iw Projects

PRODUCT RECOVERY INDUSTRIES PTY LTD

LOT 120 PEDERICK ROAD, NEERABUP

WORKS APPROVAL APPLICATION SUPPORTING DOCUMENTATION

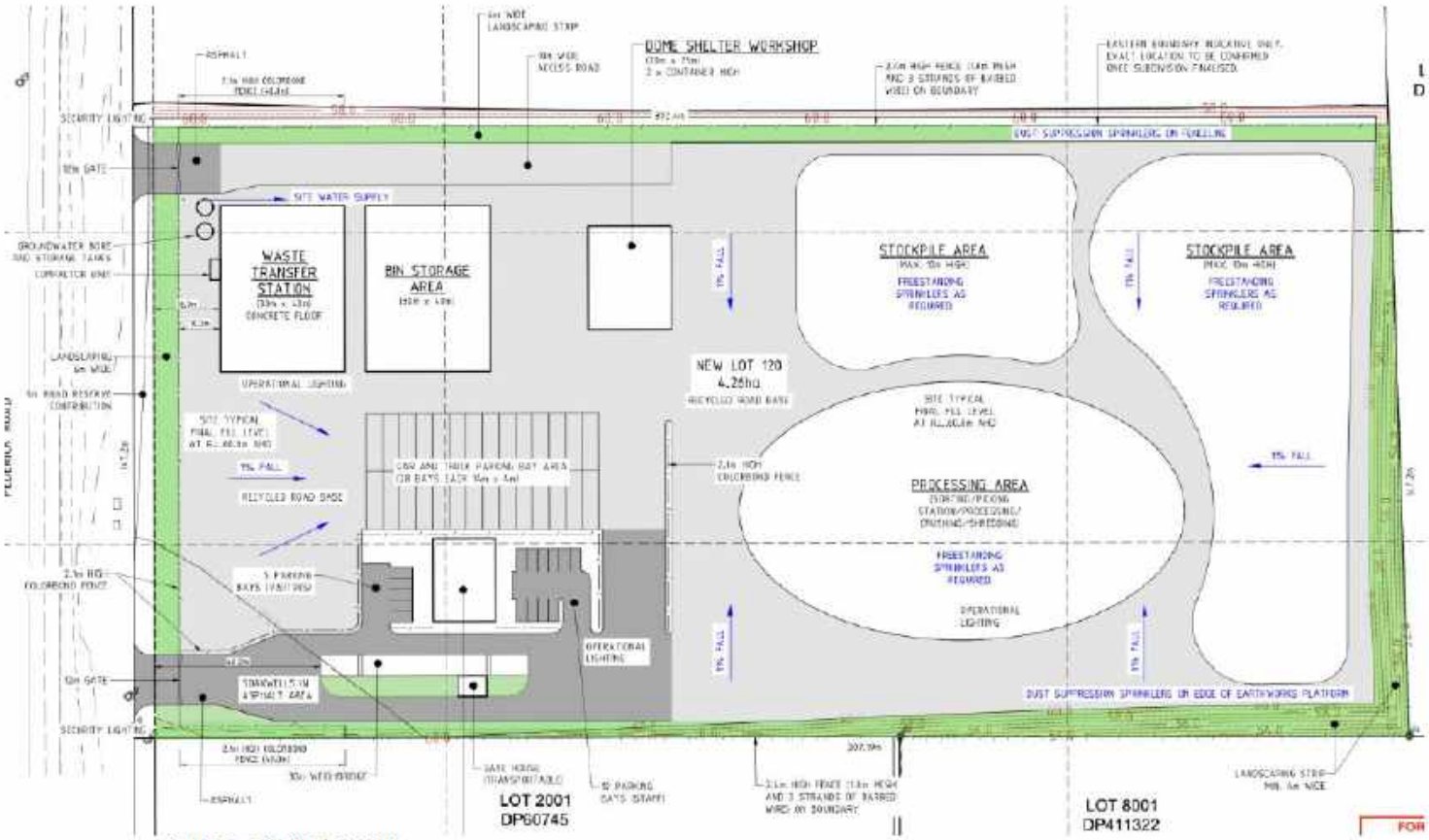

Image of Site Layout

Prepared for

PRODUCT RECOVERY INDUSTRIES PTY LTD

[redacted]

Revision: Final
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1. Introduction

Product Recovery Industries Pty Ltd (Proponent) proposes to develop a mixed waste sorting and transfer station facility at Lot 120 Pederick Road, Neerabup. Due to the quantity of waste material proposed to be handled on site, it is necessary that a Works Approval be applied for.

Product Recovery Industries Pty Ltd currently operates a mixed Construction and Demolition (C&D) waste sorting and transfer operation at Lot 5, 190 Fynn Drive (Licence L8969/2016/2), which is immediately to the south of the proposed development. The intention is to relocate this current operation to the new site off Pederick Road.

This document provides the supporting information for the Works Approval application for the development of the Pederick Road waste management facility.

In addition to this Works Approval Application, the Proponent has applied for the appropriate Planning Approval, which is currently being assessed by the City of Wanneroo.

2. The Proponent

The Proponent for this proposed development is Product Recovery Industries Pty Ltd:

PO Box 419
MORLEY BC
WA 6943.

3. Premises Location and Details

Property Location:

Future Lot 120 Pederick Road (currently going through subdivision)
NEERABUP
WA 6031

Property Description of Existing Larger Lot:

Location Lot 107
Deposited Plan 425095

Property Area

4.26 ha

Prescribed Premises

The Prescribed Premises boundary incorporates the complete property.

Appendix No. 1 – Prescribed Boundary identifies the extent of the premises and the co-ordinates of the boundary.

4. Local Government Authority

The proposed development is within the City of Wanneroo.

The Proponent has applied for the appropriate Planning Approval, which is currently being assessed by the City of Wanneroo.

Planning Issues – No town planning issues have been identified.

5. Ministerial Requirements

Environmental Protection Act Part IV - The proposal has not been assessed by the Environmental Protection Authority (EPA) and has no associated Ministerial Conditions.

6. Existing Site

The has previously been used for market gardening, vegetable production.

The original landowner is currently going through the process of subdividing the larger lot, of which Lot 120 forms the western most subdivided block.

7. Proposed Activities and Throughput

7.1. Proposal Overview

This proposal covers two distinct operational activities:

- Receival and transfer of mixed waste:
  - Receival and inspection of waste within a fully enclosed building;
  - Push up and stockpile pending arrival of waste transfer vehicle;
  - Loading of waste transfer vehicle from either within the building or externally via a waste compactor;
  - Waste removal from site.
- Receival, screening, sorting, crushing and transfer of mixed Construction and Demolition (C&D) waste:
  - Receival and inspection of waste;
  - Screening and sorting of waste material into recyclable and residual components:
    - Mechanical sorting from stockpile to remove larger recyclable and waste materials;
    - Mechanical screening of mixed waste;
    - Picking station; and,
    - Removal of non-compliant waste materials for appropriate off-site disposal.
  - Crushing of sorted inert materials;

- Asbestos sampling and analysis of recycled products (sand, road base and drainage rock);
- Storage of waste and recyclable material pending off-site removal; and,
- Off-site removal.

7.2. Material Throughput

The proposed total annual waste throughput for the facility will be 350,000 t/yr:

- Mixed Waste Transfer Station – 100,000 t/yr; and,
- C&D processing – 250,000 t/yr, with 200,000 t/yr crushing.

8. Facility Categories

Based on the proposed activities, the following facility environmental categories are relevant:

Associated with the proposed activities:

- Category 13 – Crushing of building materials;
- Category 61A - Solid Waste Facility; and,
- Category 62 - Solid Waste Depot.

9. Operating Methodology and Material Types

9.1. Facility Operating Hours

The facility will operate during the following hours:

- Monday to Saturday – 6.00 am to 6.00 pm; and,
- Sundays and Public Holidays – 7.00 am to 12.00 pm.

9.2. Operating Methodology

The Proponent proposes to receive material predominantly from its own related collection businesses and also receive material from local government and other commercial waste collection companies.

The waste material will predominantly be from residential clean-up, commercial & industrial sources and construction sites. There will also be the ability for municipal solid waste (residential kerbside and vergeside collection) to be received on site.

The waste delivery vehicles will be received on site, with some weighed in over the weighbridge and others accounted for by bin volume. Vehicles will then be directed to either to the mixed waste transfer station or C&D waste sorting and processing facility.

9.2.1. Transfer Station

The mixed waste transfer station will receive non-recyclable mixed waste from multiple sources, including municipal waste collections (kerbside and vergeside) and commercial and industrial waste generators via small waste collection vehicles, predominantly from side and front-lift vehicles, and the waste transferred into large bulk transfer trailers for off-site removal to the Salt Valley Road Landfill facility (Proponent related facility) or other appropriately licensed landfill facilities.

On arrival at the transfer station facility, the incoming waste material will be inspected on unloading onto the tipping floor for conformance with standard acceptance/operating procedures (no asbestos, liquid waste or other problematic waste materials). Any identified nonconforming waste material will either be removed by the waste delivery vehicle or quarantined on site and removed from site as soon as practical, but within 48 hours of being received.

The loading of the transfer vehicles will either occur inside the transfer station building, with the transfer vehicle reversing into the building and being loaded by a front-end loader or excavator, or the loading will occur with the vehicle positioned external to the transfer station building (north side) and loaded via a compactor unit.

The incoming waste, once unloaded onto the tipping floor will be pushed up into stockpile to make space on the tipping floor for subsequent waste deliveries and in preparation for the arrival of the next waste transfer vehicle.

Due to space limitations within the building, there cannot be significant stockpiling of waste material. The facility will be operated with a rapid turnover of waste material. In most situations, the waste will be removed from site on the same day that it was delivered. Some waste will remain within the building overnight. This will predominantly be from late deliveries, received after the last transfer trailer has departed the site.

Due to the distance to the landfill disposal point and the fact that most landfills close at 5.00 pm, the last transfer trailer will typically depart the facility well before the last waste delivery loads have been received; hence, the accumulation of some waste within the facility overnight. There may also be the situation where there is some waste left within the facility over the weekend, with this waste being removed with the first loads on Monday morning.

Due to the anticipated low odour emissions from the mixed waste (as experienced at other similar facilities owned and operated by the Proponent), the building roller doors will be left open during the facility operating hours and closed after hours.

In the event that there are odour issues, with four roller doors, there is the opportunity to leave some doors closed during operations, to reduce the volume of odourous air escaping the building.

9.2.2. C&D Processing

On arrival at the C&D facility, the incoming waste material will be inspected on unloading for conformance with standard acceptance/operating procedures (no putrescible waste, asbestos, liquid waste or other problematic waste materials). Any identified nonconforming waste material will either be removed by the waste delivery vehicle or quarantined on site and removed from site as soon as practical, but within 48 hours of being received.

Waste material, that has a significant quantity of inert recyclable material, will be directed to the C&D waste sorting and processing facility. The material will be sorted, will reusable or recyclable material extracted and stored separately for subsequently direct removal to downstream recyclers or on-site processed into inert building products (sand, road base or drainage rock), while the waste residue will be temporarily stockpiled (maximum 48 hours) and subsequently removed to the on-site waste transfer station, for subsequent removal from site.

The sorting activities used to separate the various materials include combinations of the following:

- Removal of larger items by mechanical equipment;
- Screening of bulk waste to separate it into various size fractions;
- Post screening, removal of larger items with mechanical equipment; and,
- Hand sorting to remove specific items for reuse/recycling.

Recyclable materials will be stockpiles separately for subsequent off-site removal to downstream recyclers.

Screened sand will be stockpile separately and go through the asbestos sampling and testing procedure.

Clean bricks and concrete rubble will be stockpiles separately in preparation for further processing, including asbestos sampling and testing.

Waste residue will be relocated to the mixed transfer station for off-site removal to landfill.

9.3. Material Type

The typical range of materials being handled would include the following:

- Mixed Waste - including mixed waste from a wide range of municipal, commercial and industrial activities including:
    - Kerbside;
    - Vergeside;
    - Light manufacturing;
    - Transport and freight services;
    - Mechanical workshops;
    - Offices;
    - Showrooms; and,
    - Retail shops.
- C&D Waste;
    - Waste material from construction activities, typically new house construction and alterations:
        - Concrete, blocks, bricks and rubble;
        - Sand;
        - Plastic strapping and wrapping;
        - Cardboard packing boxes;
        - Pallets;
        - Scrap timber;
        - Empty product containers (paint cans, silicone tubes etc.);
        - Minimal general waste (lunch containers, drink containers etc.); and,
        - Green waste (small quantities).
    - Left over or damaged materials from construction activities:
        - Metal off-cuts and sections;
        - Timber pieces;
        - Bricks, pavers, floor and roof tiles;
        - Window and door frames; and,
        - Carpets.

9.4. Non-conforming Material Types

The following material types will not be accepted on site:

- Construction demolition waste from pre-1990 buildings;
- Asbestos;
- Clinical waste;
- Liquid waste;
- Hazardous and problematic waste;
- Contaminated soils; and,
- Class III and IV waste.

9.5. Asbestos Management

The site will NOT be licensed to accept asbestos and this material will not be intentionally delivered or accepted on site. There is however the potential to inadvertently receive this waste type at some of the proposed site operations.

The following processes will be put into place at the waste sorting and processing facility to manage this occurrence:

- Customers will be advised that asbestos products are not accepted on site.
- Appropriate signage will be erected at the site entrance notifying customers that asbestos is not accepted on site.
- Staff working at the facility will be trained to ensure that they are able to recognize asbestos containing material and are aware of the protocols to be followed if it is identified.
- Upon arrival at the facility, the incoming waste will be inspected and sorted into recyclable components and residual waste. If at any stage asbestos is identified, the load will either be rejected (if the delivery vehicle is still on site) or the asbestos containing material will be separated and placed in a waste bin for immediate removal (at least within 48 hours).
- Screened and/or crushed products will be managed in accordance with the most recent DER *Asbestos Management Guidelines, 18 December 2012*.

All relevant activities will be carried out in accordance with a site Asbestos Management Plan, which has been developed to comply with the DER *Asbestos Management Guidelines, 18 December 2012*.

Appendix No. 2 – Asbestos Management Plan provides a copy of the Asbestos Management Plan.

10. Site Layout, Design and Construction Activities

10.1. Site Layout

Lot 120 Pederick Road is located within the Neerabup Industrial Estate, in the area of the estate being developed by the City of Wanneroo (as opposed to the area being developed by DevelopmentWA).

The site topography currently reflects the natural ground levels that were used for the historical market gardening activities. The landform falls to the south and to the east, with a level difference from Pederick Road of up to 8 m to the south and 4 m to the east.

The Proponent will fill the site with recycled road base to achieve a typical platform level of approximately RL60 m AHD, which coincides with the existing level of Pederick Road. This will effectively provide a level site for the development of the proposed waste management activities.

The Proponent currently has a separate Development Application, submitted to the City of Wanneroo, to enable the filling of the block up to RL60 m AHD. This earthworks construction activity needs to occur before the construction of the proposed waste management activities can commence. It is anticipated that the earthworks Development Approval will be received, and the earthworks commence during the DWER assessment of the Works Approval.

The site layout will consist of the following:

- Initial earthworks (prior to the issue of the Works Approval);
- Site perimeter fencing and landscaping;
- Weighbridge and gatehouse;
- Site office, visitor and staff parking and amenities at the site entrance;
- Asphalt entrance to the site and road base surface over remainder of the site;
- Waste transfer station building;
- Waste sorting and processing areas;
- Material stockpile and storage areas;
- Dust suppression sprays;
- Dome shelter workshop;
- Bin storage area;
- Car and truck parking bays; and,
- Groundwater bore and water storage tanks.

Appendix No. 3 – Site Drawings provides detail on the proposed infrastructure and site layout.

10.2. Construction Activities

There is no infrastructure currently on site.

All of the above listed site infrastructure will be constructed as part of this application.

10.3. Construction Staging

Due to the extent and, hence duration of earthworks required to compete the site working platform, the waste management activities will be progressively developed as the earthworks platform is expanded to the south.

The northern portion of the earthworks will commence, working off the northwestern corner of Pederick Road, where the fill depth is the least and hence, the earthworks platform will progress horizontally at the fastest rate. Once there is sufficient space on site, the C&D sorting and processing facility will be established, with the resultant processed road base and sand being used to construct the remaining earthworks platform. As the platform expands to the south, the sorting and processing facility will progressively move south, following the edge of the earthworks platform.

Once the sorting and processing operation has moved far enough south, the other site infrastructure will progressively be developed until the site layout has been developed in the locations as identified in the site drawings.

Typically, the construction works will be carried out in the following order:

- Initial earthworks filling using imported recycled road base;
- Site entrance fencing and vegetation;
- Temporary site office and amenities;
- Groundwater bore, water tanks and dust suppression water supply;
- Establishment of the C&D waste receival and processing activity, with the processed products being used to progressively develop the remaining earthworks platform;
- Ongoing fencing and landscaping as the earthworks progress to the south; and,
- Weighbridge, gatehouse, office, amenities, asphalt, parking and internal fencing.

The above activities will be constructed is a number of stages, with the stages of development being dependent on the rate at which the earthworks platform expands to the south.

As the various stages of work are completed, the Proponent will submit the appropriate environmental compliance documentation to the DWER in order to commence Time Limited Operations as required.

11. Time Limited Operations

Time Limited Operations are required to enable the new facilities to be progressively utilised, as the operation of some of the new infrastructure is required before subsequent construction can occur.

Time Limited Operations will also be required to enable the facilities to be operated while the Licence Amendment Compliance Documentation and subsequent Licence Amendment are being processed by the DWER.

Based on the staged nature of the proposed construction activities, there would subsequently potentially be a staged implementation of Time Limited Operations.

12. Rights to Water Irrigation Act 1914

The site has access to a groundwater allocation of 23,500kL/yr. This was attained as part of the site purchase arrangements.

The Proponent has submitted an application to take groundwater (Form 3G). This application is currently being assessed by the DWER.

All groundwater extraction is carried out in accordance with the *Rights to Water Irrigation Act 1914*.

The groundwater will be used for landscaping reticulation, dust suppression, recycled product moisture conditioning and firefighting purposes.

The site also has access to scheme water, which will be used for staff amenities and other minor uses.

13. Stakeholder and Community Consultation

The property has recently been purchased from the landowner to the east, who is well aware of the intended development on site and has requested that the earthworks filling be extended beyond the site boundary into the adjoining neighbouring property.

The land to the west, the southern portion, is the Mather Reserve (Reserve for Conservation) and is owned by the City of Wanneroo. The property has a significant area of high value native vegetation and as such, has not been included in the Neerabup Industrial Area development and as such, is likely to remain as an area of native vegetation into the future. The City of Wanneroo has not been directly consulted about this development, other than the initial Development Application that was submitted in December 2025 for the filling of the earthworks platform and the Development Application for the proposed waste management activities. Consequently, even though the City has not been directly consulted, they are well informed of the proposed development.

The land to the west, northern portion is owned by DevelopmentWA and forms part of the eastern edge of the Meridian Park industrial development. In discussions with DevelopmentWA, the eastern portion of the site also has high value native vegetation and hence, this portion of the site is not likely to be developed in future. DevelopmentWA has not been formally consulted about the proposed waste management development, other than a discussion on the proposed waste management development and the possible interaction with the eastern edge of their site.

The neighbour to the north is Wesbeam, a manufacturer of laminated structural timber products. Wesbeam has not been consulted about the proposed development.

The land to the south is owned by Alvito Pty Ltd. The existing waste management activity is currently being carried out on the Alvito property, and the landowner is well aware that the waste management activity will soon be relocated to the property to the north.

The nearest sensitive receptor is a residential subdivision (Banksia Grove) 1 km to the south, with a large industrial property (190 Flynn Drive), Flynn Drive and Bush Forever Site 295 between. Due to the relatively substantial distance to the nearest residential properties and the fact that the site is located in an industrial area, no community consultation has been carried out at any private residences.

Table 1 – Distances to Sensitive Receptors provides information on the distance to surrounding residential areas from the boundary of Lot 120, which in all cases will be closer than the actual activity causing an emission; hence the separation distances are conservative.

Table 1 - Distances to Sensitive Receptors

Direction	Distance	Comment
North	Not applicable	Within 800 m current and future industrial properties, 800 m to 1.1 km native vegetation and motor and karting racetracks beyond
Surrounding – non-human	600 m to 1 km	To Bush Forever Site 295, surrounding the site
South - human	1 km	To residential subdivision, with industrial property, Flynn Drive and native vegetation buffer between
East	1.3 km	To Wanneroo Golf Club, with current and future industrial properties and vegetation buffer between
West – non-human	0 m	Mather Reserve (Reserve for Conservation)
West - human	Not applicable	Minimum 2 km of with current and future industrial properties
EPA recommended buffer distance and emissions of concern: • Category 13 – Crushing of building materials = 1,000 m (noise & dust) • Category 61A – Solid waste facility = 500 m (noise, dust & odour) • Category 62 – Solid waste depot = 200 m (noise, dust & odour)		

The residential properties to the south are outside of the EPA recommended separation distance for crushing of building materials. The Bush Forever site 295 is within the recommended separation distance; however, will not be negatively impacted by the proposed crushing activities.

The EPA Guidance for the Assessment of Environmental Factors – Separation Distances between Industry and Sensitive Land Users No. 3 June 2005 identifies noise, dust and odour as being the potential environmental impacts on the sensitive receptors. These emissions have been dealt with in subsequent sections below.

Appendix No. 4 – Siting and Location Plan provides detail on the location of the various receptors.

14. Emissions

14.1. Surrounding Property Uses

Table 2 – Neighbouring Property Land Use provides details of the existing land use of the adjacent properties from the lease area.

Table 2 – Neighbouring Property Land Use

Location	Distance	Land Use
North (across road)	30 m	Industrial property
South (adjacent)	0 m	Industrial property, including similar waste management activities
East (adjacent)	0 m	Vacant land, to be future industrial development
West (adjacent)	0 m	Native vegetation (south) Native vegetation (north), but possible future industrial development

The nearest sensitive receptors are deemed the residential subdivision 1 km to the south of the property, the Bush Forever Site 295, 700 m to the south and the Wanneroo Golf Clubhouse, 1.3 km to the east.

14.2. Air Emissions

There are no air emissions associated with the proposed activities.

Composition and Quantity – Nil.

Variability of Emissions – Nil.

Treatment Methodology – Nil.

Monitoring – Nil.

Contingency Plans – Nil.

Environmental Receptors – Nil.

Fugitive Emissions – Nil.

Cumulative Impact – Nil.

Targets and Limits – Nil.

Environmental Risk – Nil.

14.3. Dust Emissions

Potential sources of dust emissions include:

- During construction – earthworks platform development;
- Particularly dusty individual waste loads – minor consideration;
- Generally dusty waste loads - minor consideration;
- The mobile equipment sorting and moving materials - minor consideration;
- Materials screening operations - major consideration;
- Material crushing operation – major consideration;

- Stored/stockpiled material - minor consideration;
- Bin/vehicle loading with fine screened material - minor consideration; and,
- Vehicle wheels spreading dirt around the site - minor consideration.

A Dust Management Plan has been developed to provide guidance to the facility operators on how to manage dust.

Appendix No. 5 – Dust Management Plan provides a copy of the site Dust Management Plan.

Variability of Emissions – There is the potential for variable emissions, which will depend on the following:

- Material type;
- Material quantities;
- Ambient weather conditions; and,
- Facility housekeeping.

Treatment Methodology – The following are the suite of preventative measures available:

- Water cart wetting down the internal access roads and stockpile areas;
- Should particularly dusty loads be identified these loads will be barred from being delivered to the site unless the load is able to be delivered in such a manner that reduces or prevents dust emissions;
- Dust suppression systems, consisting of sprinklers installed along site boundary fences and within the operational areas. The dust suppression system comprises the following:
    - Piped reticulation systems strung along the site perimeter boundary; and,
    - Piped reticulation systems of sprinklers strategically placed to cover dust generating operations and material stockpiles.
- Dust suppression systems are standard, factory-fitted installations on screening and crushing equipment to control dust generation. The equipment utilised on site will come fitted with standard, factory installed dust suppression systems or if not, dust suppression systems will be installed on the equipment. The systems will be utilised in accordance with the manufacturer's recommendations and in accordance with environmental requirements. The systems typically operate at 30 L/min at 200 kpa;
- Screening or crushing will only be carried out when weather conditions permit. No screening or crushing will take place when the wind conditions cause excessive dust generation; and,
- Material handling areas will have sprinkler systems installed to enable the adequate wetting down of the receival, sorting and storage of material to ensure appropriate dust control.

Monitoring – Dust emissions will be monitored on a continuous basis by operations staff. The Proponent will also maintain a comprehensive complaints register, which will be used as a gauge of success with regards to dust emissions management. In the event that there are dust emissions issues identified, formal dust monitoring will be undertaken by an independent third party to determine the extent of the problem and to propose appropriate improved dust management solutions.

Contingency Plans - If unacceptable dust emissions are identified onsite, the following contingency plans are available to improve dust management:

- Increased coverage by sprinkler system;
- Increased use of water cart;
- Slow vehicles down by traffic calming methods (speed humps);
- Restrict dust generating activities to the appropriate time of day to reduce dust generation (weather dependent);
- Reject or restrict excessively dusty loads; and,
- Utilisation of chemical dust suppressants.

Environmental Receptors - Environmental receptors include the site operations staff, customers depositing and collecting materials and neighbouring properties (future).

Cumulative Impact – Nil known; however, if, in future, there are dust generating activities developed in close proximity to the site, then this may be a possibility.

Targets and Limits – No dust emissions beyond the Lot 120 property boundary and nil community complaints.

Environmental Risk – A risk assessment of all identified potential environmental risks associated with the management of dust has been undertaken. The primary consideration being the prevention of dust emissions beyond the Lot 120 property boundary.

The emissions and discharge risk assessment framework has been taken from the *DER Corporate Policy Statement No. 07 – Operational Risk Management*.

Emissions Risk Matrix utilised in the risk assessment is based on the following:

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	Moderate	High	High	Extreme	Extreme
Likely	Moderate	Moderate	High	High	Extreme
Possible	Low	Moderate	Moderate	High	Extreme
Unlikely	Low	Moderate	Moderate	Moderate	High
Rare	Low	Low	Moderate	Moderate	High

The outcome of the risk assessment is that there is a low risk of dust emissions beyond the Lot 120 site boundary and hence, a low impact on any neighbouring receptors as a result of the proposed activities.

Table 3 – Dust Management Risk Assessment provides the detail of the risk assessment.

Table 3 – Dust Management Risk Assessment

Emission Source Description	Environmental Impact Risk	Management Tools and Mitigation Options/Factors	Activation Trigger and Corrective Action	Monitoring of Corrective Action Efficiency	Contingency Action if Corrective Action is Ineffective	Likelihood & Consequence	Risk Level
Construction activities – vehicle movements.	Vehicle movements around site resulting in dust emissions beyond the site boundary.	Low vehicle speed. Water cart to regularly wet down access roads.	Activation Trigger: • Excessive dust observed around the construction activities. • Dust observed blowing over the site boundary. • A dust complaint is received. Corrective Action: • Increase watering of access roads. • Slow vehicles down. • Change operations to undertake less dusty activities. • Cease dusty activities until weather conditions improve.	Undertake dust observation monitoring of the construction area immediately following the implementation of corrective actions to determine the effectiveness of the actions.	Cease all construction activities if dust cannot be prevented from blowing over the site boundary.	Unlikely & Insignificant	Low
Construction activities – materials handling (tipping, stockpile, placement and compaction).	Wind-blown dust emissions beyond the site boundary.	Dust suppression via water cart. Moisture conditioning of construction materials. Use of free-standing sprinklers.	Activation Trigger: • Excessive dust observed around the construction activities. • Dust observed blowing over the site boundary. • A dust complaint is received. Corrective Action: • Increase watering of stockpiled materials. • Increase moisture content of construction materials. • Change operations to undertake less dusty activities. • Cease dusty activities until weather conditions improve.	Undertake dust observation monitoring of the construction area immediately following the implementation of corrective actions to determine the effectiveness of the actions.	Cease all construction activities if dust cannot be prevented from blowing over the site boundary.	Unlikely & Insignificant	Low
Vehicle movements during operations.	Vehicle movements on access road and within the site resulting in dust emissions beyond the site boundary.	Asphalt areas at the site entrance. Restricting vehicle speed to 20 km/hr. Installation of speed humps if necessary. Water cart used to wet down internal access roads as the primary dust suppression methodology. The use of dust suppression agents (Dustex or similar) will be used, as a secondary methodology if using only water proves ineffective.	Activation Trigger: • Excessive dust observed on the access roads. • Dust observed blowing over the site boundary. • A dust complaint is received. Corrective Action: • More regular wetting down of access roads. • More rigorous enforcement of site speed limit. • Installation of speed humps to	Undertake dust observation monitoring of the access roads immediately following the implementation of corrective actions to determine the effectiveness of the actions. If installed, check dust monitors for evidence of dust blowing over the site boundary.	Only essential vehicle movements along access roads where problematic dust emissions occur (these being primarily waste vehicles and water cart).	Unlikely & Insignificant	Low

Emission Source Description	Environmental Impact Risk	Management Tools and Mitigation Options/Factors	Activation Trigger and Corrective Action	Monitoring of Corrective Action Efficiency	Contingency Action if Corrective Action is Ineffective	Likelihood & Consequence	Risk Level
			further slow down vehicles. • Reduce site speed limit even further. • Utilisation of additional dust suppression agents.				
Waste tipping and handling activities.	Waste tipping, handling and sorting activities resulting in dust emissions beyond the site boundary.	Incoming waste generally not dusty when being unloaded. Vehicles tipping as close to the operational area as possible. If a dusty load is receive during adverse weather conditions it will be wet down and left until weather conditions improve before being sorted. Water sprinklers used to wet down tipping and sorting area as the primary dust suppression methodology. Waste transfer station for mixed waste operated within fully enclosed building.	Activation Trigger: • Excessive dust observed around the active tipping and sorting area. • Dust observed blowing over the site boundary. • A dust complaint is received. Corrective Action: • More regular wetting down of tipping and sorting area. • If possible, move tipping and sorting area to be further from the affected site boundary.	Undertake dust observation monitoring immediately following the implementation of corrective actions to determine the effectiveness of the actions. If installed, check dust monitors for evidence of dust blowing over the site boundary.	Additional dust suppression via hand watering of loads before, during and after tipping.	Unlikely & Insignificant	Low
Material screening and crushing operation.	Screening or crushing of material resulting in dust emissions beyond the site boundary.	Water sprinklers mounted on the machines used to wet down the material during processing and stockpiling. Due care taken to place the material in the machines and not drop it from a height. Locate machines as far as possible away from the site boundary. Water sprinklers around the discharge conveyor, processed material stockpile and site boundary. Low speed screening and crushing operations generates lower dust emissions.	Activation Trigger: • Excessive dust observed around the machines and conveyors. • Dust observed blowing over the site boundary. • A dust complaint is received. Corrective Action: • Delay activities until weather improves. • More regular wetting down of input and output material. • If possible, undertake operations further away from the affected site boundary. • Increase the number of sprinklers mounted on the machines.	Undertake dust observation monitoring of the operation immediately following the implementation of corrective actions to determine the effectiveness of the actions. If installed, check dust monitors for evidence of dust blowing over the Lot boundary.	Cease activity if dust cannot be prevented from blowing over the Lot boundary.	Unlikely & Insignificant	Low

14.4. Odour Emissions

With there being no municipal or putrescible waste received at the C&D sorting and processing operation, it is not anticipated that there will be any odour issues associated with this activity.

The mixed waste transfer station will receive a putrescible waste, predominantly from municipal collections, which has the possibility of generating some odour emissions.

Composition and Quantity – Highly dependent on the age and type of waste being handled. Typically, putrescible material (food scraps) may generate some odour if it has been in the bin for a period prior to collection and delivery to site.

Variability of Emissions – Dependent on the age and type of waste being handled. Minor variability anticipated.

Treatment Methodology – Activity contained within a fully enclosed building. Rapid removal of odourous waste from site (maximum 24 hours on site).

Monitoring – Odour emissions will be monitored on a continuous basis by operations staff.

Contingency Plans – Keep transfer station building doors closed when vehicles not accessing or egressing the building. Cease receival of excessively odourous material.

Environmental Receptors – Environmental receptors include operations staff, customers depositing and collecting materials, other site users and neighbouring properties.

Fugitive Emissions – All emissions are deemed fugitive.

Cumulative Impact – Nil.

Targets and Limits – No complaints received.

Environmental Risk – The environmental risk on site and to neighbouring properties is considered to be extremely low.

14.5. Noise Emissions

Noise management is a consideration during the operations on site. The *Environmental Protection (Noise) Regulations 1997* have restrictions on noise emissions during the period 7.00 pm to 7.00 am Monday to Saturday and 7.00 pm to 9.00 am on Sundays and Public Holidays. Beyond this time restriction, normal noise regulations for industrial areas apply.

The activities on site commence at 6.00 am and finish by 6.00 pm Monday to Saturday and 7.00 am to 12.00 pm on Sundays and Public Holidays; hence, there are short periods of operation in the morning within the restricted period, this being between 6.00 am and 7.00 am on Monday to Saturday and between 7.00 am and 9.00 am on Sunday and Public Holidays. During these periods of operation with the restricted period, there will be no processing of C&D waste materials (the predominant noise generating activities).

With the C&D sorting activities occurring out in the open, the management of noise emissions is a high priority.

Potential sources of noise emissions include:

- Unloading of some material types;
- Mobile equipment operating on site; and,
- Sorting, screening and crushing equipment.

Due to the potential for noise emissions from the proposed activities, a formal noise assessment was undertaken. *Herring Storer* attended the current site at 190 Flynn Drive and measured the actual power sound levels from the operating machines. This raw data was used in noise modelling of the proposed waste management activities. The outcome of the noise emissions assessment was that all scenarios modelled complied with the Noise Regulations.

Appendix No. 6 – Noise Emissions Assessment provides details of the noise modelling undertaken.

The noise emissions assessment concluded:

"*The proposed noise emissions from 191 Pederick Road cumulative operations have been assessed to comply with the Environmental Protection (Noise) Regulations 1997 at the nearest residence, during the proposed day-time operations.*

Compliance is also achieved at all times for the neighbouring industrial premises."

Composition and Quantity – The screening or crushing operations are the activities that are likely to generate the most noise and the most consistent noise source.

Treatment Methodology:

Although the noise emissions assessment determined that all site activities comply with the Noise Regulations, should there be noise emissions concerns, there are a number of actions that can be undertaken to further reduce noise emissions, these include:

- No processing of C&I waste during the *Noise Regulations* restricted periods.
- Vehicle reversing beacon: Should the standard vehicle reversing beacons be identified as causing noise disturbance, the beacons will be changed to the "croaker or low frequency" type beacons which emit a lower sound level, but are still effective safety warning devices.
- Screening and crushing operations: These activities could occur behind other site infrastructure or materials stockpiles. The site is sufficiently large to ensure that the operation will occur well off the site boundary to prevent excessive noise emissions from crossing the boundary.
- Staggered operations: Some site activities could be staggered to reduce the cumulative effect of multiple plant and equipment operating simultaneously.

The overriding consideration is that the Proponent commits to ensuring that all activities are carried out in accordance with the *Environmental Protection (Noise) Regulations 1997*. In the event of noise being identified as a problem, third-party independent specialists will be engaged to monitor noise emissions and where necessary recommend site improvements to reduce noise emissions. If it is not possible/feasible to reduce noise emission to below Noise Regulation requirements, then the offending operations will be discontinued.

Monitoring – Noise emissions will be monitored on a continuous basis by operations staff.

If noise is identified as a problem during operations, noise monitors will be used to provide accurate information on the level of noise actually being generated and hence, if necessary, identify potential remedial actions.

Contingency Plans – Increased training of equipment operators to reduce operational noise, install noise abatement devices or change/cease specific activities.

Environmental Receptors – Environmental receptors include operations staff, customers depositing and collecting materials, other site users and neighbouring properties.

Fugitive Emissions – All emissions are deemed fugitive.

Cumulative Impact – The cumulative impact of multiple noise sources on site have been modelled by *Herring Storer* and have been demonstrated to comply with the Noise Regulations.

Targets and Limits – As defined by the *Environmental Protection (Noise) Regulations 1997* and nil complaints.

Environmental Risk – Due to the noise assessment outcome being that the site activities can be conducted within the noise levels allowable under the Noise Regulations the environmental risk on site and to neighbouring properties is considered to be extremely low.

14.6. Litter Emissions

There will be no litter emissions from the handling and processing of the C&D material; however, there is the potential to generate litter from the mixed waste component of the waste streams being handled on site.

Composition and Quantity – Dependant on the type of waste materials being handled on site. Mixed waste, especially skip bin and front-lift waste is not traditionally associated with excessive litter generation; however, municipal waste, especially kerbside collection has the potential to generate litter. These waste streams are likely to generate larger litter items such as pieces of cardboard (which do not blow far) down to smaller pieces of paper or plastic bag. (which tend to blow further) The mixed waste transfer activity will occur in a fully enclosed building, where litter can be adequately managed.

Variability of Emissions – The emissions will be dependent on the type of material being handled and the ambient weather conditions.

Treatment Methodology – Operating the mixed waste transfer station within a fully enclosed building. Perimeter fencing around the site. Additional care of operation during windy conditions. Regular litter collection activities within and beyond the site boundary (maximum weekly).

Monitoring – Litter emissions will be monitored on a continuous basis by operations staff.

Contingency Plans – Keep transfer station building doors closed when vehicles not accessing or egressing the building. Additional litter collection in adverse weather conditions. Ceasing litter-generating activities during adverse weather conditions.

Environmental Receptors – Environmental receptors include the site operations staff, customers depositing and collecting materials and neighbouring properties.

Fugitive Emissions – All emissions are considered as being fugitive.

Cumulative Impact – Nil.

Targets and Limits – No litter emissions beyond the site boundary and nil community complaints.

Environmental Risk – Due to the nature of the materials being processed, the environmental risk on site and to neighbouring properties is considered to be extremely low.

14.7. Light Emissions

There will be some light emissions associated with the proposed development, the vast majority being internal operational lighting, with some perimeter security lighting, predominantly at the site entrances.

All light spills associated with security lighting will be contained within the property, in accordance with AS4282 - 1997 "*Control of the Obtrusive Effects of Outdoor Lighting*".

14.8. Discharge to Water

There will be no discharge to water.

Composition and Quantity – Nil.

Variability of Emissions – Nil.

Treatment Methodology – Nil.

Monitoring – Nil.

Contingency Plans – Nil.

Environmental Receptors – Nil.

Cumulative Impact – Nil

Targets and Limits – Not Applicable.

Environmental Risk – Nil.

14.9. Discharge to Land

The only discharge to land will be stormwater discharge.

Composition and Quantity – Nil.

Variability of Emissions – Nil.

Treatment Methodology – Nil.

Monitoring – Nil.

Contingency Plans – Nil.

Environmental Receptors – Nil.

Cumulative Impact – Nil

Targets and Limits – Not Applicable.

Environmental Risk – Nil.

15. Vermin Management

Based on the type of materials being handled at the C&D processing area, there is minimal, if any food source for vermin; consequently, it is not anticipated that there will be a problem with vermin in this area.

In the waste transfer station, there will be a component of putrescible waste, which has the potential to attract vermin.

The potential sources of vermin include:

- Arriving in material being delivered to the facility;
- Birds scavenging in the waste; and,
- Living in and around the facility.

Preventative measures include:

- Rapid transfer of waste from the mixed waste transfer station (maximum 48 hours on site).
- Mixed waste transfer activity contained within a fully enclosed building and doors closed after-hours to prevent bird infestation.
- Should vermin be observed on site, the appropriate eradication procedures are to be undertaken, this will involve professional pest controllers being utilised to manage the situation. Typically, vermin could include rats, mice, cats, birds and cockroaches.
- On occasion both mouse and rat traps will be spread around the site even if vermin have not been identified. This will assist in identifying the presence of any rats or mice.

16. Native Vegetation, Flora and Fauna

The site has previously been cleared of all vegetation. There is no further vegetation clearing associated with this proposal.

Neighbouring or Other Local Native Vegetation – The land to the west (owned of the City of Wanneroo and DevelopmentWA) contains a large area of native vegetation, which will be unaffected by the proposed development.

Flora and Fauna – No rare or threatened species have been identified in the local area.

Impacts on Land, Soil, Salinity and Waterways - Nil.

Sustainability - Nil.

Exemptions and Permits – Nil.

Rehabilitation and Post Closure Management - Nil.

17. Fire Management

The Potential Fire Sources include:

- Unknown ignition sources from the incoming mixed material.

Management Measures include:

- During operating hours operations staff will immediately take action to extinguish any fires;
- Afterhours, fire detectors in the mixed waste transfer station will detect a fire and automatically notify the Proponent and call out the local fire station;
- The site will have a groundwater extraction bore and 2 x 50kL storage tanks for firefighting purposes. Each tank will be fitted with a 125 mm Storz coupling and 2 x 100 mm male cam-loc fittings to suit the fire brigade to enable rapid extraction of water from the tanks. In addition, the site will be connected to the local scheme water and associated supply of firefighting water;
- The Joondalup Fire Station is located on Joondalup Drive and is 7.5 km from the site and can respond to a fire within 10 minutes of being called out;
- Rapid removal of mixed waste through the transfer station (maximum 48 hours on site);
- Minimal accumulation of mixed waste in the transfer station; and,
- Rapid removal of flammable material from site as soon as possible after sorting.

18. Solid/Liquid Waste

18.1. Solid Waste

There is minimal solid waste produced by the site operations. This will primarily be residual waste material generated through the C&D sorting and processing. This waste is simply stockpiled during the day and then removed to the mixed waste transfer station for subsequent removal from site.

Composition and Quantity – Composition dependent on the type of waste being received – typically non-recyclable plastics, strapping, glue tubes, manufacturing off-cuts. Minor percentage of incoming waste. Estimated 150 m^3 to 180 m^3 per day.

Variability of Emissions – Dependent on the type of waste being received.

Treatment Method – Disposed of to the on-site waste transfer station and removed from site.

Controlled Waste Tracking – Not applicable.

Contingency Plans – Nil.

Environmental Receptors – Nil.

Comparison Against Relevant Standards – Nil.

Cumulative Impact – Nil.

Waste Reuse – Nil.

Environmental Risk - Nil.

18.2. Liquid Waste

There will be no liquid waste produced by the proposed site operations.

Composition and Quantity – Nil.

Variability of Emissions – Nil.

Treatment Method – Nil.

Controlled Waste Tracking – Nil.

Contingency Plans – Nil.

Environmental Receptors – Nil.

Comparison Against Relevant Standards – Nil.

Cumulative Impact – Nil.

Waste Reuse – Nil.

Environmental Risk - Nil.

19. Hydrocarbon/Chemical Storage

19.1. Hydrocarbon Storage

Fuel for mobile and static processing equipment will be stored in a self-bunded 22,000L fuel pod. The filling point will have a spill grate below the vehicle filling point to catch any spillage from the filling process. A small fuel trailer will be used to fill the static processing equipment.

There will be minor quantities of hydrocarbons (oils and grease) stored on site for daily pre-start and minor equipment maintenance. This material will be stored in one of the sea containers associated with the dome shelter workshop.

19.2. Chemical Storage

There will be no chemical storage associated with the proposed development.

20. Contaminated Site Identification

Historically, the site has been used as a market garden. This proposed development will be the first industrial development of the site.

The site will not be registered as a Contaminated Site.

21. Surface Water Management

As part of the Planning Approval process, an Urban Water Management Plan has been developed for the site. This plan covers the methodology for managing all surface water generated on site and diverts it to belowground stormwater sumps around the site, from where it will soak into the surrounding ground.

Appendix No. 7 – Urban Water Management Plan provides details of the surface water management across the site.

22. Groundwater Management

There is no groundwater impact as a result of the proposed development; hence, there is no requirement for any groundwater management.

23. Risk Assessment

This risk assessment relies on relevant information that has been provided in the above documentation and identifies the potential source, pathway and impact to receptors in accordance with the *Guidance Statement: Risk Assessments* (DER February 2017).

For there to be a Risk Event there must be an emission, a receptor which may be exposed to that emission through an identified actual or likely pathway, and a potential adverse effect to the receptor from exposure to that emission.

23.1. Source-Pathway and Receptors

23.1.1. Emissions and Controls

Possible emissions and associated likely pathways of transmission have been identified along with proposed controls.

In additional to the emissions and controls described below, emissions and controls associated with potential dust emissions have also been described above, in greater detail.

Table 4 – Emissions and Controls provides a summary of the potential emissions from the proposed construction activities and subsequent operation of the proposed infrastructure and the controls to manage the identified emissions.

Table 4 – Emissions and Controls

Emission	Source	Potential Pathway	Proposed Control
Dust	Dust generated during construction – Emissions associated with the earthworks activities	Air/windborne pathway	Water cart, wetting down affected areas, moisture conditioning of construction material Progressive development of the sprinkler system as the earthworks expands to the south
	Dust generated during operation of the new infrastructure: Traffic movement, materials handling, screening and crushing	Air/windborne pathway	Water cart wetting down access roads Low vehicle speed limit Water cart and/or sprinkles wetting down affected areas and material stockpiles Sprinklers fitted to screens and crusher
Noise	Noise generated during construction – Minimal emissions associated vehicle movements and earthworks	Air/windborne pathway	Low vehicle speed Low frequency reversing beacons (croaker type)
	Noise generated during operation of the new infrastructure and	Air/windborne pathway	Acoustic assessment undertaken to determine the theoretical noise emissions

Emission	Source	Potential Pathway	Proposed Control
	materials processing		Mixed waste transfer station located within a fully enclosed building Ongoing plant and equipment maintenance to ensure low noise emissions
Odour	Odour generated during construction	Air/windborne pathway	No emission identified No controls required during construction
	Odour generated during operation of the new infrastructure – Mixed waste transfer station only	Air/windborne pathway	Mixed waste transfer station located within a fully enclosed building, with roller doors to control potential odour emissions if necessary Rapid removal of waste from the transfer station Rapid removal of residual waste from the C&D sorting process (to the waste transfer station)
Seepage and Spillage	Seepage and spillage during construction	Seepage and spillage to soils and groundwater	No emission identified No controls required during construction
	Seepage and spillage during operation of the new infrastructure – Mixed waste transfer station	Seepage and spillage to soils and groundwater	Concrete floor within transfer station Concrete floor sloping to a sealed sump Perimeter kerbing within transfer station to retain any spillage within the building
	Seepage and spillage during operation of the new infrastructure – C&D processing area	Seepage and spillage to soils and groundwater	Minimal liquid within incoming waste stream Recycled road base hardstand Any contaminated road base from a spill simply scraped up and, if Class II material, transferred to the waste transfer station for off-site removal or if Class III and above material, then removed from site to an appropriate disposal location without going through the transfer station.
Wind-blown Waste - Litter	Associated with proposed construction activities	Air/windborne pathway	No emission identified No controls required during construction
	Associated with proposed operational activities	Air/windborne pathway	No emission identified in C&D processing area No controls required during operation in C&D processing area Enclosed building for the mixed waste transfer station Regular litter collection around site and within neighbouring properties

Emission	Source	Potential Pathway	Proposed Control
Fire/Smoke	Fire in the mixed waste transfer station area and C&D residue storage area	Air/windborne pathway	Regular removal of waste materials reduces the possibility of spontaneous combustion and reduces combustible materials Available water supply for firefighting purposes (from onsite groundwater bore) Existing site firefighting infrastructure and capability for rapid fire response (fire extinguishers and water cart) Fire brigade in close proximity
Fire debris and washwaters	Firefighting activities during construction - None identified	Seepage to soils and groundwater	No emission identified No controls required during construction
	Firefighting activities during operation - Fire in the mixed waste area and subsequent firefighting water runoff	Seepage to soils and groundwater	Potential for fires in the mixed waste area. Initial volume of firefighting debris and washwater will end up in the sealed sump on the transfer station concrete floor where it will be captured Excess firefighting water will flow out of the building and percolate into the surrounding compacted recycled road base and in an extreme event, flow into the site stormwater collection system

23.1.2. Receptors

Employees, visitors and contractors on site have not been included in the list of receptors, as these parties are considered as being associated with the proposed development and hence, protected by site operating procedures, management strategies and relevant State legislation.

Table 5 – Receptors provides a comprehensive summary of the human and environmental receptors surrounding the site.

Table 5 – Receptors

Human Receptor	**Distance**
Nearest residential premises	1 km south of the property boundary
Nearest commercial premises (existing development)	Approximately 30 m north of the property boundary, across Pederick Road
Nearest commercial premises (future development)	Immediately adjacent to the eastern and southern property boundary and possibility the northern portion of the western boundary
Environmental Receptor	**Distance from Prescribed Activity**
Localised Groundwater	Wanneroo groundwater subarea Groundwater level below the site is typically at RL41 m or approximately 16 m below natural ground level, which is at an average of RL55 m; hence, groundwater is approximately 19 m below the proposed earthworks platform level (RL60 m) – source *GHD Neerabup Industrial Area Structure Plan Local Water Management Strategy July 2021*.
Regional Groundwater	Gnangara Groundwater System Leederville and Yarragadee aquifers hundreds of meters below ground level
Beneficial groundwater users	Local groundwater extraction for non-potable uses – industrial, market gardening, landscaping. Perth drinking water source area Site located in the Gnangara Underground Water Pollution Control Area P2, designated High Contamination Risk area.
PIWI Act Groundwater Areas	The premises is within the proclaimed Perth Groundwater Area
Bush Forever Site 295	1 km east, 700 m south, x 600 m southwest surrounding the Premises boundary

23.1.3. Risk Ratings

Risk ratings have been assessed in accordance with the *Guidance Statement: Risk Assessments* (DER February 2017) for those emission sources which are proposed to change and takes into account potential source-pathway and receptor linkages. Where linkages are in-complete they have not been considered further in the risk assessment.

Table 6 - Risk Rating Matrix

Likelihood	Consequence				
	Slight	Minor	Moderate	Major	Severe
Almost certain	Medium	High	High	Extreme	Extreme
Likely	Medium	Medium	High	High	Extreme
Possible	Low	Medium	Medium	High	Extreme
Unlikely	Low	Medium	Medium	Medium	High
Rare	Low	Low	Medium	Medium	High

Table 6 – Risk Ratings

Risk Event				Risk Rating
Source/Activity	**Potential Emission**	**Potential Pathway and Impact**	**Receptor**	**C = Consequence L = Likelihood**
Construction activities				
Construction	Dust	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary, however, majority of potentially dust generating activities will be +150 m from the receptor	C = Slight L = Unlikely **Low Risk**
	Noise	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rare **Low Risk**

Risk Event				Risk Rating
Source/Activity	**Potential Emission**	**Potential Pathway and Impact**	**Receptor**	**C = Consequence L = Likelihood**
				Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary, however, majority of potentially noise generating activities will be +150 m from the receptor	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
Operations				
Waste Handling and Processing	Dust	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary, however, majority of potentially dust generating activities will be +150 m from the receptor	C = Slight L = Possible **Low Risk**
	Noise	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary, however, majority of potentially noise generating activities will be +150 m from the receptor	C = Slight L = Low **Low Risk**

Risk Event				Risk Rating
Source/Activity	**Potential Emission**	**Potential Pathway and Impact**	**Receptor**	**C = Consequence L = Likelihood**
	Odour	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary	C = Slight L = Unlikely **Low Risk**
	Wind-blown waste	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rate **Low Risk** Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary, however, majority of potentially dust generating activities will be +150 m from the receptor	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
	Seepage and Spillage	Seepage to soils causing impacts to groundwater	Local groundwater users, groundwater dependent wetlands	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
	Fire/Smoke	Air/windborne pathway causing impacts to health and amenity	Residential subdivision 1 km to the south of the Premises boundary	C = Slight L = Rare **Low Risk** Lowest possible risk – likely zero
			Commercial premises 30 m north of the Premises boundary, however, majority of potentially noise generating activities	C = Slight L = Possible **Low Risk**

Risk Event				Risk Rating
Source/Activity	**Potential Emission**	**Potential Pathway and Impact**	**Receptor**	**C = Consequence L = Likelihood**
			will be +150 m from the receptor	
	Fire debris and washwater	Seepage to soils causing impacts to groundwater	Local groundwater users, groundwater dependent wetlands	C = Slight L = Unlikely **Low Risk**

Appendices

Appendix No. 1 – Prescribed Boundary

Appendix No. 2 - Asbestos Management Plan

Appendix No. 3 – Site Drawings

Appendix No. 4 – Siting and Location Plan

Appendix No. 5 - Dust Management Plan

Appendix No. 6 – Noise Emissions Assessment

Appendix No. 7 - Urban Water Management Plan

Appendix No. 1 – Prescribed Boundary

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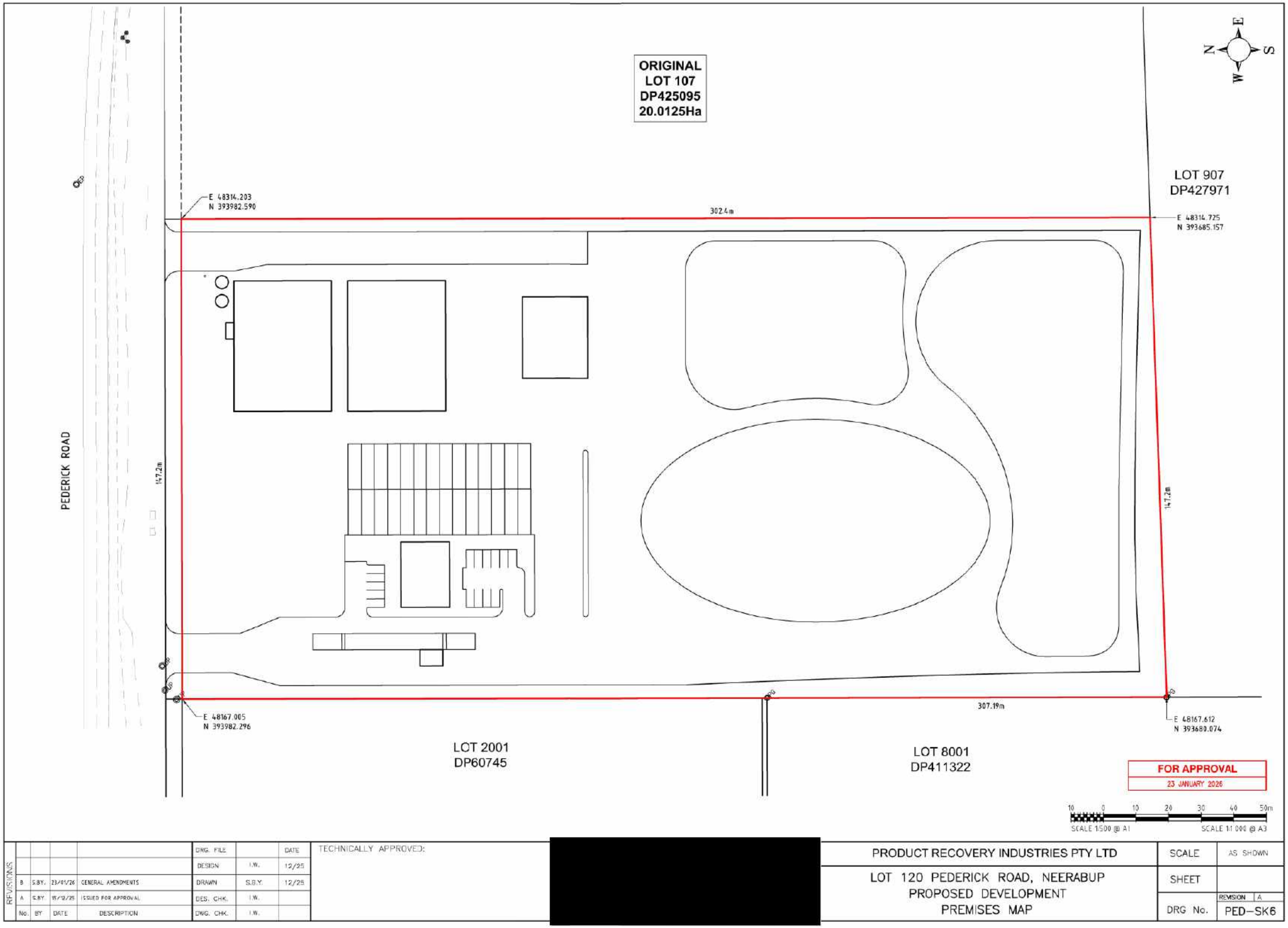

REVISIONS					DRG. FILE		DATE
					DESIGN	I.W.	12/25
B	S.BY.	23/01/26	GENERAL AMENDMENTS		DRAWN	S.B.Y.	12/25
A	S.BY.	15/12/25	ISSUED FOR APPROVAL		DES. CHK.	I.W.	
No.	BY	DATE	DESCRIPTION		DWG. CHK.	I.W.	

TECHNICALLY APPROVED:

[redacted]

PRODUCT RECOVERY INDUSTRIES PTY LTD

LOT 120 PEDERICK ROAD, NEERABUP
PROPOSED DEVELOPMENT
PREMISES MAP

SCALE	AS SHOWN
SHEET	
DRG No.	REVISION A PED–SK6

Appendix No. 2 – Asbestos Management Plan

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Product Recovery Industries Pty Ltd

Pederick Road Waste Sorting, Processing and Transfer Facility

Asbestos Management Plan

Originally Issued: **February 2026**

Reviewed: *Insert date when document reviewed*

Table of Contents

1. Introduction

The Product Recovery Industries Pty Ltd (PRI), Pederick Road Waste Sorting, Processing and Transfer Facility is NOT licensed by the Department of Water and Environment Regulation (DWER) to accept asbestos or asbestos containing material. However, due to the mixed nature of the waste that the Facility handles, there is the possibility that asbestos material could be inadvertently received on site. In this event, this Asbestos Management Plan sets out the appropriate management of this material.

The control and handling of materials containing asbestos products is a critical management aspect at the Facility. Consequently, PRI takes the responsibility associated with the appropriate control and handling of asbestos products extremely seriously.

2. Purpose

The purpose of this Plan is to:

- Provide guidance to the Facility Operator and the Operational Personnel on how best to manage asbestos material if discovered at the Facility.
- Ensure appropriate procedures are carried out for the inspection, sampling and testing for asbestos material.
- Ensure appropriate procedures are carried out when handling asbestos material.
- Ensure the appropriate removal of asbestos material from the Facility by the Customer or by the Facility Operator/Operational Personnel to an appropriately licensed facility.
- Ensure the appropriate record keeping of asbestos related incidents.

3. Reference

- DWER Guidelines for Managing Asbestos at Construction and Demolition Waste Recycling Facilities – April 2021 (updated 19 May 2023), which includes consideration of:
    - Health (Asbestos) Regulations 1992 (Asbestos Regulations);
    - Occupational Safety and Health Regulations 1996 (OSH Regulations); and,
    - Environmental Protection (Controlled Waste) Regulations 2004 (Controlled Waste Regulations).

4. Distribution

This Plan is distributed to:

- The Facility Operator;
- All employees and contractors involved in waste management activities within the Site;
- Department of Water and Environment Regulation;
- City of Wanneroo;
- Customers as applicable; and,
- Any other relevant parties.

5. Definitions

Asbestos - means the asbestiform variety of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals and includes actinolite, amosite, anthophyllite, chrysolite, crocidolite, tremolite and any mixture containing two or more of those.

Asbestos Containing Material (ACM) - means any products or materials (including fragments) that contain asbestos in an inert bound matrix such as cement or resin in a sound condition and in a form that cannot pass through a 7 mm x 7 mm sieve, including asbestos Waste and asbestos contaminated soil.

Asbestos Fines or Fibres (AF) - means small asbestos fibre bundles, free asbestos fibres and also ACM fragments that can pass through a 7 mm x 7 mm sieve.

Asbestos Incident Report – the incident report detailing any asbestos identified at the Facility.

Asbestos Waste - means all removed asbestos and disposable items used during asbestos work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning.

Competent Person – means a person possessing a relevant tertiary qualifications such as environmental science, science or engineering and a minimum of 3 years' experience working with asbestos and is not involved in the day-to-day operations of the facility.

Customer - means an individual or company, responsible for, or delivering waste material to a Lease Area.

Disposal - the delivery and disposal of asbestos to an appropriately licensed facility.

Facility – means the Site and associated infrastructure undertaking waste management activities.

Facility Operator - means Product Recovery Industries Pty Ltd, the entity operating the facility.

Fibrous Asbestos (FA) - means friable asbestos material, such as severely weathered ACM and asbestos in the form of loose fibrous material such as insulation products. Friable asbestos is material that is in a degraded condition such that it can be broken or crumbled to a powder form by hand pressure.

Operational Personnel - means a person(s) undertaking the operational activities at the Facility.

Person in Control - means a person who has control of the Facility. The person with control is the Facility Manager.

Personal Protective Equipment (PPE) - means equipment and clothing that is used or worn by an individual person to protect themselves against, or minimise their exposure to, workplace risks. It includes items such as facemasks and respirators, coveralls, goggles, helmets, gloves and footwear.

Site – means Lot 120 Pederick Road, Neerabup, the Pederick Road Waste Sorting, Processing and Transfer Facility.

Temporary Asbestos Storage Area – the area of Site that is specifically dedicated to the temporary storage of asbestos.

6. Responsibility

The Facility Operator has the duty of care to:

- Compile, maintain and update this Asbestos Management Plan.
- Ensure that all Operational Personnel have a copy and are aware of the content of the Asbestos Management Plan.
- Ensure that where appropriate, the employees are complying with the Asbestos Management Plan.

The Person in Control of a Facility has a duty of care to:

- Implement this Asbestos Management Plan.
- Ensure adequate, appropriate training of Operational Personnel.
- Ensure adequate, appropriate information is provided to Customers.
- Ensure that Operational Personnel undertake the necessary inspection, sampling and analysis of screened or crushing stockpiled material as required by this Plan;
- In conjunction with the Operational Personnel, assess the condition of any asbestos that is found at on Site, the associated asbestos risks and appropriate handling procedures.
- Develop measures to control and dispose of the asbestos to minimise the risks and prevent exposure to asbestos.
- Maintain a register of asbestos incidents.
- Maintain adequate supplies of appropriate PPE at the Facility.
- Advise the Facility Operator of any recommended changes to the Asbestos Management Plan that would make it more suitable for application within the Facility.

Operational Personnel have a duty of care to:

- Adhere to the Asbestos Management Plan.
- Inspect incoming waste for the presence of asbestos.
- Undertake the necessary sampling and testing of the processed materials.
- In conjunction with the Person in Control, assess the condition of any asbestos that is found at the Facility and the associated asbestos risks.
- Utilise appropriate PPE.
- Undertake the appropriate control and disposal measures following the identification of asbestos.
- Complete the appropriate Asbestos Incident Report as necessary for all asbestos identified.

Customer:

- To be aware of Facility requirements that no asbestos is acceptable at the Facility and the procedure to be followed should asbestos be identified in an incoming load of waste.
- Comply with the Facility asbestos removal procedures.

7. Awareness Training

Information and training is to be provided to Operational Personnel and others who may come into contact with asbestos at the Facility, either directly or indirectly.

Awareness training is to be carried out for all new employees, with refresher training for all employees on a two-yearly basis.

Training will be carried out by suitable inhouse trainer or external training provider.

The asbestos awareness training is to include:

- The purpose of the training.
- The health risks associated with asbestos.
- The types, uses and likely occurrence of asbestos in buildings, plant and/or equipment in the workplace (Refer Appendix No. 1).
- How to identify asbestos.
- The trainees' roles and responsibilities under the Asbestos Management Plan.
- Facility operating licence conditions surrounding the non-acceptance of asbestos.
- The processes and procedures to be followed in inspection, sampling and testing of processed materials.
- The processes and procedures to be followed following the identification of asbestos at the Facility.
- The mechanism for the disposal of asbestos.
- The processes and procedures to be followed to prevent exposure to asbestos.
- How Asbestos Incident Report forms can be accessed.
- The processes and procedures to be followed when completing the Asbestos Incident Report.

A record of all attendees at the awareness training is to be maintained.

8. Application

The Facility will operate primarily as a waste sorting and transfer stations, incorporating recycling activities, which separate recyclable materials for reuse or reprocessing. There will be screening of material to separate the finer fraction to assist in the sorting process and crushing of bricks, masonry, concrete and asphalt rubble.

The majority of the waste material is delivered to the Facility in skip bins. In accordance with the DWER guidelines for asbestos management (*DWER Guidelines for Managing Asbestos at Construction and Demolition Waste Recycling Facilities – April 2021 - updated 19 May 2023*) the Risk Classification Matrix (*Section 3.3*) identifies skip bins as being High-Risk Loads of waste and hence are required to be handled in accordance with the High-Risk Load Procedure (*Section 3.4.2* of the guidelines).

Commercial loads of clean concrete (without formwork), clean brick and clean bitumen/asphalt, are deemed at low-risk loads and hence can be accepted accordingly.

Although the Facility is not licensed to accept loads of asbestos, due to the nature of the waste material being received, there is the possibility that asbestos material may be inadvertently received at the Facility; consequently, it is important that the appropriate Facility waste handling and inspection procedures be carried out to ensure adequate inspection of the incoming waste material.

Where material is suspected as being asbestos, it will be assumed to be and treated as asbestos unless suitable analysis of a representative sample by a Competent Person demonstrates otherwise.

9. Material Pre-Acceptance Procedures

The following material pre-acceptance procedures apply:

- At the point of sale, Customers are advised that asbestos is not accepted at the Facility.
- Waste bins operated by Facility Operator's related companies have "No Asbestos" stenciled on each bin. Currently, some, but not all bins are stenciled. As new bins are purchased, they are to have "No Asbestos" stenciled on the bin; hence, over time, all bins will be appropriately stenciled.
- Facility entrance sign identifies that asbestos is not accepted at the Facility.
- On entry to the Facility, the waste receival docket issued to each driver identifies that asbestos is not accepted at the Facility.
- All material loads arriving at the Facility are registered on waste receival dockets identifying the type of material being received, with the vehicle driver signing to confirm the identification of the load and confirming that asbestos is not present in the incoming load. Where a Customer is not prepared to sign this disclaimer, the load shall be refused entry to the Facility.

10. Material Acceptance Procedures

The following material acceptance procedures are to be applied and are in accordance with the DWER Asbestos Guideline, High-Risk Load Procedure for the acceptance of waste:

- On arrival at the Facility drivers identify the material type(s) in the load.
- The Gatehouse operator shall established:
    - The source of the load, including the site location and, if possible, the age of the building or structure from which the C&D waste originated;
    - The content/waste type within the load;
    - The type of load;
    - Where the source of load can clearly be determined to be a building or structure constructed after 1990, then the load can be considered to represent a low risk of asbestos contamination and managed as a low-risk load. Where the waste originates from a building constructed before 1990 or there is uncertainty over this issue, the load is to be handled as a high-risk load.
- The tarps are removed from the load and as far as is possible, the load inspected prior to off-loading.
- Should any asbestos be identified during the Facility entrance inspection, the complete load is then rejected and removed from the Facility, with the appropriate record being maintained of the details of the nonconforming load. The record includes details of the waste producer, waste carrier, vehicle registration number of the vehicle and the date of rejection.
- Acceptable loads are then directed to either the low-risk or high-risk tipping areas.

Low-Risk Loads

Loads classified as "low-risk" (commercial loads of clean concrete - without formwork, clean brick and clean bitumen/asphalt), must be visually inspected while the material is being unloaded to determine whether any asbestos can be identified.

If suspect Fibrous Asbestos (FA) or Asbestos Fines or Fibres (AF) are detected, the load must be isolated, kept wet and once appropriately contained, removed to an appropriately authorised disposal facility within 48 hours of identification. If suspect ACM is identified, the load must be reclassified as "high-risk" and continue to be processed in accordance with the high-risk procedure. Where the visual inspection confirms that the load is clear of suspect ACM, FA and AF, the load may then be added to the waste stockpiles awaiting further processing eg. screening and crushing.

High-Risk Loads (all skip bins)

- On arrival at the high-risk tipping area, the load is wet down and unloaded in the materials inspection area.
- During unloading, the material is again inspected by Operational Personnel.
- Once unloaded, the material is wet down and spread out in a layer approximately 300 mm thick. The spread load is then inspected by Operational Personnel for the presence of any nonconforming material, including asbestos.
- On completion of the inspection, the load is turned over and re-inspected.
- If no asbestos or other nonconforming material is identified, the load is then added to the uncontaminated waste pile and handled accordingly.
- If asbestos is identified and the Customer is still on Site, the load is immediately reloaded, and the Customer removes the material from Site.
- If asbestos is identified and the Customer has already departed the Site, the load is isolated and additional inspections undertaken to assess the degree of asbestos contamination.
- If the asbestos contaminated load only contains a few random large pieces of Asbestos Contaminated Material (ACM), the asbestos is removed and the remainder of the load is then added to the uncontaminated waste pile. If the ACM is not easily removed, the complete load is then treated as asbestos contaminated.
- If the asbestos contaminated load contains Asbestos Fines or Fibres (AF) or Fibrous Asbestos (FA), the complete load is then isolated and treated as being asbestos contaminated.
- Due to the screening and crushing activities being carried out at the Facility, asbestos sampling and laboratory testing is required to be undertaken on the processed material. This will be carried out on the stockpiled materials and not at the discharge point of the conveyor (due to limited accessibility).
- All confirmed asbestos contaminated material is removed from the Facility within 48 hours of identification and sent to an appropriately licensed disposal facility (by the Customer or Facility Operator).

11. Material Processing Procedures

The following material processing procedures are to be applied to all material being processed at the Facility:

- Screening or Crushing:
  - Inspection of the course material during the screening process.
  - Sampling and analysis of the fine post-screening material.
  - If a few random, large pieces of Asbestos Contaminated Material (ACM) are identified, the asbestos is removed and the remainder of the material is then processed as usual.
  - If Asbestos Fines or Fibres (AF) or Fibrous Asbestos (FA) are identified, the relevant portion of the material is then isolated and treated as being potentially asbestos contaminated.
- Hand-sorting:
  - Inspection of all material on the hand-sorting conveyor;
  - If any asbestos material is identified on the hand-sorting conveyor, the sorting line is immediately shut down and the input feedstock and the output separated products inspected for any additional asbestos material.
    - If a few random, large pieces of Asbestos Contaminated Material (ACM) are identified, the asbestos is removed and the remainder of the material is then processed as usual.
    - If Asbestos Fines or Fibres (AF) or Fibrous Asbestos (FA) are identified, the relevant portion of the material is then isolated and treated as being potentially asbestos contaminated.
- All confirmed asbestos contaminated material is placed in the Temporary Asbestos Storage Area and subsequently removed from site within 48 hours of identification and sent to an appropriately licensed disposal facility (by the Facility Operator).

12. Stockpile Management

In complying with the DWER asbestos management guidelines, there is a need to undertake regular sampling and analysis of the fine material that is screened at the Facility, consequently, material stockpiles are to be well managed to ensure that each stockpile is clearly identified, sampled and tested in accordance with the sampling and analysis program set out in this Plan.

Due to the potential financial exposure involved in disposing of an asbestos contaminated stockpile, care is taken to operate the screening and crushing activities with as small a stockpile as is reasonably possible. The ideal being that no single stockpile is greater than 140 m^3 (a "two sample stockpile"). Material is to be stockpiled within clearly demarked areas to ensure accurate identification of each stockpile.

13. Dust Management

To reduce the potential risk of asbestos fibres entering the atmosphere as a result of Facility activities, all reasonable and practical measures are taken to ensure that all waste material is adequately wet down prior to handling and processing. To assist in this operation, the Facility has been fitted with sprinklers and hoses. The Operational Personnel ensure that adequate water is applied to the waste material throughout the Facility operations to keep dust generation to an absolute minimum.

For additional information on dust management refer to the **Dust Management Plan**.

14. Monitoring and Testing

Monitoring is undertaken to confirm that the management measures are effective in controlling the delivery of asbestos to the Facility, the identification of inadvertent ACM and the adequacy of testing for ACM at the Facility.

14.1 Qualitative Monitoring

Operational Personnel undertake visual inspections whilst the Facility is operating to ensure that fugitive emissions of dust are being adequately controlled and are not being carried beyond the Facility boundaries. Where fugitive dust emissions are identified, their source is investigated and all reasonable and practical measures implemented to prevent or minimise the release.

Where risk management measures are ineffective in preventing visible dust crossing the Facility boundaries, waste processing activities are ceased until additional measures have been put in place to prevent the discharge or until the adverse weather conditions have passed.

14.2 Quantitive Environmental Monitoring

There is no ongoing air quality monitoring for ambient dust or asbestos fibres.

The justification for not undertaking ambient dust or asbestos monitoring includes:

- Active on-site dust management activities;
- Vast majority of the Facility throughput originates from new house construction projects;
- The Facility does not receive C&D demolition waste;
- The Facility Operator's extensive past experience of processing this type of material on an adjacent site (190 Flynn Drive);
- No historical dust or asbestos management issues identified;
- Nearest residential receptor being 1 km to the south of the Site boundary.

15. Sampling and Analysis Program

Due to the screening and crushing activities at the Facility, there is a requirement under the DWER asbestos guidelines (*Guidelines for Managing Asbestos at Construction and Demolition Waste Recycling Facilities – April 2021 – updated 19 May 2023*) to undertake regular sampling and analysis of the processed material.

In accordance with the guidelines and based on the Facility activities relating to the processing of inert building material (screening and crushing) and sand screened to <10 mm is sampled and analised.

15.1 Product Specification

The asbestos content of the screened and/or crushed material is not to exceed 0.001% asbestos weight for weight (w/w). That is, there is to be less than 1g of asbestos per 100 kg of screened material for the material to be deemed uncontaminated. In calculating the weight of asbestos, ACM is deemed to contain 15% asbestos.

15.2 Inspection and Sampling Requirements

All types of recycled products are inspected and or sampled and tested for ACM, FA and AF, as outlined below. Inspections and sampling are undertaken by Operational Personnel that have received the required asbestos training.

ACM and FA are subject to visual inspection and sampling procedures as these are larger in size (>7 mm) and AF (<7 mm) is to be assessed by submitting samples for laboratory analysis.

The material is sampled from stockpiles. The Operational Personnel adequately identifies the location within the stockpile from where the samples have been taken to allow further testing or stockpile separation to occur if asbestos contamination is detected.

15.3 Stockpile Inspection and Sampling

Recycled drainage rock and recycled road base is to be visually inspected in a systematic grid fashion over any new stockpile to identify any suspected asbestos material.

No sampling and analysis will be carried out on recycled drainage rock, other than to determine laboratory analysis, if necessary, whether an identified suspect fragment is asbestos.

Recycled road base and screened sand is to be sampled and analysed. The sampling is to be spread evenly over the whole stockpile surface. Suspect asbestos material or areas are to be targeted for sampling.

The sampling of screened products occurs at a minimum rate of 40 locations through 4,000 tonnes or 14 samples per 1,000 m^3 of product or parts thereof depending on the stockpile size.

15.4 Sample Treatment

Each sample collected is at least 10L in volume and divided into two size fractions (>7 mm and <7 mm) in the field by sieving through a 7 mm serve or spread out for inspection on a contrasting colour fabric. The >7 mm fraction is examined for any suspect asbestos material and is retained to calculate the level of contamination.

The <7 mm fraction sample taken is a minimum of 500 mL, whetted, and submitted for laboratory analysis.

15.5 Reduced Sampling Criteria

There is an opportunity that if the Facility can demonstrate that its procedures are able to consistently produce a recycled product that meets the product specification and undertakes the activities to a high standard, the DWER may authorise a reduced product testing rate including down to 5 locations per 4,000 tonnes (one sample per 600 m^3) of product.

The criteria that the DWER will use to consider and determine a reduction in product sampling frequency are:

- Activities at the premises have been validated through a DWER inspection or audit to comply with the guidelines;
- DWER has confirmed through an inspection or audit that the conditions of the Part V licence are being met;
- DWER has not undertaken any enforcement action in relation to the activities at the Facility in the last six months;
- Product testing has demonstrated that the product specification has been consistently achieved at the premises for a continuous six-month period;
- The presence of mitigating factors such as best practice management measures, high control of source material or use of the product for low-risk purposes;
- The quantity of waste processed in the last six months and the different sources/types of materials processed at the Facility; and,
- Department of Health has agreed to the reduction in product sampling rate at the premises.

15.6 Sample and Analysis Method

The following are the Sampling and Analysis Methods set out in the DWER asbestos guidelines:

>7 mm Sample Fractions

Asbestos concentrations (ACM and FA) will be calculated in accordance with the methods detailed in section 4.1.7 of Department of Health (DoH), May 2009, *Guidelines for the Assessment, Remediation and Management of Asbestos - Contaminated Sites in Western Australia*. As detailed in the DoH guidelines, averaging asbestos levels across the stockpile is not appropriate and asbestos levels within each sample will be reported.

<7 mm Sample Fractions

Each <7 mm sample fraction must be analised for FA and AF.

Asbestos analysis must be undertaken by an independent NATA certified laboratory and comply with Australian *Standard Method for the Qualitative Identification of asbestos in bulk samples* (AS4964-2004) or be demonstrated to be able to achieve the equivalent level of result to this Australian Standard.

AS4964-2004 is currently the only method in Australia that has NATA certification; however, the practical level of detection for this standard polarised light microscopy method (PLM) and dispersion staining (DS) is 0.01% w/w. It is possible however, to measure asbestos contamination at or lower than 0.001% w/w where an increased sample size is used, however DWER recognises that any reporting of concentrations below 0.01%w/w will be outside the conditions set by NATA.

Therefore, to determine whether recycled products meet the product specification for asbestos content, samples must be a minimum of 500 mL in size. One of the following analytical approaches shall be adopted:

- Detected/not detected - where any quantity of asbestos is detected by the PLM method it must be assumed, without further analysis, to be in concentrations above the product specification limit of 0.001% w/w. A weight of evidence approach may be adopted that is, the frequency and occurrence of any positive result in the stockpile can be taken into account, to determine whether the stockpile being assessed is considered to meet the product specification or not; or,
- Where any quantity of asbestos is detected by the PLM method, the sample is subject to further testing in the form of a semi-quantitative method with a lower level of detection for asbestos. A number of laboratories have developed such semi-quantitative methods for the analysis of low levels of asbestos. Techniques include:
    - The extraction and weighing of fibre bundles or fibre cement material from the total sample; and,
    - Measuring the width and length (ie. volume) of individual fibre by Phase Contrast Microscopic (PCM) and calculating the weight of fibre in the extracted sub-sample.

Whichever analysis methods adopted, the DWER expects a number of assessment-based statements to be included in all laboratory analytical reports. These include:

- Details of the sample size;
- A statement of the Limit of Detection of the analysis;
- Results in relation to asbestos detected or not - note that AS4964-2004 allows for a nil detection if the asbestos is less than a certain concentration and is non-respirable; however, the DWER would consider a positive result to exceed the 0.001% w/w limit;
- Description of any asbestos detected; and,
- Estimate of the concentration of asbestos detected if practical to do so.

15.7 Interpreting Inspection and Sampling Results

If the visual inspection, sieve sample or analytical results identify asbestos above or possibly above the 0.001% w/w criteria then that stockpile or product process will be deemed potentially contaminated and considered for off-site disposal as asbestos waste, or subject to further actions to remediate it or to demonstrate its acceptability by further assessment. A record will be made of the decision making and action taken eg off-site disposal, further assessment undertaken etc, in relation to that stockpile.

In addition to the above, where asbestos is identified above or possibly above the 0.001% w/w criteria, an investigation into the likely cause for the presence of asbestos in the product will be undertaken and measures implemented to prevent a reoccurrence. A record of the investigation and its findings together with the details of any preventative measures implemented at the Facility will be made.

As a guide, in the case of recycled drainage rock identification of a piece of ACM or FA per 10 m^2 of surface would be deemed to exceed the specification for that area, and for the whole stockpile if repeated in 2 or more other separate areas. A single fragment exceedance can be considered an isolated occurrence in the absence of other contamination evidence and the stockpile allowed for beneficial use. If there is multiple contamination only of a localised area, then that area can be excavated to the extent of any visible asbestos and then the remainder of the stockpile considered to be suitable for use.

For laboratory analysis it is important that each result be considered on its own merits in regard to the asbestos control specification and that there is no averaging across samples. In the case of a single exceedance at a level less than 0.01% w/w, the stockpile (nominally 4,000 tonnes) may not be deemed contaminated if repeat samples of immediately adjacent areas do not demonstrate specification exceedances.

The same approach can be applied to the results of the >7mm sieve sampling in regard to the recycled sand material. In this case a 1 cm^3 fragment of ACM or FA would be deemed to exceed the specification for a 10L sample.

It will be noted that specification exceedances in regard to different assessment methods for the same type of stockpile will not be viewed in isolation from each other.

15.8 Product Supply

Recycled products will only be supplied to Customers from stockpiles that have been sampled and tested in accordance with the DWER Guidelines and shown to conform to the product specification.

16. Asbestos Identified on Site

In addition to the above stockpile sampling and testing process, on identification of any other asbestos at the Facility, the following activities are to be undertaken:

From Known Source or Customer:

- Notification of the Person in Control.
- Notification of the Customer.
- If Customer is still at the Facility, reload asbestos material and Customer removes it from the Facility.
- If Customer has departed the Facility, instruct Customer to immediately return to the Facility to remove the asbestos material.
    - If Customer returns immediately, reload material and Customer removes it from the Facility.
    - If Customer is unable to return to the Facility immediately, handle asbestos as described below as if From Unknown Customer; however, when Customer eventually returns to the Facility, the Customer removes the asbestos from the Facility.
    - If the Customer is unable to return to the Facility within 48 hours of the asbestos material being identified, the Facility Operator is to remove the asbestos from the Facility within this 48 hour period.
- The Operational Personnel is to complete an Asbestos Incident Report (refer Appendix No. 3).

From Unknown Source or Customer:

- Notification of the Person in Control.
- Assess the type and condition of asbestos.
- Utilise the appropriate PPE (Refer Appendix No. 2).
- Separate the asbestos from general loads.
- Wrap the asbestos in accordance with the "Asbestos Wrapping" procedure below.
- Load the wrapped or bagged asbestos into an empty waste bin, truck or loader bucket:
    - Loading operation to ensure that the plastic sheet wrapping or bag is not ripped.
    - The load is not to be dropped, but placed in the bottom of the bin, truck or loader bucket.
- Immediately remove the asbestos to the Dedicated Asbestos Storage Area.
- The Operational Personnel is to complete an Asbestos Incident Report (refer Appendix No. 3).
- The Person in Control is to review the incident to assess the appropriateness of the existing Asbestos Management Plan.

- Should any continuous improvement activities be identified, the Person in Control is to carry out the necessary amendment to the Asbestos Management Plan.
- The Person in Control is to enter the Asbestos Incident Report into the Asbestos Register.
- Asbestos to be removed from the Facility within 48 hours of being identified at the Facility.

17. Asbestos Wrapping

Asbestos is to be wrapped in accordance with the following requirements:

- Utilise the appropriate PPE (Refer Appendix No. 2) while wrapping asbestos.
- Separate the asbestos from general loads.
- Double wrap and tape asbestos in black plastic sheeting (minimum 200 µm thickness) to prevent asbestos fibres entering the atmosphere. In the case of asbestos contaminated soil or asbestos fines, the material is to be damp (not saturated) and packaged in suitable sealed containers (bulka bags, sealed bags)
- Label warning of asbestos – "CAUTION ASBESTOS" in letters not less than 50 mm high is to be adhered to the wrapped bundle or bag of asbestos.
- Bundles and bags of asbestos are to be sized to allow for the appropriate loading and unloading so as to prevent damage to the plastic wrapping or sealed bag.

18. Temporary Asbestos Storage Area

Asbestos is only to be stored in Temporary Asbestos Storage Areas.

At all times there is to be a Temporary Asbestos Storage Area available for the temporary storage of identified asbestos. The Temporary Asbestos Storage Area is to enable the secure, temporary (less than 48 hours) storage of identified asbestos.

19. Asbestos Record Keeping

Records are an important aspect of site operations and there is to be a clear and logical system for keeping records on site. All records relating to environmental protection need to be retained and where appropriate include information relating to:

- Material accepted and material dispatched, rejected materials, including as a minimum;
    - The details of loads arriving/received at the site which have been found to contain asbestos;
    - All rejected loads, with details of:
        - The waste producer;
        - The waste carrier;
        - Vehicle registration number; and,
        - The date of rejection.
- The decision-making process and action taken eg. off-site disposal, further assessment undertaken etc, in relation to identification of asbestos within a stockpile.
- The investigation into the likely cause of the presence of asbestos and its findings together with the details of any preventative measures implemented at the site.
- Asbestos Register containing all Asbestos Incident Reports;
- Emissions or process monitoring results and interpretation;
- Any on or off-site environmental effects including pollution incidents and any associated management response;
- Complaints received and management response;
- Maintenance;
- Non-conformances such as emission limit breaches and associated management response;
- Documentation associated with stockpile inspections and sampling results and details of actions taken in regard to stockpiles or material not meeting the asbestos control specification;
- Training records; and,
- Audit findings and any improvement strategies.

Records must be kept to ensure that the process from receipt of material to the final disposal is auditable and that any loads found to contain suspect asbestos can be traced back to the Customer and originating site.

All records must be available on site, but may be stored electronically. Records must be made available for inspection by officers from WorkSafe, DoH and DWER on request.

20. Facility Monitoring

Facility monitoring will be undertaken by the Person in Control. Monitoring will be undertaken to confirm the efficiency of the risk management measures are consistent with the objectives of this Plan.

Monitoring will include visual inspections whilst the Facility is operational to ensure that fugitive emissions of dust are being adequately controlled and are not being carried outside of the premises. Where fugitive dust releases are identified their sources are to be investigated and all reasonable and practicable measures implemented to prevent or minimise the release.

Where risk management measures are ineffective or likely to be ineffective at preventing visible dust crossing the Facility boundary, waste processing activities are to cease until additional measures have been put in place to prevent the discharge or until the adverse weather conditions have passed.

Monitoring is also to include the inspection of asbestos material handling activities to confirm that the handling procedures are in accordance with the requirements of this Plan.

21. Facility Audit

The Person in Control is to undertake an annual compliance audit to confirm the effectiveness and implementation of materials acceptance, receipt, classification, unloading and inspection procedures. The audit is also to include confirmation of the effectiveness of personnel training including the staff's ability to recognise asbestos, records and document retention, the effectiveness of the AMP and degree to which it reflects of Facility operations.

An annual audit will also be carried out by an independent third party (Competent Person) to confirm the appropriateness of the implementation of this Asbestos Management Plan.

The compliance audits must consider all aspects of the Facility's C&D recycling operations and consider whether they are being undertaken in accordance with the requirements of this AMP. Key areas which the audit should consider include:

- The effectiveness and implementation of pre-acceptance, receipt, classification, unloading, inspection and sampling procedures;
- The effectiveness and results of monitoring, including product testing and interpretation of results the effectiveness of personnel training, including the staff's ability to recognise asbestos;
- Records and document retention; and,
- The effectiveness of the AMP and degree to which it reflects of site operations.

Outcomes of the reviews must be used to develop improvement strategies, if required.

All audit records must be available on site, but may be stored electronically. Records must be made available for inspection by officers from WorkSafe, DoH and DWER on request.

22. Plan Review

This Plan is to be reviewed by the Facility Operator at least annually or more regularly if circumstances warrant. This review is in addition to the annual audit and is to consider industry and regulatory changes since the previous review. Where necessary, this AMP is to be updated to reflect industry best practice with regards to asbestos management.

Appendices

The following appendices are applicable to this Plan:

Appendix No. 1 – Examples of Asbestos Containing Materials

Appendix No. 2 – Selection and Use of Personal Protective Equipment

Appendix No. 3 - Asbestos Incident Report

Appendix No. 1 – Examples of Asbestos Containing Materials

(This is not an exhaustive list)

A

Air-conditioning ducts: exterior or interior acoustic and thermal insulation
Arc shields in lift motor rooms or large electrical cabinets
Asbestos-based plastics products - as electrical insulates and acid-resistant compositions or aircraft seat
Asbestos ceiling tiles
Asbestos cement conduit
Asbestos cement electrical fuse boards
Asbestos cement external roofs and walls
Asbestos Cement in the use of form work when pouring concrete
Asbestos cement internal flues and downpipes
Asbestos cement moulded products such as gutters, ridge cappings, gas meter covers, cable troughs and covers
Asbestos cement pieces for packing spaces between floor joists and piers
Asbestos cement (underground) pits, as used for traffic control wiring, telecommunications cabling, etc
Asbestos cement render, plaster, mortar and coursework
Asbestos cement sheet
Asbestos cement sheet behind ceramic tiles
Asbestos cement sheet internal over exhaust canopies such as ovens, fume cupboards, etc.
Asbestos cement sheet internal walls and ceilings
Asbestos cement sheet underlays for vinyl
Asbestos cement storm drain pipes
Asbestos cement water pipes (usually underground)
Asbestos-containing laminates (e.g. formica) used where heat resistance is required, e.g. ships
Asbestos-containing pegboard
Asbestos felts
Asbestos marine board, e.g. marinate
Asbestos mattresses used for covering hot equipment in power stations
Asbestos paper used variously for insulation, filtering and production of fire resistant laminates
Asbestos roof tiles
Asbestos textiles
Asbestos textile gussets in air-conditioning ducting systems
Asbestos yarn
Autoclave / steriliser insulation

B
Bitumen-based water proofing such as malthoid, typically on roofs and floors but also in brickwork
Bituminous adhesives and sealants
Boiler gaskets
Boiler insulation, slabs and wet mix
Brake disc pads
Brake linings

C
Cable penetration insulation bags (typically Telecom)
Calorifier insulation
Car body filters (not common)
Caulking compounds, sealant and adhesives
Cement render
Chrysotile wicks in kerosene heaters
Clutch faces
Compressed Asbestos cement panels for flooring, typically verandas, bathrooms and steps for demountable buildings
Compressed Asbestos fibres (CAF) used in brakes and gaskets for plant and automobiles

D
Door seals on ovens

E
Electric heat banks - block insulation
Electric hot water services - normally not Asbestos but some millboard could be present
Electric light fittings, high wattage, insulation around fitting (and bituminised)
Electrical switchboards – see Pitch-based
Exhausts on vehicles

F
Filler in acetylene gas cylinders
Filters - beverage; wine filtration
Fire blankets
Fire curtains
Fire door insulation
Fire-rated wall rendering containing Asbestos with mortar
Fire-resistant plaster board, typically on ships
Fire-retardant material on steel work supporting reactors on columns in refineries in the chemical industry
Flexible hoses
Floor vinyl sheets
Floor vinyl tiles
Fuse blankets and ceramic fuses in switchboards

G
Galbestos™ roofing materials (decorative coating on metal roof for sound proofing)
Gaskets - chemicals, refineries
Gaskets - general
Gauze mats in laboratories / chemical refineries
Gloves - Asbestos

H
Hairdryers - insulation around heating elements
Header (manifold) insulation

I
Insulation blocks
Insulation in electric reheat units for air-conditioner systems

L
Laboratory bench tops
Laboratory fume cupboard panels
Laboratory ovens - wall insulation
Lagged exhaust pipes on emergency power generators
Lagging in penetrations in fireproof walls
Lifts shafts - Asbestos cement panels lining the shaft at the opening of each floor, and Asbestos packing around penetrations
Limpet Asbestos spray insulation
Locomotives - steam; lagging on boilers, steam lines, steam dome and gaskets

M
Mastics
Millboard between heating unit and wall
Millboard lining of switchboxes
Mortar

P
Packing materials for gauges, valves, etc., can be square packing, rope or loose fibre
Packing material on window anchorage points in high rise buildings
Paint, typically industrial epoxy paints
Penetrations through concrete slabs in high rise buildings
Pipe insulation including moulded sections, water-mix type, rope braid and sheet
Pitch-based (e.g. zelemite, ausbestos, lebah) electrical switchboard
Plaster and plaster cornice adhesives

R
Refractory linings
Refractory tiles
Rubber articles - extent of usage unknown

S
Sealant between floor slab and wall, usually in boiler rooms, risers or lift shafts
Sealant or mastik on windows
Sealants and mastics in airconditioning ducting joints
Spackle or plasterboard wall jointing compounds
Sprayed insulation - acoustic wall and ceiling
Sprayed insulation - beams and ceiling slabs
Sprayed insulation - fire retardant sprayed on nut internally, for bolts holding external building wall panels
Stoves - old domestic type; wall insulation

T
Tape and rope - lagging and jointing
Tapered ends of pipe lagging, where lagging is not necessarily Asbestos
Tilux sheeting in place of ceramic tiles in bathrooms
Trailing cable under lift cabins
Trains - country - guards vans - millboard between heater and wall
Trains - Harris cars - sprayed Asbestos between steel shell and laminex

V
Valve, pump, etc. insulation

W
Welding rods
Woven Asbestos cable sheath

Appendix No. 2 – Selection and Use of Personal Protective Equipment

Personal protective equipment may need to be used, in combination with other effective control measures, when working with Asbestos-containing materials. The selection and use of PPE should be based on risk assessments and determined by a competent person.

The ease of decontamination should be one of the factors considered when choosing PPE. Where possible, disposable equipment should be used. All disposable PPE should be disposed of as Asbestos waste.

Footwear and gloves

Laced boots should be avoided, as they can be difficult to clean and Asbestos dust can gather in the laces and eyelets. Laceless boots, such as gumboots, are preferred where practicable, and boot covers should be worn where necessary.

Safety footwear must be decontaminated before leaving the Asbestos work area for any reason, or sealed in double bags for use only on the next Asbestos maintenance task. Alternatively, work boots that cannot be effectively decontaminated must be disposed of as Asbestos waste at the end of the job.

The use of protective gloves should be determined by a risk assessment. If significant amounts of Asbestos fibres may be present, disposable gloves should be worn. Protective gloves can be unsuitable if dexterity is required. Workers must clean their hands and fingernails thoroughly after work, and any gloves used they must be disposed of as Asbestos waste.

Respirators

In general, the selection of suitable respiratory protection equipment depends on the nature of the Asbestos work, the probable maximum concentrations of Asbestos fibres that would be encountered in this work and any personal characteristics of the wearer that may affect the facial fit of the respirator (e.g. facial hair and glasses).

A competent person should determine the most efficient respirator for the task.

Respirators should comply with AS/NZS 1716-2003 Respiratory Protective Devices and be selected, used and maintained in accordance with AS/NZS 1715-1994 Selection, Use and Maintenance of Respiratory Protective Devices. They should always be worn under fitted hoods. Facepieces should be cleaned and disinfected according to the manufacturer's instructions.
Respiratory protective equipment should be used until all contaminated disposable coveralls and clothing has been vacuum cleaned and/or removed and bagged for disposal, and personal washing has been completed. Respirators should be properly stored when not in use.

Appendix No. 3 - Asbestos Incident Report

Product Recovery Industries Pty Ltd

Lot 120 Pederick Road, Neerabup, WA 6031

Pederick Road Waste Sorting, Processing and Transfer Operation

Licence Number TBA

Asbestos Incident Report – Plan No. .....

Date Incident Occurred:	.....
Type of Asbestos Identified:	Sheeting □ Piping □ Dust □ Other □ Specify _____
Quantity of Asbestos Identified:	.....
Description of Incident:	.....
Person Responsible for Coordinating Activities	
Name:	.....
Designation:	.....
Activities Undertaken:	
Future Preventative Measures Adopted:	
Facility Manager	
Name:	.....
Signature:	.....
Date Report Filed:	

Appendix No. 3 – Site Drawings

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ORIGINAL
LOT 107
DP425095
20.0125Ha

LOT 907
DP427971

4m WIDE LANDSCAPING STRIP

10m WIDE ACCESS ROAD

DOME SHELTER WORKSHOP
(20m x 25m)
2 x CONTAINER HIGH

ASPHALT

2.1m HIGH COLORBOND FENCE (40.0m)

SECURITY LIGHTING

2.4m HIGH FENCE (1.8m MESH AND 3 STRANDS OF BARBED WIRE) ON BOUNDARY

EASTERN BOUNDARY INDICATIVE ONLY. EXACT LOCATION TO BE CONFIRMED ONCE SUBDIVISION FINALISED.

302.4m

DUST SUPPRESSION SPRINKLERS ON FENCELINE

12m GATE

SITE WATER SUPPLY

GROUNDWATER BORE AND STORAGE TANKS

COMPACTOR UNIT

WASTE TRANSFER STATION
(30m x 40m)
CONCRETE FLOOR

BIN STORAGE AREA
(30m x 40m)

OPERATIONAL LIGHTING

1% FALL

STOCKPILE AREA
(MAX. 10m HIGH)
FREESTANDING SPRINKLERS AS REQUIRED

STOCKPILE AREA
(MAX. 10m HIGH)
FREESTANDING SPRINKLERS AS REQUIRED

2.4m HIGH FENCE (1.8m MESH AND 3 STRANDS OF BARBED WIRE) ON BOUNDARY

NEW LOT 120
4.26ha
RECYCLED ROAD BASE

LANDSCAPING 6m WIDE

5m ROAD RESERVE CONTRIBUTION

PEDERICK ROAD

SITE TYPICAL FINAL FILL LEVEL AT R.L.60.0m AHD

CAR AND TRUCK PARKING BAY AREA (28 BAYS EACH 14m x 4m)

2.1m HIGH COLORBOND FENCE

PROCESSING AREA
(SORTING/PICKING STATION/PROCESSING/ CRUSHING/SHREDDING)

FREESTANDING SPRINKLERS AS REQUIRED

OPERATIONAL LIGHTING

5 PARKING BAYS (VISITORS)

OPERATIONAL LIGHTING

SOAKWELLS IN ASPHALT AREA

DUST SUPPRESSION SPRINKLERS ON EDGE OF EARTHWORKS PLATFORM

307.19m

LANDSCAPING STRIP MIN. 4m WIDE

2.1m HIGH COLORBOND FENCE (40.0m)

30m WEIGHBRIDGE

ASPHALT

GATE HOUSE (TRANSPORTABLE)

10 PARKING BAYS (STAFF)

LOT 2001
DP60745

OFFICE CRIB ROOM
(TRANSPORTABLE 20m x 15m)

LOT 8001
DP411322

FOR APPROVAL
23 JANUARY 2026

LAYOUT PLAN
SCALE 1 : 500 (A1)

SCALE 1:500 @ A1 — SCALE 1:1 000 @ A3

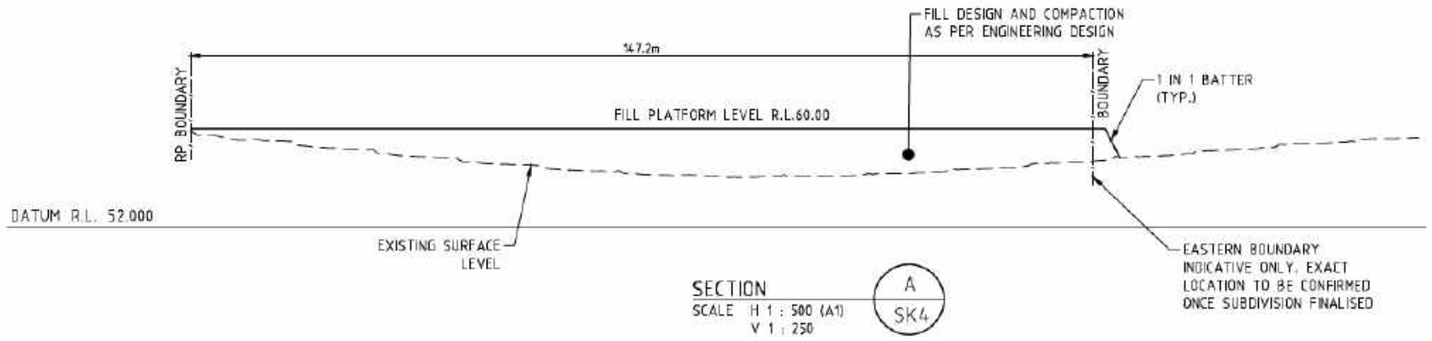
REVISIONS					DRG. FILE		DATE
					DESIGN	I.W.	12/25
B	S.B.Y.	23/01/26	GENERAL AMENDMENTS		DRAWN	S.B.Y.	12/25
A	S.B.Y.	15/12/25	ISSUED FOR APPROVAL		DES. CHK.	I.W.	
No.	BY	DATE	DESCRIPTION		DWG. CHK.	I.W.	

TECHNICALLY APPROVED:

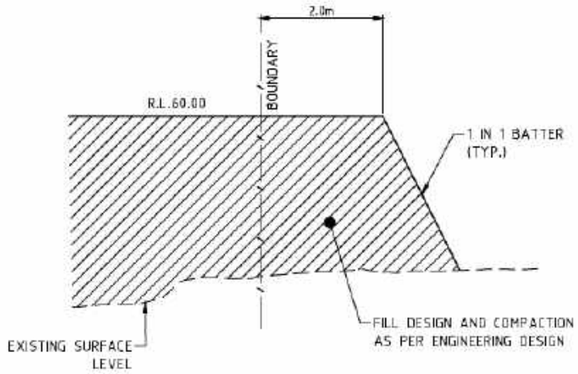
PRODUCT RECOVERY INDUSTRIES PTY LTD

LOT 120 PEDERICK ROAD, NEERABUP
PROPOSED DEVELOPMENT
LAYOUT PLAN

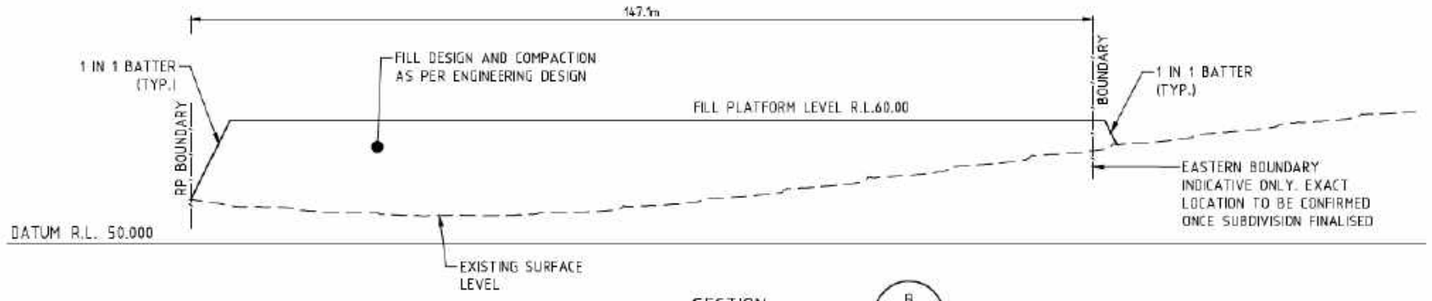
SCALE	AS SHOWN
SHEET	
DRG No.	REVISION A
	PED-SK4



SECTION A
SCALE H 1 : 500 (A1)
V 1 : 250
SK4

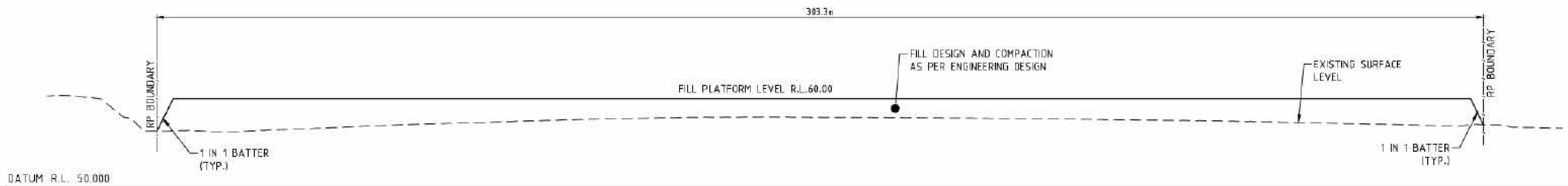


TYPICAL EASTERN BOUNDARY DETAIL
(EAST SIDE ONLY)
NOT TO SCALE



SECTION B
SCALE H 1 : 500 (A1)
V 1 : 250
SK4

SECTION C
SCALE H 1 : 500 (A1)
V 1 : 250
SK4



SECTION D
SCALE H 1 : 500 (A1)
V 1 : 250
SK4

FOR APPROVAL
15 NOVEMBER 2025

5 0 5 10 15 20 25m
SCALE 1:250 @ A1
SCALE 1:500 @ A3

10 0 10 20 30 40 50m
SCALE 1:500 @ A1
SCALE 1:1 000 @ A3

REVISIONS					DRG. FILE		DATE
					DESIGN	I.W.	12/25
					DRAWN	S.B.Y.	12/25
	A	S.B.Y.	15/12/25	ISSUED FOR APPROVAL	DES. CHK.	I.W.	
	No.	BY	DATE	DESCRIPTION	DWG. CHK.	I.W.	

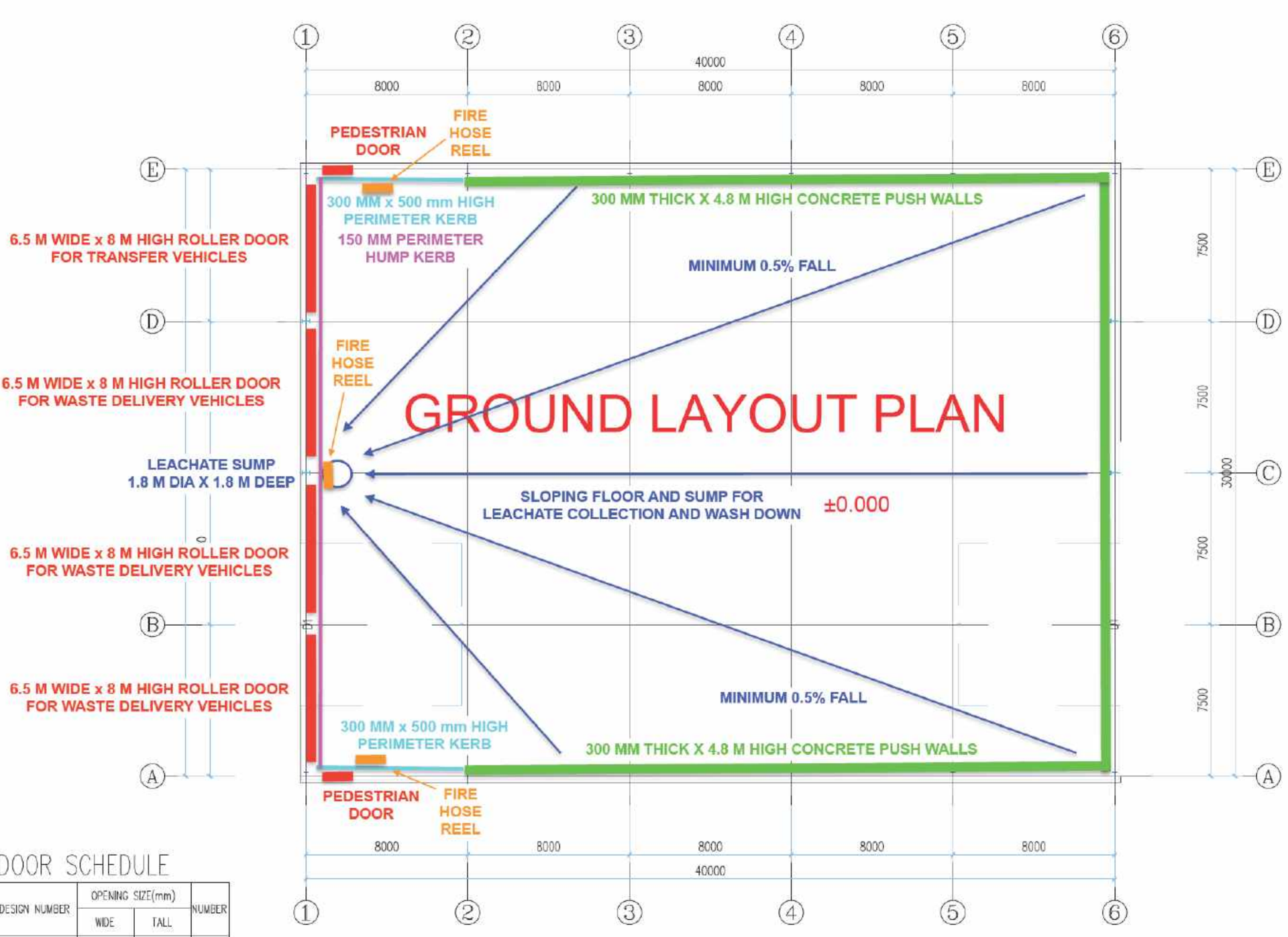
TECHNICALLY APPROVED:

[redacted]

PRODUCT RECOVERY INDUSTRIES PTY LTD

LOT 120 PEDERICK ROAD, NEERABUP
PROPOSED DEVELOPMENT
SITE SECTIONS

SCALE	AS SHOWN
SHEET	
DRG No.	REVISION A PED–SK5



DOOR SCHEDULE

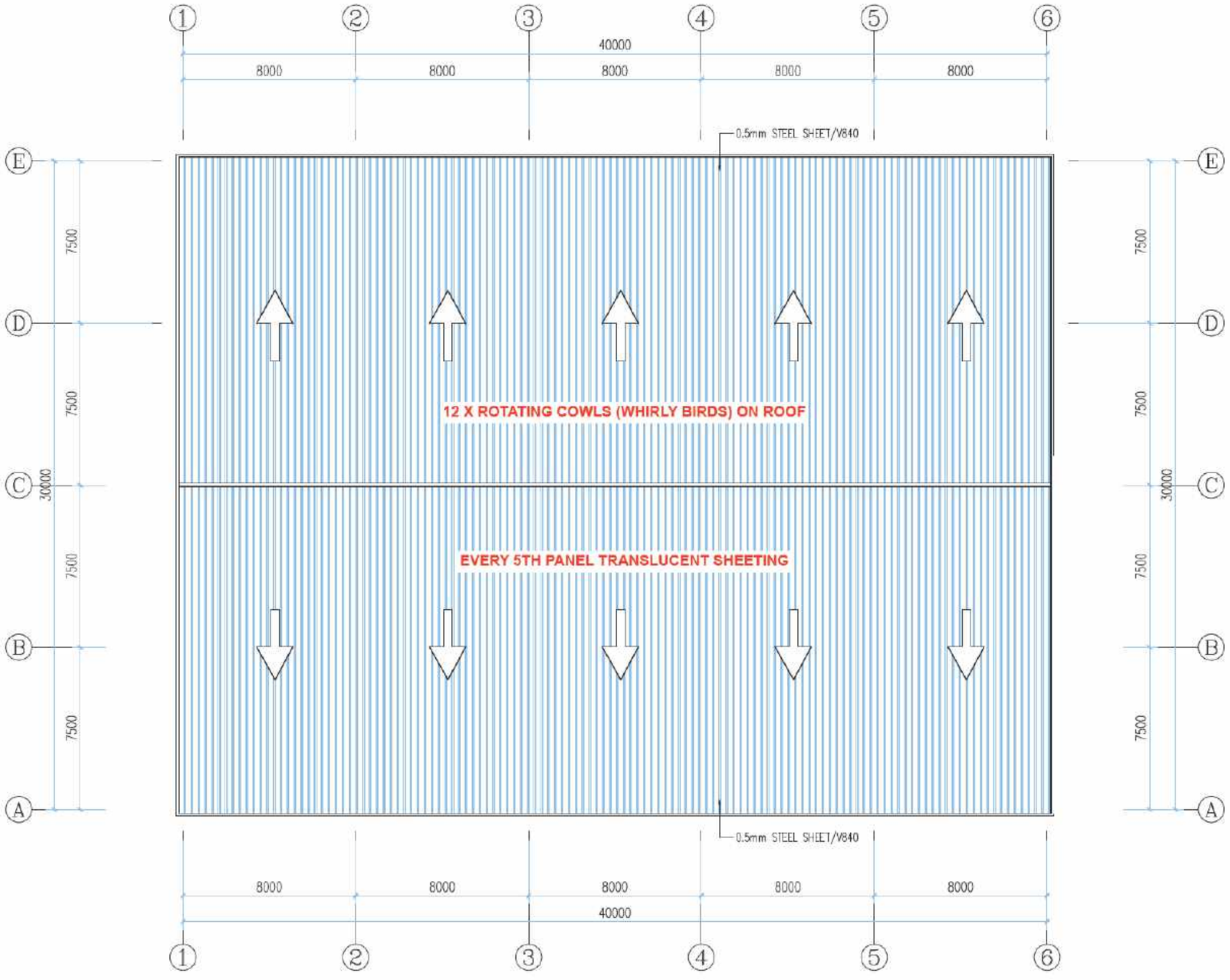
TYPES OF	DESIGN NUMBER	OPENING SIZE(mm)		NUMBER
		WIDE	TALL	
DOOR	D1	8000	8000	2

GROUND LAYOUT PLAN 1:100

NOTES:

1.This drawing is copyright of RCG
2.If not allowed,Prohibit copy forwarding.

SERVICE MANAGER		EDITION NO.	CHIEF	CHIEF DESIGN MANAGER	RE.ENGINEER SEAL	PROJECT NAME	DRAWING TITLE	
TEL/WHATSAPP		DESIGN PHASE	CHECKED BY			WAREHOUSE	GROUND LAYOUT PLAN	A-2
EMAIL:		DRAWN BY	VERIFIED BY					
WEB		DESIGNED BY	APPROVED BY					



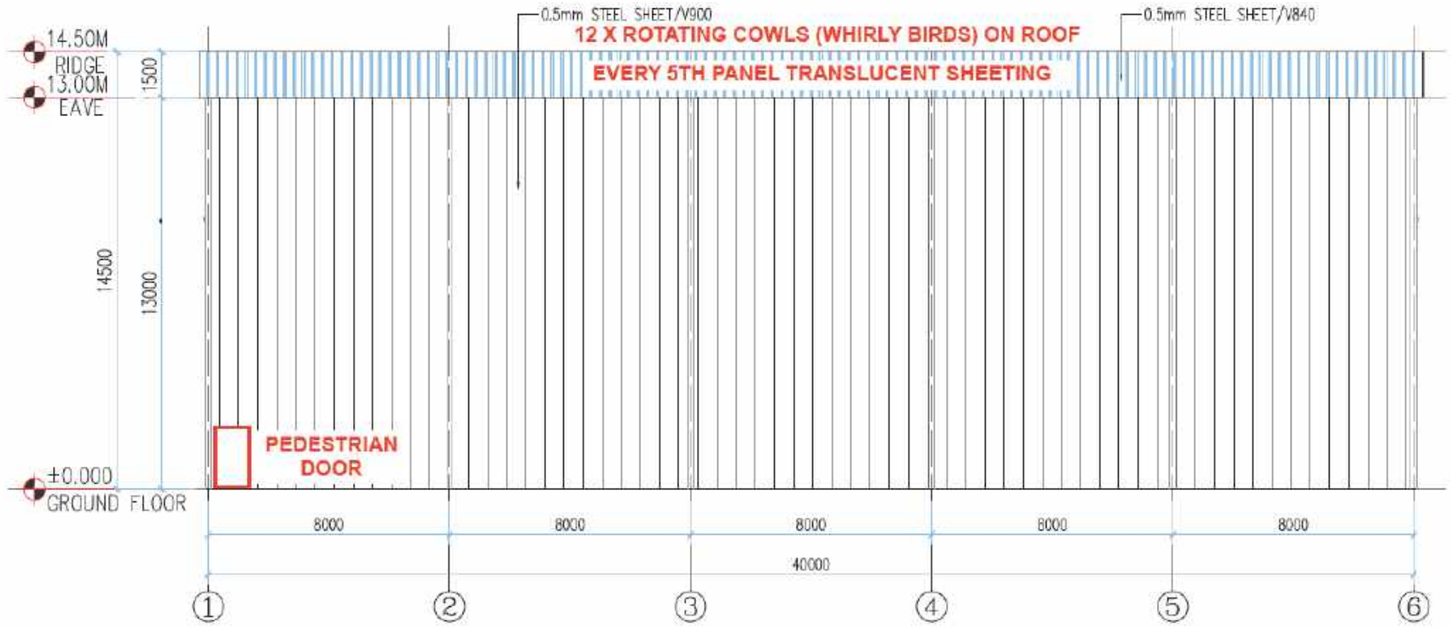
ROOF SHEETING PLAN 1:100

ELEVATION NAVIGATION

NOTES:

1.This drawing is copyright of RCG.
2.If not allowed,Prohibit copy forwarding.

SERVICE MANAGER		EDITION NO.	CHIEF	CHIEF DESIGN MANAGER	RE.ENGINEER SEAL	PROJECT NAME	DRAWING TITLE	DRAWING NUMBER
TEL/WHATSAPP		DESIGN PHASE	CHECKED BY			WAREHOUSE	ROOF SHEETING LAYOUT PLAN	A-3
EMAIL		DRAWN BY	VERIFIED BY					
WEB		DESIGNED BY	APPROVED BY					



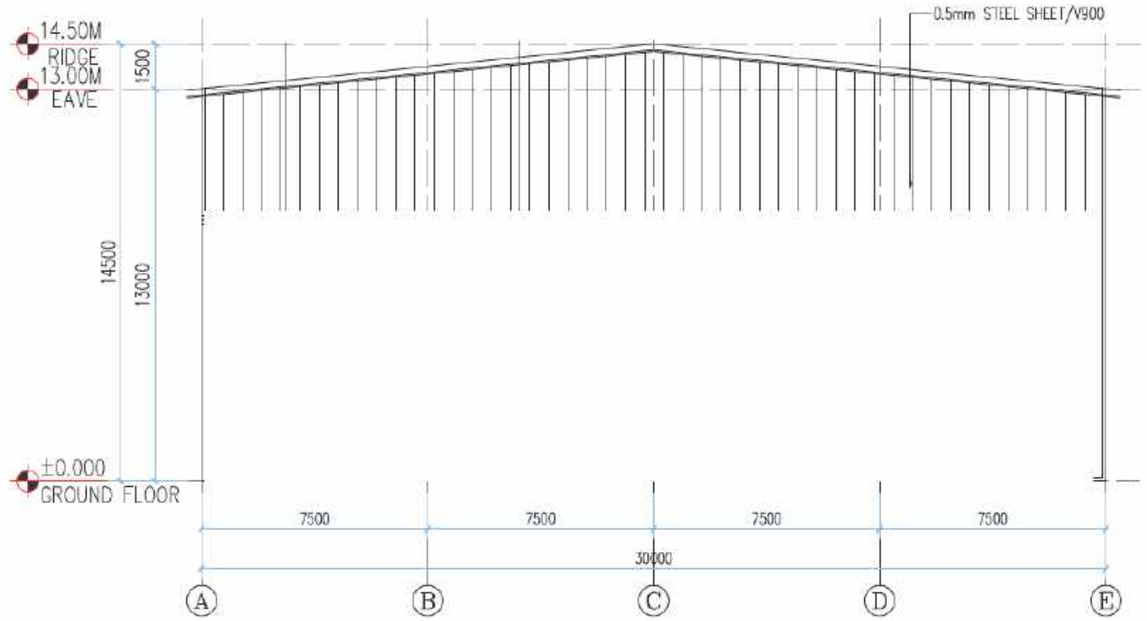
ELEVATION DRAWING E-1 1:100

ELEVATION DRAWING E-3 1:100

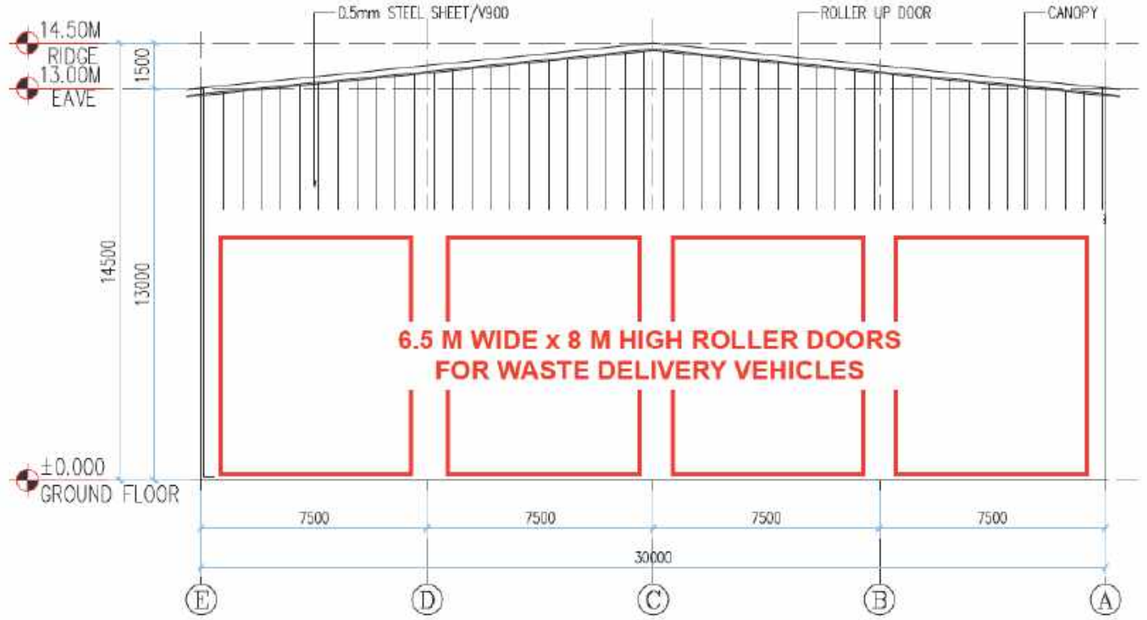
NOTES:

1.This drawing is copyright of RCG t allowed,Prohibit copy forwarding.

SERVICE MANAGER		EDITION NO.	CHIEF	CHIEF DESIGN MANAGER	RE.ENGINEER SEAL	PROJECT NAME	DRAWING TITLE	DRAWING NUMBER
TEL/WHATSAPP		DESIGN PHASE	CHECKED BY			WAREHOUSE	ELEVATION LAYOUT PLAN	A-4
EMAIL:		DRAWN BY	VERIFIED BY					
WEB		DESIGNED BY	APPROVED BY					



ELEVATION DRAWING E-2 1:100



ELEVATION DRAWING E-4 1:100

NOTES:

1.This drawing is copyright of RCG
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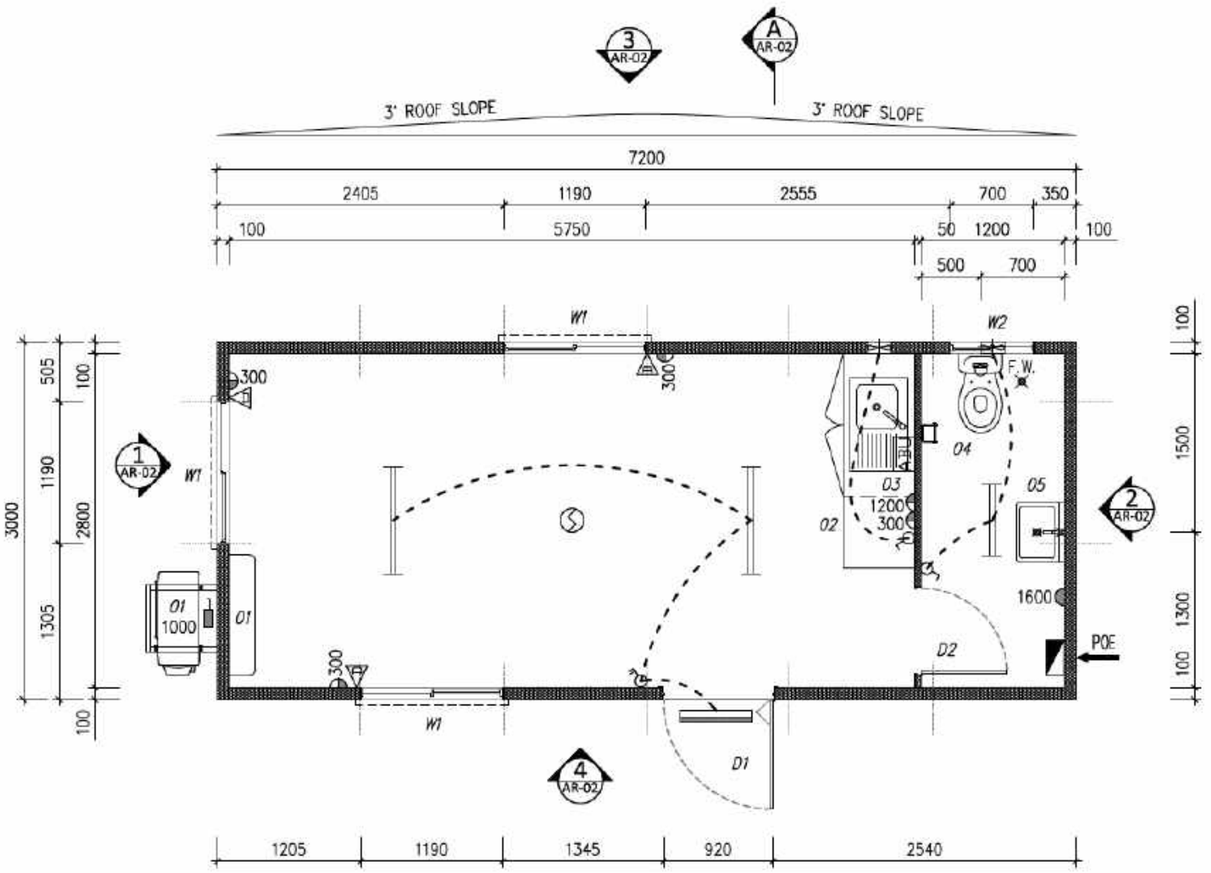
SERVICE MANAGER		EDITION NO.	CHIEF	CHIEF DESIGN MANAGER	RE.ENGINEER SEAL	PROJECT NAME	DRAWING TITLE	DRAWING NUMBER
TEL/WHATSAPP		DESIGN PHASE	CHECKED BY			WAREHOUSE	ELEVATION LAYOUT PLAN	A-5
EMAIL:		DRAWN BY	VERIFIED BY					
WEB		DESIGNED BY	APPROVED BY					



FLOOR PLAN
1:50

ELECTRICAL LEGEND

	= ELECTRICAL POINT OF ENTRY
	= ELECTRICAL DISTRIBUTION SWITCHBOARD
	= 10A TWIN SWITCHED GPO
	= 10A SINGLE SWITCHED GPO
	= 1200mm LED BATTEN LIGHT FITTING
	= 600mm LED BATTEN LIGHT FITTING
	= EXTERNAL LIGHT FITTING
	= ONE GANG SWITCH
	= TWO GANG SWITCH
	= WALL MOUNTED EXHAUST FAN
	= SMOKE DETECTOR
	= CAT. 6 TWIN DATA/PHONE POINT
	= EXTERNAL ISOLATOR, WEATHERPROOF

DISCLAIMER NOTE

1. LOOSE FURNITURES & PARTITIONS TO BE SUPPLIED & INSTALLED BY OTHERS.
2. PLEASE PROVIDE UNRISTRICTED ACCESS TO ELECTRICAL DISTRIBUTION BOARDS.

COLOR SCHEDULE

EXTERNAL PANEL	: PALE EUCALYPT
INTERNAL PANEL	: SURFMIST
EXTERNAL FLASHING	: PALE EUCALYPT
WINDOW FRAMES	: WHITE
EXTERNAL DOORS & FRAMES	: SURFMIST
ROOF SHEETS	: ZINCALUME
COMMERCIAL VINYL	: NEUTRAL GREY
SLIP-RESISTANT VINYL	: COLLINS GREY
CABINETRY	: WHITE

BUILDING DESIGN CRITERIA

WIND LOAD – IN ACCORDANCE W/ AS 1170.2:2021
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2
ANNUAL PROBABILITY OF EXCEEDANCE = 1:500
REGION WIND SPEED, V500 = 45m/s
SERVICEABILITY WIND SPEED, V25 = 37m/s
TOPOGRAPHIC MULTPLIER = 1.0
BUILDING CLASS 5/6, CLIMATE ZONE 1-4
FLOOR LIVE LOAD = 3.0kPa; FLOOR POINT LOAD = 2.7kN
ROOF LIVE LOAD = 0.25kPa

CHASSIS

MAIN RUNNERS	: 250UB25
MID PT. SPREADER	: 100UC14
QTR PT. SPREADERS	: 50x50x1.6 SHS
END SPREADERS	: 150PFC
LIFTING OUTRIGGERS	: 150UC23
LIFT GUARD	: 50x5 EA
FLOOR JOISTS	: 89x41x1.2 LIP "C" @ 450 CTRS
BASE RAIL	: 100x1.6mm CUSTOM MADE GALVABOND
PAINT	: 75 MICRONS RED OXIDE PRIMER

FLOOR

FLOORING	: 22mm AQUATITE T & G PARTICLEBOARD (H2 TERMITE TREATED)
COVERING (DRY AREA)	: 2mm COMMERCIAL VINYL
COVERING (WC AREA)	: 2mm SLIP-RESISTANT VINYL
SKIRTING (DRY AREA)	: ALUMINUM ANGLE
SKIRTING (WC AREA)	: 150mm VINYL COVED-UP TO WALLS
INSULATION	: R1.0 SARKING UNDERFLOOR

WALLS

EXTERNAL	: 0.6 BMT 100mm INSULATED PANEL
INTERNAL	: 0.4 BMT 50mm INSULATED PANEL
EXTERNAL FLASHING	: 0.6 BMT COLORBOND

ROOF

ROOF FRAME	: 89x41 STEEL STUD W/ RAKING PANEL TO FORM ROOF PITCH
CLADDING	: 0.42 BMT SUPERDEK (INCL. UNDERSIDE EAVES FILLER STRIP)
CEILING LINING	: MIRAGE PEARL (LIGHT GREY)
CORNICE	: ALUMINUM ANGLE
INSULATIONS	: R3.5 BATTS + R1.5 ANTICON
CEILING HEIGHT	: 2425mm

EQUIPMENT LIST

MARK	QTY	DESCRIPTION
D1	1	2040x920 METAL CLAD EXTERNAL DOOR W/ ENTRANCE LEVER DOOR HANDLE & DOOR CLOSER
D2	1	2040x720 INTERNAL PANEL DOOR W/ PRIVACY LOCKSET
W1	3	1000x1190 FLUSH FACE HORIZONTAL SLIDING GLASS WINDOW W/ KEY LOCK & SECURITY SCREEN
W2	1	300x700 FLUSH FACE OBSCURED SLIDING GLASS WINDOW W/ FLY SCREEN & KEY LOCK
01	1	5.2kW REVERSE CYCLE SPLIT SYSTEM AIR CONDITIONER ON CHASSIS BRACKET (TECO, TWS-TSC52H3DVJT)
02	1	1800 LAMINATED BENCH W/ STAINLESS STEEL SINGLE BOWL SINK, COLD WATER MIXER TAP, SWIVEL FAUCET & CUPBOARDS UNDER
03	1	3L WALL MOUNTED AUTO BOILER UNIT
04	1	TOILET PAN W/ DUAL FLUSH CISTERN & CHROME FINISHED TOILET ROLL HOLDER
05	1	STAINLESS STEEL HAND BASIN W/ COLD WATER MIXER TAP & MIRROR
	2	150mm 65L/s 29W WALL MOUNTED EXHAUST FAN
	1	HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
	2	1200mm LED BATTEN LIGHT FITTING
	1	600mm LED BATTEN LIGHT FITTING
	1	EXTERNAL LIGHT FITTING
	2	ONE GANG SWITCH
	1	TWO GANG SWITCH
	5	10A TWIN SWITCHED GPO
	1	10A SINGLE SWITCHED GPO
	3	CAT. 6 TWIN DATA/PHONE POINT
	1	EXTERNAL ISOLATOR, WEATHERPROOF

AUSSIE MODULAR SOLUTIONS
ABN 28 105 655 458

REVISIONS

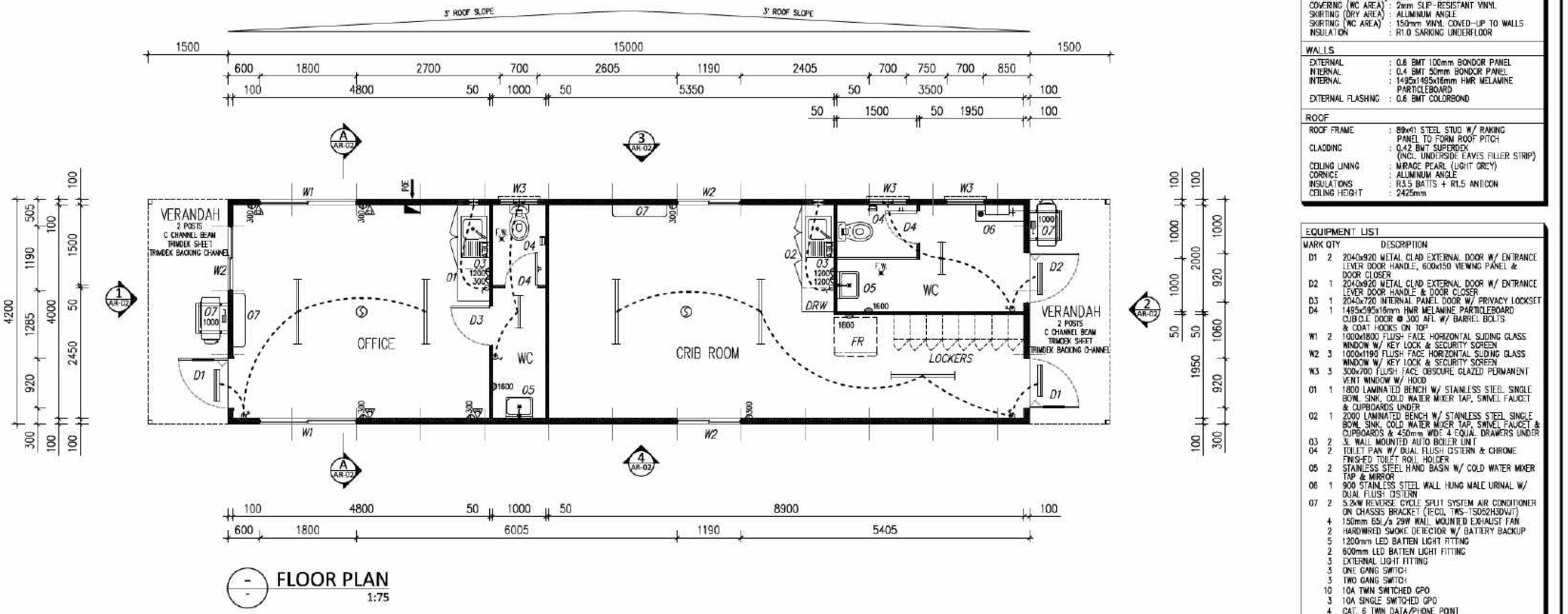
REV	DATE	DRN	CHK	DESCRIPTION
TA	30.09.2025	ST	NC	ISSUED FOR REVIEW

REVISIONS

REV	DATE	DRN	CHK	DESCRIPTION

SN:
–

CLIENT: PRODUCT RECOVERY – NEERABUP
PROJECT:
SHEET TITLE: GATEHOUSE/CRIB 7.2m X 3.0m FLOOR PLAN & SPECIFICATION
SCALE: AS SHOWN (A3)
DRAWING NUMBER: AR-01
REV: TA



FLOOR PLAN
1:75

ELECTRICAL LEGEND

	= ELECTRICAL POINT OF ENTRY
	= ELECTRICAL DISTRIBUTION SWITCHBOARD
	= 10A TWIN SWITCHED GPO
	= 10A SINGLE SWITCHED GPO
	= 1200mm LED BATTEN LIGHT FITTING
	= 600mm LED BATTEN LIGHT FITTING
	= EXTERNAL LIGHT FITTING
	= ONE GANG SWITCH
	= TWO GANG SWITCH
	= WALL MOUNTED EXHAUST FAN
	= SMOKE DETECTOR
	= CAT. 6 TWIN DATA/PHONE POINT
	= EXTERNAL ISOLATOR, WEATHERPROOF

DISCLAIMER NOTE

1. LOOSE FURNITURES & PARTITIONS TO BE SUPPLIED & INSTALLED BY OTHERS.
2. PLEASE PROVIDE UNRESTRICTED ACCESS TO ELECTRICAL DISTRIBUTION BOARDS.

COLOR SCHEDULE

EXTERNAL PANEL	: PALE EUCALYPT
INTERNAL PANEL	: SURFMIST
EXTERNAL FLASHING	: PALE EUCALYPT
WINDOW FRAMES	: WHITE
EXTERNAL DOORS & FRAMES	: SURFMIST
ROOF SHEETS	: ZINCALUME
GUTTERS & DOWNPIPES	: PALE EUCALYPT
COMMERCIAL VINYL	: NEUTRAL GREY
SLIP-RESISTANT VINYL	: COLLINS GREY
CABINETRY	: WHITE
BACK CHANNEL	: PALE EUCALYPT

BUILDING DESIGN CRITERIA

WIND LOAD – IN ACCORDANCE W/ AS 1170.2:2021
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2
ANNUAL PROBABILITY OF EXCEEDANCE = 1:500
REGION WIND SPEED, V_{500} = 45m/s
SERVICEABILITY WIND SPEED, V_{25} = 37m/s
TOPOGRAPHIC MULTIPLIER = 1.0
BUILDING CLASS 5/6, CLIMATE ZONE 1-4
FLOOR LIVE LOAD = 3.0kPa; FLOOR POINT LOAD = 2.7kN
ROOF LIVE LOAD = 0.25kPa

CHASSIS

MAIN RUNNERS	: 250UB25
MIDDLE SPREADERS	: 50x50x1.6 SHS
QTR PT. SPREADERS	: 100UC14
END SPREADERS	: 150PFC
LIFT GUARD	: 50x5 EA LIFT GUARD & 25mm LIFTING LUG PLATE
FLOOR JOISTS	: 89x41x1.2 LIP "C" @ 400 CTRS
BASE RAIL	: 100x1.6mm CUSTOM MADE GALVABOND
PAINT	: 75 MICRONS RED OXIDE PRIMER

FLOOR

FLOORING	: 22mm AQUATITE T & G PARTICLEBOARD (H2 TERMITE TREATED)
COVERING (DRY AREA)	: 2mm COMMERCIAL VINYL
COVERING (WC AREA)	: 2mm SLIP-RESISTANT VINYL
SKIRTING (DRY AREA)	: ALUMINUM ANGLE
SKIRTING (WC AREA)	: 150mm VINYL COVED-UP TO WALLS
INSULATION	: R1.0 SARKING UNDERFLOOR

WALLS

EXTERNAL	: 0.6 BMT 100mm BONDOR PANEL
INTERNAL	: 0.4 BMT 50mm BONDOR PANEL
INTERNAL	: 1495x1495x16mm HMR MELAMINE PARTICLEBOARD
EXTERNAL FLASHING	: 0.6 BMT COLORBOND

ROOF

ROOF FRAME	: 89x41 STEEL STUD W/ RAKING PANEL TO FORM ROOF PITCH
CLADDING	: 0.42 BMT SUPERDEK (INCL. UNDERSIDE EAVES FILLER STRIP)
CEILING LINING	: MIRAGE PEARL (LIGHT GREY)
CORNICE	: ALUMINUM ANGLE
INSULATIONS	: R3.5 BATTS + R1.5 ANTICON
CEILING HEIGHT	: 2425mm

EQUIPMENT LIST

MARK	QTY	DESCRIPTION
D1	2	2040x920 METAL CLAD EXTERNAL DOOR W/ ENTRANCE LEVER DOOR HANDLE, 600x150 VIEWING PANEL & DOOR CLOSER
D2	1	2040x920 METAL CLAD EXTERNAL DOOR W/ ENTRANCE LEVER DOOR HANDLE & DOOR CLOSER
D3	1	2040x720 INTERNAL PANEL DOOR W/ PRIVACY LOCKSET
D4	1	1495x595x16mm HMR MELAMINE PARTICLEBOARD CUBICLE DOOR @ 300 AFL W/ BARREL BOLTS & COAT HOOKS ON TOP
W1	2	1000x1800 FLUSH FACE HORIZONTAL SLIDING GLASS WINDOW W/ KEY LOCK & SECURITY SCREEN
W2	3	1000x1190 FLUSH FACE HORIZONTAL SLIDING GLASS WINDOW W/ KEY LOCK & SECURITY SCREEN
W3	3	300x700 FLUSH FACE OBSCURE GLAZED PERMANENT VENT WINDOW W/ HOOD
01	1	1800 LAMINATED BENCH W/ STAINLESS STEEL SINGLE BOWL SINK, COLD WATER MIXER TAP, SWIVEL FAUCET & CUPBOARDS UNDER
02	1	2000 LAMINATED BENCH W/ STAINLESS STEEL SINGLE BOWL SINK, COLD WATER MIXER TAP, SWIVEL FAUCET & CUPBOARDS & 450mm WIDE 4 EQUAL DRAWERS UNDER
03	2	3L WALL MOUNTED AUTO BOILER UNIT
04	2	TOILET PAN W/ DUAL FLUSH CISTERN & CHROME FINISHED TOILET ROLL HOLDER
05	2	STAINLESS STEEL HAND BASIN W/ COLD WATER MIXER TAP & MIRROR
06	1	900 STAINLESS STEEL WALL HUNG MALE URINAL W/ DUAL FLUSH CISTERN
07	2	5.2kW REVERSE CYCLE SPLIT SYSTEM AIR CONDITIONER ON CHASSIS BRACKET (TECO, TMS-TS052HSDWT)
	4	150mm 65L/s 29W WALL MOUNTED EXHAUST FAN
	2	HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
	5	1200mm LED BATTEN LIGHT FITTING
	2	600mm LED BATTEN LIGHT FITTING
	3	EXTERNAL LIGHT FITTING
	3	ONE GANG SWITCH
	3	TWO GANG SWITCH
	10	10A TWIN SWITCHED GPO
	3	10A SINGLE SWITCHED GPO
	4	CAT. 6 TWIN DATA/PHONE POINT
	2	EXTERNAL ISOLATOR, WEATHERPROOF

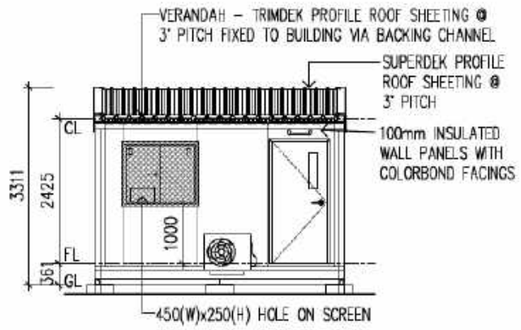
AUSSIE MODULAR SOLUTIONS
ABN 28 106 655 458

REVISIONS	REV	DATE	DRN	CHK	DESCRIPTION
	A	16.06.2025	ST	NC	ISSUED FOR APPROVAL

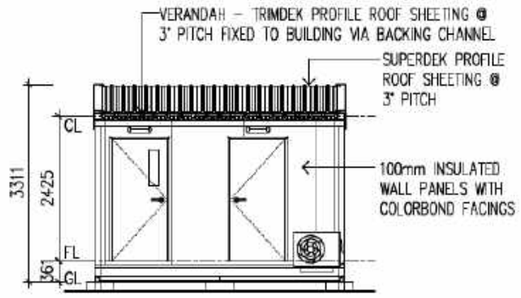
REVISIONS	REV	DATE	DRN	CHK	DESCRIPTION

SN:

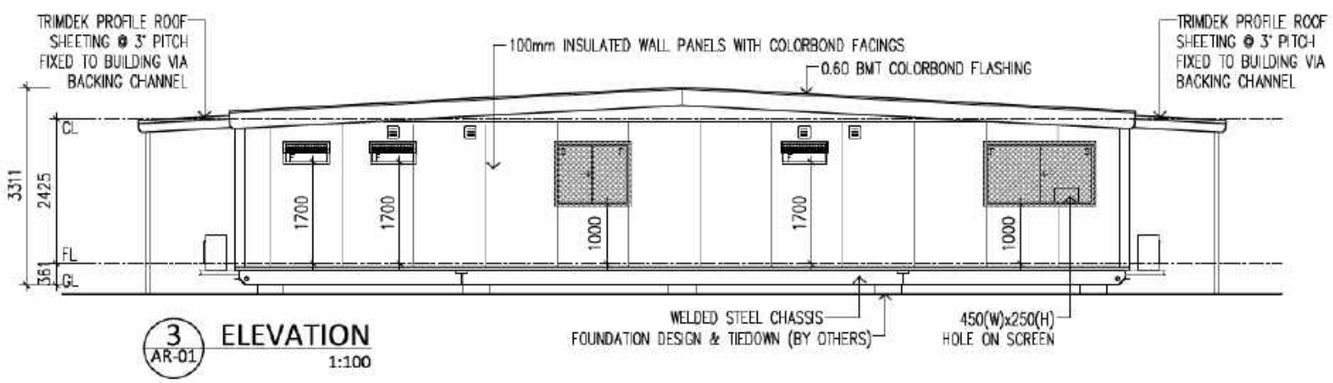
CLIENT: PRODUCT RECOVERY
PROJECT: NEERABUP
SHEET TITLE: MPB 15.0m X 4.2m FLOOR PLAN & SPECIFICATION
SCALE: AS SHOWN (A3)
DRAWING NUMBER: AR-01
REV: A



1 AR-01 ELEVATION 1:100



2 AR-01 ELEVATION 1:100



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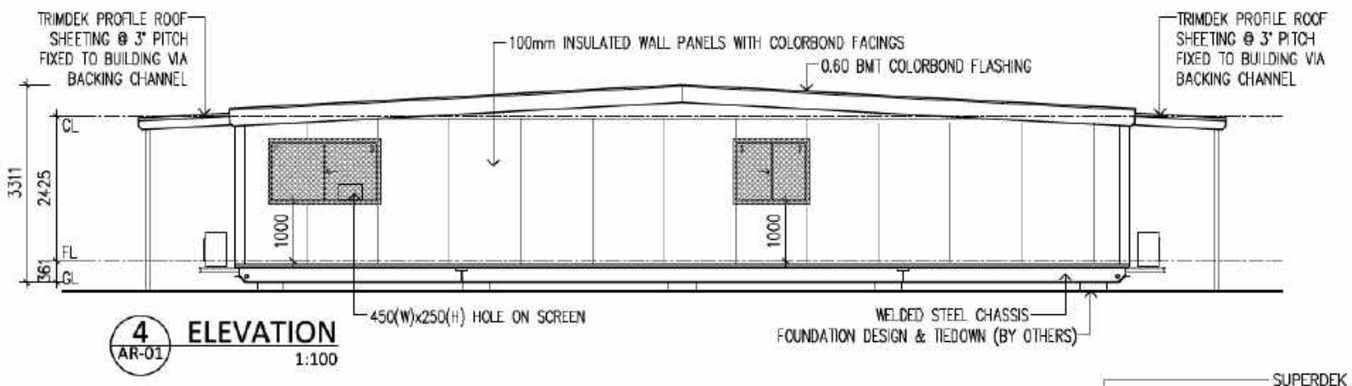

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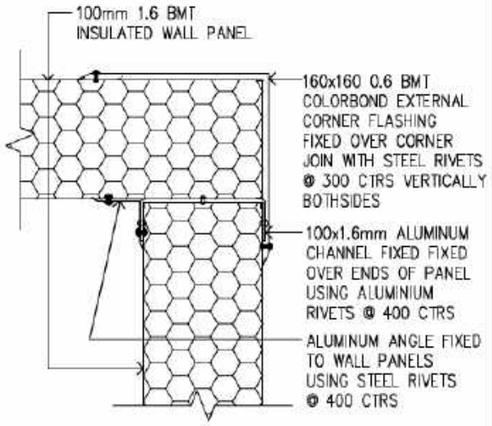

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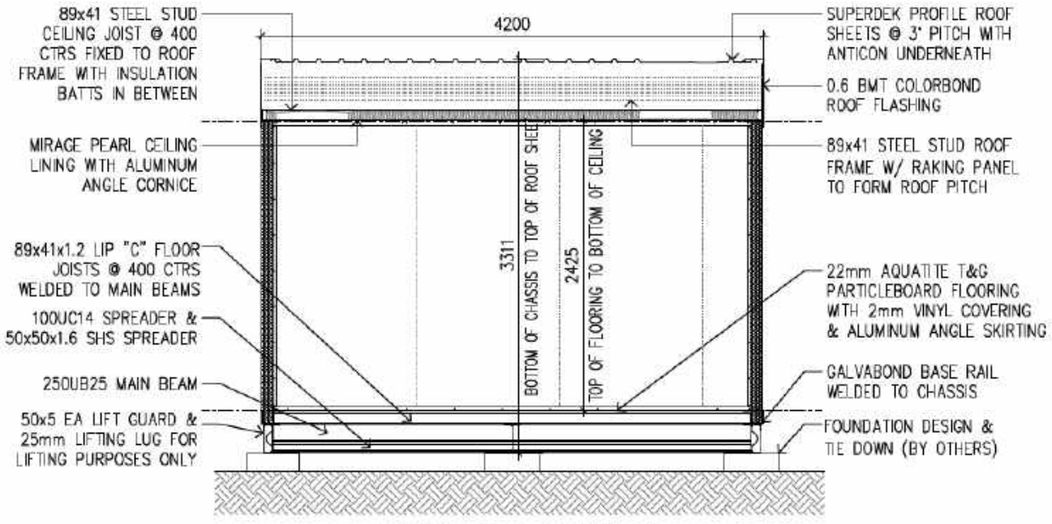

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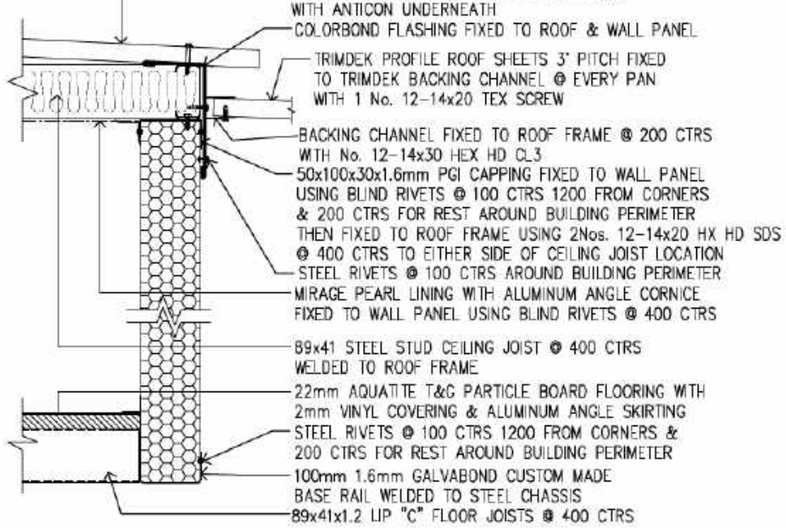


- - EXTERNAL WALL DETAIL 1:10

AUSSIE MODULAR SOLUTIONS
ABN 28 106 655 458

REVISIONS

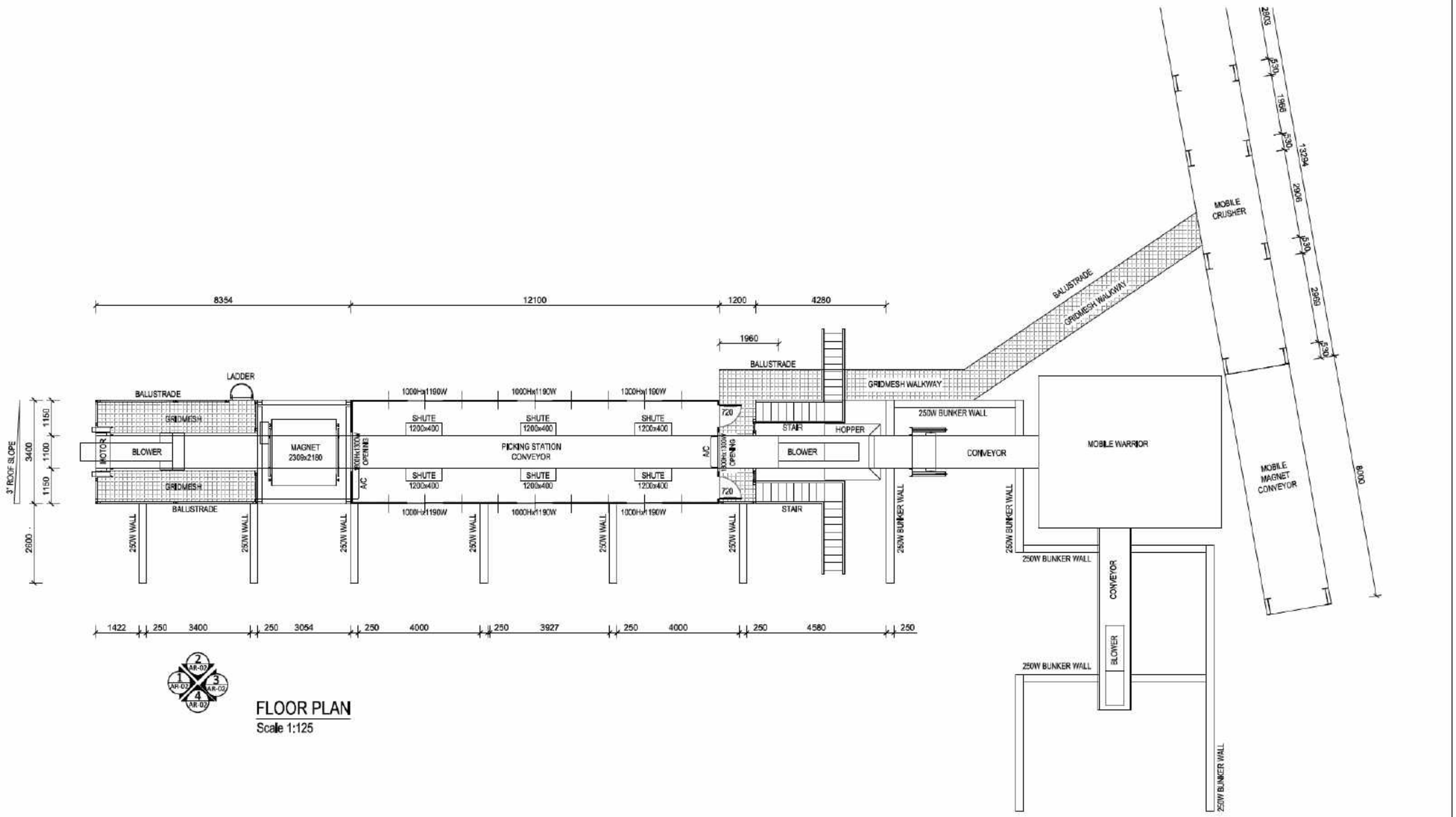
REV	DATE	DRN	CHK	DESCRIPTION
A	16.06.2025	ST	NC	ISSUED FOR APPROVAL

REVISIONS

REV	DATE	DRN	CHK	DESCRIPTION

SN:

CLIENT: PRODUCT RECOVERY
PROJECT: NEERABUP
SHEET TITLE: MPB 15.0m X 4.2m ELEVATIONS, SECTION & DETAILS
SCALE: AS SHOWN (A3)
DRAWING NUMBER: AR-02
REV: A



FLOOR PLAN

Scale 1:125

Rev	VO Number and Description	DRN	DATE	CHK	Rev	VO Number and Description	DRN	DATE	CHK
A	ISSUED FOR APPROVAL	ST	02.03.26	RF					

AMS

Title: -

Job No: - SN: -

Dwg: NEERABUP PLANT PICKING STATION FLOOR PLAN

Scale: VARIOUS AS NOTED @ A3

Sub-Contractors to verify all dimensions on site

Date Drawn: 02.03.26

Revision N°: A

Sheet N°: AR-01

Appendix No. 4 – Siting and Location Plan

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Tailored environmental auditing and advisory services

[redacted]

website : www.beconsult.com.au

PROJECT	DRAWING NO	TITLE	
WA033-025-001	001	SITING AND LOCATION PLAN	
CLIENT	REVISION	SCALE	SIZE
PRODUCT RECOVERY INDUSTRIES	A	AS ABOVE	

DRAWN	TW
DATE	04/03/2026
CHECKED	IW
DATE	04/03/2026

Appendix No. 5 – Dust Management Plan

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Product Recovery Industries Pty Ltd

Pederick Road Waste Sorting, Processing and Transfer Facility

Dust Management Plan

Originally Issued: **February 2026**

Reviewed: *Insert date when document reviewed*

Table of Contents

1. Introduction

Product Recovery Industries Pty Ltd (PRI) owns and operates the Pederick Road Waste Sorting, Processing and Transfer Facility at Lot 120 Pederick Road, Neerabup. Various activities on site have the potential to generate dust. This Dust Management Plan has been developed to identify the potential sources of dust generation as well as propose appropriate dust management strategies and solutions.

The objective of this Dust Management Plan is to minimise significant impacts on amenity and environmental impacts as a result of dust emissions, with the primary focus of preventing dust emissions beyond the Site property boundary and a secondary focus of preventing emissions from the various on-site operational areas.

2. Purpose

The purpose of this plan is to:

- Identified potential dust sources.
- Provide guidance to the Facility Operators on how best to manage dust emissions from the Facility.
- Ensure appropriate dust management activities are carried out.

3. Reference

- *Environmental Protection Act 1986*
- *Draft - A Guideline for the Development and Implementation of a Dust Management Program* – DEC May 2008
- *DEC Guideline for Managing the Impact of Dust and Associated Contaminants from Land Development Sites, Contaminated Sites, Remediation and Other Related Activities - March 2011*
- *DWER Guidelines for Managing Asbestos at Construction and Demolition Waste Recycling Facilities – April 2021 (updated 19 May 2023).*

4. Approval

The development of this Dust Management Plan has been developed for the application for both Planning and Environmental Approval and as such is for the approval of the City of Wanneroo and the Department of Water and Environmental Regulation.

[redacted]

5. Distribution

This Plan is distributed to:

- The Facility Owner;
- All employees and contractors involved in potential dust generating activities within the Site;
- Department of Water and Environment Regulation;
- City of Wanneroo; and,
- Any other relevant parties.

6. Definitions

Dust - the generic term used to describe solid airborne particles generated and dispersed into the air by processes such as handling, crushing and grinding of organic or inorganic materials such as rock, ore, metal, coal, wood or grain and stockpiling of materials.

Facility – means the Site and associated infrastructure undertaking waste management activities that have the potential to generate dust.

Facility Operator - means Product Recovery Industries Pty Ltd, the entity operating the facility.

Operational Personnel - means a person(s) undertaking the operational activities at the Facility.

Person in Control - means a person who has control of the Facility. The person with control is the Facility Manager.

Sensitive Receptor - Individuals/communities/components of the environment which could be adversely affected by dust emissions, such as dwellings, schools, hospitals, offices, protected wetlands or public recreation areas that exist now and in the future.

Site – means Lot 120 Pederick Road, Neerabup, the Pederick Road Waste Sorting, Processing and Transfer Facility.

Trigger Levels - The "Corrective Action" trigger level is the ambient air dust level/condition which if exceeded will result in corrective action being taken to reduce dust emissions until the dust levels fall below the Corrective Action trigger level.

The Corrective Action trigger level is when dust is seen to be blowing close to the Site boundary.

The "Work Stoppage" trigger level is the ambient air dust level/condition, which will result in Work Stoppage until the dust levels fall below the Work Stoppage trigger level.

The Work Stoppage trigger level is when all reasonable dust suppression strategies have been utilized, and dust is seen to be blowing across the Site boundary (dust suppression activities are no longer effective in controlling dust generated from Facility activities).

Vehicle Driver - means a person driving a vehicle, which either delivers or removed material from the Facility.

7. Responsibility

The Facility Operator has the duty of care to:

- Compile, maintain and update this Dust Management Plan.
- Ensure that all Operational Personnel have a copy and is aware of the content of the Dust Management Plan.
- Ensure that where appropriate, the Operational Personnel are complying with the Dust Management Plan.

The Person in Control of the Facility has a duty of care to:

- Implement this Dust Management Plan.
- Ensure adequate, appropriate training of Operational Personnel.
- In conjunction with the Operational Personnel, assess the various Facility activities to ensure compliance with this plan.
- Develop measures to control dust emissions to minimise the risks of dust blowing over the Facility boundary.
- Ensure the appropriate maintenance of dust suppression systems.
- Maintain adequate supplies of appropriate dust suppression systems spares at the Facility.
- Monitor dust emissions beyond the Site boundary.
- Advise the Facility Operator of any recommended changes to the Dust Management Plan that would make it more suitable for application within the Facility.

Operational Personnel have a duty of care to:

- Be aware of the Facility dust suppressions strategies.
- Ensure that dust suppression systems are utilised when weather conditions dictate.
- Report faulty or inefficient dust suppression systems to the Person in Control.

Vehicle Driver(s) has the duty of care to:

- Comply with Site speed restrictions.
- Obey Site/Facility-specific instructions directed towards reducing dust emissions.

[redacted]

8. Awareness Training

Information and training is to be provided on an as needed basis to Operational Personnel, Vehicle Drivers, contractors and others who may be involved in Facility activities that could generate dust emissions.

If adequate in-house expertise is not available to undertake the training, suitable external training will be made available.

The dust management awareness training is to include:

- The purpose of the training.
- The potential sources of dust emissions.
- Available dust suppression methodologies.
- The trainees' roles and responsibilities under the Dust Management Plan.
- Site operating licence conditions surrounding the management of dust at the Facility.
- Provision of a copy of the Dust Management Plan.

A record of all attendees at the awareness training is to be maintained.

9. Application

There are various activities at the Facility that have the potential to generate dust. This Dust Management Plan is to be applied to the extent that it is relevant to a particular operation, the major potential contributors being the screening and crushing operation.

10. Chemical Composition of Dust

The chemical composition of dust particles will depend on the nature of the source material. For example, wind-borne dust from cleared areas will reflect the composition of the underlying soil types. In cases where soil has been contaminated, dust may also be associated with inorganic and organic pollutants such as heavy metals and polycyclic aromatic hydrocarbons.

In this particular application the majority of dust being generated is as a result of the physical disturbance of inert waste material as a result of screening and crushing of the waste materials. The chemical composition of this source of dust will typically reflect the waste material type (sand/bricks/rubble) being handled.

11. Physical Composition of Dust

Even though the Site is not licensed to receive asbestos, due to the nature of the materials being handled at the Facility, there is the possibility that asbestos material could be inadvertently received on Site, consequently, there is the associated possibility that dust generated at the Facility may contain asbestos fibres.

The Facility Operator has developed an Asbestos Management Plan to comply with the DWER asbestos management guidelines; hence, the possibility of asbestos contaminated dust is an extremely unlikely eventuality.

12. Site Background

Lot 120 Pederick Road is in the Neerabup Industrial Area, within the City of Wanneroo, approximately 30 km north of Perth. The Site is 4.26 ha in size and has recently been subdivided from a larger block of land that has historically been used for market gardens (vegetable growing). The Site has been previously cleared of all native vegetation.

13. Receptors

Table 1 – Neighbouring Property Land Use provides details of the existing land use of the adjacent properties.

Table 1 – Neighbouring Property Land Use

Location	Distance	Land Use
North (across road)	20 m	Industrial area
South (adjacent)	0 m	Industrial area, including waste management
East (adjacent)	0 m	Market gardens – future industrial area
West (adjacent)	0 m	Native vegetation - some to be retained) and some potential future industrial area

The nearest Sensitive Receptors from the Site boundary are deemed the residential subdivision 1 km to the south of the Site and the Wanneroo Golf Clubhouse 1.3 km to the east. Both of these receptors are a relatively significant distance from the sources of potential dust generation; hence, it is most unlikely that either of these receptors will be negatively impacted by dust emissions.

14. Site Weather Data

The nearest weather station to the Site is Perth Airport, approximately 33 km to the south east of the Site.

Perth Airport has a mean annual rainfall of 754.9 mm with the vast majority (80%) of the rain falling between May and September each year. The period October to April is the main period when dust management strategies will need to be actively implemented; however, there will still be occasional dust management activities during the winter months.

During October to April the typical average monthly wind pattern is for easterly winds to blow in the morning and southwesterly winds in the afternoon. The maximum wind speed is in the order of 40 km per hour; however, this is only for a very short period of the time (<5%). Afternoons tend to have the longer windy periods, but at lower wind speeds of up to 35 km/hr. Detailed weather data is available on the Bureau of Meteorology website

(http://www.bom.gov.au/climate/averages/tables/cw_009021.shtml).

Attachment No. 1 – Perth Airport Annual Wind Roses provides the annual morning and afternoon wind roses from the Perth Airport weather station.

15. Implementation Rationale

The rationale for the implementation of dust suppression strategies is to eliminate visible dust emissions beyond the Facility operational areas and getting close to the Site boundary (secondary focus), thereby ensuring that no dust is emitted beyond the Site boundary (primary focus).

The Corrective Action trigger level is when dust is seen to be blowing close to the Site boundary.

Following the identification of the Corrective Action trigger level and the subsequent implementation of dust suppression strategies, should these activities not adequately prevent dust emissions beyond the Site boundary, further dust suppression strategies should be implemented or existing strategies revised to improve system efficiencies.

Following the implementation of all reasonable dust suppression strategies, should Work Stoppage trigger levels be reached, where there is still visible dust emissions beyond the Site boundary, the particular activity causing the excessive dust emissions will be stopped until ambient weather conditions (wind) improve so as to prevent dust emissions beyond the Site boundary.

16. Sources of Dust Generation

Dust has the potential to be generated from a number of activities at the Facility. Potential sources of dust generation include:

- Vehicle movements along access roads;
- Material screening and crushing operations;
- Material stockpiles; and
- Unloading and loading of materials.

17. Dust Mitigation Strategies

There are a number of dust mitigation strategies that can be employed in order to reduce dust emissions at the Facility. The mitigation strategy is a function of the source of dust generation.

a. Vehicle Movements Within the Site

Road Construction - the type of construction materials used on the internal access roads will influence the generation of dust. The vast majority of the internal access roads consist of compacted crushed recycled rubble surface. This construction material has the potential to generate some dust; however, as part of the construction activity, the material is moisture conditioned to improve compaction. The consequential impact of the moisture conditioning is that this significantly reduces dust generation.

There are small portions of internal access roads that are asphalt sealed. These areas do not require any dust management, other than to keep them clean of accumulated silt.

Vehicle Speed - this has the potential to generate dust from vehicles moving along the internal access road; however, due to the relatively short straight road lengths, vehicles are not able to travel quickly and hence should not generate significant dust. If excessive dust is generated, the reduction of vehicle speed is the primary method for reducing dust generation.

Dust Suppression - the primary means of dust suppression along the internal roads consists of watering via water tanker and fixed sprinklers. A water tanker is to be used on an as needed basis to spread appropriate quantities of water to prevent excessive dust generation as a result of vehicle movements around the Site. The "appropriate quantities of water" will be dependent on the ambient weather conditions (heat and wind speed), number of traffic movements and the performance of the road construction material (recycled rubble surface); hence, it is not appropriate to determine a prescribed application rate. The application rate is to be varied dependent on site conditions. The determining factor influencing the water application rate will be the quantity of dust being generated.

Adequate dust suppression can also be achieved by the use of dust suppression agents (Dustex or similar). These dust suppression agents are to be spread using the water tanker and in accordance with the manufacturer's recommendations (application rates). Dust suppression agents can be used in conjunction with the water tanker to provide additional dust suppression capabilities.

b. Screening and Crushing Operations

Generally material screening and crushing equipment comes with manufacturer supplied dust suppression systems. he systems include dual spray jets on the intake, discharge and at the head of the forward conveyor at typical discharge rates of 30 L/min at 200 kpa. All equipment utilised at the Facility will either have factory fitted or retrofitted dust suppression systems. Retrofitted dust suppression systems will be of similar efficiency as factory fitted systems.

The equipment mounted dust suppression systems are designed for average working conditions. When ambient weather conditions (heat and wind) are extreme, it is not anticipated that these dust suppression systems would adequately controlled dust. Consequently, depending on the materials being screened, there is the potential that excessive dust may be produced during these periods. As additional dust mitigation strategies, the following options are available to be employed:

- Low dust generating materials to be screened;
- Stockpiles to be watered (water sprinklers or water cart) sufficiently to wet the stockpiles prior to processing; or,
- Processing operations to be ceased and only recommenced once the extreme weather conditions moderate.

c. Material Stockpiles

Material stockpile areas are to be adequately covered by permanent, large radius sprinklers. The extent of coverage and application rates will be a function of the quantity and type of material being stockpiled. It is not the intention of the sprinkler system to saturate the material stockpiles but simply stabilise the stockpile surface to prevent dust from being generated.

d. Unloading and Loading of Materials

Due to the nature of this activity, it is difficult to adequately control dust emissions during adverse weather conditions; however, this activity is not seen as a potential major contributor towards dust loading at the Facility. The primary method for controlling dust emissions is, where possible, to delay these activities until weather conditions improve. Where this is not possible, due care is to be taken to place the material in vehicle bins and not drop it from a height. There is little option for change of methodology with regards to unloading of vehicles during adverse weather conditions. There may; however, be opportunities to load and unload vehicles further away from the Facility boundaries to reduce the risk of dust emissions blowing beyond the boundary.

18. Water Supply

The majority of dust mitigation strategies involve the utilisation of water. The water is sourced from the on-site groundwater bore and distributed around the Site via an internal piped system.

19. Plan Review

This plan is to be reviewed by the Person in Control at least every three years or more regularly if circumstances warrant.

Attachment No. 1 – Perth Airport Annual Wind Roses

Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 10 Aug 2025)

Custom times selected, refer to attached note for details

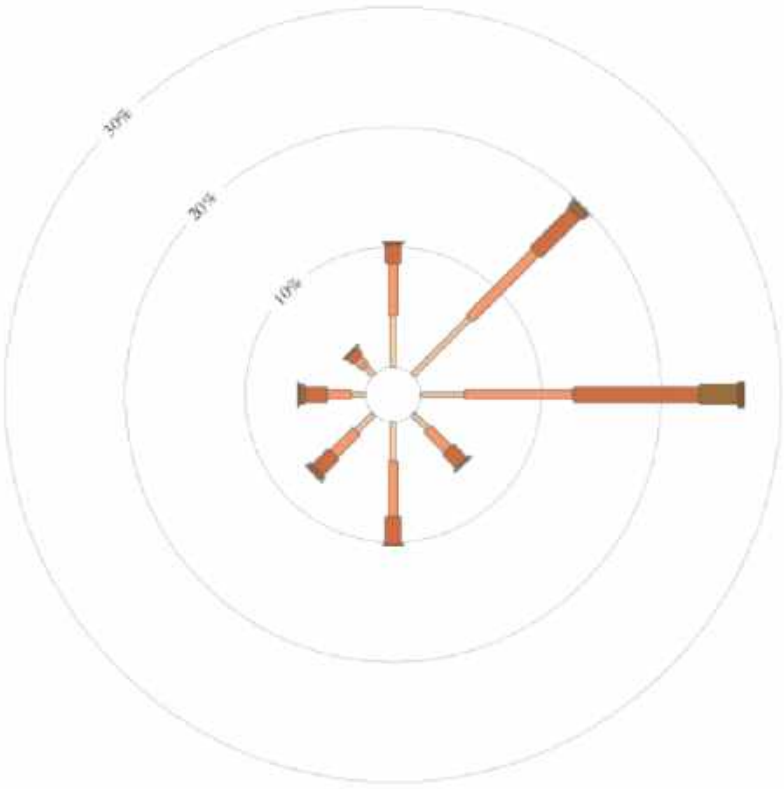
PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9784° • Elevation 15 m

An asterisk (*) indicates that calm is less than 0.5%.
Other important info about this analysis is available in the accompanying notes.

9 am
29675 Total Observations

Calm 11%



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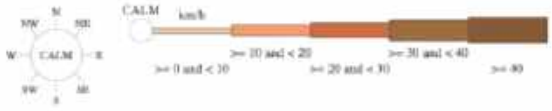
Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 10 Aug 2025)

Custom times selected, refer to attached note for details

PERTH AIRPORT

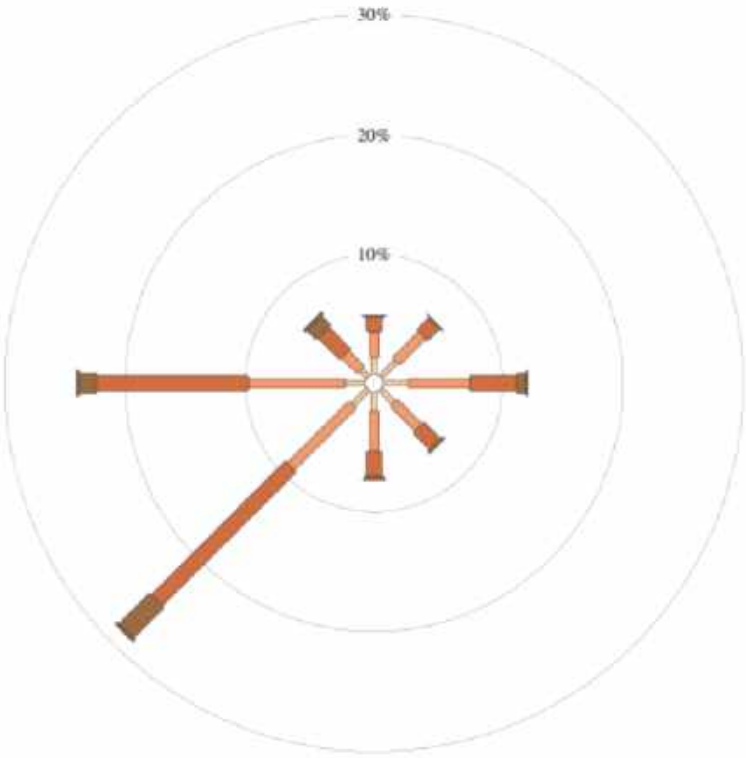
Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15 m

An asterisk (*) indicates that calm is less than 0.5%.
Other important info about this analysis is available in the accompanying notes.



3 pm
29659 Total Observations

Calm 3%



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Appendix No. 6 – Noise Emissions Assessment

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INSTANT WASTE

191 PEDERICK ROAD, NEERABUP

NOISE EMISSIONS ASSESSMENT

FEBRUARY 2026

OUR REFERENCE: 36058-1-26007

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
HERRING STORER ACOUSTICS
P.O. Box 219, Como, W.A. 6952
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DOCUMENT CONTROL PAGE

NOISE EMISSIONS ASSESSMENT

NEERABUP

Job No: 26007

Document Reference: 36058-1-26007

FOR

IW PROJECTS / INSTANT WASTE

DOCUMENT INFORMATION			
Author:	Paul Daly	**Checked By:**	Tim Reynolds
Date of Issue:	23rd February 2026		

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Revision	**Description**	**Date**	**Author**	**Checked**

DOCUMENT DISTRIBUTION				
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1	1	IW Projects – Ian Watkins [redacted]		✓

CONTENTS

APPENDICIES

1.0 INTRODUCTION

Herring Storer Acoustics has been commissioned by IW Projects on behalf of Instant Waste to assess noise emissions for various waste processing industries at a proposed site located at 191 Pederick Road, Neerabup. The purpose of the assessment was to assess noise emissions for compliance in accordance with the *Environmental Protection (Noise) Regulations 1997.*

Instant Wastes operations are currently located at Area 3 within the Waste Precinct at Lot 5 Flynn Road, Neerabup. Due to operational constraints, there is a requirement to relocate to the Pederick Road site (approx. 500m North of the current operations).

The purpose of this current study is to assess noise levels from the new site. This study includes noise measurements of the existing operations/ equipment, and the use of predictive noise modelling (calibrated to the existing noise levels) for the new proposed site.

The assessment has been initiated to be included with the license application for the waste recycling operations.

2.0 SUMMARY

The proposed noise emissions from 191 Pederick Road cumulative operations have been assessed to comply with the *Environmental Protection (Noise) Regulations 1997* at the nearest residence, during the proposed day-time operations.

Compliance is also achieved at all times for the neighbouring industrial premises.

3.0 CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF
Industrial	All times	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{AmaxSlow}$ is more than 15 dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3 dB $L_{A\,Fast}$ or is more than 3 dB $L_{A\,Fast}$ in any one-third octave band;
(b) is present for more at least 10% of the representative assessment period; and
(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and
(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8dB at any time when the sound pressure levels are determined as $L_{A\,Slow}$ levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where **tonality** is present	Where **modulation** is present	Where **impulsiveness** is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The influencing factor for the nearest residential premises vary between 0 and 1 dB. Hence to provide a conservative assessment, the 0 dB influencing factor has been utilised. Therefore, the assigned noise levels for the nearest noise sensitive premises are contained in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises	0700 - 1900 hours Monday to Saturday	45	55	65
	0900 - 1900 hours Sunday and Public Holidays	40	50	65
	1900 - 2200 hours all days	40	50	55
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35	45	55
Industrial premise	All times	65	80	90

4.0 MODELLING

Modelling of the noise propagation from the proposed development was carried out using an environmental noise modelling computer program, "SoundPlan". Calculations were carried out using the EPA standard weather conditions as stated in the Environmental Protection Authority's *"Draft Guidance for Assessment of Environmental Factors No.8 - Environmental Noise"*.

Noise emissions from the development include:

- Crushing
- Screening
- Truck Movements
- Mobile Equipment (Excavators, Loaders and Telehandler etc)

Noise level measurements of the operating equipment at the current site on Flynn Road were undertaken on 28th January 2026, with all equipment operating, except the crusher. Noise levels for the crusher have been based on previous measurements of similar models.

To determine the noise received at the neighbouring premises, noise modelling was undertaken for the following scenarios:

Scenario 1 – Day operations – All equipment including:

> Crushing, Screening and processing, heavy truck movements around the site, including all access roads and weighbridge, bin loading and unloading, front end loader operations and excavator operations.

Based on the measured noise levels from existing facility, Table 4.1 contains the sound power level used for modelling, with Figure 4.1 detailing the site layout and noise source locations.

TABLE 4.1 –OUND POWER LEVELS

Item of Equipment	Sound Power Level, (dB(A))
Truck moving	98
Crusher	113
Screen	103
Excavator	99
Front End Loader	105
Telehandler / Crane	98

FIGURE 4.1 – L_{A10} NOISE SOURCE LOCATIONS

5.0 RESULTS

Calculations were undertaken to all the premises located around the development. The resultant noise levels listed in Table 5.1 for the Industrial and residential locations for the worst-case operating conditions.

TABLE 5.1 – WORST CASE CALCULATED NOISE LEVELS

Receiving Premise	Calculated Noise Levels (dB(A))
	L_{A10} Noise Level
Ind 1 (North)	58
Ind 2 (East)	48
Ind 3 (West)	38
Ind 4 (South)	56
Res 1 (South)	39

6.0 ASSESSMENT

Based on the calculated noise levels it was determined that noise emissions from the various waste processing industries may contain annoying characteristics given the distance to the nearest industrial premises and the calculated noise level. However, as the nearest residential premises is over 1km from the boundary of the Pederick Road site, it is unlikely the noise would contain tonal characteristics, hence no adjustment has been included in the assessment for the noise received at the nearest residence. The operational hours are to be day period only. Therefore, the following table summarises the applicable adjustments, and the resulting assessable noise level.

TABLE 6.1 – ASSESSMENT OF NOISE LEVEL EMISSIONS

Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Noise Level (dB)	Exceedance to Assigned Noise Level (dB)
Ind 1 (North)	58 [63]	All Hours	65	Complies
Ind 2 (East)	48 [53]			Complies
Ind 3 (West)	38 [43]			Complies
Ind 4 (South)	56 [61]			Complies
Res 1 (South)	39	Day 07:00 to 19:00 Monday to Saturday	45	Complies

[ ] Denotes adjustment for Tonality

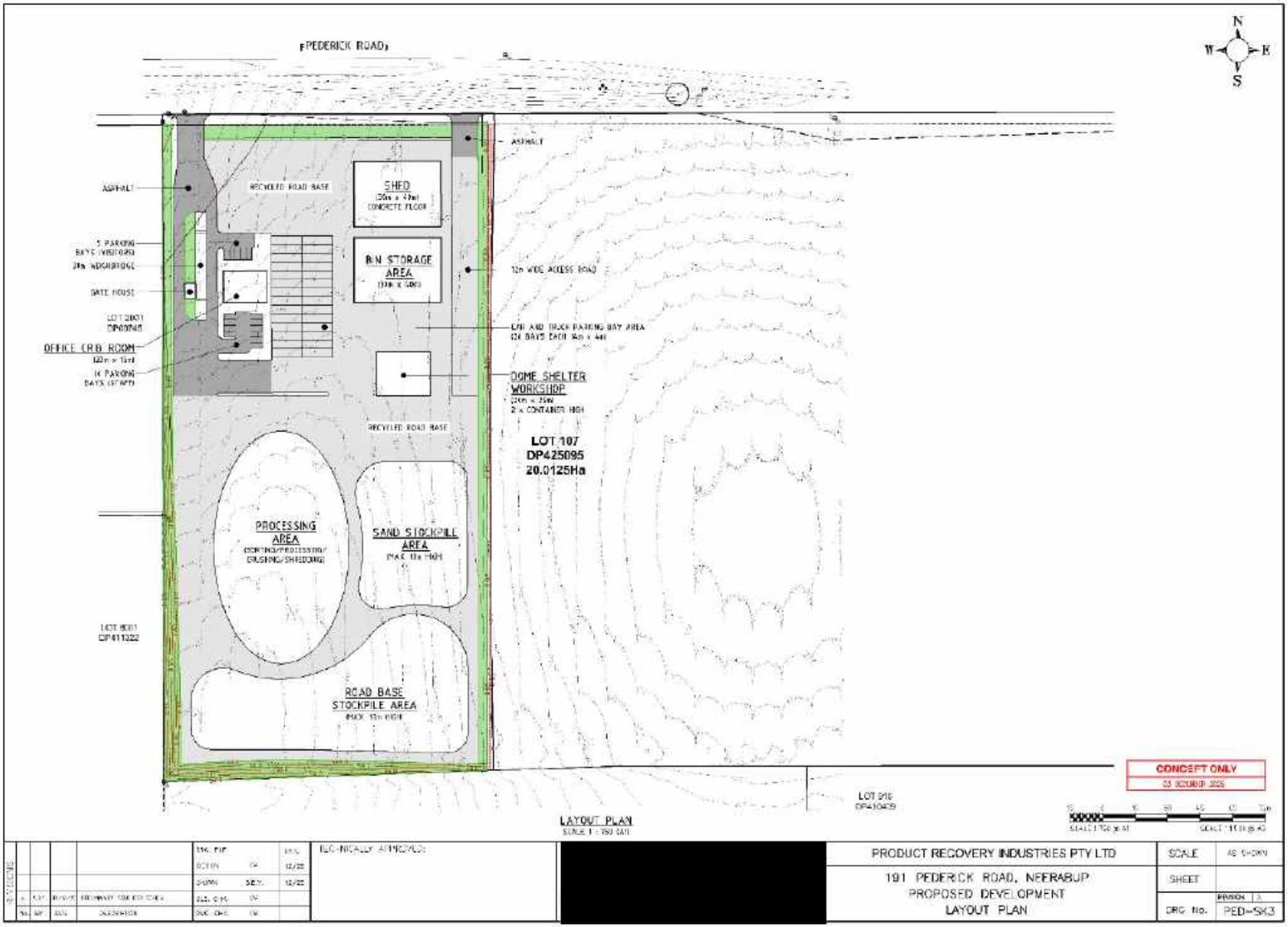
7.0 CONCLUSION

The proposed noise emissions from 191 Pederick Road cumulative operations have been assessed to comply with the *Environmental Protection (Noise) Regulations 1997* at the nearest residence, during the proposed day-time operations.

Compliance is also achieved at all times for the neighbouring industrial premises.

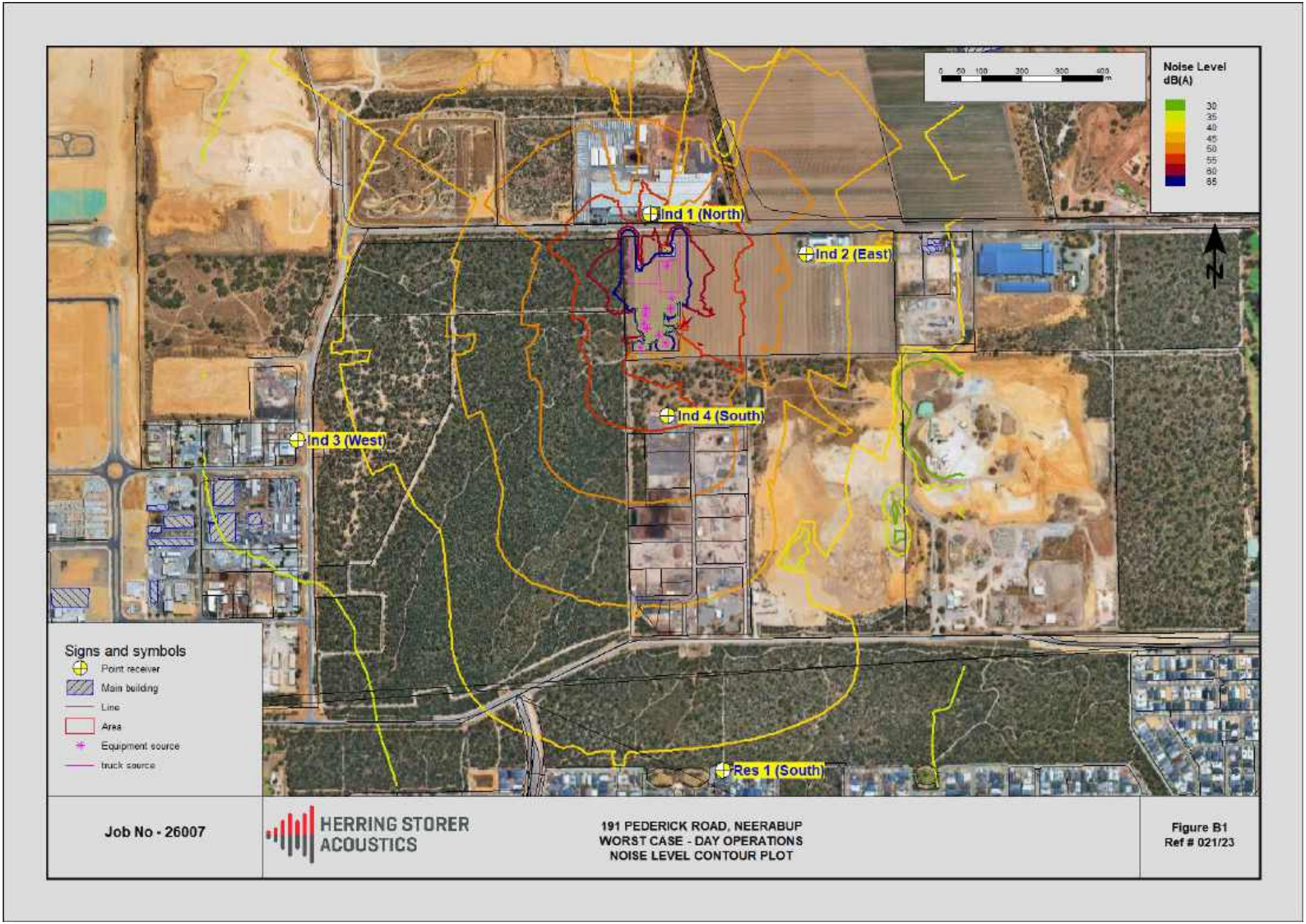
APPENDIX A

SITE LAYOUT


PEDERICK ROAD
N
W
E
S
ASPHALT
RECYCLED ROAD BASE
SHED
(20m x 47m)
CONCRETE FLOOR
BIN STORAGE
AREA
(33m x 40m)
12m WIDE ACCESS ROAD
CAR AND TRUCK PARKING BAY AREA
(24 BAYS EACH 4m x 4m)
DOME SHELTER
WORKSHOP
(25m x 25m)
2 x CONTAINER HIGH
5 PARKING
BAYS (VISITORS)
24m WEIGHBRIDGE
GATE HOUSE
LOT 2001
DP80745
OFFICE CREW ROOM
(20m x 15m)
14 PARKING
BAYS (STAFF)
LOT 107
DP425095
20.0125Ha
PROCESSING
AREA
(SORTING/PROCESSING/
CRUSHING/SHREDDING)
SAND STOCKPILE
AREA
(MAX 10m HIGH)
ROAD BASE
STOCKPILE AREA
(MAX 10m HIGH)
LOT 1001
DP411322
LOT 916
DP410409
CONCEPT ONLY
03 DECEMBER 2025
LAYOUT PLAN
SCALE 1 : 750 (A3)
SCALE 1:1500 @ A1
SCALE 1:3000 @ A2
TECHNICALLY APPROVED
PRODUCT RECOVERY INDUSTRIES PTY LTD
191 PEDERICK ROAD, NEERABUP
PROPOSED DEVELOPMENT
LAYOUT PLAN
SCALE
AS SHOWN
SHEET
DRG No.
PED-SK3
REVISION

APPENDIX B

NOISE CONTOUR PLOT


Noise Level dB(A)
30
35
40
45
50
55
60
65
Ind 1 (North)
Ind 2 (East)
Ind 3 (West)
Ind 4 (South)
Res 1 (South)
Signs and symbols
Point receiver
Main building
Line
Area
Equipment source
truck source
Job No - 26007
HERRING STORER ACOUSTICS
191 PEDERICK ROAD, NEERABUP
WORST CASE - DAY OPERATIONS
NOISE LEVEL CONTOUR PLOT
Figure B1
Ref # 021/23

Appendix No. 7 - Urban Water Management Plan

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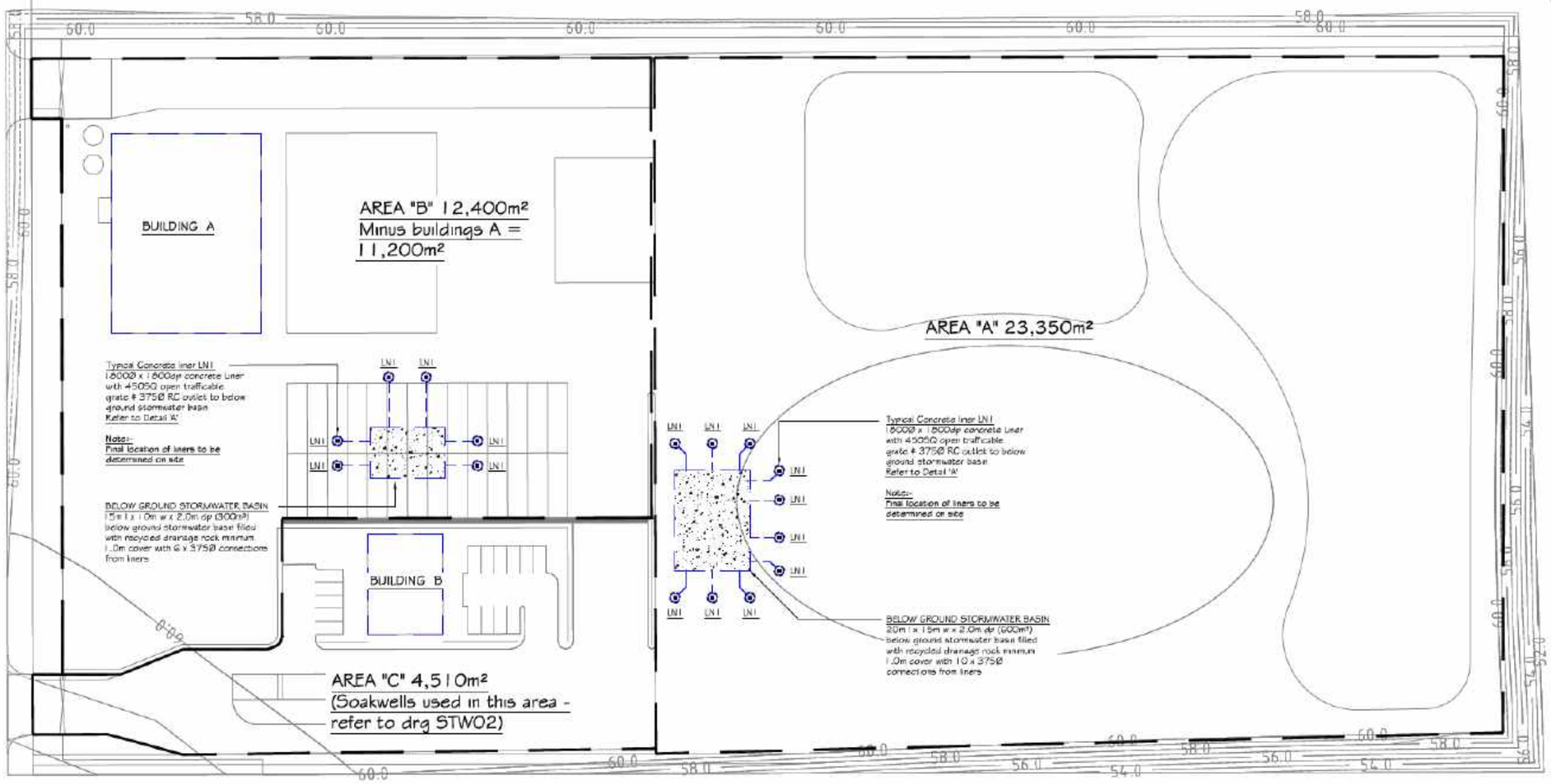
ORIGINAL
LOT 107
DP425095
20.0125Ha



LOT 2001
DP60745

LOT 8001
DP411322

Stormwater Calculations

STORMWATER CALCULATIONS BASED ON THE CITY OF WANNEROO DEVELOPMENT DESIGN SPECIFICATION DOCUMENT WDS STORMWATER DRAINAGE DESIGN 2019

SITE AREA (READ STAND) =4.26Ha/ 42,600m²
Area A = 23,350m²
Area B = 12,400m² - Roof area building A
12400 - 1200 = 11,200m²
Area C = 4,510m² Area serviced by soakwells - refer to drawing STW02

Site Storage Volume calculated as WDS Design Rainfall Data (see below table)
1/100 year storm event for 6 minutes @ 197l/s

Area A
23,350 x 197 = [illegible] = 1276l/s

Allowance for natural coefficient runoff as document WDS (10%) = 126

1276 - 126 = 1150 x 60 x 6 = 414.0m³

Area B
11,200 x 197 = [illegible] = 557l/s

Allowance for natural coefficient runoff as document WDS (10%) = 56

557 - 56 = 501 x 60 x 6 = 180.40m³

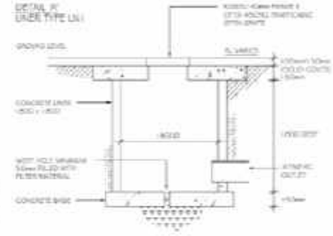
WDS3.04 DESIGN RAINFALL DATA

1. Generally designers can develop their own IFD tables as outlined in the Australian Rainfall and Runoff. Typical IFD rainfalls for the Perth station are typically used throughout the City (see below).

Table 1: Rainfall Intensity-Frequency-Duration (IFD) (mm/h)

Duration	Average Storm Return Interval				
	1yr	2yr	10yr	50yr	100yr
5 min	84.8	98.1	127	149	167
10 min	60.8	70.8	92.5	110	124
30 min	34.1	39.8	52.6	63.3	71.5
1 hour	21.46	25.01	33.00	40.00	45.0
2 hour	13.01	15.18	20.00	24.00	27.0
6 hour	6.27	7.38	9.67	11.60	13.00
12 hour	3.93	4.78	6.21	7.40	8.34
24 hour	2.43	2.78	3.57	4.20	4.64
48 hour	1.50	1.69	2.09	2.40	2.65
72 hour	1.09	1.22	1.51	1.73	1.90

DETAIL A
Typical 1800Ø x 1800dp liner



APPROVAL ISSUE

Rev.	Description	Date	Rev.	Description
1	Issued For comment/ approval	24/02/26		
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[redacted]

[redacted]

Project: Lot 120/# 191 Pederick Road, Neerabup, WA

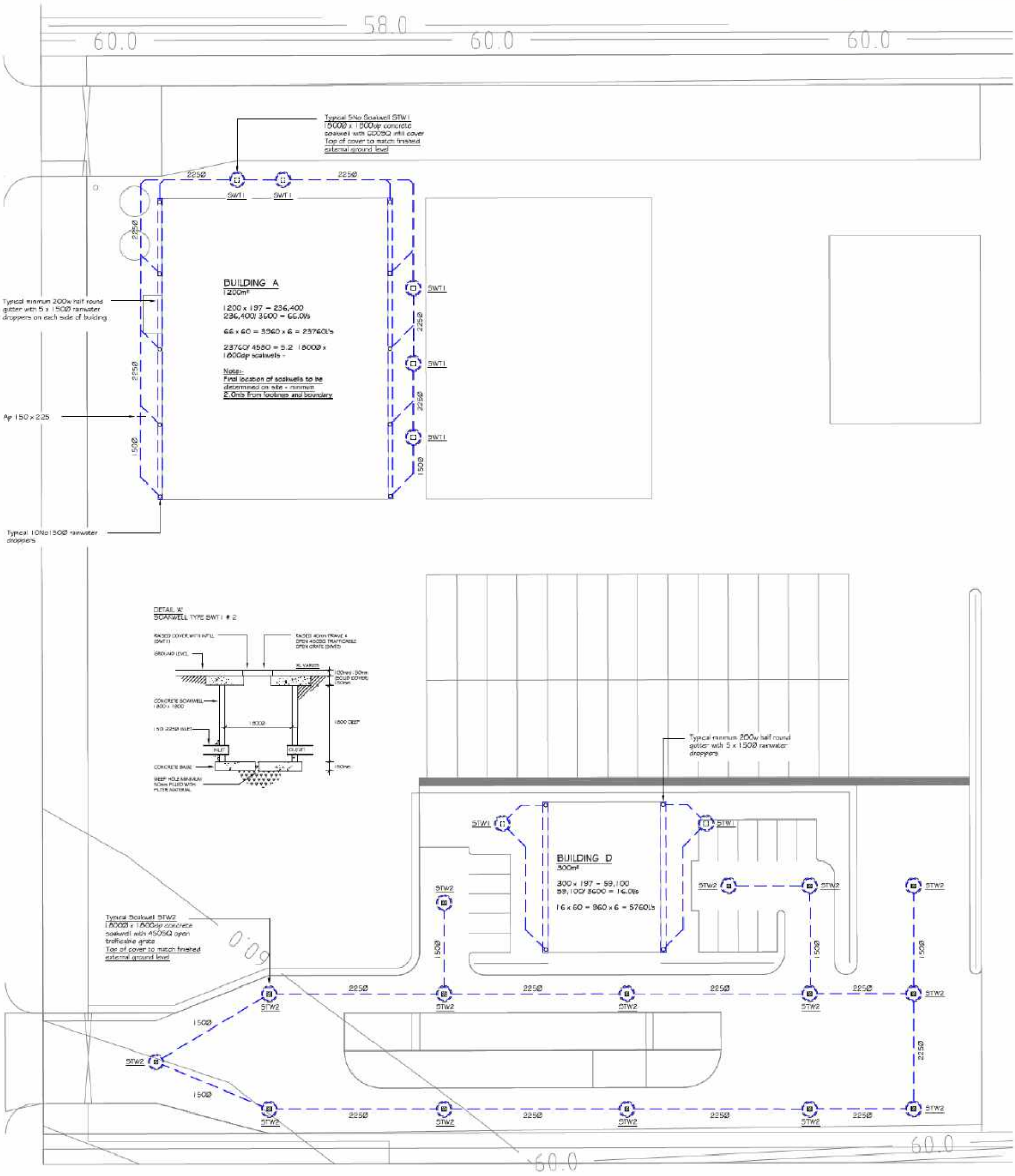
Title: Hydraulic Services
Site Plan
Stormwater Layout

Scale @ A1	Date	Drawn	Designed	Project No.
1:1000	February 2026	DT	RT	RMT 260102

Appr: RT
Chkd: RT

Drawing No.: STW01
Revision: 1

THIS IS A DESIGN DRAWINGS & IS TO BE USED AS A GUIDE ONLY FOR INSTALLATION. ALL PIPE WORK TO BE COORDINATED WITH ALL OTHER TRADES & COMPLY WITH AS3500



STORMWATER CALCULATIONS BASED ON THE CITY OF WANNEROO DESIGN RAINFALL DATA DOCUMENT WDS 2019

ROOF AREAS =
Buildings A = 1200m²
Area C = 4510m²
Building B = 300m²

Soakwell volume calculated as WDS Design Rainfall Data (see below table)
1/100 year storm event for 6 minutes @197RI

Area x 197/ 3600 = l/s x 60 x 6 = m³

Area C (refer to drawing STW01) = 4510m²
4510 - 300 (bld b) - 225 (landscaping) = 3985
3985 x 197 = $\frac{785045}{3600}$ = 218l/s

Allowance for natural coefficient runoff as document WDS (10%) = 22.0

196 x 60 = 11760 x 6 = 70.56m³

70.56/ 4.58 = 15

Soakwells used 1800Ø x 1500dp = 4.58m³

NOTE: DESIGN RUNOFF DATA

1. ... Generally designers can develop their own IFD tables as outlined in the Australian Rainfall and Runoff. Typical IFD details for the Perth station are typically used throughout the City (see below).

Table 1 Rainfall Intensity-Frequency-Duration (IFD) results

Duration	Average Storm Return Interval				
	1yr	2yr	10yr	50yr	100yr
6 min	94.8	98.1	113	108	107
10 min	62.8	74.9	87.3	100	101
30 min	34.7	38.8	45.6	52.5	53.5
1 hour	19.00	20.01	23.53	27.03	27.5
2 hour	9.97	10.52	12.35	14.42	14.62
6 hour	4.44	4.74	5.62	6.60	6.64
12 hour	2.78	2.91	3.39	3.92	3.95
72 hour	0.84	1.08	1.21	1.43	1.48

APPROVAL ISSUE

Rev.	Description	Date
1	Issued For comment/ approval	24/02/26
-	-	-
-	-	-

[redacted]

Project: Lot 120/# 191 Pederick Road, Neerabup, WA

Title: Hydraulic Services
Partial Site Plan - Soakwell Layout
Stormwater Services Layout

Scale @ A1	Date	Drawn	Designed	Project No.
1500	February 2026	DT	RT	RMT 260102

Appr
Chkd PC
Drawing No. STW02
Revision 1