

## COMMUNITY INFORMATION SHEET

# WELSHPOOL CONCRETE PLANT UPGRADE

July 2025

### Holcim (Australia) Pty Ltd

Holcim (Australia) Pty Ltd (Holcim) is proposing the redevelopment of its existing Welshpool Concrete Plant located at 12 Cohn Street in Carlisle, within the Town of Victoria Park. The existing Welshpool Concrete Plant is located within the Welshpool industrial area (refer to map). It has been in operation since 1959 and is central to Holcim's servicing of the Perth metro area.

In May 2021, Holcim received approval for the redevelopment of their Welshpool plant, reconfiguring the plant layout and construction of a new concrete batch plant within the site's existing boundaries. There is now a further need to upgrade the Welshpool site in order to cater for increased demand from this facility and to serve as a replacement for the impending closure of Holcim's existing East Perth Concrete Plant. Holcim's

Welshpool Plant is critical to the future development of the Perth CBD and inner metropolitan area. When Holcim's and Heidelberg's East Perth Plants close at the end of 2027, it will be the closest plant located to the Perth CBD and vitally important for the uninterrupted supply of concrete (including high specification concrete which must be used within 60 minutes of batching) for a variety of major projects.

This information sheet provides a summary of:



The proposed project and its key features



The approvals process



The technical studies that have been undertaken at the site with regards to this proposal

### Who is Holcim?

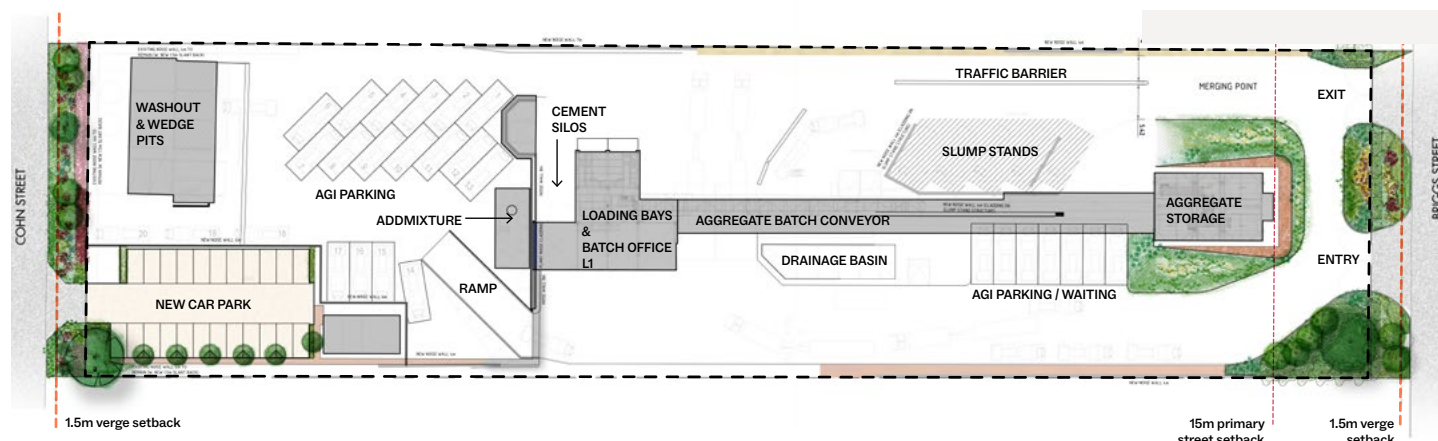
Holcim Australia is one of the country's leading producers and suppliers of construction materials such as concrete and quarry products. Many of Australia's most iconic landmarks have been built using our products, such as Australia's Parliament House in Canberra and more locally, Perth Busport, Elizabeth Quay and Yagan Square.

The company has been serving the Australian construction industry since 1901, originally under the well-known brands Readymix, Cemex and Humes. Today Holcim operates across the Australian continent supplying construction materials from a network of more than 150 concrete plants, 900 mixer trucks, 60 operating quarries (an additional 25 non-operating quarries), 12 manufacturing plants and mobile and on-site project facilities. Holcim has been located on the existing Carlisle site for approximately 60 years.



FIGURE 1 SITE LOCATION MAP

FIGURE 2 SITE LAYOUT







## What is proposed?

The redevelopment will involve construction of a new modern automated concrete batch plant that is efficient with a reconfigured plant layout within our existing site boundaries. The upgraded plant has been designed to environmental and safety best practice and will have a design life of approximately 50 years.

Specifically, similar to the existing plant, the upgraded plant will include:

- facilities for the storage of aggregate (sand, gravel and crushed stone), cement and additives and production of concrete
- amenities, e.g. office, meeting and training rooms and kitchen
- facilities for the parking and washing out of agitators (concrete trucks)
- car parking for production employees, agitator drivers and visitors (23 parking bays).

The following table summarises the key aspects. These upgrades are proposed to take place over a two year period commencing in March 2026.

	EXISTING PLANT	2021 APPROVAL	PROPOSED 2025
 <b>Annual Throughput</b>	110,000m <sup>3</sup>	200,000m <sup>3</sup>	300,000m <sup>3</sup>
 <b>Nominal Vehicle Movements</b>	Peak Hour: 50 Day-time: 320 Night-time: 0	Peak Hour: 77 Day-time: 542 Night-time: 30	Peak Hour: 82 Day-time: 542 Night-time: 110
 <b>Hours of Operation</b>	06:00 to 18:00 Existing approvals permit 24 hr operations.	Nominally 04:00 to 18:00 with ability to operate 24 hrs.	No change from 2021 Approval.
 <b>Noise</b>	Noisier activities (slump stand) closer to Cohn Street (residents).	Site layout has noisier activities (slump stand) closer to Briggs Street. As a result a number of acoustic walls have been added to the revised site layout so that operations will be compliant with the <i>Environmental Protection (Noise) Regulations 1997</i> . There is also a Noise Management Plan for night-time operations.	Same measures as the 2021 Approval plus the addition of a wet mix plant for night operations; covered and walled slump stands, washout bays and clad mixer building. The improved plant design means there is no production requirement for a front end loader.







	EXISTING PLANT	2021 APPROVAL	PROPOSED 2025
 <b>Lighting</b>	Currently no lighting plan in place.	A lighting plan has been developed to meet AS 4282 and ensure no light spill affects adjacent residential properties.	No change from 2021 Approval.
 <b>Dust</b>	No visual offsite dust.	Improved due to loadout bay completely enclosed (cement tanker discharge covered) and aggregate bins covered with roof. Predicted concentrations are well below the National Environmental Protection Measure (NEPM) limits for particulates (dust).	Improved from 2021 Approval. Same loadout bay completely enclosed plus the new plant has in-ground aggregates delivery and an enclosed aggregates storage tower such that a front end loader is no longer required for production, plus covered conveyors.
 <b>Traffic</b>	Cement tankers deliver on Cohn Street with all other vehicles access via Briggs Street.	No heavy vehicles on Cohn Street with all heavy vehicles now accessing via Briggs Street. Light vehicles continue to access via Cohn Street and local transport routes will remain the same. The traffic assessment determined that the surrounding road network could readily accommodate increased traffic levels.	No change from 2021 Approval. Re-assessment confirmed that the changes to peak and night-time vehicle movements can be accommodated by the surrounding road network.
 <b>Visual Amenity</b>	Wall facing Cohn Street was 4m. Screening vegetation was in place, but the Plant is visible.	Wall facing Cohn Street has been increased to 5m, reducing the view of the plant with only the top of the silo being seen. Screening vegetation has been retained, with increased planting of decorative species along Cohn Street.	Improved from existing plant despite taller silos and aggregate storage tower. The wall facing Cohn Street has not changed in height, however only the silos can be seen from Cohn Street.  Increased planting of trees and decorative species within the site and along Briggs and Cohn Streets.  There is also a commitment to include public artwork on either the silos or aggregate storage tower.
 <b>Water Management</b>	First flush water management system to contain dirty/contaminated water onsite.	A larger capacity first flush water management system and increased water efficiencies has led to improved water management.	No change from the 2021 Approval. The existing water management system used with the addition of underground stormwater storage and increased water efficiencies.
 <b>Energy Efficiency</b>	Existing old plant is not energy efficient.	New modern plant is energy efficient.	Improved energy efficiency from the 2021 Approval with the addition of solar power to the new plant, and provision for electric fleet such as front end loader, forklift and electric trucks.





FIGURE 3 SITE MODEL

## Assessment Process and Study Outcomes

Holcim has submitted a Development Application (DA) to the State as the approval authority, for assessment by the WA Planning Commission under the Part 11B Significant Development Pathway. The Premier has authorised for the assessment of the DA under the Part 11B Significant Development Pathway as it has deemed the project to be of State or regional importance where the uninterrupted supply of concrete is critical to delivering a variety of projects in the Perth CBD and inner metropolitan area. This application is currently open for public submissions from 10 July through to the 10 August 2025.

Holcim is also preparing a Works Approval Application to be submitted to the Department of Water and Environmental Regulation.

As a part of this process, Holcim has commissioned a number of technical studies to identify potential impacts associated with the redevelopment on our neighbours and appropriate mitigation measures to manage any impacts. These studies have included noise, traffic, air quality, lighting, surface water and visual assessments and preparation of a landscape plan. Key elements of these studies outcomes are included in the table above.

## How can I be involved?

Community feedback is important to Holcim. We invite you to get in touch with us to discuss any queries you may have about our existing Welshpool plant, our proposed upgrade plans as presented in this information sheet or Holcim's operations more generally.

Holcim's Development Application for the proposed project is currently being advertised and we request that any feedback is provided via the Department of Planning, Lands & Heritage's public submission link below.

<https://haveyoursay.dplh.wa.gov.au/holcimcarlisle>

<https://www.holcim.com.au/welshpool>

