

## ***Media Statement***

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### **East Perth concrete plants to close by end-2027**

Two concrete batching plants in East Perth will have to close by December 2027 and the sites remediated a year later ready for residential redevelopment under a determination today.

The Western Australian Planning Commission (WAPC) this afternoon approved a 3.5-year extension to the concrete batching plants' operation with time-bound conditions to vacate and remediate the sites for redevelopment.

Under the conditions, if either of the operators does not meet certain relocation milestones, their plant faces immediate closure.

Applicants Hanson Construction Materials Pty Ltd and Holcim Australia Pty Ltd had applied for a seven-year extension to their operations in Edward Street and Claisebrook Road respectively.

The City of Vincent did not support the applications and recommended that, should the WAPC approve them, any extension be limited to two years.

An independent report by consultancy Pracsys, commissioned by the Department of Planning, Lands and Heritage as part of its assessment of the applications, found that closing the plants immediately could create "price shocks" in the concrete market which would impact on supply, including to major CBD construction projects.

The Department's recommendation to the WAPC also found it was not reasonable to expect the replacement plants be constructed within two years.

It therefore recommended milestone conditions for relocation with deadlines the operators must meet in order to keep the plants open until a cessation in December 2027.

Following an earlier WAPC recommendation to the Minister for Planning that two Improvement Plans be adopted for the concrete plant sites, the Commission becomes the planning authority for the sites.

The Improvement Plans will strengthen the WAPC's capacity to uphold today's conditions of approval and monitor plans for relocation.

The applications to extend the plants' operating periods to 2031 were lodged in December through the Part 17 Significant Development Pathway for determination by the WAPC after being referred by the Premier on advice from the Minister for Planning.

To assist the WAPC in its determination, the Department undertook consultation with local residents and business owners, the City of Vincent, City of Perth, and State Government agencies and services in February and March.

The meeting agenda, including Pracsys' report, is available on the WAPC website [27 Jun 2024 – WAPC Part 17 Significant Development Agenda \(planning.wa.gov.au\)](https://www.planning.wa.gov.au).

*A summary of the milestones in the conditions is included below.*

**Comments attributed to WAPC Chairman David Caddy:**

“The local community has been wanting a final decision about the relocation of these plants for many years.

“The Commission is pleased to be in a position to support relocation and redevelopment of these sites through being both the decision-maker for Part 17 Significant Development Pathway applications and also the planning authority for areas within adopted Improvement Plans.

“We will be monitoring the condition milestones closely to ensure these are met and the site is remediated ready for redevelopment by the end of 2028.”

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**The full set of deadlines in the conditions for both plant operators are:**

**2024**

- Within 60 days of notice of approval (late August), finalise new Environmental Management Plans (EMP) with updated dust and noise monitoring requirements and implement conditions for new on-road cycle markings, signage and plans for site induction, operations and safety. EMPs to be reviewed annually.

**2025**

- July: Latest date Holcim and Hanson can lodge development applications for batching plants at alternative sites. **Plants must cease operation if application not lodged by this date. It is possible the applications could be lodged before July 2025, which could mean closure before December 2027 if other approvals and construction can be expedited.**
- 1 July: Hours of operation reduce from 24 hours, 6 days (Mon-Sat) to 6am-10pm, 6 days.

**2024-2026**

- For both operators, within 6 months of approval for new concrete plant on alternative site, building permit application must be lodged. **Plant must cease operation if application not lodged by this deadline.**
- For both operators, within 12 months of building permit being issued, construction of new batching plant must be substantially commenced. **Existing plant must cease operation if new plant not substantially commenced by this deadline.**

**2027**

- 31 December: Plants must cease operating. **Deadline applies regardless of whether replacement plants are fully operational.**

**2028**

- 30 June (earlier if plants close earlier): Each operator must submit a Decommissioning Plan and submit a soil and groundwater contamination investigation report.
- 31 December (earlier if plants close earlier): Decommissioning and remediation finalised, with Decommissioning Plan implemented and report on completion of remediation investigations and works submitted to the WAPC.