

Application for Planning Permit No. TP53/2023

295 Whitehall Street, Yarraville

**What is being proposed by this application?**

An application for planning permit has been lodged with the Maribyrnong City Council for the use of land for the purpose of 'Industry (clinker grinding facility)' and associated buildings and works.

A separate application for a Development Licence has been made to EPA Victoria.

**Is this different to what is already on the land?**

This development will expand on the existing milling operation. This application proposes to construct:

- New vehicle crossovers to Francis Street and Lyell Street.
- Two new storage sheds.
- Two mills and associated equipment
- Nine outloading silos arranged into three rows.
- Conveyors and associated equipment for the transfer of material from the port and around the site.
- A workshop.
- 30 new car parking spaces including 2 accessible spaces.

All noise and dust emissions are still within the allowable limits.

**What is being processed?**

The existing facility comprises a cement manufacturing plant and a grinding mill. The existing operation includes the grinding of granulated blast furnace slag for use as a supplementary cementitious material.

The proposal is to expand the grinding capability of slag and introduce clinker processing to make GP Cement. The current production of cement in Victoria typically relies on imported clinker.

By delivering the raw product to the site and grinding in situ, it will reduce supply chain timeframes and transport of the material, and create more local employment opportunities.

**How will vehicles access the site?**

Vehicle access and egress to the site is via the existing access from Whitehall Street and new crossovers to Francis Street. Circulation areas are provided throughout the site and all trucks will follow a designated travel path around the site for safety and operational reasons.

**How many additional car parking spaces are being provided?**

A total of 30 new car parking spaces are proposed to be provided which is anticipated to accommodate all additional staff and visitor car parking requirements.

**How many trucks will access the site per day?**

The proposal is anticipated to generate 24 additional staff vehicles per day and 185 trucks per day (over a 10 year period).

**What are the hours of operation?**

It is proposed to operate the facility 24 hours a day, 7 days per week as per the existing operation.