Division 13 Concrete Batching Plant Code

13.1 Overall Outcomes

(1) The overall outcomes are the purpose of this code.

(2) The overall outcomes sought by the Concrete Batching Plant Code are the following:-

(a) The siting and physical form of ***concrete batching plants*** are appropriate to the desired character and environmental values of the areas in which they are situated;

(b) Potential contaminants associated with the operation of ***concrete batching plants*** are not released into the environment;

(c) Safe, convenient and adequate infrastructure is available to the premises;

(d) Waste materials are contained and, where practicable, recycled; and

(e) Safe, convenient and adequate on-site parking and service vehicle facilities are provided on the development ***site***.

13.2 Compliance with the Concrete Batching Plant Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.13 – Assessment Criteria for Assessable Development* contained in Section 13.4 complies with the Concrete Batching Plant Code.

13.3 Development Requirements

The development requirements of this code relate to the following elements:-

(1) Setbacks and Buffers to the Development Site Perimeter
(2) Building Construction
(3) Dust Suppression and Containment of Raw Materials
(4) Mixer Washing and Return Materials
(5) Wastewater Control Measures
(6) Equipment Maintenance
(7) On-Site Car Parking and Service Vehicle Facilities
(8) Infrastructure Provision

13.4 Development Requirements Table

Table 6.1.13: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Setbacks and Buffers to the Development Site Perimeter	
SO 1 All car parking facilities, service vehicle facilities, buildings and other ***structures***, whether temporary or permanent, are located on the development ***site*** in a manner which:- (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the ***site***; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.	**PS 1.1** Unless more extensive buffering is required by another code within this ***planning scheme*** which is applicable[1] to the particular development ***site***, landscaped buffers[2] having the following attributes are provided and maintained adjacent to the boundaries of the overall development ***site***:- (1) a buffer having a planted width of no less than 10m and which, except for those sections crossed by the driveways[3] providing vehicular access to and from the development ***site,*** is continuous for the full length of the road boundary to the ***site***; and (2) a buffer having a planted width of no less than 3m and which is continuous for the full length of the side and rear boundaries of the development ***site***. **AND** **PS 1.2** Parking facilities, vehicle circulation paths other than those identified in *PS 1.1*, buildings and other ***structures***, (other than freestanding retaining walls and boundary or screen fences), are not constructed within the buffers prescribed in *PS 1.1*.

Specific Outcomes for Assessable Development	Probable Solutions
Building Construction	
SO 2 All on-site buildings and other roofed ***structures*** provided on the development ***site*** are in a form which:- (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area.	**PS 2** All on-site buildings and other roofed ***structures*** located closer than 20m to a road boundary of the ***site*** have walls with an external finished surface treatment of brick, glass, painted masonry, pre-painted metal or cement sheet or painted pre-cast concrete walls, or a combination of those finishes.
Dust Suppression and Containment of Raw Materials	
SO 3 Raw materials used in the manufacture of concrete are transported to the ***site*** of the ***concrete batching plant***, stored on that ***site***, and transferred to mixing devices on that ***site*** in a manner which prevents the release of unreasonable quantities of any of these raw materials to the atmosphere.	**PS 3.1** Sand and gravel materials are delivered to the ***site*** in a moist state. **AND** **PS 3.2** Sand and gravel on the development ***site*** are stored either in fully enclosed containers or within open containers which are fitted with fixed water sprays or dust covers for dust suppression. Where these materials are stored in open containers, the sand and gravel are kept moist at all times. **AND** **PS 3.3** Conveyors or chutes used to transport sand or gravel are either fully enclosed or fitted with fixed water sprays for dust suppression. **AND** **PS 3.4** Cement and flyash is delivered to the ***site***, transferred to containers on the ***site*** and stored on ***site***, pending their use in the production of concrete, in a fully encapsulated manner. **AND** **PS 3.5** Loading of sand, gravel, cement and other additives into a concrete mixing vehicle or device takes place inside a tunnel enclosure which:- (1) is of a size adequate to fully contain the mixing bowl of the vehicle or device; and (2) is fitted with water sprays fully covering the transfer point between the raw material containers and the entry point to the mixing bowl, where the sprays activate no later than when the loading of cement commences and deactivates no earlier than 10 seconds after the mixing vehicle or device leaves the tunnel.
Mixer Washing and Return Materials	
SO 4 Adequate provision is made for the return of excess concrete mix from construction ***sites*** and the cleaning of concrete mixing equipment used on the ***site*** of the ***concrete batching plant*** in a manner which prevents the discharge of unreasonable quantities of concrete mix or wash materials from the development ***site***.	**PS 4.1** Facilities for the following are provided on the development ***site***:- (1) the return of excess concrete, (other than solid concrete), from the ***site*** of the concrete pour; and (2) the washing of concrete from mixing bowls and other plant. **AND** **PS 4.2** The operation of the facilities prescribed in *PS 4.1* and all residues resulting from that operation are fully contained within the development ***site***.
Wastewater Control Measures	
SO 5 Washwater and stormwater runoff from those areas of the development ***site*** which are likely to contain residue of raw materials used in the concrete manufacture process are dealt with in a manner which does not result in the discharge of an unreasonable quantity of contaminants into the environment.	**PS 5** Washwater and stormwater runoff from those areas of the development ***site*** which are:- (1) traversed by raw material supply vehicles or concrete delivery vehicles; or (2) used for the storage of raw materials pending their use in the manufacture of concrete; or (3) used for the storage of waste material pending its removal from the ***site***; or (4) occupied by equipment used in the manufacture of concrete on the ***site***; or

Specific Outcomes for Assessable Development	Probable Solutions
	(5) used for washing of concrete from mixing bowls and other plant; is collected and stored on the development ***site*** pending:- (6) its reuse on the development ***site***; or (7) its treatment on the development ***site*** to a standard which permits its discharge directly into the stormwater disposal system leaving the ***site***; or (8) its transport from the ***site*** to a lawful point of discharge for wastewater of that quality. However, there is no "probable solution" for the storage capacity of the washwater and stormwater runoff collection and storage facility prescribed herein.
Equipment Maintenance	
SO 6 The washing of vehicles and other plant on the development ***site*** is dealt with in a manner which:- (1) does not preclude the reuse of, or the extra treatment of, runoff water to allow its reuse on the ***site***; and (2) does not result in the discharge of an unreasonable quantity of contaminants into the environment.	**PS 6.1** The washing of vehicles and other plant on the development ***site***, (other than solely for the removal of concrete from the equipment), together with the minor maintenance of such vehicles and equipment, is undertaken in a self-draining area of the ***site*** which is set aside solely for that purpose. **AND** **PS 6.2** Washwater and stormwater runoff from the area prescribed in *PS 6.1* is collected and stored on the development ***site*** pending:- (1) its treatment on the development ***site*** to a standard which permits:- (a) its reuse on the ***site***; or (b) its lawful discharge directly into the stormwater disposal system leaving the ***site***; or (2) its transport from the ***site*** to a lawful point of discharge for wastewater of that quality. However, there is no "probable solution" for the storage capacity of the washwater and stormwater runoff collection and storage facility prescribed herein.
On-Site Car Parking and Service Vehicle Facilities	
SO 7 Sufficient space is available on the development ***site*** to accommodate:- (1) the parking needs of those people employed either temporarily or permanently on the ***site***; (2) the likely demand of visitors to the ***site*** in terms of numbers and location of visitor parking bays; and (3) the need for service vehicle access, manoeuvring and standing areas.	There is no "probable solution" for the numbers or type of service vehicle standing bays to be provided on the development ***site*** under this element. **PS 7.1** No fewer than 4 visitor car parking bays[4] are provided on the development ***site*** in a location visible from the vehicle access point to the development ***site*** and are signposted for use by visitors to the ***site***. **AND** **PS 7.2** Employee car parking bays are provided on the development ***site*** at a rate of no less than 1 bay per staff member employed on the ***site*** at any point in time. **AND** **PS 7.3** Service vehicle standing areas are provided on the development ***site*** in locations immediately adjacent to the facilities that they service.
Infrastructure Provision	
SO 8 The overall development ***site*** has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:- (1) road access; (2) stormwater drainage; and (3) water supply.	**PS 8** No solution provided.

[1] Those codes identified in the assessment table and any overlay code relevant to the land.

[2] Physical attributes of the landscaped buffer are set out in detail in *Planning Scheme Policy PSP30 Landscape Design*.

[3] The scope of vehicle access crossings is set out in detail in the Access and Parking Code.

[4] Physical attributes of car parking and service vehicle standing facilities are set out in detail in the Access and Parking Code