

**Works Approval Number**

W5882/2015/1

Number/Year issued/Version (for amendments or renewals)

Works Approval Holder

Norseman Contracting Pty Ltd 110 178 464

Full legal name

ACN Number

Registered business address

Suite 1, 8 Preston Street
COMO WA 6152

Address for notifications

If different to registered address

PO Box 302
COMO WA 6952

Duration

Original works approval term or renewal period

12 October 2015 to 11 October 2018

Commencement date

Expiry date

Prescribed Premises

Category 77: Concrete batching or cement products manufacturing (100 tonnes or more per year)

Premises on which cement products or concrete products are manufactured for use at places or premises other than those premises.

Category Number of Prescribed Premises and description

82,500 tonnes per annual period

Production/Design Capacity

Premises

Lot 200 and Lot 201 on Diagram 45199
Certificate of Title Volume 1398 Folio 867 and
Certificate of Title Volume 1398 Folio 868
Beech Street and Fisheries Road
CASTLETOWN WA 6450

Legal description

Amendment

First Issue

Effective date

This Works Approval is granted in respect of Works to be constructed on the Premises, subject to conditions, to the Works Approval Holder on 8 October 2015 by:

Date signed: 8 October 2015

Jonathan Bailes

Manager Licensing (Process Industries)

an officer delegated under section 20 of the Environmental Protection Act 1986 (WA)

Premises Description

The Premises are located at Lot 201 Beech Street and Lot 200 Fisheries Road, Castletown, WA.

The Works Approval Holder is carrying out activities at the Premises which fall within Category 77, and are Prescribed Premises under the *Environmental Protection Act 1986* (EP Act). On completion of the Works, the Works Approval Holder will have constructed a concrete batching facility including:

- A cement storage silo (55 tonne capacity; steel construction with dust collector);
- A concrete batching plant (Sahara 6000, enclosed in a shed);
- Ten concrete mix storage bunkers (5000 mm wide by 8000 mm long and 1800 mm high); and
- A recovery pit, reclaimed water storage tanks, and dry-out area.

Conditions

Environmental compliance

1. The Works Approval Holder must comply with the EP Act and all regulations prescribed under the EP Act applicable to the Premises, including:
 - (a) the duties of an occupier under section 61;
 - (b) the duty to notify the CEO of discharges of waste under section 72; and
 - (c) not causing, or doing anything that is likely to cause, an offence under the EP Act, except where the Works Approval Holder does something in accordance with a Condition which expressly states that a defence under section 74A of the EP Act may be available.

Premises

2. The Works Approval Holder must carry out the Works within the Premises in accordance with the requirements set out in Schedule 2.
3. This Works Approval applies to the Premises defined in the Premises Description Table, and as depicted in the Premises Map in Schedule 1.

Premises Description	
General Location	Legal land description, reserve or tenement (all or part)
Lot 201 Beech Street and Lot 200 Fisheries Road CASTLETOWN WA 6450	Lot 200 and Lot 201 on Diagram 45199 Certificate of Title Volume 1398 Folio 867 and Certificate of Title Volume 1398 Folio 868

Location of Works

4. The Works Approval Holder must locate the Works generally in accordance with the Site Plans in Schedule 3.

Infrastructure Requirements

5. Subject to Condition 7, at least 10 business days prior to the commencement of the Works, the Works Approval Holder must provide to the CEO engineering or building certification from a suitably qualified professional confirming that the detailed construction drawings and plans for the Works include each item of infrastructure or component of infrastructure specified in column 1 with the requirements specified in column 2, as set out in the Infrastructure Requirements Table below.
6. Subject to Condition 7, on completion of the Works, the Works Approval Holder must provide to the CEO engineering or building certification from a suitably qualified professional confirming each item of infrastructure or component of infrastructure specified in column 1 with the requirements specified in column 2, as set out in the Infrastructure Requirements Table below have been constructed with no material defects.
7. The Works Approval Holder must not depart from the requirements specified in column 2 of the Infrastructure Requirements Table except:
 - (a) where such departure does is minor in nature and does not materially change or affect the infrastructure; or
 - (b) where such departure improves the functionality of the infrastructure and does not increase risks to public health, public amenity or the environment;
 and all other Conditions in this Works Approval are still satisfied.
8. If Condition 7 applies, then the Works Approval Holder must provide the CEO with a list of departures which are certified as complying with Condition 7 at the same times, and from the same professional, as the certifications under Conditions 5 and 6.

Infrastructure Requirements Table	
Column 1	Column 2
Infrastructure	Requirements (design and construction)
Cement storage silo	(a) The cement storage silo must: <ol style="list-style-type: none"> (i) Be constructed of steel; (ii) Have a 55 tonne capacity; (iii) Have electrical high and low level alarm indicators; (iv) Have a roof mounted SZ-Z1 vibratory dust collector with a minimum filter area of 24 m² and particulate capture efficiency greater than 99.9%.
Concrete batching plant	(a) The batch plant must be located inside a purpose built shed; (b) The batch plant must be a Sahara 6000 batch plan; and (c) All hoppers and conveyors must be enclosed or fitted with wind guards, water sprays or a dust extraction system.
Storage bunkers	(a) The storage bunkers must be designed and constructed so as to meet the following specifications: <ol style="list-style-type: none"> (i) Constructed of concrete; (ii) Have dimensions of 5000mm wide by 8000mm long and 1800mm high; and (iii) Have a dust suppression sprinkler system.
Recovery pit	(a) The recovery pit must be constructed with sufficient capacity to contain all water which might drain into it for long enough to allow all particulate material to settle out.

Management Requirements

9. The Works approval holder must ensure that:
- (a) Construction work that is potentially noisy must be carried out between the hours of 7am and 7pm Monday to Saturday only;
 - (b) All construction equipment must be maintained according to the manufacturer's specifications;
 - (c) All vehicles must operate at speeds of less than 10 km/h throughout the premises during the construction period;
 - (d) Dust suppression must be carried out on unsealed access roads as required;
 - (e) Construction stockpiles must be kept damp; and
 - (f) Regular sweeping of sealed surfaces, cross over areas, and the site entrance must be carried out during the construction period.

Records and Information

10. The Works Approval Holder must maintain accurate records including information, reports and data in relation to the Works.
11. All information and records required under this Works Approval must:
- (a) be legible;
 - (b) if amended, be amended in such a way that the original and subsequent amendments remain legible or are capable of retrieval; and
 - (c) be retained for six years after the expiry of this Works Approval.

Reports

12. If requested by the CEO from time to time, the Works Approval Holder must provide the CEO with reports or information relating to the Works, the Premises or any condition in this Works Approval (including data from any monitoring conditions, environmental risk assessment studies).
13. Reports or information must be in such form as the CEO may require in a CEO Request.

Requests for Information

14. The Works Approval Holder must comply with a CEO Request within seven days from the date of the CEO Request or such other period specified in the CEO Request.

Definitions and Interpretation

Definitions

In this Works Approval, the following terms have the following meanings:

CEO Request means a request made by the CEO to the Works Approval Holder in writing, sent to the Works Approval Holder's address for notifications as described at the front of this Works Approval, in relation to:

- (a) information, records or reports in relation to specific matters in connection with this Works Approval including in relation to compliance with any conditions and the calculation of fees (whether or not a breach of condition or the EP Act is suspected); or
- (b) reporting, records or administrative matters:

- (i) which apply to all works approvals granted under the EP Act; or
- (ii) which apply to specified categories of works approvals within which this Works Approval falls.

Condition means a condition to which this Works Approval is subject under s 62 of the EP Act, and as set out in section 2 of this Works Approval.

Premises refers to the premises to which this Works Approval applies, as specified at the front of this Works Approval and as shown on the map in Schedule 1 to this Works Approval.

Works Approval refers to this document, which evidences the grant of the works approval by the CEO under s 57 of the EP Act, subject to the conditions.

Works Approval Holder refers to the occupier of the premises being the person to whom this Works Approval has been granted, as specified at the front of this Works Approval.

Interpretation

In this Works Approval:

- (a) the words "including", "includes" and "include" will be read as if followed by the words "without limitation";
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a Condition, each row in a table constitutes a separate Condition; and
- (d) any reference to an Australian or other standard, guideline or code of practice in this Works Approval means the version of the standard, guideline or code of practice in force at the time of granting of this Works Approval and includes any amendments to the standard, guideline or code of practice which may occur from time to time during the course of the Works Approval.

Works Approval Document History

Where this Works Approval has been amended and revised Works Approvals have been issued, the document history is set out below.

Amendment Description	Date	Revision No
First issue	8 October 2015	0

Schedule 1: Maps

1. Premises Map

The Premises are shown in the map below. The pink line depicts the boundary to the Premises.



Schedule 2: Works

The Works to be carried out on the Premises are specified in the table below:

Item	Works	Specifications/Drawings
1	Cement storage silo	55 tonne capacity; steel construction with dust collector Plan – Plan A02 Plan – Elevations A03 Plan - Vibration Dust Catcher SV-Z1 / SV-Z1F Reference Data for Technical Agreement Plan – Groundwork specifications
2	Concrete batching plant	Sahara 6000, enclosed in a shed Plan – Site Plan A01 Plan – Plan A02 Plan – Elevations A03
3	Storage bunkers	Dimensions of 5000 mm wide by 8000 mm long and 1800 mm high Plan – Site Plan A01 Kal Engineering Consultant Scope
4	Recovery pit, reclaimed water storage tanks and dry-out area	Plan – Site Plan A01 Plan – Plan A02 Plan – Elevations A03 Kal Engineering Consultant Scope

Schedule 3: Site Plans

The Site Plans are shown in the following plans.

1. Site Plan A01
2. Plan A02
3. Site Plan – Elevations A03



Works Approval application under Division 3, Part V *Environmental Protection Act 1986*

Applicant:	Norseman Contracting Pty Ltd (ACN 110 178 464)
Application Number:	W5882/2015/1 (ZZZ4XS)
Premises:	Lot 201 Beech Street and Lot 200 Fisheries Road Castletown SHIRE OF ESPERANCE Lot 200 and Lot 201 on Diagram 45199 Certificate of Title Volume 1398 Folio 867 and Certificate of Title Volume 1398 Folio 868 Registered Proprietor Norseman Contracting Pty Ltd
Date of report:	8 October 2015

1. Description of the proposal

The works approval application has been submitted by Norseman Contracting Pty Ltd (**Applicant**) for the construction of a concrete batching facility at Lot 201 Beech Street and Lot 200 Fisheries Road, Esperance, Western Australia. The premises does not currently operate as a prescribed premises and consists of an office building, sheds and concrete pads.

The Applicant is seeking approval for the establishment of concrete batching operations with a maximum plant capacity of 82,500 tonnes per year and expected plant capability of 3,680 tonnes per year.

This Decision Report is based on an assessment of the Applicant's application for Works Approval dated 11 July 2015 and additional information submitted dated 17 August 2015 (**Final Application**).

This Decision Report identifies the risks of the Final Application and the controls for these risks. In summary:

- The works approval will be granted subject to conditions reflecting the controls set out in section 6 and conditions for the works approval described in section 7.

2. Proposed Works

The Applicant proposes the following works:

- A cement storage silo (55 tonne capacity; steel construction with dust collector);
- A concrete batching plant (Sahara 6000, enclosed in a shed);
- Ten concrete mix storage bunkers (5000 mm wide by 8000 mm long and 1800 mm high); and
- A recovery pit, reclaimed water storage tanks, and dry-out area.



3. Planning Approval

An application was submitted with the Shire of Esperance (Shire) for planning approval for the operations on 20 May 2015. The determination was made on behalf of the Shire by the Senior Planning Officer acting under delegated authority. The Shire approved the application on 4 June 2015. The approval is subject to a number of conditions including dust, noise and stormwater controls.

4. Consultation

DER referred the application to the following:

- Shire of Esperance

A summary of the comments received by DER is set out in the table below, together with the identification of environmental risks.

Comments received	Environmental Risk
Public Authorities	
Shire of Esperance 21 August 2015	N/A
<ul style="list-style-type: none"> • No comments were received 	

5. Location and Siting

5.1 People

The draft *Guidance Statement: Separation distances* provides:

Category	Description	Emission and Distance (m)
77	Concrete batching or cement products manufacturing (100 tonnes or more per year) <i>Premises on which cement products or concrete products are manufactured for use at places or premises other than those premises.</i>	Noise, dust 500

5.1.1 Noise

Sensitive Receptor	Distance from Prescribed Premises
Closest residential dwellings	Approximately 80 m E and 86 m NNW

5.2 Sensitive ecosystems

Sensitive ecosystems	Distance from Prescribed Premises
Lake	Approximately 840 m NW



5.3 Groundwater and water sources

Groundwater and water sources	Distance from Prescribed Premises
Rocks of low permeability, fractured and weathered rocks – Local aquifers (sand) (ecosystem health condition)	Within the premises boundary
Public Drinking Water Source Area Priority 3	Approximately 2,500 m SW
Bore users* (beneficial use)	Ten bores located within 1 km radius of the premises boundary identified using WIN groundwater layer. Nine bores are identified as 'no current owner' with one identified as the Shire's bore.

*Bore locations identified through WIN Groundwater Sites GIS data

6. Risks to amenity, public health or environment

The table below sets out the risks arising from the application. These risks are then assessed taking into account the controls proposed by the Applicant. The regulatory controls corresponding to these risks are set out in section 7.

	Emission source	Emission (type and quantity)	Pathway	Receptor	Proponent controls	Consequence	Likelihood	Risk Rating
1.	Noise generated through construction of plant including site traffic	Noise	Emission to air Transmission through air	Residential dwelling 80 m	Vehicle speed limit of 10km/h	Minor	Possible	Moderate risk of noise creating nuisance and disturbance for residents
2.	Noise generated through aggregate delivery to feed bins and hopper, warning devices, process equipment and associated activities	Noise	Emission to air Transmission through air	Residential dwelling 80 m	Enclosed batch plant to minimise operating noise Loading of aggregate hopper and vehicles inside shed. Loading of hopper prior to it being empty Aggregate receipt only between hours of 7 am to 5 pm on weekdays Vehicle speed limit of 10km/h Construction of earth mounds and vegetation screen Operating hours between 6 am to 2 pm Low frequency plant alarms Low frequency broadband reversing beepers on vehicles with an isolation switch for operation prior to 7 am	Minor	Possible	Moderate risk of noise creating nuisance and disturbance for residents
3.	Dust generated from construction of the plant	Dust	Emission to air	Residential	No controls specified	Minor	Possible	Moderate risk of dust causing

	Emission source	Emission (type and quantity)	Pathway	Receptor	Proponent controls	Consequence	Likelihood	Risk Rating
	including earthworks and traffic		Dust emissions move with direction of wind	dwelling 80 m				irritation and adversely affecting amenity of residents
4.	Dust generated from bulk storage (aggregates)	Dust	Emission to air Dust emissions move with direction of wind	Residential dwelling 80 m	Dust suppression sprinkler system for aggregate storage area. Use of tarpaulins if sprinkler system fails Aggregate stockpiles maintained below walls of bunkers Management practices to cease dust generating activities and undertake an assessment of conditions and measures to cease dust	Minor	Possible	Moderate risk of dust causing irritation and adversely affecting amenity of residents
5.	Dust generated from vehicular movements and the unloading of deliveries	Dust	Emission to air Dust emissions move with direction of wind	Residential dwelling 80 m	Vehicle speed limit of 10km/h and washing down of vehicles Management practices to cease dust generating activities and undertake an assessment of conditions and measures to cease dust	Minor	Possible	Moderate risk of dust causing irritation and adversely affecting amenity of residents
6.	Dust generated from the operation of the batch plant	Dust	Emission to air Dust emissions move with direction of wind	Residential dwelling 80 m	Batch plant located inside a purpose built shed to eliminate dust escape Batching and movement of aggregate carried out in enclosed plant fitted with wind guards, water sprays and dust extraction Management practices to cease dust generating	Insignificant	Possible	Low risk of dust causing irritation and adversely affecting amenity of residents

	Emission source	Emission (type and quantity)	Pathway	Receptor	Proponent controls	Consequence	Likelihood	Risk Rating
					activities and undertake an assessment of conditions and measures to cease dust			
7.	Dust from silo vents during filling of cement into silo	Dust	Emission to air Dust emissions move with direction of wind	Residential dwelling 80 m	Cement silo fitted with vibratory dust collector, with a particle capture efficiency of 99.9% Electrical high and low level alarm indicators Cement storage in bags or cement silos Management practices to cease dust generating activities and undertake an assessment of conditions and measures to cease dust Weekly checks and checks prior to the delivery of cement	Minor	Possible	Moderate risk of dust causing irritation and adversely affecting amenity of residents
8.	Wastewater from dust control sprinklers, cleaning and washing, and contaminated stormwater runoff	Wastewater containing cement, sand, aggregates and petroleum products	Emissions to land Seepage of wastewater into groundwater and land Direction and depth to groundwater is unknown	Local aquifer – rocks of low permeability, fractured and weathered rocks Coastal dune sand	Wastewater directed to a floor drain and recovery pit (slurry pit) Stormwater drainage is separated from wastewater drainage and directed to an infiltration basin Reuse of wastewater in process	Minor	Unlikely	Moderate risk seepage to groundwater and adversely affecting the environment

7.1 Infrastructure specifications

7.1.1 Cement storage silo

- (a) The cement storage silo must:
- (i) Be constructed of steel;
 - (ii) Have a 55 tonne capacity;
 - (iii) Have electrical high and low level alarm indicators;
 - (iv) Have a roof mounted SZ-Z1 vibratory dust collector with a minimum filter area of 24 m² and particulate capture efficiency greater than 99.9%

7.1.2 Concrete batching plant

- (a) The batch plant must be located inside a purpose built shed;
- (b) The batch plant must be a Sahara 6000 batch plan; and
- (c) All hoppers and conveyors must be enclosed or fitted with wind guards, water sprays or a dust extraction system.

7.1.3 Storage bunkers

- (a) The storage bunkers must be designed and constructed so as to meet the following specifications:
- (i) Constructed of concrete;
 - (ii) Have dimensions of 5000mm wide by 8000mm long and 1800mm high; and
 - (iii) Have a dust suppression sprinkler system.

7.1.4 Recovery pit and dry out area

- (a) The recovery pit must be constructed with sufficient capacity to contain all water which might drain into it for long enough to allow all particulate material to settle out.

7.2 Management measures during construction

7.2.1 Dust

- (a) Dust suppression must be carried out on unsealed access roads as required;
- (b) Construction stockpiles must be kept damp; and
- (c) Regular sweeping of sealed surfaces, cross over areas, and the site entrance must be carried out during the construction period.

Note: CEO requirements specified in the control in paragraph 9.2.1.

7.2.2 Noise

- (a) Construction work that is potentially noisy must be carried out between the hours of 7am and 7pm Monday to Saturday only;
- (b) All construction equipment must be maintained according to the manufacturer's specifications; and
- (c) All vehicles must operate at speeds of less than 10km/h throughout the premises during the construction period.

Note: CEO requirements specified in the control in paragraph 9.2.2.

8 Conditions for the works approval

Most controls will be conditioned in the works approval instrument by:

- A condition specifying that prior to commencement of the works, the Applicant will be required to provide the CEO with engineered certification that the drawings and systems comply with the relevant controls; and

- A condition specifying that on completion of the works, the Applicant will be required to provide the CEO with engineered certification that the as built works comply with the relevant controls.

9 Conditions for site operation

Category 77 prescribed premises are listed under Schedule 1, Part 2 of the *Environmental Protection Regulations 1987* (EP Regulations). Schedule 1 Part 2 prescribed premises either have a low environmental risk or are regulated by specific environmental protection legislation which specifies the controls that are required.

Concrete batching plants are subject to the Concrete Batching Regulations. The operators of these sites can therefore apply for a registration to operate rather than a licence.

10 Conclusion

Based on the assessment of the submitted information regarding the environmental impacts that may result from the proposal to construct and operate the concrete batching plant, it has been determined that a Works Approval will be granted that is subject to the regulatory controls and conditions outlined in this assessment report to mitigate the identified environmental risks.

Jonathan Bailes

Manager Licensing (Process Industries)

delegated Officer under section 20 of the *Environmental Protection Act 1986*