



Application for Works Approval

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

Works Approval Number W3206/2026/1

Applicant Heidelberg Materials Australia Pty Ltd

ACN 009 679 734

File number INS-0003206

Premises Heidelberg Materials Byford Quarry
Lot 202 South Western Highway
Whitby WA 6213

Legal description
Lot 202 on Deposited Plan 37006
Certificate of Title Volume 2748 Folio 794
As defined by the premises map attached to the issued works approval

Date of report 9 April 2026

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 W3206/2026/1 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 10 December 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 application is to undertake construction works relating to an asphalt plant at the existing Heidelberg Materials Byford Quarry (Licence L8432/2010/3). The premises is approximately 2.1 km north-east of Whitby.

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 W3206/2026/1. 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 W3206/2026/1.

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 and 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
Construction			
Dust	Installation of asphalt plant and associated infrastructure (e.g. mobile asphalt plant, bunding, silo, bitumen heater and bitumen tank)	Air / windborne pathway	<p>Visible dust monitoring.</p> <p>Dust suppression sprays.</p> <p>Heavy vehicle traffic areas limited to compacted ground.</p> <p>Water truck will be used during construction earthworks if the soil is dry.</p>
Noise		Air / windborne pathway	<p>Compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>Internal roads are maintained in good condition.</p>
Operation			
Dust	Truck movements and tipping of materials	Air / windborne pathway	<p>Visible dust monitoring.</p> <p>Dust suppression sprays.</p> <p>Heavy vehicle traffic areas limited to compacted ground.</p> <p>Concreted areas kept clean by hosing or sweeping.</p> <p>Water truck used if the roads are liable to generate dust or to wet down stockpiles and internal roads as required.</p> <p>Sprinklers and misters available for use on internal roads, traffic and loading areas as applicable (if wetting down by water truck is not sufficient).</p> <p>Drop height to stockpiles and loading is minimized.</p> <p>The access and internal roads are maintained in good condition.</p>
	Dust blowing from movement of materials and stockpiles		
Dust	Operation of asphalt plant and associated infrastructure	Air / windborne pathway	<p>Visible dust monitoring.</p> <p>Dust suppression sprays.</p> <p>Plant operated during normal working hours, including truck movements.</p> <p>If winds are sufficiently strong, or other weather conditions are unacceptable to negate the effects of dust management, operations will cease until conditions improve.</p> <p>Operations will cease if visible dust is seen crossing the site boundary.</p>

Emission	Sources	Potential pathways	Proposed controls
Noise		Air / windborne pathway	<p>Compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>Internal roads are maintained in good condition.</p> <p>Equipment shut down when not in use. The proposed plant will operate as required, so may remain idle for periods of time.</p> <p>Operations are generally between 6am to 6pm Monday to Friday, and between 6am and 12pm Saturday, and not on Sundays or Public Holidays.</p> <p>Mobile equipment fitted with lights or low frequency beepers rather than audible sirens or beepers.</p>
Sediment-laden stormwater		Overland runoff	<p>No process water will be discharged off site.</p> <p>All potentially contaminated stormwater will be retained onsite, treated by settling and recycled for reuse.</p> <p>All equipment will be maintained appropriately to ensure efficient operation.</p>
Hydrocarbons (via leaks/spills)		Direct discharge to ground	<p>Hydrocarbons and chemicals will be stored in accordance with Material Safety Data Sheets (MSDS) information.</p> <p>Hydrocarbon and chemical bunding will be sufficient to hold more than the capacity of the largest hydrocarbon / chemical container and bunded areas will be isolated from traffic.</p> <p>Re-fueling and fuel storage is conducted in the processing area near the workshop. Any spills of hydrocarbons or chemicals will be cleaned up in accordance with the site's fuel/chemical spill response plan.</p>

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 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
Nearest residential receptors	1.3 km north of proposed activity 2.6 km west of proposed activity
Quarry Farm (event venue)	800 m south-west of proposed activity
Environmental receptors	Distance from prescribed activity
Serpentine Groundwater Area (proclaimed under Rights in Water and Irrigation Act 1914) Groundwater is fresh to marginal with 500 – 1000 Total Dissolved Solids (TDS)	No shallow groundwater aquifers underlying the premises
Ephemeral creek Isolated from and lies up gradient from operations.	One ephemeral creek runs through the premises and is piped beneath the processing and stockpile area
DBCAs Legislated Tenure – Jarrahdale State Forest and Darling Range Regional Park	Adjacent to prescribed premises to the east
Threatened fauna	Threatened cockatoos sighted within 1km radius of prescribed premises boundary
TECs and Bush Forever Banksia dominated woodlands of the Swan Coastal Plain IBRA Region Banksia attenuate and/or Eucalyptus marginata woodlands of the Swan Coastal Plain	750 m west of proposed activities

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 W3206/2026/1 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 amendment 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. the asphalt plant. 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 amendment application.

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

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls / DWER comments
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Construction								
Installation of asphalt plant and associated infrastructure (e.g. mobile asphalt plant, bunding, silo, bitumen heater and bitumen tank)	Dust	Air / windborne pathway causing impacts to health and amenity	Quarry Farm 800m southwest	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	Condition 1	The delegated officer does not expect dust and noise emissions associated with the installation of the asphalt plant and associated infrastructure to impact on sensitive receptors, taking into consideration the proposed noise and dust controls for equipment and the distance to the nearest residential receptors. The requirements of the provisions of the Environmental Protection (Noise) Regulations 1997 (Noise Regulations) are also applicable.
	Noise		Residences 1.3km north and 2.6km west Threatened fauna within 1km radius	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	Condition 1	
Operation (including time-limited-operations operations)								
Vehicle movements and movement or tipping of materials	Dust	Air / windborne pathway causing impacts to health and amenity	Quarry Farm 800m southwest Residences 1.3km north and 2.6km west Threatened fauna within 1km radius Native vegetation (including within TECs and Bush Forever) 750m west of proposed activities	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	Condition 1	The delegated officer does not expect dust emissions associated with vehicle movements and movement/tipping of materials to impact on sensitive receptors, taking into consideration the proposed controls and the distance to the nearest residential receptors.
Operation of asphalt plant and associated infrastructure	Dust	Air / windborne pathway causing impacts to health and amenity	Quarry Farm 800m southwest Residences 1.3km north and 2.6km west Threatened fauna within 1km radius Native vegetation	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	N	Condition 1, Table 1	The delegated officer notes that the applicant has proposed several controls to limit dust emissions during operation such as the use of dust suppression sprays and ceasing of operations in unsuitable conditions. However, the delegated officer considers that additional controls are required to mitigate the medium risk of dust emissions and has imposed more

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls / DWER comments
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
			(including within TECs and Bush Forever) 750m west of proposed activities					controls onto the works approval to further limit dust emissions. Regarding the asphalt plant, the delegated officer has imposed that the feeder bins must be roofed and fitted with dust suppression water sprays (Item 1e), as well as all conveyors must be enclosed (Item 1f) to limit dust emissions from the asphalt plant. Additionally, the delegated officer has imposed the conditions that the storage bays in the aggregate stockpile area must be constructed with three walls (Item 3a) and dust suppression sprays must be used on stockpiled materials (Item 3b) to limit dust emissions from the aggregate stockpile area.
	Noise	Air / windborne pathway causing impacts to health and amenity	Quarry Farm 800m southwest Residences 1.3km north and 2.6km west Threatened fauna within 1km radius	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	Condition 1	The delegated officer does not expect noise emissions associated with the operation of the asphalt plant and associated infrastructure to impact on sensitive receptors, taking into consideration the proposed controls and the distance to the nearest residential receptors. The requirements of the provisions of the Environmental Protection (Noise) Regulations 1997 (Noise Regulations) are also applicable.
	Sediment laden stormwater	Overland runoff potentially causing ecosystem disturbance or impacting surface water quality	Native vegetation (including within TECs and Bush Forever) 750m west of proposed activities Ephemeral creek running through the premises	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	N	<u>Condition 1.</u> <u>Table 1</u>	The delegated officer notes that the applicant has stated that no process water will be discharged onto land and all potentially contaminated stormwater will be retained onsite. The delegated has determined these controls to be inadequate and has imposed further controls onto the works approval. The applicant has stated that all equipment will be maintained in good working condition and the delegated

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls / DWER comments
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
								<p>officer has imposed that the asphalt plant and bitumen handling equipment must be maintained in good condition (Items 1c and 2b) as a control onto the works approval.</p> <p>The delegated officer has also imposed that the asphalt plant and bitumen tank, pump and heater must be located on a hardstand within a bunded area (Items 1b and 2a) to prevent runoff of sediment-laden stormwater from the premises. Additionally, the delegated officer has imposed that the asphalt plant must be designed to direct all runoff to a stormwater capture sump or basin (Item 1d) to ensure that all potentially contaminated stormwater is retained on site.</p>
Storage of hydrocarbons	Hydrocarbons (via leaks/spills)	Direct discharge to ground resulting in land contamination	Soil on the premises	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	Condition 1	<p>The applicant has specified that hydrocarbons and chemicals will be stored in accordance with Material Safety Data Sheets (MSDS) information. The delegated officer considers this to be suitable along with the additional proposed controls and has imposed no further controls onto the works approval.</p> <p>The general provisions of the <i>Environmental Protection Act 1986</i> and <i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i> apply during operations.</p>

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

The applicant was provided with a draft works approval and draft decision report on 30 March 2026. The applicant provided comments on 1 April 2026, clarifying the production capacity of the premises and requesting a change in wording for item 1(f) of Condition 1, Table 1. Comments from the applicant have been considered and accepted by the Delegated Officer and incorporated into the works approval.

5. Conclusion

The delegated officer has determined the construction, installation and operation of the asphalt plant does not pose an unacceptable risk to human health or the environment. Time limited operations will start upon technical completion of the works.

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. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.