



Works Approval

Works approval number W2976/2025/1

Works approval holder Mario Michele Giacci
ACN 165 448 920

Registered business address 26 Stirling Street
BUNBURY WA 6230

DWER file number INS-0002976

Duration 05/09/2025 to 04/09/2028

Date of issue 05/09/2025

Premises details 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 in Figure 1, Schedule 1 and Schedule 2

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 12: Screening etc. of material: premises (other than premises within category 5 or 8) on which material extracted from the ground is screened, washed, crushed, ground, milled, sized or separated.	80,000 tonnes per annum

This works approval is granted to the works approval holder, subject to the attached conditions, on 5 September 2025, by:

SENIOR MANAGER, RESOURCE INDUSTRIES

STATE-WIDE DELIVERY (ENVIRONMENTAL REGULATION)

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

Works approval history

Date	Reference number	Summary of changes
05/09/2025	W2976/2025/1	Works approval granted.

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 and/or install the infrastructure and equipment;
 - (b) in accordance with the corresponding design and construction / installation requirements; and
 - (c) at the corresponding infrastructure location as set out in Table 1.

Table 1: Design and construction / installation requirements

	Infrastructure	Design and construction / installation requirements	Infrastructure location
1.	Crushing and screening plant	a) Crushing and screening plant consisting of: <ol style="list-style-type: none"> i) CAT 972M Loader (or similar) ii) Terex Finlay I-130 Impact Cusher (or similar) iii) Terex Finlay 693+ Screening Plant (or similar) iv) Terex Finlay 632 Stacker (or similar) v) Other Machinery (e.g. mobile vehicles) b) Installed and constructed as per manufacturer's requirements.	Figure 1, Schedule 1
2.	Water Tanker	d) 15,000 L water tanker (or similar) to be operated during construction and operation of crushing and screening plant for dust suppression.	N/A
3.	Stormwater bunding	e) Ensure the perimeter bunds diverts any surface water falling outside the pit is to the drainage system. f) Ensure the processing area is bunded with a low bund to ensure no surface run-off occurs.	Figure 1, Schedule 1
4.	Retention Ponds	g) Holding ponds for each stage of extraction to be located at the base of the pits, at the western end, with a holding volume of approximately 655 m ³ (approximately 41 m in length, 16 m wide and 1 m deep). h) Cut-off drains to be running along the base of the pit, parallel to the western boundary, to ensure all runoff is diverted into the retention ponds.	Figure 1, Schedule 1

Compliance reporting

2. The works approval holder must within 30 calendar days of an item of infrastructure or equipment required by condition (a)1 being constructed and/or installed:
 - (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 by a third party crushing/screening plant operator and fitter that the crushing and screening plant 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.

Time limited operations phase

Commencement and duration

4. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where, the Environmental Compliance Report as required by condition 2 has been submitted by the works approval holder for that item of infrastructure.
5. The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 6 (as applicable):
 - a) for a period not exceeding 180 days from the day the works approval holder meets the requirements of condition 4 for that item of infrastructure; or
 - b) until such time as a licence for that item of infrastructure is granted in accordance with Part V of the Environmental Protection Act 1986, if one is granted before the end of the period specified in condition 5(a).

Time limited operations requirements and emission limits

6. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 2 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 2.

Table 2: Infrastructure and equipment requirements during time limited operations

Infrastructure	Design and construction / installation requirements
Mobile crushing and screening plant Other machinery (e.g. mobile vehicles)	<p>a) Install and maintain the equipment as per the manufacturer's design requirements within the extraction area marked on Figure 1 of Schedule 1.</p> <p>b) Cells constructed to be maintained with a gradient to ensure that stormwater is contained within the excavation footprint.</p> <p>c) Spill kits containing appropriate equipment for control, containment and cleanup of hydrocarbon and chemical spills to be located in appropriate locations onsite. Ensure adequate containment and bunding is in place to contain any spills that may occur.</p>
Stormwater bunding	<p>d) Ensure the perimeter bunds diverts any surface water falling outside the pit is to the drainage system.</p> <p>e) Ensure the processing area is bunded with a low bund to ensure no surface run-off occurs.</p>
Retention Ponds	<p>f) Holding ponds for each stage of extraction to be located at the base of the pits, at the western end, with a holding volume of approximately 655 m³ (approximately 41 m in length, 16 m wide and 1 m deep).</p> <p>g) Cut-off drains running along the base of the pit, parallel to the western boundary, to ensure all runoff is diverted into the retention ponds.</p> <p>h) Maintain pit capacity of surface water runoff produced within the excavation area from at least the two hours, 1 in 10 (10%) annual exceedance probability storm event.</p>

Compliance reporting

7. The works approval holder must submit to the CEO a report on the time limited operations within 30 calendar days of the completion date of time limited operations or 30 calendar days before the expiration date of the works approval, whichever is the sooner.
8. The works approval holder must ensure the report required by condition 7 includes the following:
 - (a) a summary of the time limited operations, including any relevant timeframes and amount of material processed.
 - (b) a review of performance and compliance against the conditions of the works approval; and
 - (c) where the manufacturer's design specifications and the conditions of this works approval have not been met, what measures will the works approval holder take to meet them, and what timeframes will be required to implement those measures.

Records and reporting (general)

9. 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.
10. 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 6.
 - (c) complaints received under condition 9.
11. The books specified under condition 10 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 3 have the meanings defined.

Table 3: 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</i> (WA).
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA).
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.
time limited operations	refers to the operation of the infrastructure and equipment identified under this works approval that is authorised for that purpose, subject to the relevant conditions.
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).

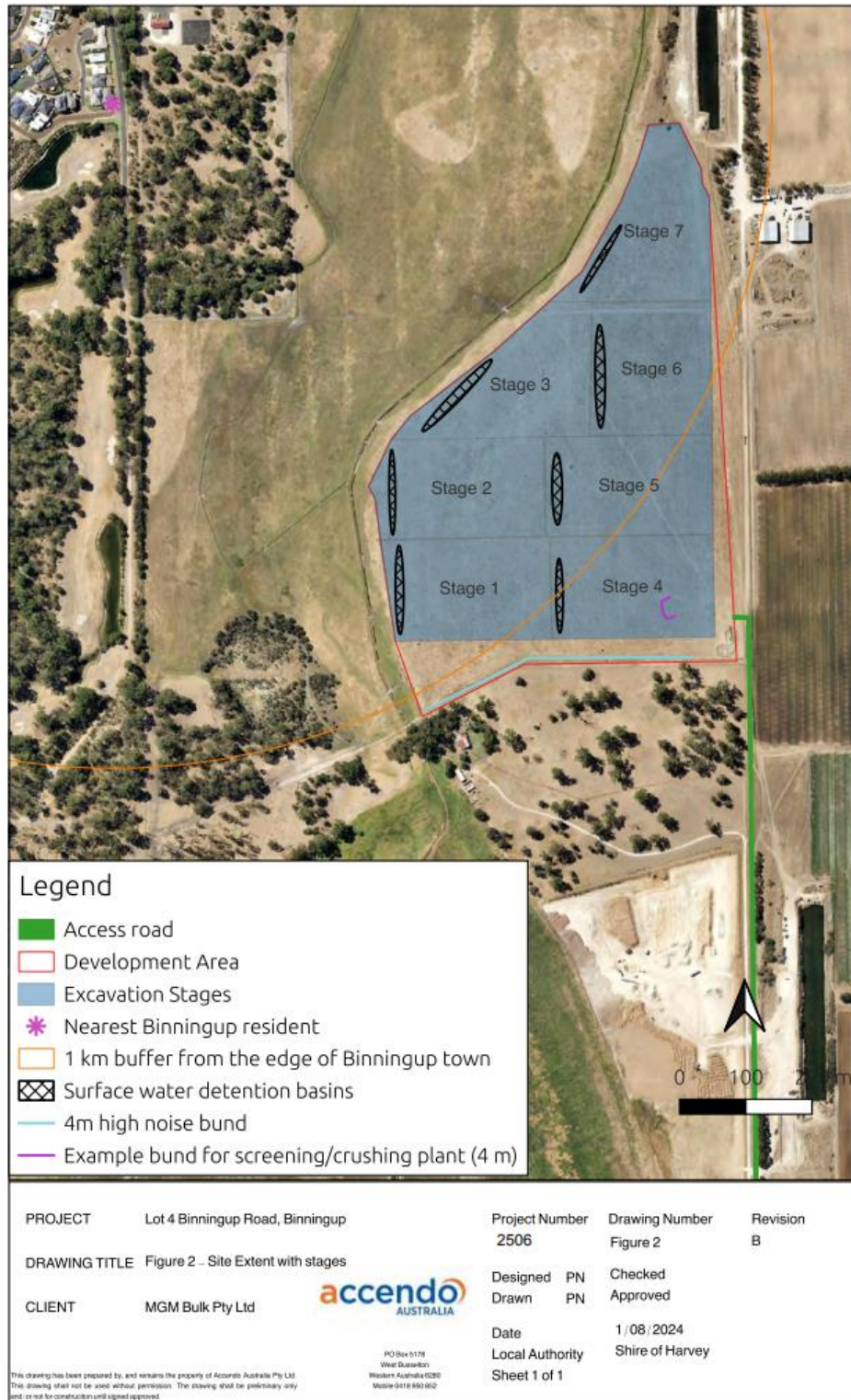


Figure 1: Map of the boundary of the prescribed premises (indicated in red)

Schedule 2: Premises boundary

The corners of the premises boundary are the coordinates listed in Table 4.

Table 4: Premises boundary coordinates (GDA94/MGA Zone 50)

	Latitude	Longitude
1.	379250.1745	6330711.976
2.	379296.8223	6330714.397
3.	379330.1684	6330645.72
4.	379331.6242	6330622.757
5.	379342.6247	6330604.023
6.	379383.4642	6329901.675
7.	379062.9118	6329897.069
8.	378908.9222	6329818.275
9.	378868.3874	6329931.91
10.	378845.8451	6330083.9
11.	378838.1781	6330147.068
12.	378827.7923	6330165.808
13.	378861.8574	6330235.885
14.	378890.9576	6330272.285
15.	379016.7663	6330369.497
16.	379149.4325	6330489.666
17.	379208.0915	6330594.558
18.	379233.8907	6330657.429