



Application for Works Approval

Part V Division 3 of the *Environmental Protection Act 1986*

Works Approval Number W2976/2025/1

Applicant Mario Michele Giacci

ACN 165 448 920

File number APP-0027550

Premises Lot 4, 10 Binningup Road
BINNINGUP WA 6220
Legal description
Part of Lot 4 on Deposited Plan 24320
Certificate of Title Volume 1852 Folio 291
As defined by the coordinates in Schedule 2 of works approval

Date of report 5 September 2025

Decision Works approval granted

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1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the construction and operation of the premises. As a result of this assessment, works approval W2976/2025/1 has been granted.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment documented in this decision report, the Department of Water and Environmental Regulation (the department; DWER) has considered and given due regard to its regulatory framework and relevant policy documents which are available at <https://dwer.wa.gov.au/regulatory-documents>.

2.2 Application summary and overview of premises

On 13 February 2025, the applicant submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act). The premises is approximately 1 km south-east of Binningup in the municipality of the Shire of Harvey.

The application is to undertake construction of a category 12 mobile crushing and screening plant for the screening of sand and crushing of limestone. The equipment will be located within the extraction area on the floor of the quarry.

The available volume of limestone is to be extracted in seven stages of no greater than 4 ha each. Extraction will commence from the south western boundary and progress in a northerly direction for stages 1 to 3. Stage 4 extraction commences from the south eastern boundary, progressing in a northerly direction for stages 5 to 7 (Figure 1). Topsoil, overburden, sand and limestone will be stockpiled on site.

The proposed production capacity is 80,000 tonnes per annum. The Delegated Officer notes that the maximum design capacity of the crushing and screening equipment is 200,000 tonnes per annum, however the associated Ministerial Statement (MS) 1232 limits the production capacity to 80,000 tonnes per annum. Hours of operation at the premises are to be from 7:00am to 6:00pm Monday to Friday, and 7:00am to 12:00pm on Saturdays. No activities are to occur on Sundays or Public Holidays.

The premises relates to the category and assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W2976/2025/1. The infrastructure and equipment relating to the premises category and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020) are outlined in works approval W2976/2025/1.

2.3 Stormwater infrastructure

Stormwater infrastructure is to be constructed to minimise any impact on the surrounding wetland by reducing stormwater runoff. Holding ponds for each stage of excavation will be located at the base of the pits, to the western end (Figure 1). The ponds will have an approximate holding volume of 655 m³ (approximately 41 m long, 16 m wide and 1 m deep) with the longest edge parallel to the western boundary. Cut-off drains are to run along the base of the pit, parallel to the western boundary, to ensure runoff is diverted into the detention ponds.

During excavation activities, the surface will be internally drained, with a low bund to be installed down slope of any excavation area, established from the wall of the pit to the edges of the excavation area. The processing area will also be bunded with a low bund to ensure no surface water runoff occurs.

Any surface water falling outside of the pit will be diverted around the pit by the perimeter bunds directing surface water to the drainage system.

2.4 Other approvals

The applicant has obtained an Extractive Industries Licence [A2367/EX/007] from the Shire of Harvey, expiring on 06 December 2029. The licence has been granted subject to conditions that require the dust, noise, rehabilitation, weed and drainage management plans to be implemented to the satisfaction of the Shire. Additionally, the applicant is to maintain a 0.5 m separation distance to groundwater and undertake monthly monitoring of the installed piezometres from May to October for the life of the development.

In addition to this, there is to be no storage of hydrocarbons on-site and no major vehicle or machinery repairs or maintenance is to take place on site. The Development Approval [P208/19] states that any refueling activities shall be undertaken in accordance with Water Quality Protection Note – Toxic and Hazardous Substance Storage and Use.

The Delegated Officer notes that the onus rests with the Works Approval Holder to ensure compliance with all relevant regulatory bodies.

2.5 Part IV of the EP Act

The proposal for the Limestone Quarry was assessed by the Environmental Protection Authority (EPA) and approved under Ministerial Statement (MS) 1232, published on 20 November 2024 (EPA 2024). The proposal is to construct and operate a limestone quarry located approximately one kilometre north-west of Binningup with infrastructure including a loader, mobile crusher plant and mobile screening plants.

The Ministerial Statement limits the hours of operation to between 7:00am and 6:00pm from Monday to Friday and 7:00am to 12:00pm on Saturdays with no operation permitted on Sundays or Public Holidays. The active excavation is also limited to no more than 4 hectares at any time, with production limited to a capacity of 80,000 tonnes per year for a maximum of five years.

Key emissions considered in the Ministerial Statement include dust and noise. Conditions B1-1 and B1-2 of the MS address noise emissions associated with the proposal. Condition B1-1 (1) requires the applicant to establish bunding of at least four metres in height around the crushing and screening plant. Condition B1-1 (2) requires compliance with the assigned noise levels in the noise regulations within fifteen metres of any noise sensitive premises within one kilometre from the development envelope. Additionally, the applicant must review and update the Noise Management Plan that demonstrates how the achievement of the environmental outcome in condition B1-1 will be monitored, substantiated and satisfies the requirements of conditions C4 (Accendo 2023).

Air Quality is also addressed in conditions B2-1 and B2-2. Condition B2-1 (1) requires the applicant to ensure dust emissions do not exceed 46 micrograms per cubic metre of particulate matter smaller than 10 microns over a 24-hour average at ambient conditions at any residential premises. This condition also requires that less than 5 percent total limestone concentration in any 6 month period, and to be determined through on-site sampling. Additionally, a Dust Management Plan is required to demonstrate how environmental objectives will be monitored and satisfy condition C4 (Environmental Technologies & Analytics 2020).

Both Dust and Noise Management Plans are to be submitted to the department and must include:

- (1) threshold criteria that provide a limit beyond the environmental outcomes are not achieved;
- (2) trigger criteria that will provide an early warning that the environmental outcomes are not likely to be met;
- (3) monitoring parameters, sites, control/reference sites, methodology, timing and frequencies which will be used to measure threshold criteria and trigger criteria. Include methodology for determining alternate monitoring sites as a contingency if proposed sites are not suitable in the future;
- (4) baseline data;
- (5) data collection and analysis methodologies;
- (6) adaptive management methodology;
- (7) contingency measures which will be implemented if threshold criteria or trigger criteria are not met; and
- (8) reporting requirements under condition C4-1 of the Ministerial Statement.

Conditions under C3 of the MS are related to monitoring associated with the proposal. Specifically, condition C3-2 requires the applicant to submit as part of the Compliance Assessment Report required by condition D2, a compliance monitoring report that:

- (1) outlines the monitoring that was undertaken during the implementation of the proposal;
- (2) identifies why the monitoring was capable of substantiating whether the proposal limitation and extents in Part A are exceeded;
- (3) for any environmental outcomes to which condition C3-1(2) applies, identifies why the monitoring was scientifically robust and capable of detecting whether the environmental outcomes in Part B are met;
- (4) outlines the results of the monitoring;
- (5) reports whether the proposal limitations and extents in Part A were exceeded and (for any environmental outcomes to which condition C3-1 (2) applies) whether the environmental outcomes in Part B were achieved, based on analysis of the results of the monitoring; and
- (6) reports any actions taken by the proponent to remediate any potential non-compliance.

The Delegated Officer notes that the Ministerial Statement addresses dust and noise emissions generated during the construction and operation of the limestone quarry. Therefore, dust and noise emissions are not covered further in this assessment under Part V of the *Environmental Protection Act 1986*.

3. Risk assessment

The department assesses the risks of emissions from prescribed premises and identifies the potential source, pathway and impact to receptors in accordance with the *Guideline: Risk Assessments* (DWER 2020).

To establish 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.

3.1 Source-pathways and receptors

3.1.1 Emissions and controls

The key emissions and associated actual or likely pathway during premises construction / operation which have been considered in this decision report are detailed in Table 1 below. Table 1 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 1: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Operation			
Sediment laden stormwater	Screening, crushing, unloading, loading and storage of material Vehicle movements	Direct discharge to land	<ul style="list-style-type: none"> To minimise any potential impacts to the wetland, unlined holding ponds for each stage will be located at the base of the pits each with a holding volume of approximately 655 m³. Any surface water falling outside of the pit will be diverted around the pit by the perimeter bunds to the drainage system. Surface water retained within the excavated areas will either evaporate or infiltrate through the pit ensuring water quality to the drainage system is maintained.
Hydrocarbon discharge	Vehicle movements	Overland runoff and seepage into groundwater	<ul style="list-style-type: none"> Mobile refueling of equipment and vehicles will be undertaken following procedures to minimise the risk of spills and to ensure adequate containment and bunding is in place to contain any spills that may occur. Spill kits containing appropriate equipment for control, containment and cleanup of hydrocarbon and chemical spills will be available in appropriate locations onsite and maintained. No vehicles or machinery are to be serviced or cleaned within the extraction area.

3.1.2 Receptors

In accordance with the *Guideline: Risk Assessment* (DWER 2020), the Delegated Officer has excluded the applicant's employees, visitors, and contractors from its assessment. Protection of these parties often involves different exposure risks and prevention strategies and is provided for under other state legislation.

Table 2 and Figure 1 below provides a summary of potential human and environmental receptors that may be impacted as a result of activities upon or emission and discharges from the prescribed premises (*Guideline: Environmental Siting* (DWER 2020)).

Table 2: Sensitive human and environmental receptors and distance from prescribed activity

Human receptors	Distance from prescribed activity
Residential receptors	Approximately 700 m north-west of the premises boundary. Closest resident is located 125 m to the south of the premises boundary.
Springhill Homestead	125 m to the south of the premises boundary.
Binningup Country Club	Approximately 800 m north-west of the premises boundary.
<i>All human receptors have been screened out of this assessment due to the emissions dust and noise being regulated under Part IV of the EP Act. No other emissions are expected to impact the nearest human receptors.</i>	
Environmental receptors	Distance from prescribed activity
Native vegetation - threatened	Within 1 km of the prescribed premises / development envelope. No remnant vegetation or flora of conservation significance is contained within the premises. Flora species within the premises are restricted to pastoral grasses and weed species.
Fauna - threatened	3 different species at 15 different sites with 1 km of the premises. No fauna of conservation significance occurs within the premises. This receptor is screened out from the risk assessment as there is no identified pathway for the emission.
Estuary-Peripheral wetland	The western boundary of the premises is bordered by the Parkfield agricultural drain, with a Multiple Use (MU) wetland (UFI No. 15718) located directly to the west of the drain. There is also a Resource Enhancement (RE) wetland (UFI No. 1216) located approximately 130 m to the south-west of the premises. Drainage across the premises flows in an east to west direction towards the coast. During winter when elevated groundwater levels are experienced, surface water flows via the Parkfield drain, towards the south. Drainage within the quarry area will be internal and will infiltrate into the underlying groundwater.
Leschenault Inlet Management Area	Encompassing prescribed premises. Groundwater flow in the superficial aquifer occurs within the Leschenault Inlet Flow System which extends from an eastern groundwater divide. This includes the Mialla Mound to a western groundwater divide within the coastal dunes. The Leschenault Inlet Flow System is separated from the Lake Preston Flow System to the north by a flow line south of Lake Preston and it continues to the Leschenault Inlet.

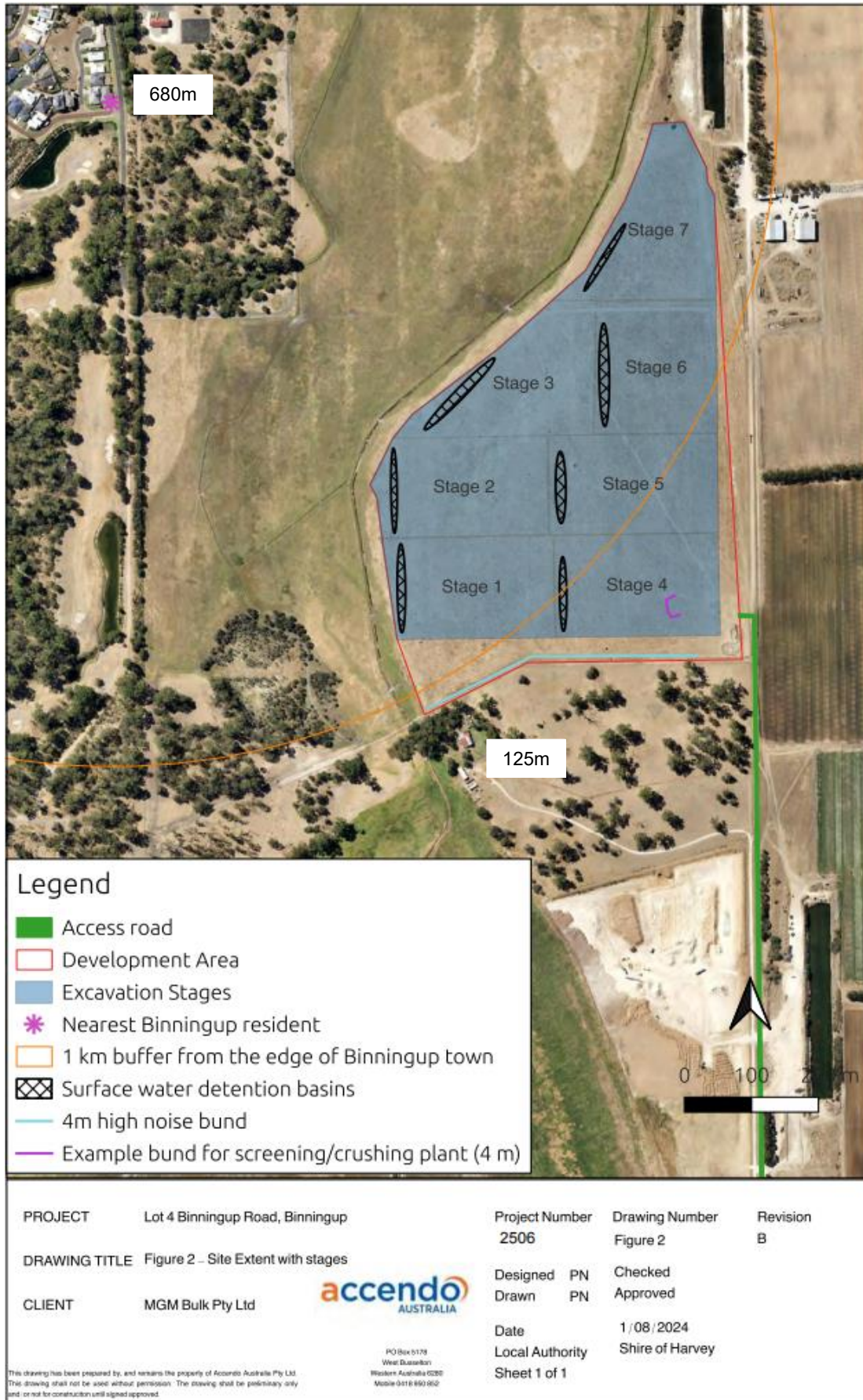


Figure 1: Distance to sensitive receptors

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and takes into account potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls (as detailed in Section 3.1), these have been considered when determining the final risk rating. Where the delegated officer considers the applicant's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the works approval as regulatory controls.

Additional regulatory controls may be imposed where the applicant's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 3.

Works approval W2976/2025/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, as outlined in Table 3 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

A licence is required following the time-limited operational phase authorised under the works approval to authorise emissions associated with the ongoing operation of the premises i.e. crushing and screening activities. A risk assessment for the operational phase has been included in this decision report, however licence conditions will not be finalised until the department assesses the licence application.

Table 3: Risk assessment of potential emissions and discharges from the premises during construction / installation, and operation

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Operation (including time-limited-operations operations)								
Screening, crushing, unloading, loading and storage of material Vehicle movements	Sediment laden stormwater	Pathway: Overland runoff Impact: Ecosystem disturbance or impact to surface water quality	Estuary-Peripheral wetland bordering premises to the west Native vegetation	Refer to section 3.1	C = Moderate L = Possible Medium Risk	Y	Condition 1, 6	Standard conditions for design and construction of infrastructure as constructed, and ongoing operations of the premises. Condition 1: Infrastructure table specifying design and installation requirements. Condition 6: Infrastructure table specifying time limited operations requirements and emission limits.
Vehicle movements	Hydrocarbon discharge	Pathway: Overland runoff and seepage into groundwater Impact: Ecosystem disturbance or impact to surface water quality	Localised soil and groundwater	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 1, 6	Standard conditions for design and construction of infrastructure as constructed, and ongoing operations of the premises. Condition 1: Infrastructure table specifying design and installation requirements. Condition 6: Time limited operations requirements and emission limits.

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk Assessments* (DWER 2020).

Note 2: Proposed applicant controls are depicted by standard text. **Bold and underline text** depicts additional regulatory controls imposed by department.

4. Consultation

Table 4 provides a summary of the consultation undertaken by the department.

Table 4: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 13 June 2025	9 comments on the works approval application were received by the department during the consultation period. These have been collated into various topics and summarised in Appendix 2.	Refer to Appendix 2
Local Government Authority (Shire of Harvey) advised of proposal on 17 June 2025	No formal comments received. Evidence of the Development Approval / Extractive Industries Licence was provided by the applicant with the works approval application supporting information.	N/A
Residential addresses advised of proposal via mail on 12 June 2025	9 comments on the works approval application were received by the department during the consultation period. These have been collated into various topics and summarised in Appendix 2.	Refer to Appendix 2
Applicant was provided with draft documents on 19 August 2025	The applicant provided comments on the draft documents on 21 August 2025. Refer to Appendix 1.	Refer to Appendix 1

5. Conclusion

Based on the assessment in this decision report, the delegated officer has determined that a works approval will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

References

1. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
2. Environmental Protection Authority (EPA) 2024, *Ministerial Statement 1232*, Perth, Western Australia.
3. Accendo 2023, *Noise Management Plan Lot 4 Binningup Road, Binningup*, Perth, Western Australia.
4. Environmental Technologies & Analytics 2020, *Lot 4 Binningup Road, Binningup Dust Monitoring and Management*, Perth, Western Australia.
5. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
6. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
7. Lloyd George Acoustics 2022, *Environmental Noise Assessment Limestone Extraction Quarry Lot 4 Binningup Road*, Perth, Western Australia.

Appendix 1: Summary of applicant's comments on risk assessment and draft conditions

Figure / Section	Summary of applicant's comment	Department's response
Figure 2 – Works Approval	The applicant has requested the removal of Figure 2 of the draft documents as the staging is no longer relevant.	The Delegated Officer notes and accepts the request. Figure 2 has been removed. Figure 1 remains as the staging is displayed correctly.
Schedule 2 – Works Approval	The applicant was requested to provide the coordinates of the prescribed premises boundary.	The coordinates of the prescribed premises boundary were provided by the applicant and recorded in Schedule 2 of the Works Approval.
Section 2.4 of Decision Report – Other Approvals	The applicant advised that the Extractive Industries Licence [A2367/EX/007] has been extended to expire on 06 December 2029.	The Delegated Officer notes and accepts the request. The expiry date has been updated to reflect the new date.

Appendix 2: Summary of residents' comments on application

Comments received	Department response
<p>Environmental Pollution:</p> <p><i>Comments related to environmental pollution received from 3 residents.</i></p> <p>Concerns that the cumulative emissions from dust, noise, light spill and visual disturbance will severely degrade the local natural and built environment. Amplified due to the proximity to residential areas and during prevailing easterly winds.</p>	<p>Dust and noise pollution in relation to the proposed crushing and screening activities have been assessed by the Environmental Protection Authority (EPA) and are regulated under Ministerial Statement 1232 (MS 1232).</p> <p>Third parties are encouraged to report pollution, illegal dumping and other environmental matters to the Environment Watch hotline on 1300 784 782, or via the department's website.</p>
<p>Threats to Ecological Values:</p> <p><i>Comments related to threats to ecological values received from 4 residents.</i></p> <p>Concerns that the proposed excavation will irreversibly alter the Yalgorup Plain's natural dune and limestone formations, threatening biodiversity and the ecological integrity of surrounding groundwater-dependent vegetation. Additionally, concerns regarding potential threats to the Western Ringtail Possum and Black Cockatoos.</p>	<p>Terrestrial fauna and landforms were not identified as environmental receptors in the Part V risk assessment (Table 3). No native vegetation or fauna habitat will be cleared for the proposal.</p> <p>The EPA Assessment Report has considered these receptors and determined that the proposed mitigation measures and recommended limits for the proposal will manage the risk of indirect impacts to offsite vegetation and fauna.</p> <p>Additionally, the EPA Assessment Report details that due to the small (26 ha of cleared land) scale of potential impact to the Yalgorup Plain the EPA did not consider impacts to landforms to be a key environmental factor at the conclusion of its assessment.</p>
<p>Groundwater and Hydrological Impacts:</p> <p><i>Comments related to groundwater and hydrological impacts received from 4 residents and the Wetlands Conservation Society.</i></p> <p>Concerns that altering the soil and hydrology will have long-term consequences for groundwater quality and quantity, with potential downstream effects on the Parkfield Drain and Leschenault Estuary. Additionally, that the inclusion of holding ponds will disrupt natural water flow, and the risk of flooding during excavation has not been adequately addressed as the Parkfield Drain is at saturation point.</p> <p>Furthermore, concerns regarding risks due to the potential presence of acid sulfate soils (ASS).</p>	<p>Excavation activities are authorised by the Local Government via a Development Approval / Extractive Industries Licence and are not included in the scope of Part V of the EP Act and have therefore not been considered in this assessment. However, the development approval issued by the Shire of Harvey [EX/007 – 21 December 2020] requires the proponent to maintain a 0.5 metre separation distance to groundwater for the life of extraction activities which includes monthly monitoring of installed piezometers from May to October. In addition, the provisions in the <i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i> and the <i>Contaminated Sites Act 2003</i> will apply to the proposal.</p> <p>Potential stormwater contamination has been considered in this assessment (Table 3) and as a result operational conditions have been included in the works approval to manage the risks associated with stormwater run-off and any subsequent hydrological impacts.</p> <p>The department's internal mapping system indicates that there is a 'moderate to low' risk of Acid Sulfate Soils (ASS) occurring within a small area near the eastern boundary, with a 'high to moderate' risk of ASS occurring within the remainder of the premises. This assessment is relating only to the construction and operation of the crushing and screening plant does not</p>

	identify acid sulfate soils (ASS) as a potential risk as excavation activities are not within the scope of this assessment.
Heritage Values: <i>Comments related to heritage values received from 2 residents</i> <p>Concerns regarding the potential risk from increased industrial activity to the nearby Springhill Homestead, listed for its heritage value.</p>	<p>As per Figure 1, the Springhill Homestead / residence was identified as the closest human receptor, 125 m from the prescribed boundary. Dust and noise emissions associated with this proposal have been addressed and regulated in Ministerial Statement MS1232 and therefore are not considered under Part V of the EP Act risk assessment.</p>
Monitoring: <i>Comments related to monitoring received from 3 residents.</i> <p>Concerns that the proposed self-monitoring by the applicant to maintain a 0.5 m separation from the maximum groundwater elevation, with monthly checks from May to October is insufficient and lacks credibility.</p>	<p>The monitoring of piezometers is conditioned in the Extractive Industries Licence, approved by the Shire of Harvey. The monitoring data is to be provided to the Shire and DWER to ensure that a 0.5 m separation to the maximum groundwater level is maintained. Please note that a review of the Extractive Industries Licence is outside the scope of the department's assessment.</p>
Cumulative Impact on Community Health and Lifestyle: <i>Comments related to impacts on community health and lifestyle received from 5 residents.</i> <p>Concerns that the proposed works will affect Binningup residents due to the noise from reversing alarms and machinery and dust emissions.</p> <p>Additionally, concerns about the noise management plan not considering new residential developments.</p> <p>The Wetlands Conservation Society shared concerns relating to the noise buffer and the Dust Management Plan and potential impacts to Binningup residents.</p>	<p>Dust and noise pollution in relation to the proposed crushing and screening activities have been assessed by the Environmental Protection Authority (EPA) and are regulated under Ministerial Statement 1232 (MS 1232).</p> <p>In relation to new residential developments, the EPA has taken a precautionary approach and recommended conditions to manage potential impacts on future developments in the area, as highlighted in the EPA Assessment Report 1758.</p> <p>Should residences become occupied within one kilometre of the proposal area, including the prospective residential development to the west of the proposal, the proponent will be required to resubmit the Noise Management Plan to ensure that noise monitoring and management at the new sensitive premises occur and meet the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
Health Risks from Dust Emissions: <i>Comments related to health risks from dust emissions received from 2 residents.</i> <p>Concerns that limestone dust, which may contain silica, can pose serious health risks including silicosis and eye and skin irritation.</p>	<p>The potential health effects of dust emissions from the proposal have been considered in the EPA Assessment Report 1758. During their assessment the EPA requested the applicant submit a Human Health Risk Assessment to determine potential impacts to air quality from dust emissions associated with the proposal. The risk assessment and conditions recommended by the EPA were reviewed by the Department of Health (DoH) which found that the Human Health Risk Assessment has addressed the potential health risk.</p> <p>MS 1232 includes conditions relating to dust management and monitoring and is therefore outside the scope of Part V of the EP Act risk assessment.</p>

<p>Increased traffic:</p> <p><i>Comments related to increased traffic received from 1 resident.</i></p> <p>Concerns that due to having one main entry/exit point to the town, increased traffic may increase the risk of traffic related accidents or road damage from trucks.</p>	<p>Impacts related to the potential increase in traffic are outside the scope of Part V of the EP Act and therefore have not been considered in this assessment.</p> <p>Condition 4 of the Extractive Industry Licence requires an annual contribution to be made towards the maintenance and upgrading of Springhill Road.</p>
<p>Buffer from sensitive receptors:</p> <p><i>Comments related to the 125 m buffer received from 4 residents.</i></p> <p>Concerns that the 125 m distance from the Rodgers residence, is contradicted in other parts of the report claiming a 1 km buffer from sensitive receptors. Comments received claims that this undermines compliance with EPA buffer zone recommendations.</p> <p>Concerns shared that the residence to the south of the premises should still be considered a sensitive receptor to dust and noise.</p>	<p>The EPA's assessment has considered the residence / homestead 125 m south of the premises to be a noise sensitive premises rather than a 'caretaker' premises. The EPA received a written letter from the resident during the assessment process supporting the proposal.</p> <p>The EPA considers that the quarry operations provide scheduling and scale down options that enable the conditioning of measures to mitigate potential impacts to the sensitive receptor south of the premises.</p> <p>Dust and noise emissions have not been considered in this assessment as they have been addressed in the Ministerial Statement 1232.</p>
<p>PM10 monitoring:</p> <p><i>Comments related to PM10 Monitoring received from 3 residents</i></p> <p>Concerns that monitoring is only required for the first year, with no clear plan for continuation and that lack of long-term monitoring could lead to undetected dust exceedances affecting public health.</p>	<p>The Dust Management Plan, as assessed by the EPA, includes controls in relation to PM10 monitoring. Including to undertake ambient dust monitoring during the first 12 months of the quarry being operational, with the purpose of monitoring being to inform operations of an increasing trend in dust levels in the vicinity of sensitive receptors in Binningup.</p> <p>Conditions relating to the Dust Management Plan have been included in condition C4 of MS 1232 and are therefore outside the scope of this assessment.</p>
<p>Location of crushing and screening plant:</p> <p><i>Comments related to location of plant received from 3 residents.</i></p> <p>Concerns that the noise modelling assumes mobile plant location however conflicts with other sections of the report stating the plant is fixed, affecting the accuracy of noise impact predictions.</p>	<p>The supporting documentation provided by the applicant proposes a mobile crushing and screening plant.</p> <p>Noise impacts from fixed and mobile plant equipment (including crusher, screen and stacker) have been assessed and managed under Part IV and have therefore not been addressed further under Part V of the EP Act.</p>

<p>Site-specific groundwater monitoring:</p> <p><i>Comments related to groundwater monitoring received from 3 residents.</i></p> <p>Concerns regarding discrepancies in the main report and drainage management plan. Specifically, the report states that site-specific groundwater monitoring has been conducted using four piezometers and the Drainage Management Plan states that no site-specific groundwater monitoring has been undertaken at the time of writing.</p> <p>Residents raised concerns that this discrepancy raises questions about the reliability of groundwater impact assessments and excavation depth planning.</p>	<p>The Drainage Management Plan provided by the applicant was drafted and approved by the Shire of Harvey in June 2021. The final works approval application document was drafted by Accendo in 2025.</p> <p>Extraction activities are outside the scope of Part V of the EP Act and are addressed by the Local Government Authority. The Shire of Harvey has issued an Extractive Industries Licence for this proposal which requires monthly monitoring of groundwater from May to October. As per the EIL, the monitoring data is to be provided to the Shire and DWER to ensure that a 0.5 m separation to the maximum groundwater level is maintained.</p>
<p>Final contours at 1.5 m AHD with a 0.5 m buffer to groundwater:</p> <p><i>Comments related to final contours received from 3 residents.</i></p> <p>Concerns that the final excavation depth and buffer described in the main report is inconsistent with the Drainage Management Plan which states a 1.0 m buffer.</p>	<p>The development approval issued by the Shire of Harvey [EX/007 – 21 December 2020] requires the proponent to maintain a 0.5 metre separation distance to groundwater for the life of extraction activities which includes monthly monitoring of installed piezometers from May – October.</p>
<p>Bunding:</p> <p><i>Comments related to bunding received from 3 residents.</i></p> <p>Concerns that the description of bunds as 4 m high and seeded which conflicts with acoustic report that omits vegetative cover, affecting dust mitigation effectiveness.</p>	<p>The proposed bunding has been assessed by the EPA and conditioned in Ministerial Statement 1232 and is therefore outside the scope of the Part V of the EP Act assessment.</p> <p>The dispersion modelling of estimated dust emissions, provided to the EPA, predicts no exceedances of air quality criteria at sensitive receptors in the township of Binningup. The modelling suggests that the activities, under conservative worst case dispersion conditions, could contribute to higher dust levels at the closest residential receptor when quarrying occurs in stages closest to the resident.</p> <p>The MS therefore requires the applicant to establish bunding of at least 4 m in height around the crushing and screening plant.</p>