



Application for Works Approval

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

Works Approval Number	W6737/2022/1
Applicant	King Scrap Metals Pty Ltd
ACN	608 068 551
File number	DER2022/000475
Premises	King Scrap Metal 29 - 31 Truganina Road MALAGA WA 6090 Certificate of Title Volume 1719, Folio 497 Lot 207 on Diagram D69425 Certificate of Title Volume 1719, Folio 498 Lot 208 on Diagram 69425 As defined by the premises maps attached to the issued works approval
Date of report	13/02/2023
Decision	Works approval granted

Abbie Crawford
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REGULATORY SERVICES

Officer delegated under section 20 of the Environmental Protection Act 1986

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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 time limited operations at the premises. As a result of this assessment, works approval W6737/2022/1 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 12 September 2022, King Scrap Metals Pty Ltd (applicant) submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

This application relates to the transfer of its metal recycling and recovery process operations from the current address (159 Beechboro Road South, Embleton) to a new premises located at 29 – 31 Truganina Road, Malaga within the City of Swan General Industrial area. The site is 0.93 hectares (ha) and is located approximately 11.5 km northeast of the Perth CBD, within the City of Swan. The applicant holds lease agreements for both land parcels associated with the operation of the premises.

The application details that the site is currently vacant and comprised of one large main enclosed building with bitumen and concrete hardstand covering the entire premises.

The premises relates to the categories and assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W6737/2022/1. 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 W6737/2022/1.

Description of operations

Metal waste material arrives at the Premises in trucks and skip bins which are privately owned by customers. Prior to the load being accepted it is registered at the weighbridge and visually inspected for hazardous waste. Once accepted onto the premises, the scrap metal is initially stored in the outside storage and laydown areas, and then delivered to the processing area for grinding, plasma cutting, hydraulic shearing and finally to the outside bailing area.

Car bodies, fuel tanks and motors are not proposed to be accepted onsite. Lead acid car batteries are proposed to be accepted and stored onsite within a designated hardstand area prior to removal offsite to other scrap metal recycling companies. Non-conforming wastes will be disposed of to an appropriate offsite licensed facility. Due to the Applicants acceptance policy for selected scrap metal waste only, by-products from the recycling process should only result in relatively low volumes. Fixed balers will be used to compact some materials into a transportable state prior to storage or and removal from site.

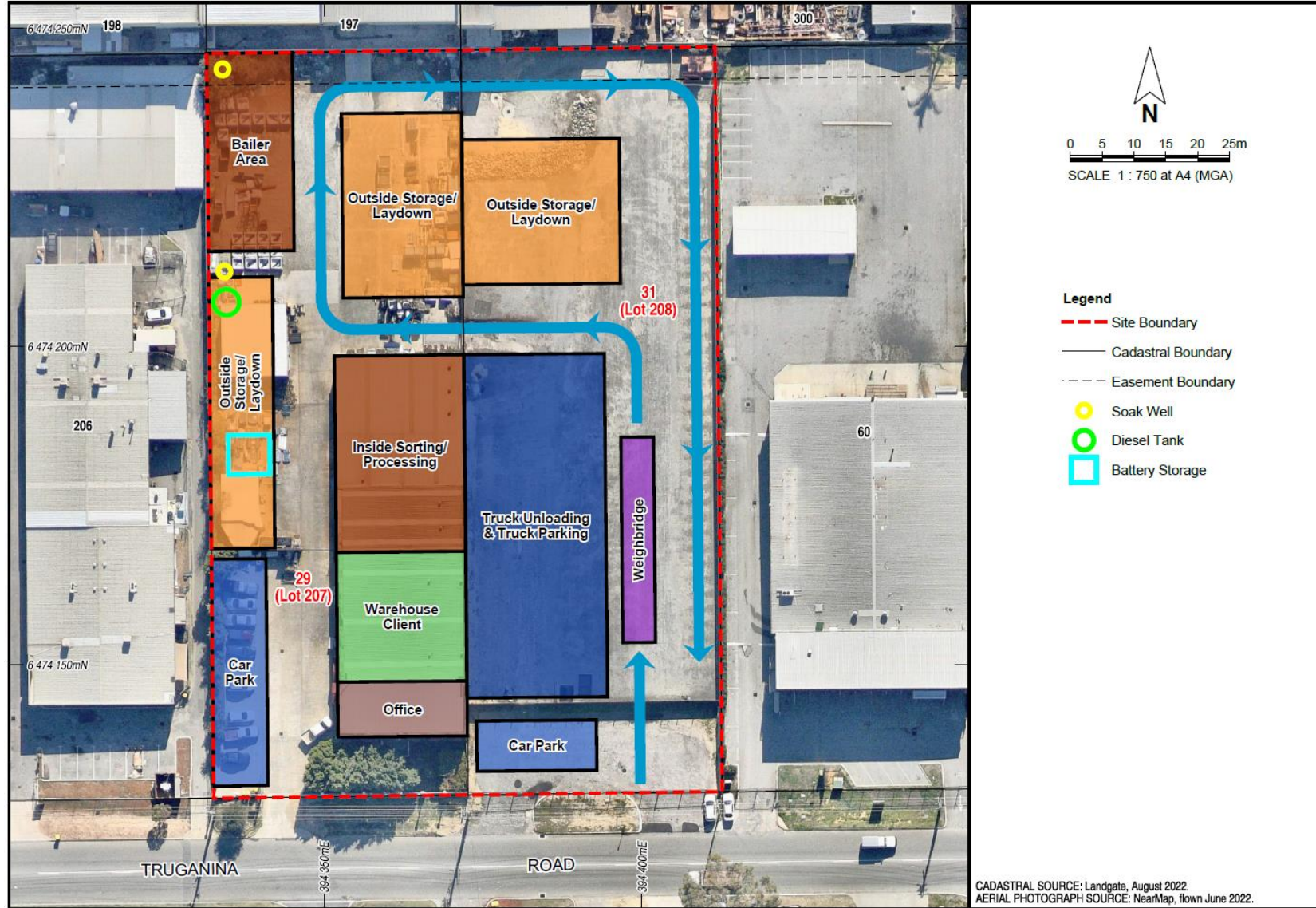
Forklifts and excavators will be used across the entire site for the movement of materials. Wastes which are received at, or have been reduced to their transportable sizes will be stored prior to exportation to overseas markets or sold locally to other metal processors.

Processing and storage zones for each waste stream are specified in Figure 1 below, with a full list of site infrastructure and equipment used in the recycling process for all Premises activities included in the works approval.

Figure 1- Site layout

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IR-T13 Decision report template (short) v3.0 (May 2021)

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	Placement of processing equipment. Vehicle and equipment movements.	Air / windborne pathway	The premises site roads and delivery areas are sealed with concrete and/or bitumen, preventing dust dispersion into the atmosphere. Speed limits on site will be restricted to 10mph to minimise the potential for dust rise from the site surface. Concrete and bitumen areas will be maintained in good condition.
Noise			Installation works and vehicle movements in and out of site during operational hours Monday to Saturday.
Contaminated stormwater discharge	Storage and use of hydrocarbons onsite	Stormwater and surface water run-off: Contamination of stormwater with hydrocarbons due to hydrocarbon spills	All operational areas of the site are to be maintained as bitumen or concrete hardstand. Diesel tanks will be self-bunded and located on bitumen area. Diesel refuelling will be undertaken on sealed bitumen areas with refuelling drip trays and spill kits available for use to avoid minor spills. Rainfall within the diesel storage and bailer hardstand areas will be directed to an oily water separator prior to the discharge of stormwater to the environment.

Emission	Sources	Potential pathways	Proposed controls
Operation			
Dust	Vehicle movements, handling operations/tipping of bins during delivery, processing equipment and machinery	Air / windborne pathway	<p>The premises site roads and delivery areas are sealed with concrete and/or bitumen, preventing dust dispersion into the atmosphere.</p> <p>Speed limits on site will be restricted to 10mph to minimise the potential for dust rise from the site surface.</p> <p>Concrete and bitumen areas will be maintained in good condition.</p> <p>All processing of metals (sorting, separating, grinding and shearing) will be undertaken within a dedicated processing building.</p> <p>Metal filings and particulates generated from processing metals will be cleaned up regularly and disposed via a licensed waste operator.</p>
Noise and vibration	Operation of equipment and machinery	Air/windborne pathway and ground/adjoining walls causing impacts to health and amenity	<p>Metal sorting activities between 9am and 3pm.</p> <p>Forklifts to move bins between the storage areas or between the shed and storage areas, as required between 9am and 3pm.</p> <p>Bin tipping activities between 9am and 3pm.</p> <p>Bailer operation for 3-5 hours daily.</p> <p>Shear machine and hand grinder/drill operation in the processing building.</p> <p>Hand grinder operation as required for short periods between 9am and 3pm.</p> <p>Shear machine operation infrequently for short periods (less than 5% over any 4-hour period) between 9am and 3pm.</p> <p>Will ensure that all equipment is in good working order and is maintained regularly.</p>
Smoke (particulates and noxious gases)	Uncontrolled waste metal fire	Air/windborne pathway causing impacts to health and amenity	No controls provided
Fire debris and washwater	Firefighting activities in the event of an uncontrolled waste metal fire	Overland flow to stormwater infrastructure and infiltration to groundwater	No controls provided
Contaminated stormwater	From storage and use of	Stormwater and surface water	All operational areas of the site are to be maintained as bitumen or concrete

Emission	Sources	Potential pathways	Proposed controls
discharge	hydrocarbons onsite From storage of waste metal on site.	run-off: Contamination of stormwater with hydrocarbons due to hydrocarbon spills	<p>hardstand to ensure that uncontaminated stormwater is directed across these clean areas to infiltration sumps.</p> <p>Processing of metal wastes is only to be conducted within the processing building.</p> <p>Diesel tanks will be self-bunded, located on bitumen area and with a maximum capacity of 5,000 L.</p> <p>Diesel refuelling will be undertaken on sealed bitumen areas with refuelling drip trays and spill kits available for use to avoid minor spills.</p> <p>Rainfall within the diesel storage and bailer hardstand areas will be directed to an oily water separator prior discharge of stormwater to the environment.</p> <p>The battery storage area will be undercover, bunded and designed to meet a permeability of less than 1×10^{-9} m/s.</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
Residential Premises	Located 600m to the Northwest and South of the premises
Industrial premises	Located to the immediate west, north and east of the premises and across Truganina Road to the south.
Environmental receptors	Distance from prescribed activity
Underlying groundwater	<p>The premises is underlain by the following aquifers in order of increasing depth:</p> <ul style="list-style-type: none"> The Gnangara and Jandakot superficial aquifers are unconfined, multi-layered, complex aquifers that lie west of the Darling escarpment on the Swan Coastal Plain. The sediments of the aquifers range from mostly clay and sand in the east to sand in the centre, and sand and limestone in the west along the coast.

	<ul style="list-style-type: none"> • The Leederville aquifer is a multi-layered, confined aquifer that underlies the majority of the Swan Coastal Plain. The only areas of this aquifer that are unconfined are where it immediately underlies the superficial aquifer. The Leederville aquifer ranges in thickness from 50 metres deep to more than 600 metres deep in the north of the region below the Gnangara superficial aquifer, and from 50–300 metres deep in the middle part of the region below the Jandakot superficial aquifer. It consists of around 50% sandstone and 50% a mix of siltstone and shale. • The Yarragadee aquifer is a multi-layered, confined aquifer that underlies the Leederville aquifer. The base of the aquifer is more than 2,000 metres deep and consists of around 50% sandstone and 50% a mix of siltstone and shale. <p>The Perth Groundwater Map shows (based on scale regional information) water beneath the site has a salinity of between 250 - 500 mg/L (DWER, 2022a).</p> <p>The depth to groundwater is 14m below ground level while regional groundwater flows in a westerly direction towards the coast.</p> <p>The site is located within the West Mirrabooka Underground Water Pollution Control Area.</p>
Wetlands	The Geomorphic Wetlands of the Swan Coastal Plain dataset shows there is three resource enhancement and one conservation category wetland within 1.5km of the site. No wetlands are located down hydraulic gradient from the premises.
TECs/PECs	<p>No threatened or priority flora species or ecological communities occur on site as the site has been completely cleared of vegetation.</p> <p>A mapped area of endangered Banksia Dominated Woodlands of the Swan Coastal Plain is located 275m southwest of the premises with a mapped area of Banksia attenuata woodlands over species rich dense shrublands located 265 m southwest of the premises.</p>
Bush Forever	Located approximately 300m south and east of the premises.
<i>Rights in Water and Irrigation Act 1914</i> proclaimed area	Located within the Perth Groundwater Area
Public Drinking Water Source Area	Located within the West Mirrabooka Underground Water Pollution Control Area

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 W6737/2022/1 that accompanies this decision report authorises construction and time limited operations only. 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 to authorise emissions associated with the operation of the premises. 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 and operation

Risk events					Risk rating ¹	Applicant controls sufficient?	Conditions of works approval ²	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls	C = consequence L = likelihood			
Construction								
Placement of equipment including vehicle movements (reversing beepers).	Dust	Air / windborne pathway causing impacts to health and amenity	Residences 600m northwest and 600m south	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	N/A	The Delegated Officer considers dust emissions associated with construction activities can be adequately regulated by the general provisions of the EP Act.
	Noise		Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south.	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	N/A	The Delegated Officer considers that noise emissions can be sufficiently managed through the <i>Environmental Protection (Noise) Regulations 1997</i> .
Spills / leaks of hydrocarbons storage and refuelling infrastructure	Hydrocarbons	Overland runoff potentially causing ecosystem disturbance or impacting stormwater quality Seepage in to underlying soils causing localised contamination Infiltration into groundwater potentially causing ecosystem disturbance or impacting groundwater quality	Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south. Underlying groundwater beneath the premises	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 1	The Delegated Officer considers that the Applicant's proposed mitigation controls for spills/leaks from the storage of hydrocarbons are likely to be sufficient to mitigate potential emissions.
Operation								
Unloading of metal wastes onto hardstand	Dust	Air / windborne pathway causing impacts to health and	Residences 600m northwest	Refer to Section 3.1	C = Minor	Y	N/A	Slow vehicle movements on a concrete hardstand that is regularly swept will not

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Risk events					Risk rating ¹	Applicant controls sufficient?	Conditions of works approval ²	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls	C = consequence L = likelihood			
Shearing, grinding, cutting and bailing of metal wastes Stockpiling of materials Truck movements on site		amenity	and 600m south Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south.		L = Possible Medium Risk			produce large quantities of dust Metal wastes do not generally produce large amounts of dust. The Delegated Officer considers dust emissions associated with operational activities can be adequately regulated by the general provisions of the EP Act.
	Noise and vibration	Air / windborne pathway causing impacts to health and amenity	Residences 600m northwest and 600m south	Refer to Section 3.1	C = Moderate L = Possible Medium Risk	N	Condition 1 <u>Condition 11, 12, 13, 14</u>	The Delegated Officer considers that noise validation assessment is required to verify that noise emission from the proposed activities comply with the EP Noise Regulations.
		Elastic waves through ground causing impacts to health and amenity	Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south.	No controls provided	C = Moderate L = Possible Medium Risk	N	Condition 1 <u>Condition 11, 12, 13, 14</u>	
Spills / leaks of battery acid from storage of used lead acid batteries Residual liquid residues from waste received at the premises	Dangerous or hazardous waste materials	Seepage into underlying soils causing localised contamination	Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south.	Refer to Section 3.1	C = Moderate L = Possible Medium Risk	Y	Condition 1 <u>Condition 8</u>	The Delegated Officer considers that the Applicant's proposed mitigation controls for spills/leaks are likely to be sufficient with additional regulatory controls in place to mitigate potential emissions.
Overland flow to stormwater infrastructure and infiltration to groundwater causing ecosystem disturbance or impacting								

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Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions of works approval ²	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
		groundwater quality	Underlying groundwater beneath the premises					
Spills / leaks of hydrocarbons storage and refuelling infrastructure	Hydrocarbons	Seepage into underlying soils causing localised contamination Infiltration into groundwater potentially causing ecosystem disturbance or impacting groundwater quality	Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south. Underlying groundwater beneath the premises	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 1	The Delegated Officer considers that the Applicant's proposed mitigation controls for spills/leaks from the storage of hydrocarbons are likely to be sufficient to mitigate potential emissions.
Stormwater coming into contact with waste material on site	Contaminated stormwater	Seepage into underlying soils causing localised contamination Overland flow to stormwater infrastructure and infiltration to groundwater causing ecosystem disturbance or impacting groundwater quality	Soil and groundwater beneath the site.	Refer to Section 3.1	C = Moderate L = Possible Medium Risk	Y	Condition 1 Condition 8	The Delegated Officer considers that the Applicant's proposed mitigation controls for uncontaminated stormwater are likely to be sufficient with additional regulatory controls in place to mitigate potential emissions from contaminated stormwater that may arise from contact with processed waste material.
Fugitive emissions from fire event	Fire debris and washwater	Seepage into underlying soils causing localised contamination Overland flow to stormwater infrastructure and infiltration to groundwater causing	Soil and groundwater beneath the site.	No controls provided	C = Moderate L = Possible Medium Risk	N	Condition 1 Condition 10	The Delegated Officer has notes that no controls have been proposed to prevent firefighting wash water from contaminating the soil and groundwater or how the firefighting water will be contained and safely disposed.

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Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions of works approval ²	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
		ecosystem disturbance or impacting groundwater quality						Conditions have been added to the works approval to require the implementation of a Fire and Emergency Management Plan to prevent discharges of contaminated firewater into stormwater systems, documentation for which is to be lodged with the Licence application for assessment of effectiveness of the controls.
Fugitive emissions from fire event	Fire/smoke	Air / windborne pathway causing impacts to health and amenity	Residences 600m northwest and 600m south Industrial and commercial premises immediate west, north and east of the premises and across Truganina Road to the south.	No controls provided	C = Major L = Possible High Risk	N	Condition 1 Condition 10	The Delegated Officer has reviewed the information regarding the impact of air emissions generated during a fire and has noted that; a fire prevention and management plan can help reduce the risks of impacts to fire and can be regulated through conditions in the works approval and the license. The works approval holder will be required to implement a Fire and Emergency Management plan that is consistent with AS3745

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 18 November 2022	None received	N/A
The City of Swan was advised of the proposal on 15 November 2022	<p>The City of Swan responded and confirmed that the proposed works relating to the weighbridge would require development approval. The City of Swan was in receipt of a development application (DA-681/2022), but it was cancelled by the Applicant on 17 November 2022.</p> <p>In subsequent correspondence the City of Swan confirmed that without any works component, the activity (metal recycling) would not require a Development Application regarding the proposed land use.</p>	<p>DWER assesses applications in-line with statutory processes noting that land use planning is a separate statutory process.</p> <p>It is important to note that an instrument granted by the Department only provides a defence for the occupier for offences under Part V, Division 3 of the EP Act, provided the conditions contained within the licence have been complied with, and not for any offences under planning legislation.</p>
The Department of Water and Environmental Regulation, Swan Avon Region was advised of the proposal on 15 November 2022	<p>The Department of Water and Environmental Regulation, Swan Avon Region responded to the proposal on 23 November 2022. The Swan Avon Region provided the following advice.</p> <ul style="list-style-type: none"> • The subject site is located within the West Mirrabooka Underground Water Pollution Control Area and is classified for Priority 3 protection; • The proposed use is considered as "motor and machinery wrecker" under the DWER's <i>Water quality protection note 25 – Land use compatibility tables for public drinking water source areas</i> (DWER, 2021); • The proposed use is therefore compatible with conditions. Please review WQPN 25 for these conditions and incorporate the management of these conditions within the required Works Approval, wherever possible; • The proposal does not propose to use groundwater so no water licences are required. 	<p>The Delegated Officer has reviewed the conditions contained within WQPN 25 and has included, where required, conditions within the Works Approval to address the requirements of the Swan Avon Region. These include the requirement to manage stormwater discharges, and the storage of hydrocarbons and hazardous waste materials (lead-acid batteries).</p>

Applicant was provided with draft documents on 12 January 2023	Refer to Appendix 1	Refer to Appendix 1
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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. 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.

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

Condition	Summary of applicant's comment	Department's response
Condition 1 Table 1	Processing of the scrap metal within the large, enclosed processing building will involve separating, grinding, plasma cutting, hydraulic shearing and bailing for storage and sale. It does not include the handling of hazardous materials. The licence holder requests that the permeability of the concrete hardstand be removed due to the low risk nature of the activities, the activities being undertaken within the processing building and no washdown of the area will take place.	The Delegated Officer agrees that the activities are low risk in nature and has amended the condition to remove the permeability requirement. A requirement has been added to the condition requiring the works approval holder to immediately clean up any minor spills and to keep the hardstand in good condition at all times.
Condition 1 Table 1	Batteries will be stored in an undercover, fully bunded area within a bund designed to meet a 1×10^{-9} m/s.	The condition has been updated to reflect the storage specifications.

Appendix 2: Application validation summary

SECTION 1: APPLICATION SUMMARY				
Application type				
Works approval	<input checked="" type="checkbox"/>			
Licence	<input type="checkbox"/>	Relevant works approval number:		None <input type="checkbox"/>
		Has the works approval been complied with?		Yes <input type="checkbox"/> No <input type="checkbox"/>
		Has time limited operations under the works approval demonstrated acceptable operations?		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
		Environmental Compliance Report / Critical Containment Infrastructure Report submitted?		Yes <input type="checkbox"/> No <input type="checkbox"/>
		Date Report received:		
Renewal	<input type="checkbox"/>	Current licence number:		
Amendment to works approval	<input type="checkbox"/>	Current works approval number:		
Amendment to licence	<input type="checkbox"/>	Current licence number:		
		Relevant works approval number:		N/A <input type="checkbox"/>
Registration	<input type="checkbox"/>	Current works approval number:		None <input type="checkbox"/>
Date application received		12/09/2022		
Applicant and Premises details				
Applicant name/s (full legal name/s)		King Scrap Metal Pty Ltd		
Premises name		King Scrap Metal Malaga		
Premises location		29 – 31 Truganina Road, Malaga Certificate of Title Volume 1719, Folio 497 Lot 207 on Diagram D69425 Certificate of Title Volume 1719, Folio 498 Lot 208 on Diagram 69425		
Local Government Authority		City of Swan		

Application documents		
HPCM file reference number:	N/A WTBA	
Key application documents (additional to application form):	Attachment 8 - 20220905 KSM Works Approval Supplementary Information V.01 Lease agreements x 2 Certificate of title x 2	
Scope of application/assessment		
Summary of proposed activities or changes to existing operations.	Construction and Time Limited Operations to receive and process scrap metal	
Category number/s (activities that cause the premises to become prescribed premises)		
Table 1: Prescribed premises categories		
Prescribed premises category and description	Proposed production or design capacity	
Scrap metal recovery: premises (other than premises within category 45) on which metal scrap is fragmented or melted, including premises on which lead acid batteries are reprocessed.	5,000 Tonnes	
Legislative context and other approvals		
Has the applicant referred, or do they intend to refer, their proposal to the EPA under Part IV of the EP Act as a significant proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Does the applicant hold any existing Part IV Ministerial Statements relevant to the application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Has the proposal been referred and/or assessed under the EPBC Act?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Has the applicant demonstrated occupancy (proof of occupier status)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Executed leases provided for two lots
Has the applicant obtained all relevant planning approvals?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	The City of Swan responded on confirmed that the proposed works relating to the weighbridge would require development approval. The City of Swan was in receipt of a development application (DA-681/2022), but it was

		<p>cancelled by the Applicant on 17 November 2022.</p> <p>The City of Swan confirmed that without any works component, the activity (metal recycling) would not require a Development Application regarding the proposed land use.</p>
Has the applicant applied for, or have an existing EP Act clearing permit in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No clearing is proposed.
Has the applicant applied for, or have an existing CAWS Act clearing licence in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Has the applicant applied for, or have an existing RIWI Act licence or permit in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the EP Act)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name: N/A
Is the Premises situated in a Public Drinking Water Source Area (PDWSA)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The premises lies within the Priority 3, West Mirrabooka Underground Water Pollution Control Area.
Is the Premises subject to any other Acts or subsidiary regulations (e.g. <i>Dangerous Goods Safety Act 2004, Environmental Protection (Controlled Waste) Regulations 2004, State Agreement Act xxxx</i>)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Dangerous Goods Safety Act 2004, Environmental Protection (Controlled Waste) Regulations 2004,)
Is the Premises within an Environmental Protection Policy (EPP) Area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A

Is the Premises subject to any EPP requirements?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Is the Premises a known or suspected contaminated site under the <i>Contaminated Sites Act 2003</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A