

Environmental Commissioning Plan and Proposed Activities

Attachments 3A and 3B prepared in support of the Works Approval application for the proposed indoor waste sorting and temporary storage facility at 20 May Holman Drive, Bassendean WA 6054.

Document title	Attachment 3A - Environmental Commissioning Plan Attachment 3B - Proposed Activities
Applicant	AUBIN GROUP PTY LTD
Premises	AUBIN Waste Sorting Facility - Bassendean
Address	20 May Holman Drive, Bassendean WA 6054
Application type	Works Approval
Prescribed premises category	Category 62 - Solid Waste Depot
Design capacity	5,000 tonnes per annum

Document Control

Item	Details
Applicant	AUBIN GROUP PTY LTD
Facility	AUBIN Waste Sorting Facility - Bassendean
Premises address	20 May Holman Drive, Bassendean WA 6054
Document reference	AUBIN-DWER-WA-ATT3A-3B
Version	1.0
Status	For submission
Prepared for	Department of Water and Environmental Regulation
Application type	Works Approval
Category	Category 62 - Solid Waste Depot

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1.0 Application Context

This supporting document has been prepared for the Works Approval application by AUBIN GROUP PTY LTD for the proposed AUBIN Waste Sorting Facility - Bassendean. The premises is located within an existing industrial warehouse at 20 May Holman Drive, Bassendean WA 6054.

The proposed activity is limited to the receipt, inspection, indoor sorting and temporary storage of inert construction and demolition waste materials prior to removal from site to appropriately licensed recycling or disposal facilities.

Operational limit statement: The proposal does not include crushing, shredding, putrescible waste handling, asbestos acceptance, hazardous waste processing, liquid waste storage, outdoor waste processing or disposal of waste to land at the premises.

Application Summary

Matter	Proposed position
Applicant	AUBIN GROUP PTY LTD
Application type	Works Approval
Prescribed premises category	Category 62 - Solid Waste Depot
Premises type	Existing industrial warehouse
Primary activity	Indoor sorting and temporary storage of inert construction and demolition waste
Maximum design capacity	5,000 tonnes per annum
Proposed operational model	Low-throughput, enclosed, controlled site operations with off-site transfer of sorted materials

Proposed Material Flow



2.0 Attachment 3A - Environmental Commissioning Plan

2.1 Purpose and Scope

The purpose of environmental commissioning is to confirm that the environmental controls, operating procedures and site management systems are in place and functioning prior to commencement of routine operation. Commissioning is proposed to be limited in scale and duration, and will occur within the existing warehouse building.

2.2 Commissioning Exclusions

- No crushing, shredding, grinding or mechanical size reduction of waste materials.
- No acceptance of asbestos-containing material, hazardous waste, clinical waste, liquid waste or putrescible waste.
- No outdoor waste sorting or processing.
- No discharge of waste, wastewater or contaminated stormwater to land, groundwater or surface water.

2.3 Commissioning Sequence

Step	Activity	Verification evidence
1	Confirm designated waste receipt, sorting, storage and quarantine areas are marked and available.	Marked-up site plan, photos, pre-start inspection checklist
2	Inspect ventilation, dust suppression and housekeeping controls prior to operation.	Inspection record and corrective action close-out, if required
3	Undertake limited controlled receipt and internal handling trials.	Operational checklist and visual observations
4	Verify internal traffic flow, loading movements and housekeeping procedures.	Traffic movement observation and site supervisor sign-off
5	Complete staff induction covering waste acceptance, rejected loads, dust, noise, spill response and incident reporting.	Training register and induction records

2.4 Environmental Commissioning Controls

Environmental aspect	Commissioning control	Inspection / verification method
Dust	Activities conducted indoors; housekeeping maintained; dust suppression available where required.	Visual inspection during commissioning and end-of-day housekeeping check.
Noise	Activities limited to internal handling and normal vehicle movements within the warehouse environment.	Operational observation and response to any complaint, if received.
Waste acceptance	Loads inspected at receipt; excluded wastes rejected or isolated pending lawful removal.	Receipt records and rejected load / quarantine record, if applicable.
Stormwater and water	No washdown discharge to stormwater; waste stored internally away from external drainage.	Inspection of storage areas and drainage protection.
Traffic and safety	Internal traffic routes and loading zones operated in accordance with site procedures.	Supervisor observation during trial movements.

2.5 Hold Point and Corrective Action

If a commissioning inspection identifies that a control is not functioning as intended, the activity will be paused and the issue will be recorded. Corrective action will be implemented before the relevant activity recommences. Records will be retained for review if requested by DWER.

2.6 Completion of Commissioning

Commissioning will be considered complete once the designated operational areas, waste acceptance process, environmental controls, housekeeping measures and staff induction requirements have been verified as suitable for routine operation.

3.0 Attachment 3B - Proposed Activities

3.1 Facility Overview

The proposed facility will operate as an indoor waste sorting and temporary storage premises for inert construction and demolition waste. Waste will be received, inspected, sorted into material streams, temporarily stored in designated areas and transported off site for recycling or disposal at appropriately licensed facilities.

3.2 Accepted Waste Streams

Accepted stream	General description	Typical destination
Concrete, brick, tile and masonry	Inert construction and demolition materials received from building and demolition activities.	Off-site recycling or lawful disposal facility.
Metals	Separated ferrous and non-ferrous metal materials.	Metal recycler.
Timber	Construction timber and related inert timber materials, subject to receipt inspection.	Recycling or lawful disposal facility.
Plasterboard	Separated plasterboard materials from construction and fit-out activities.	Appropriate recycling or disposal facility.
Mixed inert C&D; waste	Mixed inert construction and demolition waste requiring internal sorting.	Sorted into recoverable streams and residuals removed off site.

3.3 Excluded Waste Streams

- Asbestos-containing material or suspected asbestos-containing material.
- Hazardous waste, controlled waste, liquid waste, clinical waste and putrescible waste.
- Any waste stream not suitable for indoor sorting and temporary storage under the approved premises conditions.

3.4 Operational Description

Stage	Description	Key controls
Receival	Incoming loads are received within the operational area and subject to visual inspection.	Waste acceptance procedure; rejected load process; designated receival area.
Sorting	Materials are sorted internally into recoverable streams and residual waste.	Indoor operation; housekeeping; dust minimisation; segregation of materials.
Temporary storage	Sorted material streams are stored in designated internal areas pending removal from site.	Storage areas marked; no external stockpiling; inspection routines.
Removal from site	Sorted materials and residuals are loaded for transport to appropriately licensed recycling or disposal facilities.	Transport records; load control; site traffic procedures.

3.5 Environmental Management Measures

Measure	Commitment
Indoor operations	Waste receival, sorting and temporary storage will occur within the existing warehouse building.
Dust management	Dust will be managed through indoor operation, housekeeping, controlled material handling and dust suppression where required.
Waste segregation	Designated areas will be used for accepted streams, residual material and any quarantined or rejected load.
Stormwater protection	Operational activities will be managed to avoid waste or contaminated water entering external drainage systems.
Complaint and incident response	Any environmental complaint or incident will be recorded and investigated, with corrective actions implemented where required.

4.0 Operational Boundaries and Environmental Commitments

The following commitments define the operating boundary of the proposal and are intended to support DWER assessment of the Works Approval application.

No.	Commitment
1	The premises will operate as an indoor waste sorting and temporary storage facility within the existing warehouse.
2	The facility will not undertake crushing, shredding, grinding or outdoor processing.
3	The facility will not accept asbestos, hazardous waste, liquid waste, clinical waste or putrescible waste.
4	The design capacity of the proposed Category 62 activity is 5,000 tonnes per annum.
5	Sorted materials and residual waste will be transported off site to appropriately licensed recycling or disposal facilities.
6	Designated areas will be maintained for receipt, sorting, temporary storage and quarantine / rejected material management.
7	Environmental controls will be verified during commissioning before routine operation commences.

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