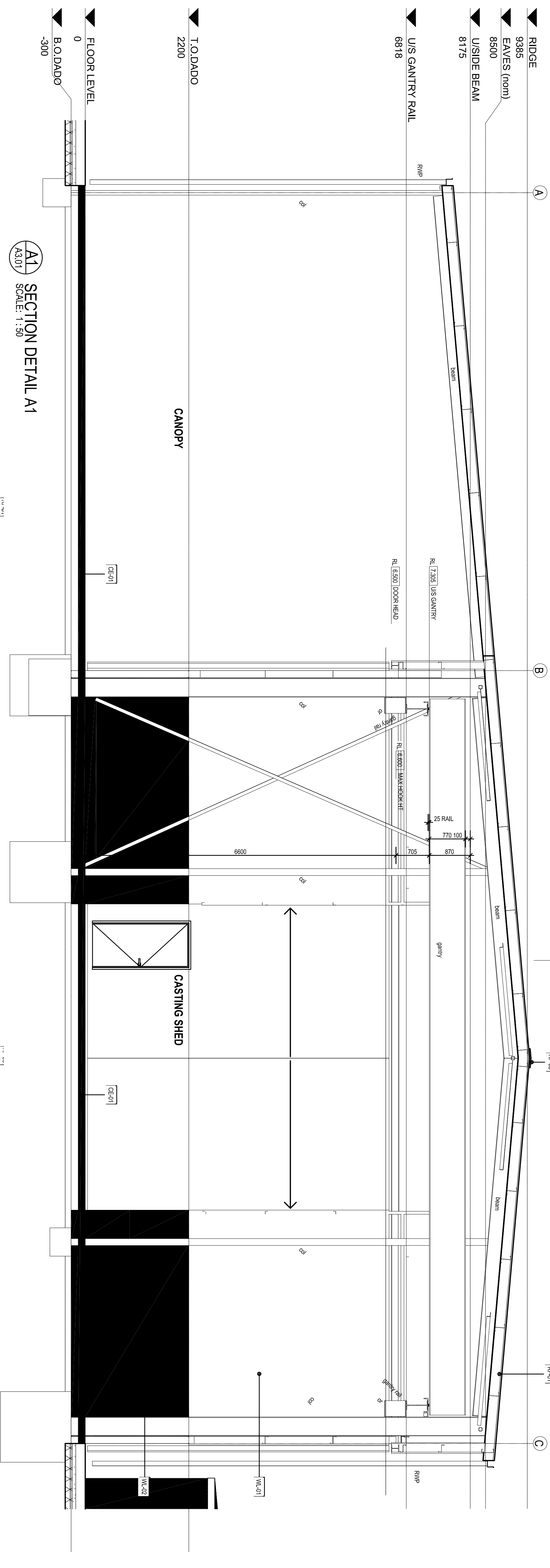


GENERAL NOTES	
1.	ALL DIMENSIONS ARE IN MILLIMETERS
2.	ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER COILED DIMENSIONS
3.	LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4.	THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
5.	CONSULT DRAWINGS AND THE SPECIFICATION
FINISHES SCHEDULE	
Code	Item
RF-01	Room Cladding - Trimpack, Zinealume @ S/D PITCH
RF-02	Room Lintel - Trimpack
RF-03	Roof Cladding
WV-01	Trimpack Cladding WINDSPRAY
WV-02	Concrete - Painted BISALUT

FORM: RD-300		PROJECT/BUILDING DRAWING		OWNER ☒ REPRESENTATIVE: ☐				
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LOCATION: 34317 BRAND HIGHWAY, GREENOUGH, WA 6532, AUSTRALIA								
PROJECT TITLE: ☐		PROPOSED INDUSTRIAL FACILITY 34317 BRAND HIGHWAY, GREENOUGH, WA 6532 (GERALDTON) for SHOC HOLDINGS PTY LTD SCALE: 1:100						
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REVISION HISTORY		SCALE: 1:100						
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J		LOCAL AUTHORITY REQUIREMENTS		TMS	211223	REVIEWED BY: _____		
K		CLIENT REQUESTED AMENDMENTS		TMS	220420	APPROVED BY: _____		K



Code	Item
CE-01	Concrete Slab to Coriellists Deal
RF-01	Rock Chipping
RF-03	Rebar Cladding
WI-01	Timber Cladded VINYLSPRAY
WI-02	Concrete - Painted BSA/ST



FORM NO:	PROJECT/BUILDING DRAWING	OWNER / REPRESENTATIVE:	PROJECT TITLE: PROPOSED INDUSTRIAL FACILITY 34317 BRAND HIGHWAY, GREENOUGH, WA 6532 (GERALDTON) for SHOC HOLDINGS Pty Ltd	REVISION HISTORY				SCALE:	1 : 50	SIZE	
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LOCATION: 34317 BRAND HIGHWAY, GREENOUGH, WA 6532, AUSTRALIA											

APPENDIX 3 – Operational Management Plan

LOT 169 (NO. 34317) BRAND HIGHWAY, GREENOUGH

PRECAST MODULAR HOUSING | BOX CULVERTS | SEPTIC SYSTEMS | PRECAST DRAINAGE SOLUTIONS

CONCRETE PIPES & HEADWALLS | SPECIALISED PRECAST PRODUCTS

OPERATIONAL MANAGEMENT PLAN

OBLIGATIONS & RESTRICTIONS

LOT 169 (NO. 34317) BRAND HIGHWAY,
GREENOUGH

JUNE 2026

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Waste Water Management5

Objectives of Management Plan

The intent of the OMP is to detail management measures for the operator to comply with when the development is operational that will ensure the amenity impacts on the surrounding area is managed to appropriate levels.

The facility supports the manufacture of precast concrete infrastructure products and modular housing systems intended to increase regional manufacturing capacity, employment opportunities and housing supply throughout Western Australia. The modular housing component is specifically intended to support the delivery of social housing, worker accommodation, key worker housing, emergency accommodation and private residential developments across regional and metropolitan Western Australia

This OMP will be required as a condition of planning approval and as such any non-compliance can be the subject of enforcement action.

General Operational Controls

Core Obligations & Restrictions

1. Traffic movements to and from the site will be required to comply with the below:
 - A maximum of ten (10) road train deliveries to the site per week.
 - A maximum of forty (40) outbound delivery from the site per week.
 - Additional vehicle movements may occur from time to time where required by operational demand, provided they remain consistent with the approved land use and are managed to minimise impacts on surrounding land uses.
2. The weighbridge on site shall be limited to use associated with the concrete manufacturing and storage facility.
3. All mixing of concrete is to occur inside within existing buildings on site.
4. The operating hours of the facility is to be in accordance with the below:
 - 6am to 7pm Monday to Friday. It is commented that prior to 7am no truck deliveries or concrete production will be permitted.
 - 7am to 4pm Saturday.
 - No truck deliveries or concrete production to occur on Sunday.

Waste Water Management

Core Obligations & Restrictions

1. When the concrete mixer is cleaned it will be washed into a portable steel concrete slurry wash out bin. Within the wash out bin the water will evaporate with the left over sand, stone or cement slurry to be either recycled into the batching process or disposed of at the local tip.
2. Any area where moulds are cleaned will be done so into a portable slurry pit that will capture waste water and act as a silt trap or settling pond. The remaining product can either be recycled into the batching process or disposed of at the local tip facility.
3. The remainder of the stormwater generated from the site will be drained to an onsite drainage basin or adjoining mixed cropping land on the same property.

APPENDIX 4 – Dust Management Plan

LOT 169 (NO. 34317) BRAND HIGHWAY, GREENOUGH

PRECAST MODULAR HOUSING | BOX CULVERTS | SEPTIC SYSTEMS | PRECAST DRAINAGE SOLUTIONS

CONCRETE PIPES & HEADWALLS | SPECIALISED PRECAST PRODUCTS

DUST MANAGEMENT PLAN

OBLIGATIONS & RESTRICTIONS

**LOT 169 (NO. 34317) BRAND HIGHWAY,
GREENOUGH**

NOVEMBER 2024

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Purpose of Management Plan

This Dust Management Plan (DMP) pertains to the proposed concrete manufacturing and storage facility at Lot 169 (No. 34317) Brand Highway, Greenough.

The intent of the DMP is to detail management measures for the operator to comply with when the development is operational that will ensure dust levels are kept to a minimum and in accordance with the Environmental Protection Regulations 1997, both as part of the construction phase and during the ongoing operations.

This DMP will be required as a condition of planning approval and as such any non-compliance can be the subject of enforcement action.

Sources of Dust

Construction

1. Water carts will be used to wet down areas to reduce potential dust emissions, this will include:

During construction the land upon the site will be disturbed in order to create the new building sand pads Gravel hard stand.

- temporary stockpile of gravel & Building sand onsite prior to spreading and compaction onsite (i.e. gravel base for road).
- through the grading of the building areas and outdoor storage locations and the laying and compaction of gravel.
- transportation of materials to and from the site with vehicle movements upon non sealed accessways.

Ongoing Operations

Once the facility is established the potential for dust emissions will be very low given that access roads and parking will be compacted material and the majority of the Precast & modular housing production & manufacturing activities will continue to occur within enclosed buildings.

Potential low levels of dust could arise from:

- Transporting of materials to the precast storage area.
- Dust from gravel from speeding vehicles.
- Dust from sand and stone stockpiles if not wet down from time to time.
- Delivering sand and stone to the site.
- Loading of products onto trucks for delivery from the site.

Mitigation Measures

Construction

1. Water carts will be used to wet down areas to reduce potential dust emissions, this will include:
 - Areas of land to be disturbed for construction purposes prior to commencement of works (i.e grading, compaction, bulk earthworks).
 - Gravel stockpiles prior to spreading.
 - Access roads under construction and/or already constructed. Please note that limited water is to be applied at a time to remove dust emissions but avoid the production of mud issues for the site.
 -
2. Speed restriction of 10km/hour on internal access roads Water needed for dust suppression will be sourced from onsite water tanks

Ongoing Operations

1. All staff are informed and required to adhere to dust reduction mechanisms including adhering to site speed limits, monitoring dust lift off at boundary.
2. All staff, contractors and others engaged by the operator, are required to comply with provisions of the Dust Management Plan
3. All production of concrete to occur within existing buildings on site.
4. Speed restriction of 10km/hour on internal access roads supported by signage.
5. Ensure equipment is being loaded within designated load limits
6. Water trucks used as necessary for any dust that arises onsite.
7. Reticulated sprinkler system to be fitted to sand and stone storage areas and used to suppress any emissions from stockpiles.

Any loading areas are to occur on compacted gravel. During the hot and windy months these areas are to be watered as required to reduce dust.

Transportation of sand and stone to and within the site will occur in enclosed road train trailers to limit dust. Unloading will occur within an enclosed shed that is equipped with dust suppression.

Ensure any dust complaints are followed up promptly.

High Wind Procedure

A mobile hand held wind speed meter will be available on site to take windspeed readings and when windspeed exceeds 30 knots and gusting above 40 knots it will be deemed 'high winds' and the following procedure will take place:

- All onsite traffic movements will be reduced to a minimum.
- Sprinkler systems to the bunkers will be turned on if required.
- Water cart will be deployed to trafficable areas as required.

Due to the predominance of the southerly wind in Geraldton, all access to sand and stone storage as well as the precast production areas occurs from the north so as to limit the impact of the southerly winds.

The following mitigation actions are to be implemented on high wind days:

- Staff to make regular checks to live update of wind reporting.
- Constantly monitor dust visually and if causing dust issues are present activate a water cart or sprinkler system.
- Sand and stone stockpiles to be wet down sufficiently

Monitoring

Ambient air monitoring is proposed to occur on the boundary of the subject site utilising a real time dust monitor. Levels will be monitored to ensure they do not exceed levels prescribed by the Department of Water and Environmental Regulation ([Draft Guideline: Dust emissions](#))

Pollutant	Criteria	Source	Impact
PM ₁₀	50 µg/m ³ (24 hour average)	NEPC 2016	Health
	25 µg/m ³ (1 year average)		
PM _{2.5}	25 µg/m ³ (24 hour average)		
	8 µg/m ³ (1 year average)		
Lead (Pb)	0.5 µg/m ³ (1 year average)		
Asbestos	0.01 fibres/ml	NOHSC:3003 (2005)	Health
Metals and metalloids	Refer to <i>Draft Guideline: Air emissions</i> .		Health

Should levels exceed those noted above, mitigation measures, as described in this DMP will be employed to reduce dust and bring levels back in line with the above.

Complaints Management

In the event of a complaint regarding dust the Manager will document, investigate and respond to the complaint.

The manager will facilitate the regulator to attend site on commencement to provide assessment of the mitigation measures to ensure that all parties are satisfied that dust suppression for the site is operating to a satisfactory level.

APPENDIX 5 – Noise Management Plan

LOT 169 (NO. 34317) BRAND HIGHWAY, GREENOUGH

PRECAST MODULAR HOUSING | BOX CULVERTS | SEPTIC SYSTEMS | PRECAST DRAINAGE SOLUTIONS

CONCRETE PIPES & HEADWALLS | SPECIALISED PRECAST PRODUCTS

NOISE MANAGEMENT PLAN

OBLIGATIONS & RESTRICTIONS

**LOT 169 (NO. 34317) BRAND HIGHWAY,
GREENOUGH**

NOVEMBER 2024

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Purpose of Management Plan

This Noise Management Plan (NMP) pertains to the proposed concrete manufacturing and storage facility at Lot 169 (No. 34317) Brand Highway, Greenough.

The intent of the NMP is to detail management measures for the operator to comply with when the development is operational that will ensure the amenity impacts on the surrounding area is managed to appropriate levels.

This NMP will be required as a condition of planning approval and as such any non-compliance can be the subject of enforcement action.

Legislative Accountabilities

The proposed concrete manufacturing and storage facility will be required to comply with the below legislation regardless of any planning approval or approved NMP:

- Environmental Protection Act 1986.
- Environmental Protection (Noise) Regulations 1997.

Responsibilities

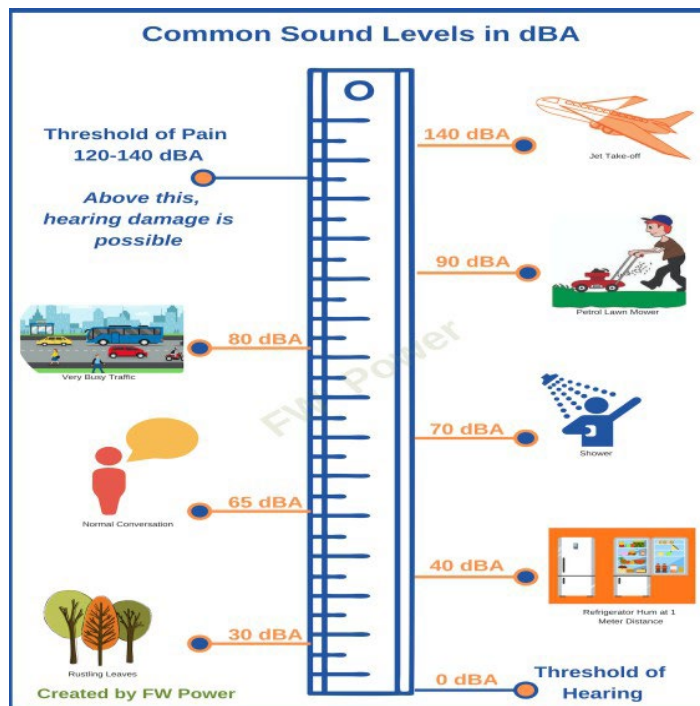
The following general responsibilities apply in relation to this Management Plan.

Employees	• Ensuring that the environmental noise standards for their work are achieved. This includes: ○ Observing any noise control instructions and procedures that apply to their work or operations; ○ Taking action to minimise or prevent noise incidents; ○ Identifying and reporting noise incidents; ○ Monitoring, reporting and assisting in the control of noise emissions to keep within approved levels.
Manager	• Ensuring that an appropriate management plan is developed and implemented if noise limits are found to have been exceeded. • Reviewing noise complaints received to determine if particular noise issues/trends are being identified. • Approving any communications to external parties on noise generating activities before their release. • Ensuring all personnel are aware of the DA and other regulatory requirements relating to plant noise. • Ensuring the availability of resources; • Communicating and meeting the statutory and regulatory requirements; • Verifying the implementation of corrective and preventive actions; and • Recognising and responding to community concerns.

Sources of Noise

The noise generated from this site will be:

- Noise associated with the movement of vehicles, specifically:
 1. Forklift – general movement rear reversing beepers. These typically do not exceed 80-85 decibels in the open.
 2. Concrete dispenser truck – operated internally with standard operating noise level of 85-90 decibels.
 3. Water cart – this is carried by the forklift and has a small engine on it. The combined operation will be 90-95 decibels in the open.
 4. Deisel generator – 60-70 decibels standing 7m away.
 5. Delivery trucks – speed is limited to 10km an hour and at this speed noise levels are expected to be 85 decibels.



Mitigation Measures

Compliance with the Environmental Protection (Noise) Regulations 1997 is required at all times. Measures that will be implemented to ensure compliance include:

1. All operation of trucks and machinery on site is to occur outside of noise sensitive periods i.e. 7pm to 7am.
2. All concrete mixing activities are to occur inside existing buildings on site.
3. Noise external to existing buildings is to be limited to truck movements to and from the site and forklift movements.
4. Any reversing alarms fitted to forklifts shall be broadband alarms only (as opposed to tonal which exhibit a louder sound).
5. Noise levels of operating equipment shall be reviewed every 12 months using a hand held noise meter to ensure compliance with the Environmental Protection (Noise) Regulations 1997.

Complaints

In the event of a complaint regarding alleged excessive noise the Manager will document, investigate and respond to the complaint.