



Mr Paul Evans  
Engineering Manager  
Wesbeam Pty Ltd  
190 Pederick Rd  
NEERABUP WA 6031

Dear Mr Evans

**ENVIRONMENTAL PROTECTION ACT 1986: LICENCE GRANTED**

**Premises**

Wesbeam Timber Preservation Plant

Part Lot 1000 on Plan 37249, 190 Pederick Road being the area bound between locations 115.7975, -31.6743; 115.7979, -31.6743; 115.7979, -31.6749; 115.7975, -31.6749.

NEERABUP WA 6031

**Licence Number:** L8761/2013/1

A licence under the *Environmental Protection Act 1986* (the Act) has been granted for the above premises. The Department of Environment Regulation will advertise the issuing of this licence in the public notices section of *The West Australian* newspaper.

The licence includes attached conditions. Under section 58(1) of the Act, it is an offence to contravene a condition of a licence. This offence carries a penalty of up to \$125,000 and a daily penalty of up to \$25,000.

In accordance with section 102(1)(c) of the Act, you have 21 days to appeal the conditions of the licence. Under section 102(3)(a) of the Act, any other person may also appeal the conditions of the licence. To lodge an appeal contact the Office of the Appeals Convenor on 6467 5190 or by email at [admin@appealsconvenor.wa.gov.au](mailto:admin@appealsconvenor.wa.gov.au).

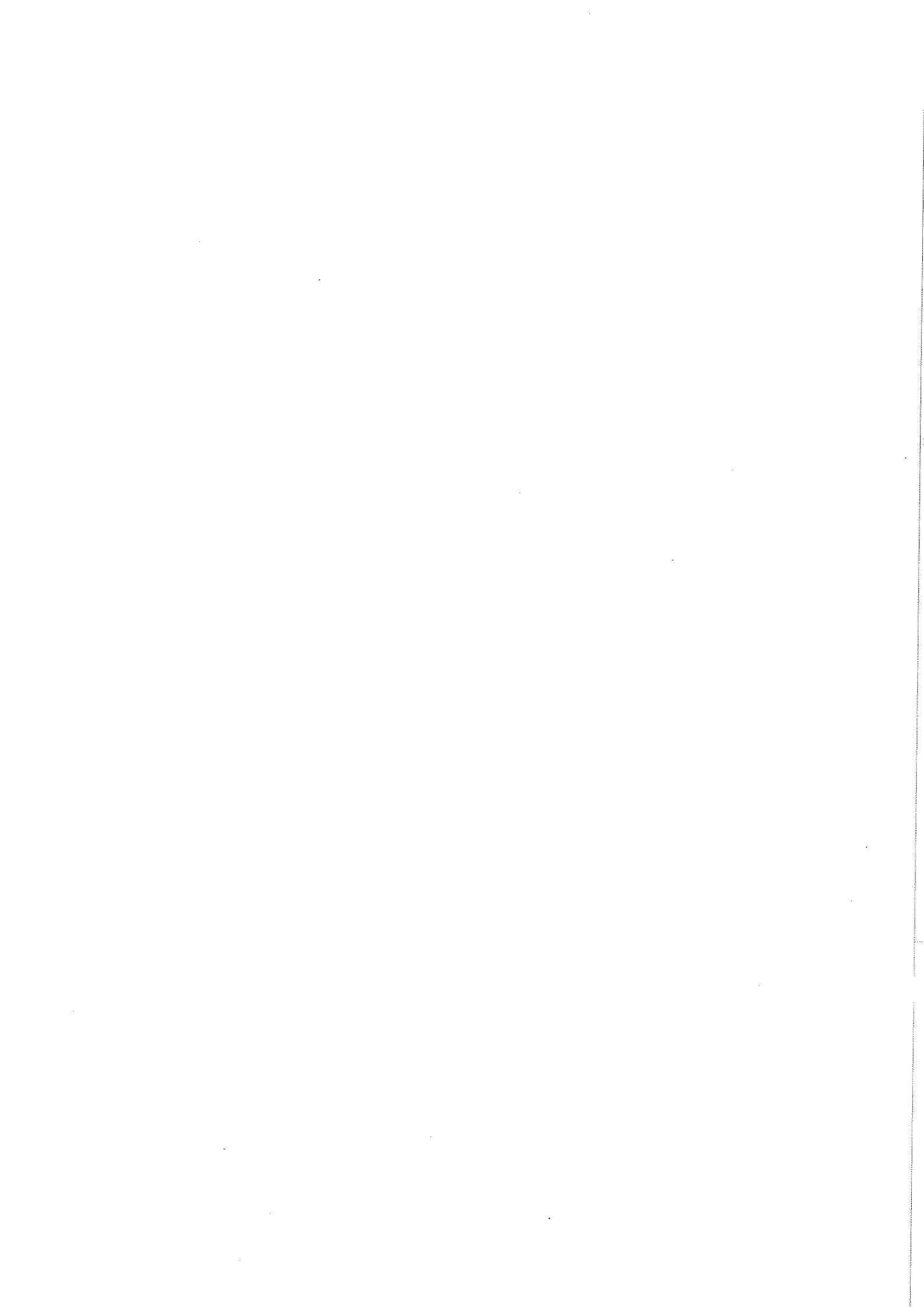
Where a licence is issued for more than one year it requires payment of an annual fee and will cease to have effect if the fee is unpaid. It is the occupier's responsibility to lodge a fee application and pay the annual fee in sufficient time to avoid incurring a late payment fee and for processing to be completed before the licence anniversary date.

If you have any queries regarding the above information, please contact Hywel Phillips on 9333 7510.

Yours sincerely

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

Thursday, 7 November 2013





# Licence

## *Environmental Protection Act 1986, Part V*

**Licensee: Wesbeam Pty Ltd**

**Licence: L8761/2013/1**

**Registered office:** Suite 9, 89 Forest Street  
 COTTESLOE WA 6011

**ACN:** 004 268 017

**Premises address:** Wesbeam Timber Preservation Plant  
 190 Pederick Street  
 NEERABUP WA 6031  
 Part Lot 1000 on Plan 37249 as depicted in Schedule 1  
 Being the area bound between locations 115.7975, -31.6743; 115.7979, -  
 31.6743; 115.7979, -31.6749; 115.7975, -31.6749.

**Issue date:** Thursday, 7 November 2013


**Commencement date:** Monday, 11 November 2013

**Expiry date:** Saturday, 10 November 2018

**Prescribed premises category**  
 Schedule 1 of the Environmental Protection Regulations 1987

Category number	Category description	Category production or design capacity	Approved Premises production or design capacity
29	Timber preserving: premises on which timber is preserved for commercial purposes by the use of chemicals	Not Applicable	50 000 tonnes per year

**Conditions of Licence**  
 Subject to this Licence and the conditions set out in the attached pages.

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



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## Introduction

This Introduction is not part of the Licence conditions.

### DER's industry licensing role

DER has responsibilities under Part V of the *Environmental Protection Act 1986* (the Act) for the licensing of prescribed premises. Through this process DER works with the business owners, community, consultants, industry and other representatives to prevent, control and abate pollution and environmental harm to conserve and protect the environment. DER also monitor and audit compliance with works approvals and licence conditions, take enforcement action as appropriate and develop and implement licensing and industry regulation policy.

The Department of Environment Regulation (DER) is a government department for the state of Western Australia in the portfolio of the Minister for Environment. DER's purpose is to protect and conserve the state's environment on behalf of the people of Western Australia.

### Licence requirements

This licence is issued under Part V of the Act. Conditions contained with the licence relate to the prevention, reduction or control of emissions and discharges to the environment and to the monitoring and reporting of them.

Where other statutory instruments impose obligations on the Premises/Licensee the intention is not to replicate them in the licence conditions. You should therefore ensure that you are aware of all your statutory obligations under the Act and any other statutory instrument. Legislation can be accessed through the State Law Publisher website using the following link:

<http://www.slp.wa.gov.au/legislation/statutes.nsf/default.html>

For your Premises relevant statutory instruments include but are not limited to obligations under the:

- Environmental Protection (Unauthorised Discharges) Regulations 2004 – these Regulations make it an offence to discharge certain materials such as contaminated stormwater into the environment other than in the circumstances set out in the Regulations.
- Environmental Protection (Controlled Waste) Regulations 2004 - these Regulations place obligations on you if you produce, accept, transport or dispose of controlled waste.
- Environmental Protection (Noise) Regulations 1997 – these Regulations require noise emissions from the Premises to comply with the assigned noise levels set out in the Regulations.



You must comply with your licence. Non-compliance with your licence is an offence and strict penalties exist for those who do not comply.

Licence holders are also reminded of the requirements of section 53 of the Act which places restrictions on making certain changes to prescribed premises unless the changes are in accordance with a works approval, licence, closure notice or environmental protection notice.

#### **Licence fees**

If you have a licence that is issued for more than one year, you are required to pay an annual licence fee prior to the anniversary date of issue of your licence. Non payment of annual licence fees will result in your licence ceasing to have effect meaning that it will no longer be valid and you will need to apply for a new licence for your Premises. Operating without a licence is an offence under the Act.

#### **Ministerial conditions**

If your Premises has been assessed under Part IV of the Act you may have had conditions imposed by the Minister for the Environment. You are required to comply with any conditions imposed by the Minister.

#### **Premises description and Licence summary**

Wesbeam Pty Ltd operates a Light Organic Solvent Preservatives (LOSP) timber treatment plant, located at 190 Pederick Rd Neerabup.

The premises consists of:

- 42 x 21 metre roof structure
- Bunded concrete hardstand drained to a sump
- Treated timber drip pad/ loading and unloading bogie
- Treatment and storage vessels constructed in accordance with AS 2843 and AS 1210
- Treatment equipment (Vacuum, transfer, stripping pumps and associated alarms)
- Tanker unloading area with spill collection

There are 2 chemicals used in the process:

PROTIM H2 and OPTIMUM H3 are Light Organic Solvent Preservatives used for timber preservation. The main active ingredients are Tebuconazole, Propiconazole, Permethrin and white spirit. The MSDS describes the products to have "moderate toxicity with a short half life" and "bioconcentration should not be significant".

The chemicals are stored in vessels that are bunded to comply with AS2843.1:2006 clause 3.3.1. The capacities of the vessels are as follows:

- |                          |               |
|--------------------------|---------------|
| • Treatment vessel       | 14 500 litres |
| • Bulk Storage Vessel H3 | 38 500 litres |
| • Bulk storage vessel H2 | 23 900 litres |

Timber is treated in a vessel that is either under vacuum or low pressure depending in the required treatment. It is transferred to the Bulk Storage Vessel for the initial drain. A final vacuum is applied followed by a final drain. The treated timber comes out of the vessel dry. There is no fixation period required, unlike Copper Chrome Arsenic treatment plants. The product is potentially ready for dispatch immediately after the final drain.

Potential drips are collected in a steel tray located inside the bunding and the liquid is returned to the process vessel. Excessive dripping from freshly treated timber indicates a fault in processing.



Treated timber is stored on a drip pad area until it is dry. Drips on the pad are mopped up and returned to the process.

Uncontaminated stormwater is diverted away from the treatment area. Contaminated water is collected within a sump inside the treatment area and will be treated as necessary prior to being discharged from the premises.

Wesbeam have a spill management plan and have committed to notifying the authorities of spills over 5 litres.

The EPA recommends a separation distance of 300-500 metres for a timber preserving premises from a sensitive receptor; with noise, dust and odour being identified as potential issues. Wesbeam is located approximately 1.3km from the residential suburb of Banksia Grove. Noise, dust and odour are therefore not anticipated to be an issue for the proposed plant.

This Licence is for the operation of a new facility established under works approval W5339/2012/1 . The works were undertaken in accordance with the conditions of Works Approval and a Compliance Certificate was submitted to DER on 11 October 2013.

The licences and works approvals issued for the Premises since 8/8/2013 are:

Instrument log		
Instrument	Issued	Description
W5339/2012/1	15/8/2013	Works approval for new premises
L8761/2013/1	7/11/2013	New application

#### Severance

It is the intent of these Licence conditions that they shall operate so that, if a condition or a part of a condition is beyond the power of this Licence to impose, or is otherwise *ultra vires* or invalid, that condition or part of a condition shall be severed and the remainder of these conditions shall nevertheless be valid to the extent that they are within the power of this Licence to impose and are not otherwise *ultra vires* or invalid.

**END OF INTRODUCTION**



## Licence conditions

### 1 General

#### 1.1 Interpretation

1.1.1 In the Licence, definitions from the *Environmental Protection Act 1986* apply unless the contrary intention appears.

1.1.2 For the purposes of this Licence, unless the contrary intention appears:

**'the Act'** means the *Environmental Protection Act 1986*;

**'annual period'** means the inclusive period from 1 January until 31 December;

**'code of practice for the storage and handling of dangerous goods'** means the Storage and handling of dangerous goods, code of practice, Department of Mines and Petroleum, Government of Western Australia;

**'controlled waste'** has the definition in Environmental Protection (Controlled Waste) Regulations 2004;

**'dangerous goods'** has the meaning defined in the Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007;

**'Director'** means Director, Environmental Regulation Division of the Department of Environment Regulation for and on behalf of the Chief Executive Officer as delegated under Section 20 of the *Environmental Protection Act 1986*;

**'Director'** for the purpose of correspondence means;

Regional Leader, Industry Regulation, Swan Region  
Department of Environment Regulation  
Locked Bag 33  
CLOISTERS SQUARE WA 6850  
Telephone: (08) 9333 7510  
Facsimile: (08) 9333 7550

**'environmentally hazardous material'** means material (either solid or liquid raw materials, materials in the process of manufacture, manufactured products, products used in the manufacturing process, by-products and waste) which if discharged into the environment from or within the premises may cause pollution or environmental harm. Note: Environmentally hazardous materials include dangerous goods where they are stored in quantities below placard quantities. The storage of dangerous goods above placard quantities is regulated by the Department of Mines and Petroleum;

**'fugitive emissions'** means all emissions not arising from point sources identified in Sections 2.6 and 2.7;

**'Licence'** means this Licence numbered L8761/2013/1 and issued under the *Environmental Protection Act 1986*;



**'Licensee'** means the person or organisation named as Licensee on page 1 of the Licence;

**'Premises'** means the area defined in the Premises Map in Schedule 1 and listed as the Premises address on page 1 of the Licence;

**'Schedule 1'** means Schedule 1 of this Licence unless otherwise stated;

**'Schedule 2'** means Schedule 2 of this Licence unless otherwise stated;

**'usual working day'** means 0800 – 1700 hours, Monday to Friday excluding public holidays in Western Australia;

1.1.3 Any reference to an Australian or other standard in the Licence means the relevant parts of the current version of that standard.

1.1.4 Any reference to a guideline or code of practice in the Licence means the current version of the guideline or code of practice.

## **1.2 General conditions**

1.2.1 Nothing in the Licence shall be taken to authorise any emission that is not mentioned in the Licence, where the emission amounts to:

- (a) pollution;
- (b) unreasonable emission;
- (c) discharge of waste in circumstances likely to cause pollution; or
- (d) being contrary to any written law.

1.2.2 The Licensee shall operate and maintain all pollution control and monitoring equipment to the manufacturer's specification or any relevant and effective internal management system.

1.2.3 The Licensee, except where storage is prescribed in section 1.3, shall ensure that environmentally hazardous materials are stored in accordance with the Code of Practice for the Storage and handling of dangerous goods.

1.2.4 The Licensee shall immediately recover, or remove and dispose of spills of environmentally hazardous materials outside an engineered containment system.

1.2.5 The Licensee shall:

- (a) implement all practical measures to prevent stormwater run-off becoming contaminated by the activities on the Premises; and
- (b) treat contaminated or potentially contaminated stormwater as necessary prior to being discharged from the Premises.<sup>1</sup>

Note1: The Environmental Protection (Unauthorised Discharges) Regulations 2004 make it an offence to discharge certain materials into the environment.

## **1.3 Premises operation**

There are no specified conditions relating to Premises operation in this section.





## **2 Emissions**

### **2.1 General**

- 2.1.1 The Licensee shall record and investigate the exceedance of any descriptive or numerical limit, and/or target in this section.

### **2.2 Point source emissions to air**

There are no specified conditions relating to point source emissions to air in this section.

### **2.3 Point source emissions to surface water**

There are no specified conditions relating to point source emissions to surface water in this section.

### **2.4 Point source emissions to groundwater**

There are no specified conditions relating to point source emissions to groundwater in this section.

### **2.5 Emissions to land**

There are no specified conditions relating to emissions to land in this section.

### **2.6 Fugitive emissions**

- 2.6.1 The Licensee shall use all reasonable and practical measures to prevent and where that is not practicable to minimise dust emissions from the Premises.
- 2.6.2 The Licensee shall ensure that no visible dust generated by the activities on the Premises crosses the boundary of the Premises.

### **2.7 Odour**

- 2.7.1 The Licensee shall ensure that odour emitted from the Premises does not unreasonably interfere with the health, welfare, convenience, comfort or amenity of any person who is not on the Premises.

### **2.8 Noise**

There are no specified conditions relating to noise in this section.



### **3 Monitoring**

There are no specified conditions relating to monitoring in this section.

### **4 Improvements**

There are no specified improvement conditions in this section.

### **5 Information**

#### **5.1 Records**

5.1.1 All information and records required by the Licence shall:

- (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;
- (c) except for records listed in 5.1.1(d) be retained for at least 6 years from the date the records were made or until the expiry of the Licence or any subsequent licence; and
- (d) for those following records, be retained until the expiry of the Licence and any subsequent licence:
  - (i) off-site environmental effects; or
  - (ii) matters which affect the condition of the land or waters.

5.1.2 The Licensee shall ensure that:

- (a) any person left in charge of the Premises is aware of the conditions of the Licence and has access at all times to the Licence or copies thereof; and
- (b) any person who performs tasks on the Premises is informed of all of the conditions of the Licence that relate to the tasks which that person is performing.

5.1.3 The Licensee shall complete an Annual Audit Compliance Report indicating the extent to which the Licensee has complied with the conditions of the Licence, and any previous licence issued under Part V of the Act for the Premises for the previous annual period.

5.1.4 The Licensee shall implement a complaints management system that as a minimum records the number and details of complaints received concerning the environmental impact of the activities undertaken at the Premises and any action taken in response to the complaint.

#### **5.2 Reporting**

5.2.1 The Licensee shall submit to the Director an Annual Environmental Report within 28 calendar days after the end of the annual period. The report shall contain the information listed in Table 5.2.1 in the format or form specified in that table.



<b>Table 5.2.1: Annual Environmental Report</b>		
<b>Condition or table (if relevant)</b>	<b>Parameter</b>	<b>Format or form<sup>1</sup></b>
-	Summary of any failure or malfunction of any pollution control equipment and any environmental incidents that have occurred during the annual period and any action taken	None specified
5.1.3	Compliance	Annual Audit Compliance Report (AACR)
5.1.4	Complaints summary	None specified

### 5.3 Notification

5.3.1 The Licensee shall ensure that the parameters listed in Table 5.3.1 are notified to the Director in accordance with the notification requirements of the table.

<b>Table 5.3.1: Notification requirements</b>			
<b>Condition or table (if relevant)</b>	<b>Parameter</b>	<b>Notification requirement<sup>1</sup></b>	<b>Format or form<sup>2</sup></b>
-	Any failure or malfunction of any pollution control equipment or any incident, which has caused, is causing or may cause pollution	Part A: As soon as practicable but no later than 5pm of the next usual working day.  Part B: As soon as practicable	N1

Note 1: Notification requirements in the licence shall not negate the requirement to comply with s72 of the Act

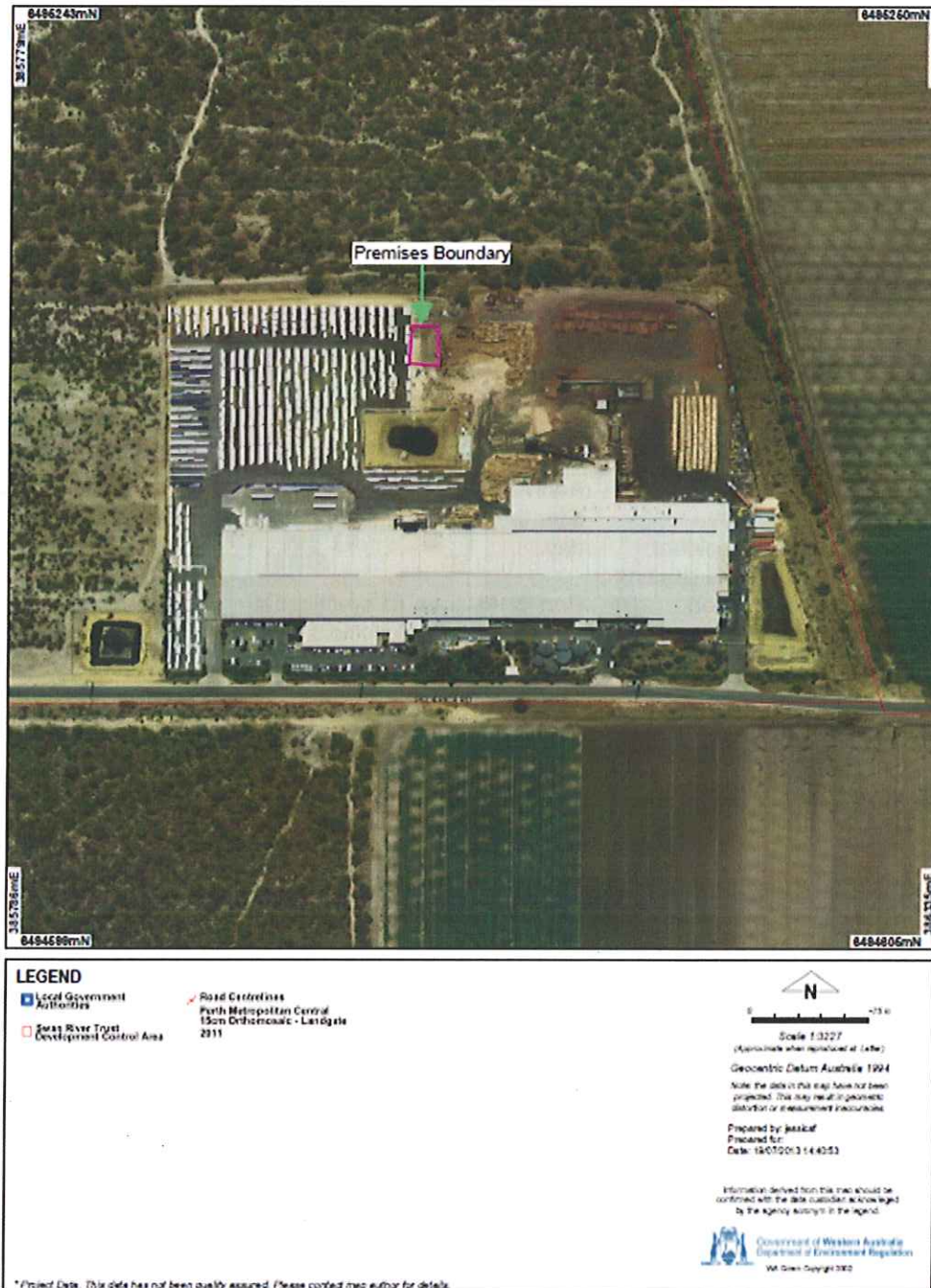
Note 2: Forms are in Schedule 2



# Schedule 1: Maps

## Premises map

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





## Schedule 2: Reporting & notification forms

These forms are provided for the proponent to report monitoring and other data required by the Licence. They can be requested in an electronic format.

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Licence:	L8761/2013/1	Licensee:	Wesbeam Pty Ltd
Form:	AACR	Period :	1 Jan to 31 Dec 20__
Name:	Annual Audit Compliance Report		

### Annual Audit Compliance Report

#### Section A: Statement of compliance with Licence conditions

Were all conditions of licence complied with within the annual period?	
Yes	<input type="checkbox"/> Initial Sections A & B, then proceed to Section C
No	<input type="checkbox"/> Initial Section A, then proceed to Section B

Each page must be initialled by the person(s) who signs Section C of this Annual Audit Compliance Report (AACR).

Initial:



**Section B: Details of non-compliance with Licence condition**

<b>a) Licence condition not complied with?</b>	
<b>b) Date(s) b) Date(s) and time(s) the non compliance occurred, if applicable?</b>	
<b>c) Was this non compliance reported to DER?</b>	
<input type="checkbox"/> Yes, and  <input type="checkbox"/> Reported to DER verbally    Date  <input type="checkbox"/> Reported to DER in writing    Date	<input type="checkbox"/> No
<b>d) Has DER taken, or finalised any action in relation to the non compliance?</b>	
<b>e) Summary of particulars of non compliance, and what was the environmental impact?</b>	
<b>f) If relevant, the precise location where the non compliance occurred (attach map or diagram)</b>	
<b>g) Cause of non compliance</b>	
<b>h) Action taken or that will be taken to mitigate any adverse effects of the non compliance</b>	
<b>i) Action taken or that will be taken to prevent recurrence of the non compliance</b>	

Please use a separate page for each Licence condition that was not complied with. Each page must be initialled by the person(s) who signs Section C of this AACR

Initial:



**Section C: Signature and certification**

This AACR must only be signed by a person(s) with legal authority to sign it as defined below. Please tick the box next to the category that describes how this AACR is being signed. If you are uncertain about who is entitled to sign or which category to tick, please contact the licensing officer for your premises.

If the Licence holder is		The AACR must be signed and certified:
an individual	<input type="checkbox"/>  <input type="checkbox"/>	by the individual Licence holder, or  by a person approved in writing by the Chief Executive Officer (CEO) of DER to sign on the Licensee's behalf.
a corporation	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	by affixing the common seal of the Licensee in accordance with the Corporations Act 2001; or  by two directors of the Licensee; or  by a director and a company secretary of the Licensee, or  if the Licensee is a proprietary company that has a sole director who is also the sole company secretary – by that director, or  by the principal executive officer of the Licensee; or  by a person with authority to sign on the Licensee's behalf who is approved in writing by the CEO of DER.
A public authority (other than a local government)	<input type="checkbox"/>  <input type="checkbox"/>	by the principal executive officer of the Licensee; or  by a person with authority to sign on the Licensee's behalf who is approved in writing by the CEO of DER.
a local government	<input type="checkbox"/>  <input type="checkbox"/>	by the CEO of the Licensee; or  by affixing the seal of the local government.

It is an offence under section 112 of the *Environmental Protection Act 1986* for a person to give information on this form that to their knowledge is false or misleading in a material particular. There is a maximum penalty of \$50,000 for an individual or body corporate.

I/We declare that the information in this AACR is correct and not false or misleading in a material particular.

Signature:

Signature:

Name: (printed)

Name: (printed)

Position:

Position:

Date:

Date:

Seal (if signing under seal)



Licence: L8761/2013/1  
Form: N1

Licensee: Wesbeam Pty Ltd  
Date of breach:

**Notification of detection of the breach of a limit or any failure or malfunction of any pollution control equipment or any incident which has caused, is causing or may cause pollution.**

These pages outline the information that the operator must provide.  
Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

**Part A**

Licence Number	
Name of operator	
Location of Premises	
Time and date of the detection	

<b>Notification requirements for the breach of a limit</b>	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

<b>Notification requirements for any failure or malfunction of any pollution control equipment or any incident which has caused, is causing or may cause pollution</b>	
Date and time of event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken , or intended to be taken, to stop any emission	
Description of the failure or accident	

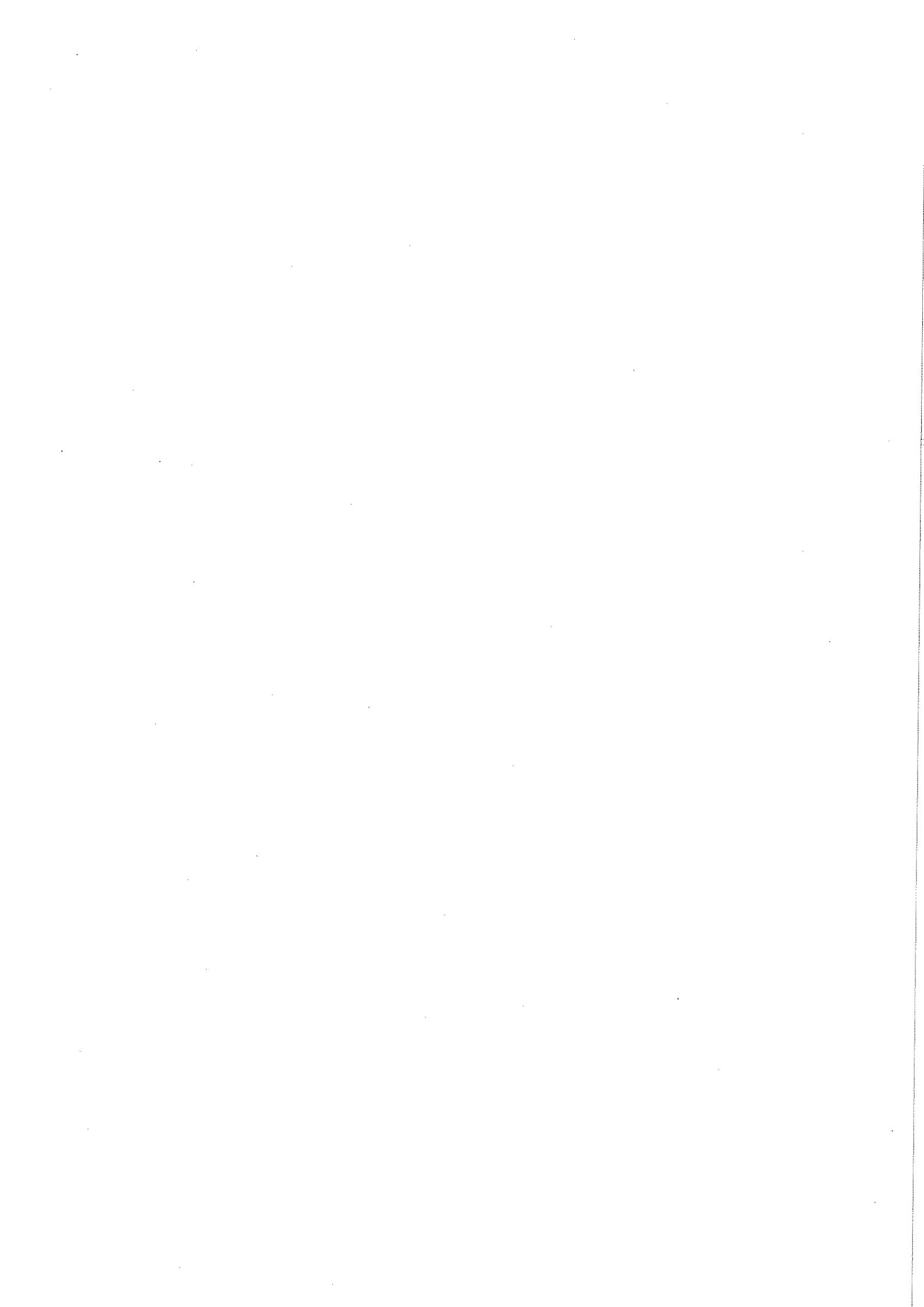




### Part B

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident.	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission.	
The dates of any previous N1 notifications for the Premises in the preceding 24 months.	

Name	
Post	
Signature on behalf of Wesbeam Pty Ltd	
Date	





# Decision Document

## *Environmental Protection Act 1986, Part V*

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**Licensee:** Wesbeam Pty Ltd

**Licence:** L8761/2013/1

---

**Registered office:** Suite 9, 89 Forest Street  
COTTESLOE WA 6011

**ACN:** 004 268 017

**Premises address:** Wesbeam Timber Preservation Plant  
Part Lot 1000 on Plan 37249, 190 Pederick Road  
NEERABUP WA 6031  
Being the area bound between locations 115.7975, -31.6743; 115.7979,  
-31.6743; 115.7979, -31.6749; 115.7975, -31.6749.

**Issue date:** Thursday, 7/11/2013

**Commencement date:** Monday, 11/11/2013

**Expiry date:** Saturday, 10/11/2018

### Decision

Based on the assessment detailed in this document, the Department of Environment Regulation (DER) has decided to issue a licence. DER considers that in reaching this decision, it has taken into account all relevant considerations and legal requirements, and that the Licence and its conditions will ensure that an appropriate level of environmental protection is provided.

Decision document prepared by:

Jessica French

.....  
Regional Environmental Officer

Decision Document Authorised By:

Marko Pasalich

.....  
Regional Leader



## Contents

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## 1 Purpose of this Document

This decision document explains how DER has assessed and determined the application for a works approval or licence, and provides a record of DER's decision-making process and how relevant factors have been taken into account. Stakeholders should note that this document is limited to DER's assessment and decision making under Part V of the *Environmental Protection Act 1986*. Other approvals may be required for the proposal, and it is the proponent's responsibility to ensure they have all relevant approvals for their Premises.

### **Works approval and licence conditions**

DER has three types of conditions that may be imposed on works approvals and licences. They are as follows;

#### **Standard conditions (SC)**

DER has standard conditions that are imposed on all works approvals and licences regardless of the activities undertaken on the Premises and the information provided in the application. These are included as the following conditions on works approvals and licences:

Works approval conditions: 1.1.1-1.1.3, 1.2.1, 1.2.2, 5.1.1 and 5.1.2.

Licence conditions: 1.1.1-1.1.3, 1.2.1-1.2.4, 5.1.1-5.1.4 and 5.2.1.

For such conditions, justification within the Decision Document is not provided.

#### **Optional standard conditions (OSC)**

In the interests of regulatory consistency DER has a set of optional standard conditions that can be imposed on works approvals and licences. DER will include optional standard conditions as necessary, and are likely to constitute the majority of conditions in any licence. The inclusion of any optional standard conditions are justified in Section 4 of this document.

#### **Non standard conditions (NSC)**

Where the proposed activities require conditions outside the standard conditions suite DER will impose one or more non-standard conditions. These include both premises and sector specific conditions, and are likely to occur within few licences. Where used, justification for the application of these conditions will be included in Section 4.



## 2 Administrative Summary

Administrative Details									
Application Type	Works Approval <input type="checkbox"/> New Licence <input checked="" type="checkbox"/> Licence Amendment <input type="checkbox"/> Works Approval Amendment <input type="checkbox"/>								
Activities that cause the premises to become prescribed premises	<table border="1"> <thead> <tr> <th>Category Number(s)</th> <th>Design Capacity</th> </tr> </thead> <tbody> <tr> <td>29</td> <td>50 000 tonnes per year</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Category Number(s)	Design Capacity	29	50 000 tonnes per year				
	Category Number(s)	Design Capacity							
	29	50 000 tonnes per year							
Application Verified	Date: 18/12/2012								
Application Fee Paid	Date: 02/01/2013								
Works Approval has been complied with	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>								
Compliance Certificate received	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>								
Commercial-in-confidence claim	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
Commercial-in-confidence claim outcome									
Is the proposal a Major Resource Project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
Was the proposal referred to the Environmental Protection Authority (EPA) under Part IV of the <i>Environmental Protection Act 1986</i> ?	<table border="1"> <tr> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>           Referral Decision No:            Managed under Part V <input type="checkbox"/>            Assessed under Part IV <input type="checkbox"/> </td> </tr> </table>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Referral Decision No: Managed under Part V <input type="checkbox"/> Assessed under Part IV <input type="checkbox"/>						
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Referral Decision No: Managed under Part V <input type="checkbox"/> Assessed under Part IV <input type="checkbox"/>								
Is the proposal subject to Ministerial Conditions?	<table border="1"> <tr> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>           Ministerial Statement No:            EPA Report No:         </td> </tr> </table>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Ministerial Statement No: EPA Report No:						
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Ministerial Statement No: EPA Report No:								
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the <i>Environmental Protection Act 1986</i> )?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Department of Water consulted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
Is the Premises within an Environmental Protection Policy (EPP) Area If Yes include details of which EPP(s) here.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
Is the Premises subject to any EPP requirements? If Yes, include details here, eg Site is subject to SO <sub>2</sub> requirements of Kwinana EPP.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								



### 3 Executive summary of proposal

Wesbeam Pty Ltd relocated its timber treatment plant, previously located at 95 Leach Highway Kewdale to 190 Pederick Rd Neerabup.

The works undertaken were:

- Construction of a 42 x 21 metre roof structure
- Bunded concrete hardstand drained to a sump
- Treated timber drip pad/ loading and unloading bogie
- Treatment and storage vessels constructed in accordance with AS 2843 and AS 1210
- Treatment equipment (Vacuum, transfer, stripping pumps and associated alarms)
- Tanker unloading area with spill collection

There will be 2 chemicals used in the process:

PROTIM H2 and OPTIMUM H3 are Light Organic Solvent Preservatives used for timber preservation. The main active ingredients are Tebuconazole, Propiconazole, Permethrin and white spirit. The MSDS describes the products to have "moderate toxicity with a short half life" and "bioconcentration should not be significant".

The chemicals will be stored in vessels that are bunded to comply with AS2843.1:2006 clause 3.3.1.

The capacities of the vessels are as follows:

- |                          |               |
|--------------------------|---------------|
| • Treatment vessel       | 14 500 litres |
| • Bulk Storage Vessel H3 | 38 500 litres |
| • Bulk storage vessel H2 | 23 900 litres |

Timber will be treated in a vessel that is either under vacuum or low pressure depending on the required treatment. It is transferred to the Bulk Storage Vessel for the initial drain. A final vacuum is applied followed by a final drain. The treated timber comes out of the vessel dry. There is no fixation period required, unlike Copper Chrome Arsenic treatment plants. The product is potentially ready for dispatch immediately after the final drain.

Potential drips are collected in a steel tray located inside the bunding and the liquid is returned to the process vessel. Excessive dripping from freshly treated timber indicates a fault in processing.

Treated timber will be stored on a drip pad area until it is dry. Drips on the pad will be mopped up and returned to the process.

Uncontaminated stormwater will be diverted away from the treatment area. Contaminated water will be collected within a sump inside the treatment area and will be treated as necessary prior to being discharged from the premises.

Wesbeam included a spill management plan with their Works Approval application and have committed to notifying the authorities of spills over 5 litres.

The EPA recommends a separation distance of 300-500 metres for a timber preserving premises from a sensitive receptor; with noise, dust and odour being identified as potential issues. Wesbeam is located approximately 1.3km from the residential suburb of Banksia Grove. Noise, dust and odour are therefore not anticipated to be an issue for the proposed plant.

This Licence is for the operation of a new facility established under works approval W5339/2012/1. The works were undertaken in accordance with the conditions of Works Approval and a Compliance Certificate was submitted to DER on 11 October 2013.

## 4 Decision Table

All applications are assessed under the *Environmental Protection Act 1986*, the *Environmental Protection Regulations 1987* and the risk matrix attached to this decision document in Appendix A. Where other references have been used in making the decision they are detailed in the decision table.

DECISION TABLE			
Works Approval / Licence Section	Condition Number W = Works Approval L = Licence	OSC or NSC	Justification (including risk description & decision methodology where relevant)
<b>General Conditions</b>	L1.2 Containment conditions required	SC	<p><i>Emission Significance – 3</i></p> <p><i>Socio-political context – No concern or interest</i></p> <p><i>Risk Assessment – D- EIPs, other management mechanisms/licence conditions (monitoring/reporting)/other regulatory tools</i></p> <p><b>Operation and Construction</b></p> <p>Spills of pesticides can be an issue at timber treatment plants. Wesbeam has constructed the treatment area as a concrete hardstand bunded and drained into a sealed sump. Treatment tanks are contained within bunds designed to hold 120% of the total containment capacity.</p> <p>Timber will be treated using a variation of vacuum and low pressure. The treated product is drip free once it is removed from the treatment vessel. In the unlikely event that timber is removed dripping, the plant has a steel drip tray under the unloading bogie. Freshly treated timber is stored on a drip pad located under the main roof until it is completely dry, prior to being packed in plastic and dispatched or stored on an impervious surface.</p> <p>Unlike the Copper Chrome Arsenic timber preservation methods, the Light Organic Solvent Preservative (LOSP) method used by Wesbeam does not have a fixation period. It is ready for dispatch once dry.</p>
			Reference Documents
			<p>Application supporting documentation</p> <p>Environmental Protection (Unauthorised Discharges) Regulations, 2004;</p> <p>Contaminated Sites Management Series - Assessment levels for Soil, Sediment and Water, 2010</p>



**DECISION TABLE**

Works Approval / Licence Section	Condition Number W = Works Approval L = Licence	OSC or NSC	Justification (including risk description & decision methodology where relevant)	Reference Documents
Emissions General	N/A	N/A	N/A	
Point source emissions to air including monitoring	N/A	N/A	N/A	
Point source emissions to air including monitoring	N/A	OSC	N/A	
Point source emissions to surface water including monitoring	N/A	N/A	N/A	
Emissions to land including monitoring	N/A	N/A	N/A	
Point source emissions to groundwater including monitoring	N/A	N/A	N/A	
Fugitive Emissions	L2.6	OSC	Operation and Construction Emission Significance – 1 Socio-political context – No concern or interest Risk Assessment – E – no regulation, other management mechanisms	Environmental Protection (Unauthorised Discharges) Regulations, 2004





**DECISION TABLE**

Works Approval / Licence Section	Condition Number W = Works Approval L = Licence	OSC or NSC	Justification (including risk description & decision methodology where relevant)	Reference Documents
			<p>Dust generation can be an issue at timber treatment plants from the sawing process. At this premises, all sawing of the timber is conducted in the existing laminate plant, which is fully enclosed. Dust is not anticipated to be an issue.</p> <p>Mist generated during the treatment process is exhausted through a cyclonic air water separator and is drained to the vacuum seal water tank.</p> <p>Standard dust conditions required increase unanticipated dust becomes an issue in the future.</p>	
<b>Odour</b>	L2.7	OSC	<p><b>Operation and Construction</b>  <i>Emission Significance</i> – 1  <i>Socio-political context</i> – No concern or interest  <i>Risk Assessment</i> – E – no regulation, other management mechanisms</p> <p>A light odour associated with the evaporation of solvent from the freshly treated timber is anticipated. It is unlikely that this odour will affect odour sensitive receptors from the residential area of Banksia Grove, located 1.3 km from the premises.</p> <p>Standard odour condition is included increase unanticipated odour becomes an issue in the future.</p>	Odour Assessment Standards for Management and Enforcement Actions Policy, 2010
<b>Noise</b>	N/A	N/A	<p><b>Operation and Construction</b>  <i>Emission Significance</i> – 1  <i>Socio-political context</i> – No concern or interest  <i>Risk Assessment</i> – E – no regulation, other management mechanisms</p>	Environmental Protection (Noise) Regulations 1997



**DECISION TABLE**

Works Approval / Licence Section	Condition Number W = Works Approval L = Licence	OSC or NSC	Justification (including risk description & decision methodology where relevant)	Reference Documents
Monitoring General	N/A	N/A	Timber preservation operations are not a high noise generating industry. The only noise generation anticipated is from the vacuum, pumps and vehicle movements. It is unlikely that residents would be affected by noise.	
Monitoring of inputs and outputs	N/A	N/A	N/A	
Process Monitoring	N/A	N/A	N/A	
Ambient Quality Monitoring	N/A	N/A	N/A	
Meteorological monitoring	N/A	N/A	N/A	
Improvements	N/A	N/A	N/A	
Information	L5 AACR and AER required	OSC	Standard conditions required	



## 5 Advertisement and Consultation Table

Date	Event	Comments received/Notes	How comments were taken into consideration
14/01/2013	Application advertised in West Australian (Works Approval)	Nil	N/A
10/01/2013	Application referred to interested parties listed - City of Wanneroo	Nil	N/A
02/08/2013	Proponent sent a copy of draft instrument	Nil	N/A
19/08/2013	Works Approval issue advertised in West Australian	Nil	N/A
8/07/2013	Application advertised in West Australian (licence)	Nil	N/A
11/11/2013	Licence issue advertised in West Australian		



Appendix A

EMISSIONS AND DISCHARGES RISK ASSESSMENT MATRIX

Note: These matrix are taken from the current DER Officer's Guide to Emissions and Discharges Risk Assessment May 2006.

Table 3: Measures of Significance of Emissions

Emissions as a percentage of the relevant emission or ambient standard		Worst Case Operating Conditions (95 <sup>th</sup> Percentile)			
		>100%	50 – 100%	20 – 50%	<20%*
Normal Operating Conditions (50 <sup>th</sup> Percentil	>100%	5	N/A	N/A	N/A
	50 – 100%	4	3	N/A	N/A
	20 – 50%	4	3	2	N/A
	<20%*	3	3	2	1

\*For reliable technology, this figure could increase to 30%

Table 4: Socio-Political Context of Each Regulated Emission

		Relative proximity of the interested party with regards to the emission				
		Immediately Adjacent	Adjacent	Nearby	Distant	Isolated
Level of Community Interest or Concern*	5	High	High	Medium High	Medium	Low
	4	High	High	Medium High	Medium	Low
	3	Medium High	Medium High	Medium	Low	No
	2	Low	Low	Low	Low	No
	1	No	No	No	No	No

Note: These examples are not exclusive and professional judgement is needed to evaluate each specific case

\*This is determined by DER using the DEC "Officer's Guide to Emissions and Discharges Risk Assessment" May 2006.

Table 5: Emissions Risk Reduction Matrix

		Significance of Emissions				
		5	4	3	2	1
Socio-Political Context	High	A	A	B	C	D
	Medium High	A	A	B	C	D
	Medium	A	B	B	D	E
	Low	A	B	C	D	E
	No	B	C	D	E	E

PRIORITY MATRIX ACTION DESCRIPTORS

A = Do not allow (fix)

B = licence condition (setting limits + EMPs - short timeframes)(setting targets optional)

C = licence condition (setting targets + EMPs - longer timeframes)

D= EIPs, other management mechanisms/licence conditions (monitoring/reporting)/other regulatory tools

E = No regulation, other management mechanisms