



Works approval number W6770/2023/1

Works approval holder Buildtech Solutions Pty Ltd
ACN 654 129 521
Registered business address Porters CA
The South Mill Centre, Suite 2, Level 3
9 Bowman Street, SOUTH PERTH 6151

DWER file number DER2023/000011

Duration 27/06/2023 to 28/06/2026

Date of issue 27/06/2023

Premises details Buildtech Solutions
13 Glassford Road, Kewdale, WA

Legal description
Lot 322 Plan 10233
Certificate of Title Volume 1358 Folio 210
As defined by the premises map attached to the issued works approval.

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 72: Chemical manufacturing- premises on which chemical products are manufactured by a chemical process.	Not more than 24 tonnes per year
Category 77: Concrete batching or cement products manufacturing – premises on which cement products or concrete are manufactured for use at places or premises other than those premises.	Not more than 2,146 tonnes per year

This works approval is granted to the works approval holder, subject to the attached conditions, on 27 June 2023, by:

**MANAGER, PROCESS INDUSTRIES
REGULATORY SERVICES**

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

Works approval history

Date	Reference number	Summary of changes
27/06/2023	W5475/2014/1	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/or equipment;
 - (b) in accordance with the corresponding design and construction / installation requirements; and
 - (c) at the corresponding infrastructure location; and
 - (d) within the corresponding timeframe,
 as set out in Table 1.

Table 1: Design and construction / installation requirements

	Infrastructure	Design and construction / installation requirements	Infrastructure location
1.	200 L Fully sealed concrete mixer 2x 2,000 L Fully sealed hoppers with built in auger and bag splitter 1, 000 L water measurement tank 3x 1,000 L IBCs 1,000 L Fully sealed stainless steel mixing container Bag racking	(a) All equipment must be established on a concrete or bitumen bunded hardstand within an enclosed building. (b) All tanks and containers for storage of chemicals and wastewater must be established within a hardstand stand area using spill pallets with bunding greater than the raw materials volume. (c) All racking for the storage of bulk bags must be established within a bunded hardstand area capable of containing spills. (d) All mixers and hoppers installed must be capable of being run by electric motors.	Within the factory area in Schedule 1 Figure 1 as per the layout in Figure 2 (Mixer A/B, Bay, Primer Mixer Unit, Spilt Pallet, Rack)
2.	Dust collection units Vacuums and sweeper	(a) Vacuums and sweeper must be established within the enclosed building. (b) Internal dust collectors must be established with filters and bags at transfer points on the hoppers.	Within the factory area in Schedule 1 Figure 1 as per the layout in Figure 2 (Bay)
3.	18, 000 L trade waste pit 360 L and 1,200 L sumps 2x 1,000 L recycled wastewater holding tank 300 L wastewater tank Pumps and hoses	(a) Holding tank and cleaning container must be established inside an enclosed building. (b) All bunded hardstand areas must be established to drain towards internal wastewater sumps, wastewater holding tank and / or trade waste pit. (c) All internal drains, sumps and trade waste pit must not be connected to stormwater management or drainage systems. (d) Pumps must be installed to enable wastewater to be pumped from sumps into recycled	Within the factory area in Schedule 1 Figure 1 as per the layout in Figure 2 (Trade Waste Holding pit, Sealed washing bay, Bay)

	Infrastructure	Design and construction / installation requirements	Infrastructure location
	5,000 L cleaning container	wastewater tanks. (e) Cleaning container must be bunded and fitted with pumps and hoses for recycling into the wastewater holding tanks.	
4.	Solid waste bin	(a) Must be capable of being sealed and established within the enclosed building.	-

Compliance reporting

2. The works approval holder must within 30 calendar days of the infrastructure or equipment required by condition 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 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) certification from a licensed plumber that all internal drains connected to internal sumps and the trade waste pit are not connected to the stormwater drainage system;
 - (c) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and
 - (d) 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, and;
 - (c) 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 2 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</i> (WA).
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA).
IBCs	intermediate bulk container
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.
licensed plumber	means a plumber that holds a plumbing contractor's licence issued by the Plumbers Licensing Board of Western Australia..
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 (

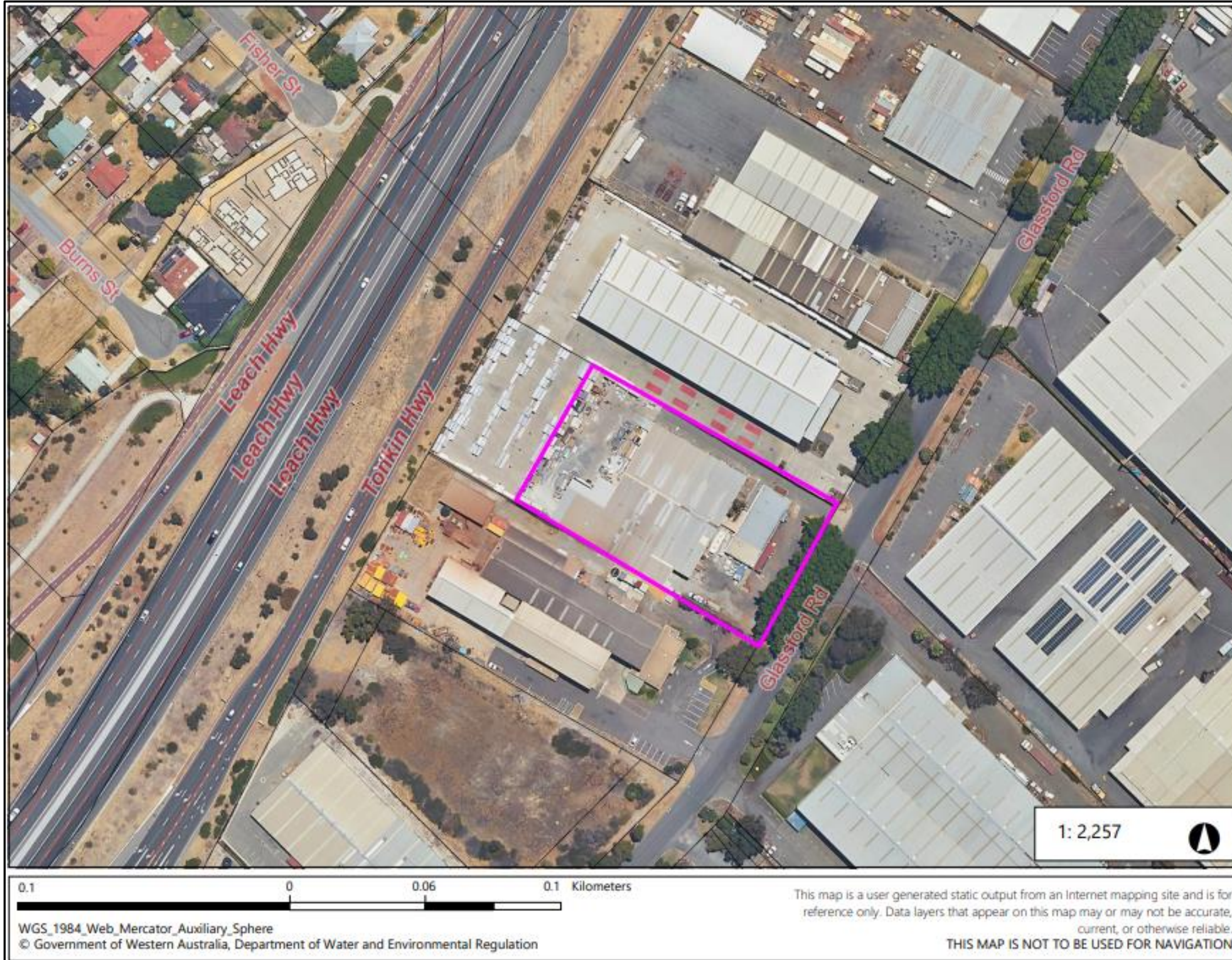


Figure 1).

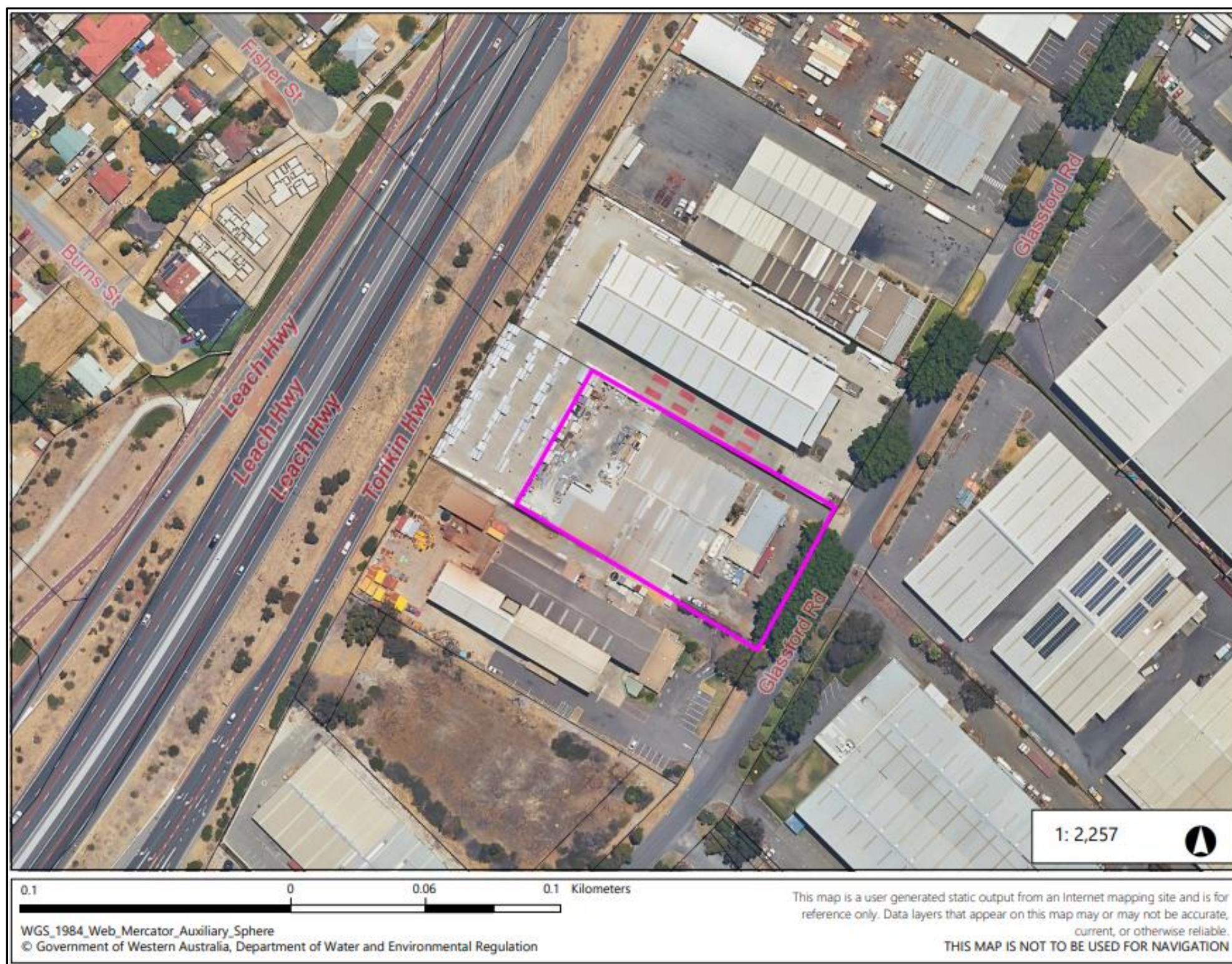


Figure 1: Map of the boundary of the prescribed premises

Site layout map

The site layout of the prescribed premises is shown in the map below (Figure 2).

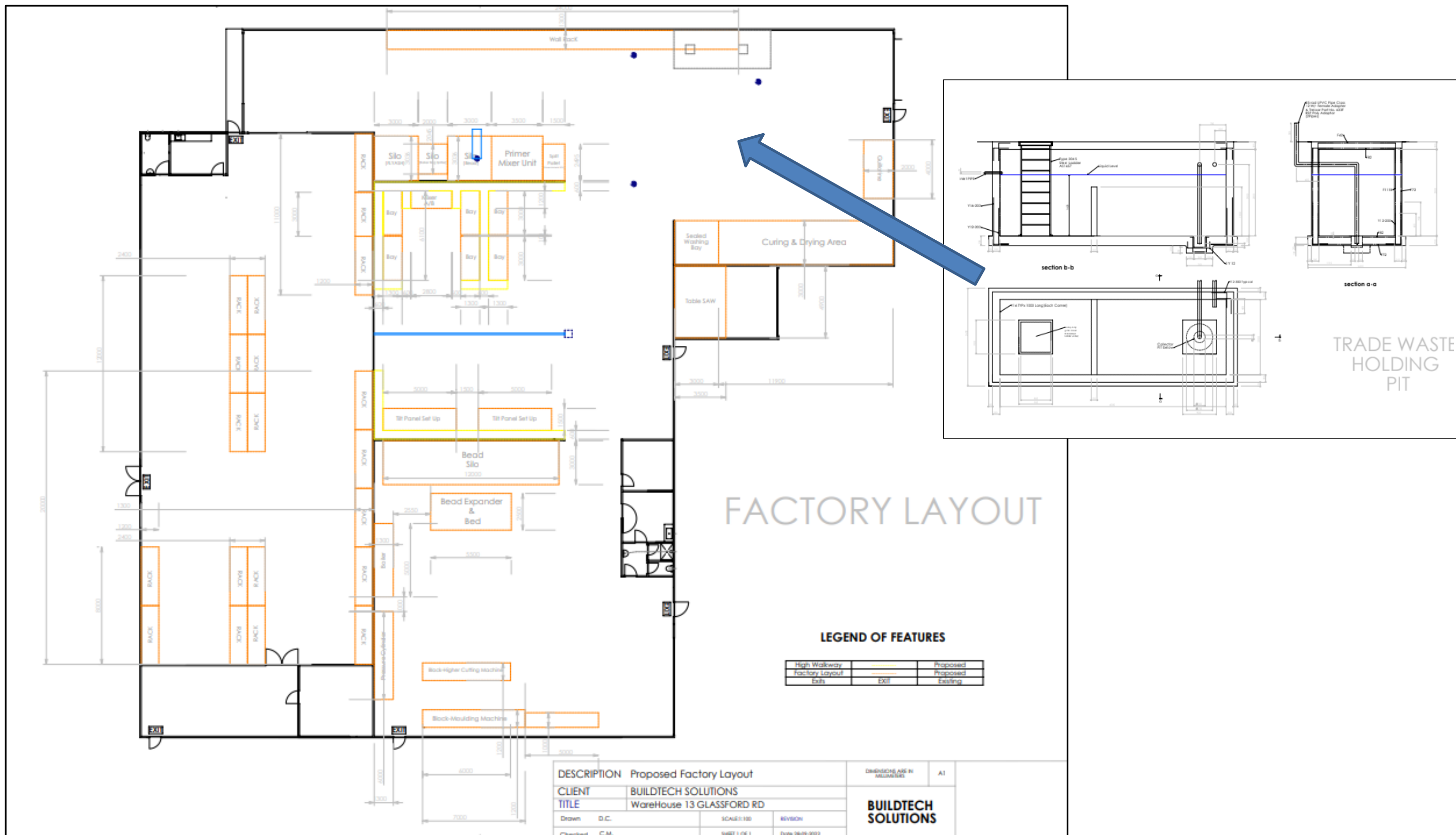


Figure 2: Map of the site layout of the prescribed premises