



Part B Recommendation to the Premier

For development
application to be determined
as Significant Development
Section 272

June 2023

Application Details

Description of proposed development and/or use

Temporary continuation of existing operations for the Hanson Concrete Batching Facility in East Perth.

Hanson has made representation under Part 17 of the Planning and Development Act 2005 (section 272) seeking that a development application for the continued operation of its Perth concrete batching plant beyond 30 June 2024 be referred, by the Premier, to the WAPC to be determined under Part 17.

Approximate cost of proposed development (excl. gst) \$ N/A

Estimated time of completion N/A

Property details

Lot number 200
Street name EDWARD STREET
Town/suburb PERTH

Certificate of title Volume 2745 Folio 994 Location number
(provide copy)
Plan/Diagram number 92012

I, John Carey, Minister for Planning, having received a notification in respect to the proposed development as outlined above, consider that the proposal does raise issues of State or regional importance as outlined in the Significant Developments: Criteria for Referral to Assessment Pathway for the following reason(s):

- | | | |
|------------------------|----------------|-----------------------------|
| ✓ Public interest | Constraints | Local government engagement |
| ✓ Jobs | ✓ Timing | |
| ✓ Investment certainty | Public benefit | |

The supply of concrete from the East Perth Plant is a critical component to delivering the infrastructure, commercial, housing and other projects in the CBD and inner Metropolitan area. Major CBD developments and infrastructure projects typically require high specification concrete that meets the relevant Australian Standards under AS1379. This standard provides stringent constraints on the delivery times of concrete to project sites which reinforces the importance of having a batching plant close to the Perth CBD.

If the plants discontinue after 30 June 2024, there are presently no replacement plants available. This may result in a shortfall of high specification concrete into the Perth CBD and inner metropolitan Perth which will have an immediate effect on the delivery of affordable concrete supply due to reduced capacity and increased travel distances and costs. The Hanson Plant currently supplies approximately 26% of volume to government infrastructure projects and 49% of volume to the residential construction market. Between 2020 to 2022 over 73% was delivered for inner Perth residential development. Progress has been made for Hanson to relocate its operations. The timeframe to relocate the depot and for Hanson to construct and commission a new plant are not able to occur prior to the expiration of the existing development approval.

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Accordingly, it is recommended to Roger Cook, the Premier of Western Australia,
that the following action be undertaken.

- ✓ The application be referred to the Western Australian Planning Commission for determination
under section 274 of the *Planning and Development Act 2005*.

Section 272(3)

A direction be issued to
to refer the application to the Western Australian Planning Commission for determination
under section 274 of the *Planning and Development Act 2005*.

Section 272(5)(a)

A direction be issued to the Western Australian Planning Commission to determine the
application under section 274 of the *Planning and Development Act 2005*.

Section 272(5)(b)

No action to be undertaken.

(TICK ONE BOX)

1 DEC 2023

This recommendation is made on
under section 272 of the *Planning and Development Act 2005*.

Signed:

Hon John Carey MLA
Minister for Planning



Part C Consideration of development

For application to be
determined as Significant
Development

June 2023

I, Roger Cook, the Premier of Western Australia, having received the above recommendation from John Carey, the Minister for Planning in respect to the proposed development outlined in Part B, consider that the proposal does raise issues of State or regional importance as outlined in the Significant Developments: Criteria for Referral to Assessment Pathway and therefore agree with the above recommendation.

This direction is to be complied with by no later than _____
(A DATE IS ONLY REQUIRED IF A DIRECTION IS BEING ISSUED UNDER SECTION 272(5))

This notice is made on 4 DEC 2023
under section 272 of the *Planning and Development Act 2005*.

☒ Approved ☐ Not Approved

Signed: 
Hon Roger Cook MLA
Premier of Western Australia



Part B Recommendation to the Premier

June 2023

For development
application to be determined
as Significant Development
Section 272

Application Details

Description of proposed development and/or use

Temporary continuation of existing operations for the Holcim Concrete Batching Facility in East Perth.

Holcim has made representation under Part 17 of the Planning and Development Act 2005 (section 272) seeking that a development application for the continued operation of its Perth concrete batching plant beyond 30 June 2024 be referred, by the Premier, to the WAPC to be determined under Part 17.

Approximate cost of proposed development (excl. gst) \$ N/A

Estimated time of completion N/A

Property details

Lot number 1001
Street name CLAISEBROOK ROAD
Town/suburb PERTH

Certificate of title Volume 2537 Folio 437 Location number
(provide copy)
Plan/Diagram number 29129

I, John Carey, Minister for Planning, having received a notification in respect to the proposed development as outlined above, consider that the proposal does raise issues of State or regional importance as outlined in the Significant Developments: Criteria for Referral to Assessment Pathway for the following reason(s):

- | | | |
|------------------------|----------------|-----------------------------|
| ✓ Public interest | Constraints | Local government engagement |
| ✓ Jobs | ✓ Timing | |
| ✓ Investment certainty | Public benefit | |

The supply of concrete from the East Perth Plant is a critical component to delivering the infrastructure, commercial, housing and other projects in the CBD and inner Metropolitan area. Major CBD developments and infrastructure projects typically require high specification concrete that meets the relevant Australian Standards under AS1379. This standard provides stringent constraints on the delivery times of concrete to project sites which reinforces the importance of having a batching plant close to the Perth CBD.

If the plants discontinue after 30 June 2024, there are presently no replacement plants available. This may result in a shortfall of high specification concrete into the Perth CBD and inner metropolitan Perth which will have an immediate effect on the delivery of affordable concrete supply due to reduced capacity and increased travel distances and costs.

Progress has been made for Holcim to relocate some of its operations. Holcim obtained development approval to upgrade and increase the capacity of its existing operations in Carlisle. Holcim is currently seeking approval to funding this upgrade from its Head Office. The timeframes to upgrade the existing concrete batching plant are not able to occur prior to the expiration of the existing development approval.

Holcim also have a number of contracts in place and have also quoted for a number of significant projects.

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that the following action be undertaken.

- ✓ The application be referred to the Western Australian Planning Commission for determination
under section 274 of the *Planning and Development Act 2005*.

Section 272(3)

A direction be issued to
to refer the application to the Western Australian Planning Commission for determination
under section 274 of the *Planning and Development Act 2005*.

Section 272(5)(a)

A direction be issued to the Western Australian Planning Commission to determine the
application under section 274 of the *Planning and Development Act 2005*.

Section 272(5)(b)

No action to be undertaken.

(TICK ONE BOX)

1 DEC 2023

This recommendation is made on
under section 272 of the *Planning and Development Act 2005*.

Signed:

Hon John Carey MLA
Minister for Planning



Part C Consideration of development

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June 2023

I, Roger Cook, the Premier of Western Australia, having received the above recommendation from John Carey, the Minister for Planning in respect to the proposed development outlined in Part B, consider that the proposal does raise issues of State or regional importance as outlined in the Significant Developments: Criteria for Referral to Assessment Pathway and therefore agree with the above recommendation.

This direction is to be complied with by no later than _____
(A DATE IS ONLY REQUIRED IF A DIRECTION IS BEING ISSUED UNDER SECTION 272(5))

4 DEC 2023

This notice is made on _____
under section 272 of the *Planning and Development Act 2005*.

☒ Approved

☐ Not Approved

Signed: _____

Hon Roger Cook MLA
Premier of Western Australia