



Licence

Environmental Protection Act 1986, Part V

Licensee: Farfield Holdings Pty Ltd T/A Capital Recycling

Licence: L8797/2013/1

Registered office: Level 2, 102 Beaufort Street
PERTH , WA 6000

ACN: 104 086 320

Premises address: Capital Recycling Horton Road
Lot M1822 on Diagram 8755 Volume 1034 Folio 539
Horton Road
WOOTATTING 6562

Issue date: Thursday, 28 November 2013

Commencement date: Monday, 02 December 2013

Expiry date: Tuesday, 01 December 2018

Prescribed premises category
Schedule 1 of the Environmental Protection Regulations 1987

Category number	Category description	Category production or design capacity	Premises production or design capacity
12	Screening etc. of material: premises (other than premises within category 5 or 8) on which material extracted from the ground is screened, washed, crushed, ground, milled, sized or separated.	50 000 tonnes or more per year	200 000 tonnes per annual period

Conditions

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

.....
Mark Whiteley
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

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.

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.

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

This premises is located at Lot M1822 on Diagram 8755 Horton Road, Woottating.

The site is rich in lateritic gravel. The proposal is for a screening plant to be located onsite for the purposes of processing excavated material. The plant will be operational for an average of 1 day a week, or approximately 50 days a year.

The area is socio-politically sensitive. DER has assessed the main issues for the premises as being dust and noise, but believes management measures are adequate in minimising these emissions. Noise modelling for the premises indicates the site will comply with the Environmental Protection (Noise) Regulations, 1997.

There is groundwater present very close to the surface of the site. A water management plan was submitted to DER and signed off by the Department of Water. Excavation will not take place in winter when groundwater is closer to the surface.

The nearest sensitive receptor is located 700 meters to the North of the site.

The operators have volunteered to do ambient air quality monitoring using e-samplers which are similar to high volumetric samplers. The premises has a detailed dust management plan which includes use of a water cart and monitoring of meteorological conditions .

There is a water course that divides the site from North to South.

This Licence is for the operation of a new facility established under works approval W5485/2013/1. The licences and works approvals issued for the Premises since 08/09/2013 is:

Instrument log		
Instrument	Issued	Description
W5485/2013/1	08/09/2013	New application
L8797/2013/1	21/11/2013	New licence



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 in the same year;

'AS 3580.14' means the Australian Standard AS 3580.14 *Methods for sampling and analysis of ambient air - Meteorological monitoring for ambient air quality monitoring applications*

'AS 3580.9.6' means the Australian Standard AS 3580.9.6 *Methods for sampling and analysis of ambient air - Determination of suspended particulate matter - PM₁₀ high volume sampler with size - selective inlet – Gravimetric method*;

'AS/NZS 5667.1' means the Australian Standard AS/NZS 5667.1 *Water Quality – Sampling – Guidance of the Design of sampling programs, sampling techniques and the preservation and handling of samples*;

'AS/NZS 5667.11' means the Australian Standard AS/NZS 5667.11 *Water Quality – Sampling – Guidance on sampling of groundwaters*;

'CEMS' means continuous emissions monitoring system;

'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
Email: swanindustryreg@der.wa.gov.au;

'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 2.2, 2.3, 2.4 and 2.5;

'Licence' means this Licence numbered L8797/2013/1 and issued under the *Environmental Protection Act 1986*;

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

'NATA' means the National Association of Testing Authorities, Australia;

'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;

'six monthly' means the 2 inclusive periods from 1 April to 30 September and 1 October to 31 March in the following year;

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.¹

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.

2.2-2.4 Point source emissions to air, surface water and groundwater

There are no specified conditions relating to point source emissions to air, surface water or groundwater in these sections.

2.4.1 Emissions to land

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

2.5 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 of the Premises crosses the boundary of the Premises.
- 2.6.3 The Licensee shall implement and adhere to the Dust Management Plan titled '130531.a PA Lot M1822 Dust Management Plan Version 5' dated 2013 and DER's technical advice regarding dust management dated 22 April 2013 (DER reference A644682).



2.6 Odour

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

2.7 Noise

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

3 Monitoring

3.1.1 The licensee shall ensure that:

- (a) all water samples are collected and preserved in accordance with AS/NZS 5667.1;
- (b) all groundwater sampling is conducted in accordance with AS/NZS 5667.11;
- (c) all laboratory samples are submitted to a laboratory with current NATA accreditation; for the parameters to be measured unless indicated otherwise in the relevant table; and
- (d) all dust samples are collected and analysed in accordance with AS/NZS 3580.14 and AS/NZS 3580.96.

3.1.2 The Licensee shall ensure that :

- (a) six monthly monitoring is undertaken at least 5 months apart; and
- (b) annual monitoring is undertaken at least 9 months apart.

3.1.3 The Licensee shall record production or throughput data and any other process parameters relevant to any non-continuous or CEMS monitoring undertaken.

3.1.4 The Licensee shall ensure that all monitoring equipment used on the Premises to comply with the conditions of this Licence is calibrated in accordance with the manufacturer's specifications and AS/NZ 3580.96 and AS/NZ 5667.1 and AS/NZ5667 1.1.

3.1.5 The Licensee shall, where the requirements for calibration cannot be practicably met, or a discrepancy exists in the interpretation of the requirements, bring these issues to the attention of the Director accompanied with a report comprising details of any modifications to the methods.

3.2-3.4 Monitoring of point source emissions to air, surface water, groundwater

There are no specified conditions relating to monitoring of point source emissions to air, or surface water, groundwater in this section.

3.5 Monitoring of emissions to land

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

3.6 Monitoring of inputs and outputs

There are no specified conditions relating to monitoring of inputs and outputs in this section.

3.7 Process monitoring

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



3.8 Ambient environmental quality monitoring

3.8.1 The Licensee shall undertake the monitoring in Table 3.8.1 and 3.8.2 according to the specifications in those tables and record and investigate results that do not meet any target specified.

Table 3.8.1: Monitoring of ambient air quality

Monitoring point reference and location (as per attachment 1)	Parameter	Target	Units ¹	Averaging period	Frequency	Method
A1 – A2	Particulates as PM ₁₀	50	µg/m ³	24 hours	Continuous	AS 3580.9.6

Table 3.8.2: Monitoring of ambient groundwater quality

Monitoring point reference and location (as per attachment 1)	Parameter	Units	Averaging period	Frequency
BH3, BH6, BH7	Standing water level	m(AHD)	Spot sample	Annually
BH3, BH6, BH7	pH		Spot sample	Annually
BH3, BH6, BH7	Electrical conductivity	µS/cm	Spot sample	Annually
BH3, BH6, BH7	Total Dissolved Solids	mg/L	Spot sample	Annually
BH3, BH6, BH7	Total Nitrogen	mg/L	Spot sample	Annually
BH3, BH6, BH7	Phosphorus	mg/L	Spot sample	Annually

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:

- (a) implement a complaints management system that shall record the following information (if known or provided) about complaints received at the Premises concerning any environmental impact of the activities undertaken at the Premises:
 - (i) name and address of the complainants (if consented);
 - (ii) date and time of complaint;
 - (iii) date and time of alleged incident;
 - (iv) alleged source of the incident;
 - (v) general description of the alleged incident, including any environmental or health impacts reported by the complainant;
 - (vi) wind direction, wind speed and temperature at time of alleged incident;
 - (vii) likely source of the alleged incident; and
 - (viii) actions taken by licensee to address complaint, including the outcome of any investigation(s) and action(s) to verify any impacts.
- (b) complete an annual analysis and review of complaints recorded under 5.1.4(a) to identify any common factors and root cause of complaints and proposals to address these.

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.

Table 5.2.1: Annual Environmental Report

Condition or table (if relevant)	Parameter	Format or form ¹
-	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
3.8.2	Groundwater monitoring	
3.8.1	Ambient air quality	

Note 1: Forms are in Schedule 2



5.2.2 The Licensee shall ensure that results from CEMS are [made available on request as tabulated data and time series graphs including] [OR] [made available on request as tabulated data and reported as time series graphs, including] [OR] [reported in the Annual Environmental Report as tabulated data and time series graphs including]:

- (a) times and dates;
- (b) unavailability of abatement;
- (c) target or limit exceedances; and
- (d) an assessment of the information contained within the report against previous submissions and Licence limits and/or targets.

5.2.3 The Licensee shall ensure that the Annual Environmental Report also contains:

- (a) any relevant process, production or operational data recorded under Condition 3.1.3;
- (b) an assessment of the information contained within the report against previous monitoring results and Licence limits and/or targets; and
- (c) a list of any original monitoring reports submitted to the Licensee from third parties for the annual period and make these reports available on request.

5.2.4 The Licensee shall submit the information in Table 5.2.2 to the Director according to the specifications in that table.

Table 5.2.2: Non-annual reporting requirements

Condition or table (if relevant)	Parameter	Reporting period	Reporting date (after end of the reporting period)	Format or form ¹
Table 5.8.1	Target exceedances	Quarterly	28 calendar days	N1

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.

Table 5.3.1: Notification requirements

Condition or table (if relevant)	Parameter	Notification requirement ¹	Format or form ²
2.1.1	Breach of any limit specified in the Licence	Part A: As soon as practicable but no later than 5pm of the next usual working day. Part B: As soon as practicable	N1
-	Any failure or malfunction of any pollution control equipment or any incident, which has caused, is causing or may cause pollution		
3.1.4	Calibration report	As soon as practicable.	None specified

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 red line depicts the Premises boundary. The locations of the monitoring points defined in Table 3.8.1 and 3.8.2 are shown below.





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.

Licence: L8797/2013/1 Licensee: Farfield Holdings Pty Ltd T/A Capital Recycling
 Form: AACR Period:
 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

a) Licence condition not complied with?	
b) Date(s) b) Date(s) and time(s) the non compliance occurred, if applicable?	
c) Was this non compliance reported to DER?	
<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
d) Has DER taken, or finalised any action in relation to the non compliance?	
e) Summary of particulars of non compliance, and what was the environmental impact?	
f) If relevant, the precise location where the non compliance occurred (attach map or diagram)	
g) Cause of non compliance	
h) Action taken or that will be taken to mitigate any adverse effects of the non compliance	
i) Action taken or that will be taken to prevent recurrence of the non compliance	

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"/> by the individual Licence holder, or <input type="checkbox"/> 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"/> by affixing the common seal of the Licensee in accordance with the Corporations Act 2001; or <input type="checkbox"/> by two directors of the Licensee; or <input type="checkbox"/> by a director and a company secretary of the Licensee, or <input type="checkbox"/> if the Licensee is a proprietary company that has a sole director who is also the sole company secretary – by that director, or <input type="checkbox"/> by the principal executive officer of the Licensee; or <input type="checkbox"/> 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"/> by the principal executive officer of the Licensee; or <input type="checkbox"/> 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"/> by the CEO of the Licensee; or <input type="checkbox"/> 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: L8797/2013/1
 N1

Licensee: Farfield Holdings Pty Ltd T/A Capital Recycling Form:
 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	

Notification requirements for the breach of a limit	
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	

Notification requirements for any failure or malfunction of any pollution control equipment or any incident which has caused, is causing or may cause pollution	
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 Farfield Holding Pty Ltd T/A Capital Recycling	
Date	



Decision Document

Environmental Protection Act 1986, Part V

Proponent: Farfield Holdings Pty Ltd T/A Capital Recycling

Licence: L8797/2013/1

Registered office: Level 2
102 Beaufort Street
PERTH , WA 6000

ACN: 104 086 320

Premises address: Capital Recycling Horton Road
Lot M1822 on Diagram 8755 Volume 1034 Folio 539
Horton Road
WOOTATTING 6562

Issue date: Thursday, 28 November 2013

Commencement date: Monday, 02 December 2013

Expiry date: Tuesday, 01 December 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:

Malini Alexander
.....
Regional Environmental Officer

Decision Document Authorised By:

Cristina Angel
.....
Regional Leader



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1 Purpose of this Document	2
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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>12 (Screening)</td> <td>200,000 tonnes per annum</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Category Number(s)	Design Capacity	12 (Screening)	200,000 tonnes per annum				
	Category Number(s)	Design Capacity							
	12 (Screening)	200,000 tonnes per annum							
Application Verified	Date: 21/10/2013								
Application Fee Paid	Date: 23/10/2013								
Works Approval has been complied with 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	N/A								
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 checked="" type="checkbox"/> No <input type="checkbox"/></td> <td> Referral Decision No: Managed under Part V <input checked="" type="checkbox"/> Assessed under Part IV <input type="checkbox"/> </td> </tr> </table>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Referral Decision No: Managed under Part V <input checked="" type="checkbox"/> Assessed under Part IV <input type="checkbox"/>						
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Referral Decision No: Managed under Part V <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/>								
Is the Premises within an Environmental Protection Policy (EPP) Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
If Yes include details of which EPP(s) here.									
Is the Premises subject to any EPP requirements?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
If Yes, include details here, eg Site is subject to SO ₂ requirements of Kwinana EPP.									



3 Executive summary of proposal

The facility is located at Lot M1822 Horton Road, Wootatting, WA, 6562. The land is zoned as agricultural.

The lot consists of lateritic gravely soils of the the Darling Plateau. Underlying this layer is granite and laterite deposits. The site also contains a narrow shallow valley floor of fluvial origin and a surface of planation and lateritic uplands of denudational origins.

The small creek bed contained within the lot is a minor non-perennial waterbody and is called Woolooloo Brook. There is evidence of perched water below the surface, but above the underlying granitic rock throughout the lot. The perched water table drains into the watercourse running through the lot.

There are 6 bores located onsite, three of which can be monitored annually. The proponent will also be monitoring surface water at three locations as mentioned in Section 6.4.2 of the Water Management Plan approved by the Department of Water.

Surface water runoff flows towards the valley in the centre of the lot. In this valley 2 watercourses merge into one and flow northwards.

The EPA recommends a separation distance of 500m. The main issues associated with screening are noise and dust. Noise has been assessed cumulatively against two other industries operating in the area and the site is expected to comply with the Environmental Protection (Noise) Regulations, 1997.

There are a number of residences surrounding the site, the nearest being 700 meters towards the north and another being 850 west of the site. Other residents lie 1.2Km from the boundary of the premises.

BGC Voyager II Quarry is located 2.5Km to the south of the site and Acacia Prison is located 2Km to the North West.

Extraction of gravel will be divided into 3 phases and will consist of stripping top soil with a grader, stockpiling, excavation, screening and restockpiling of screened material.

The premises will operate on average one week per month. The estimated traffic for the site is 10 trucks and 2 staff vehicles per day.

Dust management by watercart will utilise water stored in 2 dams onsite. The premises has a detailed dust management plan which will include monitoring of ambient air quality to assess meteorological conditions. As groundwater is fairly close to the surface, excavated material is possibly wet enough to require minimal wetting with water cart. Trucks leaving the premises will be covered and access roads wet down when required.

The excavation of gravel during winter months has the potential to disturb groundwater and therefore no extraction of gravel will occur during this period.

A number of stormwater management mechanisms will be employed to minimise erosion onsite including temporary stormwater drains being fitted adjacent to the active part of the site. Silt traps and stormwater retention pits will also be installed.

The premises has a rehabilitation plan.



4 Decision Table

All applications are assessed under the *Environmental Protection Act 1986*, the *Environmental Protection Regulations 1987*, DEC's Policy Statement - Limits and targets for prescribed premises 2006 and the risk matrix attached to this decision document in Appendix A and DER's Industry Regulation Emissions and Discharges Assessment Framework. 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)	Reference Documents
Emissions General	L2.1.1	OSC	Emissions are likely to be noise, dust an odour, but since the nearest sensitive receptors are located outside the EPA buffer distance and the company has appropriate management plans, these are not expected to be an issue.	Supporting documentation
Point source emissions to air including monitoring	N/A	N/A	Operation Emission Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there are no point source emissions to air No significant point source air emissions are expected from operations	Environmental Protection (Unauthorised Discharges) Regulations, 2004 Application supporting documentation
Point source emissions to surface water including monitoring	N/A	N/A	Operation Emission Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there are no point source emissions to surface water No significant point source air emissions are expected from operations	Environmental Protection (Unauthorised Discharges) Regulations, 2004 Application supporting documentation
Emissions to land including	N/A	N/A	Operation Emission Significance - 1	Environmental Protection (Unauthorised



monitoring			<p>Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there are no point source emissions to land</p> <p>No significant point source surface water emissions are expected from operations</p>	<p>Discharges) Regulations, 2004</p> <p>Application supporting documentation</p>
Point source emissions to groundwater including monitoring	N/A	N/A	<p>Operation Emission Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there are no point source emissions to groundwater</p> <p>No significant point source groundwater are expected from operations</p>	<p>Environmental Protection (Unauthorised Discharges) Regulations, 2004</p> <p>Application supporting documentation</p>
Fugitive Emissions	L2.6.1 – L2.6.3	NSC	<p>Operation Emission Significance - 2 Socio-political context – High level interest and concern Risk Assessment – C – Manage with works approval condition</p> <p>Dust emissions are not expected to be an issue during the construction, or operation of this proposal. Nearest sensitive receptors are outside the EPA buffer zone (resident’s dwelling at 700 meters)</p> <p>The proponent has submitted a detailed dust management plan that has been assessed by DER’s Air Quality Management Branch and deemed adequate to address the issues.</p> <p>Voluntary dust monitoring is proposed during the operational phase of this proposal in accordance with the company’s dust management plan. The equipment used will be an E sampler which is similar to a high volume sampler.</p>	<p>Environmental Protection (Unauthorised Discharges) Regulations, 2004</p> <p>Dust Management Plan, Bowman and Associates, Version 5</p> <p>A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities. Department of Environment and Conservation March 2011</p>



Odour	N/A	N/A	<p>Operation Emission Significance - 1 Socio-political context – High level interest and concern Risk Assessment – B – Manage with works approval condition</p> <p>No odour is expected during operations</p>	<p>Odour Assessment Standards for Management and Enforcement Actions Policy, 2010 Email correspondence and reports</p>
Noise	N/A	OSC	<p>Operation Emission Significance - 2 Socio-political context – Medium level interest Risk Assessment – D – Other management mechanisms</p> <p>Cumulative noise for the operational phase of the premises has been conducted and reviewed internally by noise management branch. The activities onsite are expected to comply with the appropriate noise regulations.</p>	<p>Environmental Protection (Noise) Regulations 1997</p> <p>Environmental Noise Assessment, Vipac, 18 October 2013</p>
Monitoring General	N/A	N/A	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there is no monitoring during the works approval phase of this proposal</p> <p>No monitoring is required during operations</p>	<p>Regulatory Monitoring Requirements for Prescribed Premises, Officers Guide</p>
Monitoring of inputs and outputs	N/A	N/A	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there is no monitoring during the works approval phase of this proposal</p> <p>No monitoring is required during operations</p>	<p>Regulatory Monitoring Requirements for Prescribed Premises, Officers Guide</p>
Process Monitoring	N/A	N/A	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there is no monitoring during the works approval phase of this proposal</p>	<p>Regulatory Monitoring Requirements for Prescribed Premises, Officers Guide</p>



			No monitoring is required during operations	
Ambient Air Quality Monitoring	N/A	N/A	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there is no monitoring during the works approval phase of this proposal</p> <p>No monitoring is required during operations</p>	Regulatory Monitoring Requirements for Prescribed Premises, Officers Guide
Meteorological monitoring	N/A	N/A	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as there is no monitoring during the works approval phase of this proposal</p> <p>No monitoring is required during the construction phase of this proposal, however in the interests of dust management, if meteorological conditions are unfavourable measures will be taken to minimise dust emissions from the premises</p>	Regulatory Monitoring Requirements for Prescribed Premises, Officers Guide
Improvements	N/A	N/A	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - E – No regulation required as this is a new works approval</p> <p>As this is a new site, no improvements are required during operations</p>	Supporting documents
Information	L5.1-L5.3	OSC	<p>Operation Significance - 1 Socio-political context - No concern or interest. Risk Assessment - D – Regulation through works approval conditions</p>	Supporting documents

5 Advertisement and Consultation Table



Date	Event	Comments received/Notes	How comments were taken into consideration
28/10/2013	Application advertised in West Australian (or other relevant newspaper)	As below	As below
28/10/2013	Application referred to interested parties	Noise emissions	<p>Noise was cumulatively assessed in relation to industry currently operating in the area and found to comply with the Environmental Protection Regulations 1987.</p> <p>Noise is not expected to be an issue during the construction phase of this proposal.</p> <p>Once operations begin, the site is expected to be operational for one week a month only and operational only during the day.</p> <p>The proposal is a significantly smaller operation compared to other similar industry already operating in the area.</p> <p>DER regulates noise issues resulting from screening operations onsite. Noise generated by activities relating to the extractive industry licence is regulated by the Local Government Authority, the Shire of Northam. The noise modelling suggests that the noise from the screening and quarrying activities would comply with the Noise Regulations.</p> <p>The prescribed premises is located 700 meters from the nearest sensitive receptor in accordance with EPA buffer distance recommendations of at least 500 m.</p>
		Dust emissions	<p>The proponent has submitted a comprehensive dust management plan that has been assessed and deemed suitable to manage potential emissions.</p> <p>The proponent has proposed dust monitoring as part of dust management procedures.</p> <p>Other dust management measures will include:</p>



Date	Event	Comments received/Notes	How comments were taken into consideration
			<p>A water truck for dust suppression Limiting potential dust generating activities under unfavourable meteorological conditions Covering haul trucks Wetting down stockpiles</p> <p>The proponent will be required to adhere to DER's dust management guidelines.</p> <p>DER regulates dust issues resulting from screening operations onsite. Dust generated by activities relating to the extractive industry licence are regulated by the Local Government Authority, the Shire of Northam. The prescribed premises boundary is located 700 meters from the nearest sensitive receptor in accordance with EPA buffer distance recommendations of 500 meters.</p>
		Contributions that might affect salinity of the nearby creek	<p>The proponent has conducted a detailed groundwater and surface water assessment and this document has been submitted to the Department of Water and DER.</p> <p>In addition the proponent has submitted a groundwater management plan to the Department of Water, which was assessed and accepted on 03 December 2012.</p>
		Material deposited in the creek bed	The LGA, the Shire of Northam has taken steps to deal with this matter and should be contacted for any further information relating to the outcome of this investigation.
12/11/2013	Proponent sent a copy of draft instrument	Minor administrative changes to be made	Changes made accordingly



Appendix A

EMISSIONS AND DISCHARGES RISK ASSESSMENT MATRIX

Note: These matrix are taken from the current DEC 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 th Percentile)			
		>100%	50 – 100%	20 – 50%	<20%*
Normal Operating Conditions (50 th 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