



Works approval number W6935/2024/1

Works approval holder Ransberg Pty Ltd
ACN 009 468 464
Registered business address 401 Spearwood Avenue
BIBRA LAKE WA 6163
DWER file number DER2024/000161

Duration 13/02/2025 to 12/02/2026

Date of issue 13/02/2025

Premises details WA Premix Bayswater Concrete Plant
277 – 279 Collier Road, Bayswater
Legal description
Lot 2 on Deposited Plan 55129
Certificate of Title Volume 1513 Folio 583
As defined by the premises map in Schedule 1

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed design capacity
Category 77: Concrete Batching or Cement Products Manufacture	365,000 tonnes per year

This works approval is granted to the works approval holder, subject to the attached conditions, on 13 February 2025, by:

Manager, Process Industries

an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

Interpretation

In this works approval:

- (a) the words 'including', 'includes' and 'include' in conditions mean "including but not limited to", and similar, as appropriate;
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a condition, each row in a table constitutes a separate condition;
- (d) any reference to an Australian or other standard, guideline, or code of practice in this works approval:
 - (i) if dated, refers to that particular version; and
 - (ii) if not dated, refers to the latest version and therefore may be subject to change over time;
- (e) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
- (f) unless specified otherwise, all definitions are in accordance with the EP Act.

NOTE: This works approval requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this works approval.

Works approval conditions

The works approval holder must ensure that the following conditions are complied with:

Construction phase

Infrastructure and equipment

1. The works approval holder must:
 - (a) construct the infrastructure;
 - (b) in accordance with the corresponding design and construction requirements; and
 - (c) at the corresponding infrastructure location as set out in Table 1.

Table 1: Design and construction requirements

	Infrastructure	Design and construction requirements	Infrastructure location
1.	2x Washout bins	(a) Bins must be constructed from impervious material. (b) Bins must be sized to contain a minimum water volume of 25 m ³ when operated with a freeboard of at least 0.3 m.	Schedule 1, Figure 2
2.	Wash stand	(a) The wash stand surface must be sealed with concrete and/or asphalt and be graded to drain all washwater to the existing wedge pit for collection and recycling.	Schedule 1, Figure 2
3.	Sediment trap (wedge pit)	(a) The wedge pit must be constructed from reinforced concrete. (b) The wedge pit must be constructed to be a minimum of 2.5 metres long and 2.5 metres wide (c) The wedge pit must be sloped from ground level at the front of the pit to a minimum of 1 metre deep at the back of the pit. (d) The wedge pit must be sized to contain a minimum water volume of 3 m ³ .	Schedule 1, Figure 2
4.	Noise gates	(a) Two noise gates must be established between: <ol style="list-style-type: none"> i. the western premises boundary and the mixer; and ii. the eastern premises boundary and the slump stand. 	Schedule 1, Figure 2

	Infrastructure	Design and construction requirements	Infrastructure location
		<p>(b) Gates must be constructed of solid Colourbond to a minimum of 2.5 meters high above ground level.</p> <p>(c) The gate length must extend to the fence at the boundary of the premises.</p>	
5.	Existing mixer/agitator loading area noise attenuation	<p>(a) A noise wall must be constructed on the northern, eastern and western sides of the loading area which extends from ground level up to underside of batching plant (mixer).</p> <p>(b) The noise wall must be constructed of 6mm thick fibre cement sheet or material of equivalent surface density.</p> <p>(c) Signs must be erected at the site entry and at a location visible from the loading area which state the mixing drum RPM must be limited to 50% before 7 am.</p>	Schedule 1, Figure 2
6.	Existing slump stand noise attenuation	<p>(a) A noise wall must be constructed to a minimum height of 5 meters above ground level which is fixed to the rear of the existing slump stand structure.</p> <p>(b) The noise wall must be constructed of 6 mm thick fibre cement sheet or material of equivalent surface density.</p>	Schedule 1, Figure 2

Compliance reporting

2. The works approval holder must within 28 days of the items of infrastructure required by 1 being constructed:
 - (a) undertake an audit of their compliance with the requirements of condition 1 ; and
 - (b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.
3. The Environmental Compliance Report required by condition 2, must include as a minimum the following:
 - (a) certification that the items of infrastructure or component(s) thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in condition 1;
 - (b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and

- (c) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

Records and reporting (general)

- 4. The works approval holder must record the following information in relation to complaints received by the works approval holder (whether received directly from a complainant or forwarded to them by the Department or another party) about any alleged emissions from the premises:
 - (a) the name and contact details of the complainant, (if provided);
 - (b) the time and date of the complaint;
 - (c) the complete details of the complaint and any other concerns or other issues raised; and
 - (d) the complete details and dates of any action taken by the works approval holder to investigate or respond to any complaint.
- 5. The works approval holder must maintain accurate and auditable books including the following records, information, reports, and data required by this works approval:
 - (a) the works conducted in accordance with condition 1;
 - (b) any maintenance of infrastructure that is performed in the course of complying with condition 1;
 - (c) monitoring programmes undertaken in accordance with condition 1; and
 - (d) complaints received under condition 4
- 6. The books specified under condition 5 must:
 - (a) be legible;
 - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
 - (c) be retained by the works approval holder for the duration of the works approval; and
 - (d) be available to be produced to an inspector or the CEO as required.

Definitions

In this works approval, the terms in Table have the meanings defined.

Table 2: Definitions

Term	Definition
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 info@dwer.wa.gov.au
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V Division 3 of the EP Act.
discharge	has the same meaning given to that term under the EP Act.
emission	has the same meaning given to that term under the EP Act.
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure and/or equipment has been constructed and/or installed in accordance with the works approval.
EP Act	<i>Environmental Protection Act 1986 (WA)</i> .
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i> .
premises	the premises to which this licence applies, as specified at the front of this licence and as shown on the premises map Figure 1 in Schedule 1 to this works approval.
prescribed premises	has the same meaning given to that term under the EP Act.
waste	has the same meaning given to that term under the EP Act.
works approval	refers to this document, which evidences the grant of the works approval by the CEO under section 54 of the EP Act, subject to the conditions.
works approval holder	refers to the occupier of the premises being the person to whom this works approval has been granted, as specified at the front of this works approval.

END OF CONDITIONS

Schedule 1: Maps

Premises map

The boundary of the prescribed premises is shown in the map below (Figure 1).

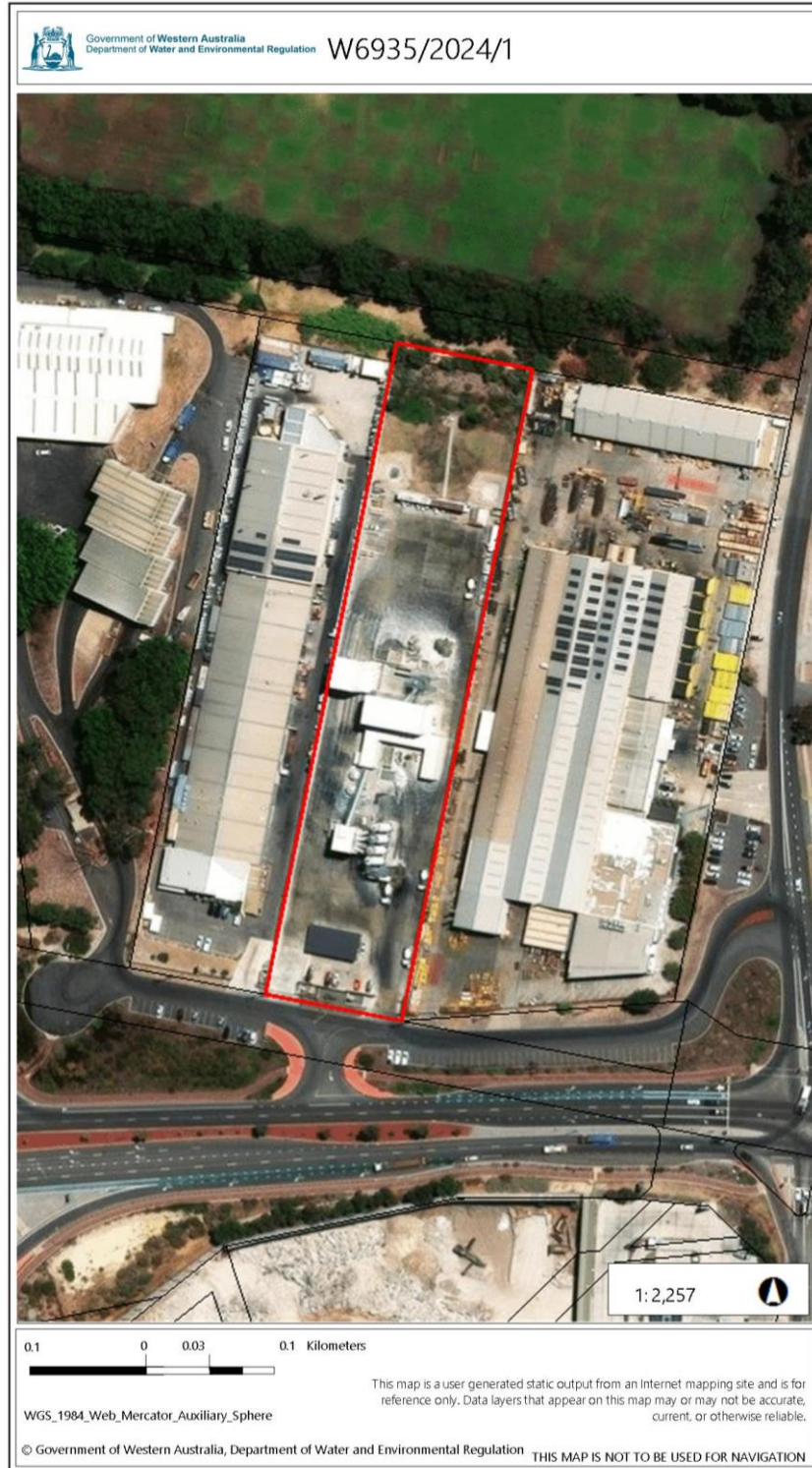


Figure 1: Map of the boundary of the prescribed premises

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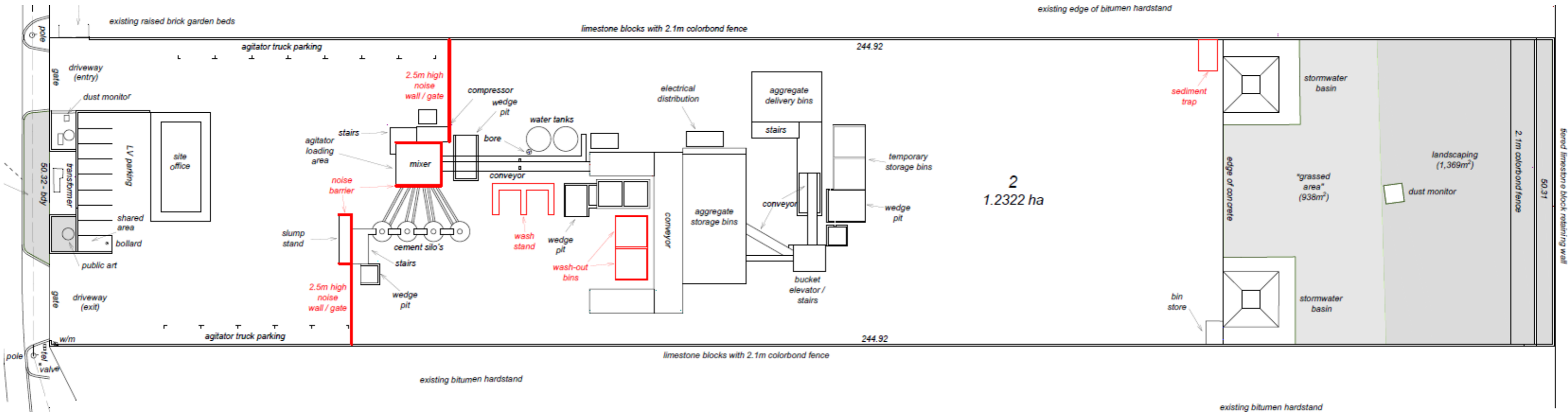


Figure 2: Proposed Site Layout (items in red indicate new infrastructure)

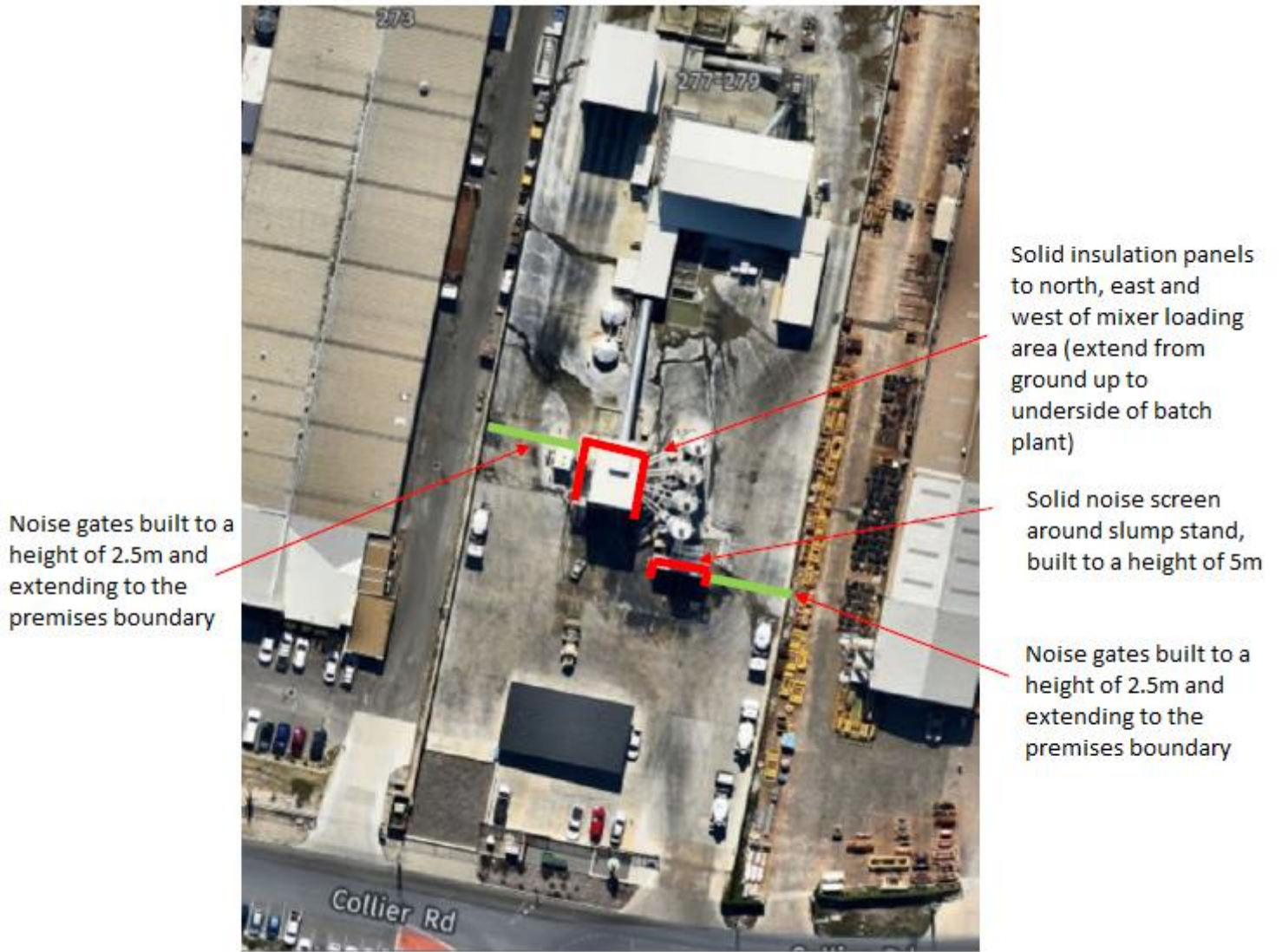


Figure 3. Noise control infrastructure layout