



Application to renew a licence

Part V Division 3 of the *Environmental Protection Act 1986*

Licence Number	L9064/2017/2
Applicant	P.M.R. Quarries Pty Ltd (trading as WA Limestone)
ACN	008 866 448
Application number	APP-0029098
Premises	Baldivis Pit Kerosene Lane BALDIVIS WA 6171 Legal description Part of Lot 800 on Deposited Plan 72839 Certificate of Title Volume 2804 Folio 796 As defined by the coordinates in Schedule 2 of the licence
Date of report	22 August 2025
Decision	Licence renewal granted

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1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the operation of the premises. As a result of this assessment, renewed licence L9064/2017/2 has been granted.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment documented in this decision report, the Department of Water and Environmental Regulation (the department; DWER) has considered and given due regard to its regulatory framework and relevant policy documents which are available at <https://dwer.wa.gov.au/regulatory-documents>.

2.2 Application summary and overview of premises

On 15 May 2025, the applicant submitted an application for a licence renewal to the department under section 57 of the *Environmental Protection Act 1986* (EP Act).

The application is to seek a licence renewal relating to crushing and screening activities (category 12 and 13), solid waste depot (category 62); and class I inert landfill premises (category 63). The premises is located approximately 45 m from the nearest residential area of Baldivis. The licence holder is P.M.R. Quarries Pty Ltd (trading as WA Limestone).

The premises relates to the categories and assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in licence L9064/2017/2. The infrastructure and equipment relating to the premises category and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020) are outlined in licence L9064/2017/2.

2.2.1 Background

The premises has been operational since 2009. From a review of Annual Audit Compliance Reports for the premises, no crushing and screening activity or waste acceptance has occurred between the years of 2021 to June 2024. In the last year (July 2024 to June 2025) almost 12,000 tonnes of sand and limestone originating on the premises has been screened with sand and limestone extraction expected to continue in the near future.

The premises is underlain by tamala limestone which is predominantly calcareous and exhibits karst properties. Limestone is proposed to be screened from the soil and backfilled with sand, rock, clay, soils, inert waste type 1 (construction and demolition waste) into the quarry to bring the level of the excavated pit back to surrounding natural ground levels.

Concrete and demolition waste received to the premises will be screened, and recovered limestone, brick and concrete material will be crushed for usable construction materials or fill for commercial purposes. No tyres or asbestos is proposed to be accepted.

Once operations are completed, the applicant has stated that the floor of the quarry will be left at 9-11 AHD, approximately 6 m above the highest known water table. A final layer of 1-2 m of sand will be placed over the fill and seeded with grass.

2.2.2 Groundwater extraction licence

The premises has a groundwater licence GWL153582(5) to extract groundwater on site for the use of dust suppression for mining purposes. The current groundwater licence expires on 11 December 2034. The applicant has advised that the depth to groundwater from the base of the existing quarry pit floor is 6 metres below ground level (mbgl).

2.2.3 Development approval

Planning approval provided by the City of Rockingham expires on the 24 August 2025. This planning approval notes that the final contour of the premises is required to be suitable for use as industrial land. It is the responsibility of the applicant to ensure that all planning approvals are in place prior to undertaking the prescribed activities authorised under the licence.

2.2.4 Environmental Protection (Clearing of Native Vegetation) Regulations 2004

The applicant previously held clearing permit 1953 for clearing within the premises boundary. This clearing permit has expired. The Delegated Officer notes that the applicant is required to apply for a clearing permit for any proposed future clearing at the premises.

3. Risk assessment

The department assesses the risks of emissions from prescribed premises and identifies the potential source, pathway and impact to receptors in accordance with the *Guideline: Risk Assessments* (DWER 2020).

To establish a risk event there must be an emission, a receptor which may be exposed to that emission through an identified actual or likely pathway, and a potential adverse effect to the receptor from exposure to that emission.

3.1 Source-pathways and receptors

3.1.1 Emissions and controls

The key emissions and associated actual or likely pathway during premises operation which have been considered in this decision report are detailed in Table 1 below. Table 1 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 1: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Operation			
Dust	Vehicle movements	Air / windborne pathway	<ul style="list-style-type: none"> Vegetation barrier – 40 m wide vegetation buffer along Kerosene Lane and around the perimeter of the site and near existing dwellings to the south-west. Watercart to dampen roads Truck loads to be covered with tarps/canopy All vehicles adhere to speed limits
	Screening, crushing, unloading, loading and storage of material Stockpiling of material / waste		<ul style="list-style-type: none"> Delay or cessation of operations during periods of high winds Water sprinklers/watercart

Emission	Sources	Potential pathways	Proposed controls
	Operation of an inert landfill		
Noise	Vehicle movements Screening, crushing, unloading, loading and storage of material Stockpiling of material / waste Operation of an inert landfill	Air / windborne pathway	<ul style="list-style-type: none"> Vegetation barrier – 40 m wide vegetation buffer along Kerosene Lane and around the perimeter of the site and near existing dwellings to the south-west. Maintain existing 5 m earthen bund and increased perimeter bunding if required to mitigate any noise impacts identified.
Asbestos / ACM	Screening, crushing, unloading, loading and storage of material. Stockpiling of material / waste	Air / windborne pathway	Visual inspection of each load dumped to ensure that it meets licence approval category.
Smoke, fire	Hydrocarbon storage (vehicle operation)	Air / windborne pathway	Water sprinklers/watercart
Firefighting wash water	Hydrocarbon storage (vehicle operation)	Overland flow and subsurface seepage	Water sprinklers/watercart
Spills / leaks of hydrocarbons	Vehicle movements Screening, crushing, unloading, loading and storage of material	Overland flow and subsurface seepage	No new controls proposed

3.1.2 Receptors

In accordance with the *Guideline: Risk Assessment* (DWER 2020), the Delegated Officer has excluded the applicant's employees, visitors, and contractors from its assessment. Protection of these parties often involves different exposure risks and prevention strategies, and is provided for under other state legislation.

Table 2 and Figure 1 below provides a summary of potential human and environmental receptors that may be impacted as a result of activities upon or emission and discharges from the prescribed premises (*Guideline: Environmental Siting* (DWER 2020)).

The Delegated Officer notes that a caretaker's lodge is located approximately 30 m southwest of the premises boundary, this lodge is on land owned by the licence holder and as such is not listed as a receptor.

Table 2: Sensitive human and environmental receptors and distance from prescribed activity

Human receptors	Distance from prescribed activity
Residential premises	<ul style="list-style-type: none"> • 45 m south of premises boundary • 890 m east of premises boundary • 1.82 km north of premises boundary • Primary school 485 m southwest of premises boundary
Commercial premises	<ul style="list-style-type: none"> • 340 m west of premises boundary
Industrial premises	<ul style="list-style-type: none"> • East and north of premises boundary
Licensed groundwater extraction points	<ul style="list-style-type: none"> • 210 m east and 220 m south of premises boundary
Environmental receptors	Distance from prescribed activity
Threatened ecological communities (TECs)	<ul style="list-style-type: none"> • Critically Endangered Tuart (<i>Eucalyptus gomphocephala</i>) woodlands and forests of the Swan Coastal Plain located within and immediately surrounding premises boundary • Endangered Banksia Woodlands of the Swan Coastal Plain ecological community located within and surrounding premises boundary
Fauna	<ul style="list-style-type: none"> • Quenda (<i>Isoodon fusciventer</i>) observed northwest of premises boundary (within 500 m) • Carnaby's black cockatoo (<i>Zanda latirostris</i>) observed west of premises boundary (within 700 m)
Underlying groundwater (non-potable purposes)	<ul style="list-style-type: none"> • Reported as 15 -18 mbgl
Conservation Wetlands	<ul style="list-style-type: none"> • Kerosene Lane Swamp 470 m west of premises boundary • Cooloongup Lake 1.45 km west of premises boundary • Unnamed basin -1.08 km north of premises boundary

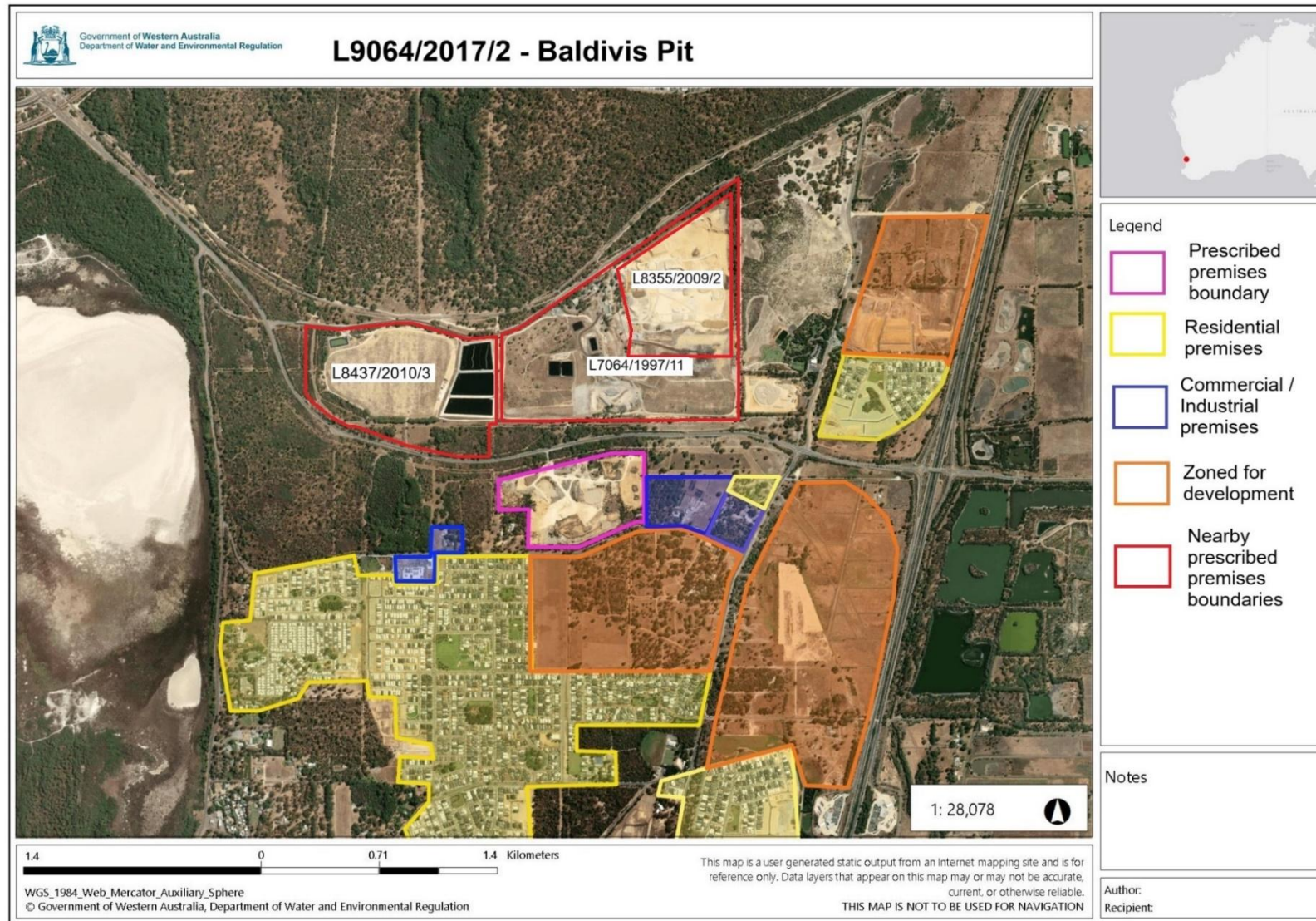


Figure 1: Distance to sensitive receptors

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IR-T13 Decision report template (short) v3.0 (May 2021)

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and takes into account potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls (as detailed in Section 3.1), these have been considered when determining the final risk rating. Where the delegated officer considers the applicant's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the licence as regulatory controls.

Additional regulatory controls may be imposed where the applicant's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 3.

Licence L9064/2017/2 that accompanies this decision report authorises emissions associated with the operation of the premises i.e. category 12, 13, 62 and 63 activities.

The conditions in the issued licence, as outlined in Table 3 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

Table 3: Risk assessment of potential emissions and discharges from the premises during operation

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of licence	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Operation								
Vehicle movements	Dust	Pathway: Air/windborne pathway Impact: Health and amenity	<ul style="list-style-type: none">Residents 45 m south, 890 m east, boundaryPrimary school 485 m southwestCommercial premises 340 m west	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	Condition 1	The delegated officer considers dust emissions are effectively regulated by the general provisions of the EP Act and the applicant's controls.
	Noise		<ul style="list-style-type: none">Industrial premises directly east and north	Refer to Section 3.1	C = Minor L = Rare Low Risk	N	Condition 1 <u>Condition 20.</u>	<p>The environmental siting of the premises and the applicant's controls are considered to be effective in mitigating the impact of noise emissions from the premises on sensitive receptors from vehicle movements. Broadband alarms have been conditioned on vehicles operating on the premises to reduce the level of noise emissions.</p> <p>The delegated officer considers noise emissions can be effectively regulated by the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
	Spills and leaks of hydrocarbons	Pathway Overland flow and subsurface seepage Impact: Soil and groundwater quality	<ul style="list-style-type: none">Surrounding native vegetationBore water users 210 m east and 220 m southUnderlying groundwater 15 – 18 mbglGeomorphic wetland 470 m	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	N	<u>Conditions 1, 18, 19</u>	<p>The delegated officer considers that the applicant's proposed mitigation controls for spills/leaks are likely to be sufficient to mitigate potential emissions.</p> <p>Conditions have been added to the licence that require the applicant to recover or remove and dispose of spills of environmentally hazardous materials outside an engineered containment system.</p>

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of licence	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Screening, crushing, unloading, loading and storage of material Operation of an inert landfill	Dust	Pathway: Air/windborne pathway	<ul style="list-style-type: none"> Residents 45 m south, 890 m east Primary school 485 m southwest Commercial premises 340 m west Industrial premises directly east and north 	Refer to Section 3.1	C = Moderate L = Possible Medium Risk	N	Condition 1 <u>Conditions 13, 24, 25, 27, 31</u>	The delegated officer notes the close proximity to residential receptors and the production capacity of the premises. Conditions have been added to support applicant proposed controls (including sprinklers, water cart requirements and dust monitoring infrastructure). A dust monitoring program and specified actions for dust management have been added to the licence. Complaint management conditions have also been added to the licence.
	Noise	Impact: Health and amenity	<ul style="list-style-type: none"> Residents 45 m south, 890 m east Primary school 485 m southwest Commercial premises 340 m west Industrial premises directly east and north 	Refer to Section 3.1	C = Moderate L = Possible Medium Risk	N	Condition 1 <u>Condition 27, 31</u>	The delegated officer notes the proximity to residential receptors and the production capacity of the premises. Taking into account the applicant controls (vegetation buffer, and the distance to receptors). No additional focused noise controls have been added to the licence. The delegated officer considers noise emissions can be effectively regulated by the <i>Environmental Protection (Noise) Regulations 1997</i> . The Delegated Officer notes there has been limited activity occurring on the premises for the last 4 years. Complaint management conditions have been added to the licence.
	Asbestos/ ACM	Pathway: Air/windborne pathway, overland flow Impact: Health and amenity	<ul style="list-style-type: none"> Residents 45 m south, 890 m east Primary school 485 m south-west Commercial premises 340 m west Industrial premises directly east and north 	Refer to Section 3.1	C = Major L = Unlikely Medium Risk	N	<u>Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 26, 31</u>	Noting the proximity to residential receptors and the throughput of the premises; conditions relating to crushing and screening have been added, with further waste acceptance, processing, and storage conditions added to the licence. Schedules 3, 4 and 5 have been added to support the classification, monitoring and testing of high risk ACM loads. Reporting conditions have also been added to support these. Recycled material testing requirements have been added to the licence along with the requirement to develop and implement an asbestos management plan.

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of licence	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Acceptance and storage of solid waste	Toxic smoke, fire	Pathway: Air/windborne pathway Impact: Health and amenity	<ul style="list-style-type: none"> Residents 45 m south, 890 m east Primary school 485 m south-west Commercial premises 340 m west Industrial premises directly east and north 	Refer to Section 3.1	C = Severe L = Rare High Risk	N	Condition 1 <u>Conditions 22, 23</u>	The delegated officer notes the proximity to residential receptors and the inert nature of the waste and material that is being processed on the premises. Conditions have been added to the licence to ensure that no waste is burnt on the premises and that the licence holder notifies the department of any fire event occurring at the premises.
	Firefighting wash water	Pathway Overland flow and subsurface seepage Impact: Soil and groundwater quality	<ul style="list-style-type: none"> Surrounding native vegetation Bore water users 210 m east and 220 m south Underlying groundwater 15 – 18 mbgl Geomorphic wetland 470 m west 	Refer to Section 3.1	C = Major L = Rare Medium Risk	N	<u>Condition 23</u>	Reporting conditions have been added to the licence to ensure the department is notified when a fire occurs at the premises or when any accident, malfunction, or emergency which results or could result in the discharge of firefighting washwater or other wastes from the premises.
	Contaminated stormwater	Pathway Overland flow and subsurface seepage Impact: Soil and groundwater quality,	<ul style="list-style-type: none"> Surrounding native vegetation Bore water users 210 m east and 220 m south Geomorphic wetland 470 m west 	Refer to Section 3.1	C=Moderate L= Unlikely Medium Risk	N	Condition 1 <u>Condition 21</u>	The delegated officer notes that the activities at the premises are not typically associated with contaminating stormwater. Applicant proposed controls (bundling and the vegetation buffer) have been reinforced with a stormwater management condition to prevent stormwater being contaminated by the activities and operations undertaken at the premises

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk Assessments* (DWER 2020).

Note 2: Proposed applicant controls are depicted by standard text. **Bold and underline text** depicts additional regulatory controls imposed by department.

4. Consultation

Table 4 provides a summary of the consultation undertaken by the department.

Table 4: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 16 July 2025 and in the West Australian on the 21 July 2025.	None received	N/A
Local Government Authority advised of proposal on 01 July 2025	<p>The City of Rockingham provided comment on the 14 July 2025. The City notes that they have received a development application from WA Limestone in December of 2024, the application is still being processed at the time of the instrument being granted.</p> <p>The City notes that "the Works Approval Application Form states that a Clearing Permit will not be required as there is no clearing of vegetation proposed. This is contrary to the updated Extraction and Rehabilitation Management Plan, dated 30 April 2025, submitted in relation to the Development Application which states that "A new Clearing Permit will be applied for to cover the removal of regrowth vegetation in areas not deemed to be "cleared" under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 and areas of vegetation required to be removed along the perimeters, and other locations."</p>	<p>The Delegated Officer notes that it is the responsibility of the applicant to ensure that all planning approvals are in place prior to undertaking the prescribed activities.</p> <p>The Delegated Officer notes that the applicant is required to apply for a clearing permit for any proposed future clearing at the premises.</p>
Applicant was provided with draft documents on 15 August 2025	Applicant has provided comment on 21 August 2025. The applicant requested to amend the requirement the all trucks entering and leaving the premises must be covered to all loaded trucks entering and leaving the premises must be covered.	Updated as requested. This does not alter the risk assessment undertaken for dust emissions.

5. Conclusion

Based on the assessment in this decision report, the delegated officer has determined that the application to renew licence L9064/2017/2 will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

References

1. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.