



Works Approval

Works approval number	W3060/2025/1
Works approval holder	Hope Valley Wood Waste Pty Ltd
ACN	627 823 876
Registered business address	Level 2, Spectrum, 100 Railway Road, Subiaco WA 6008
DWER file number	APP-0027314
Duration	21/05/2026 to 20/05/2031
Date of issue	21/05/2026
Premises details	Hope Valley Crushing 766 King Road OLBURY WA 6121 Legal description Lot 102 on Deposited Plan 82617 Certificate of Title Volume 1931 Folio 434 As defined by the premises maps attached to the issued works approval

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production / design capacity
Category 13: Crushing of building material	25,000 m ³ per annual period

This works approval is granted to the works approval holder, subject to the attached conditions, on 21 May 2026, by:

Grace Heydon

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

Works approval history

Date	Reference number	Summary of changes
21/05/2026	W3060/2025/1	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/or 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.	Mobile Crushing and Screening Plant	(a) Must incorporate the following: <ol style="list-style-type: none"> i. Primary jaw crusher including a loading hopper; ii. Secondary crusher; and iii. Screen (b) Dust suppression sprays must be installed on the hopper and jaw crusher, screen and associated conveyors.	Figure 2 Schedule 1
2.	Earthen bund	Constructed around the mobile crushing and screen plant to divert stormwater away from the area.	Figure 3 Schedule 1
3.	Dust monitors	(a) Must install a minimum of three (3) air quality monitors capable of measuring PM _{2.5} and PM ₁₀ ; and (b) Monitors must be installed in accordance with AS/NZS 3580.1.1.	Figure 4 Schedule 1
4.	Asbestos fibres monitors	(a) Must install a minimum of three (3) SKC Air Chek XR5000 (or equivalent) air quality monitors capable of measuring asbestos fibres	Figure 4 Schedule 1

Compliance reporting

2. The works approval holder must within 30 calendar days of an item of 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 by a suitably qualified engineer 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.

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 3 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 1 (as applicable) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 4 for that item of infrastructure.

Operational requirements

6. During time limited operations, the works approval holder must ensure that all specifications within the *Asbestos Contaminated Stockpile Management Plan, 766 King Road, Oldbury, 6121 (10 April 2026, ABEC Environmental Consulting Pty Ltd)* are implemented prior to, during and post crushing and screening activities occurring at the premises.

Waste processing

7. During time limited operations, the works approval holder must ensure that wastes are only subjected to the processes set out in Table 2 and in accordance with any process limits described in that table.

Table 2: Waste processing

Waste type	Process(es)	Process limits and/or specifications
Main Stockpile comprising C&D waste and ACM	Handling, crushing, screening and disposal	<p>(a) The Main Stockpile must be wet down prior to the stockpile being broken down or otherwise disturbed.</p> <p>(b) No waste from the Main Stockpile can be processed until adequate inspection of that waste has been undertaken in accordance with the <i>Asbestos Contaminated Stockpile Management Plan, 766 King Road, Oldbury, 6121 (10 April 2026, ABEC Environmental Consulting Pty Ltd)</i></p> <p>(c) All asbestos, ACM or potential asbestos identified through visual inspection of the main stockpile must be removed prior to the waste being crushed or screened.</p>

Waste type	Process(es)	Process limits and/or specifications
		<p>(d) No more than 25,000 m³ of waste from the Main Stockpile can be crushed or screened.</p> <p>(e) Waste must be wet down prior to crushing and screening.</p> <p>(f) A water cart must be present when crushing and screening is occurring.</p> <p>(g) Sprinklers installed on the crushing and screening plant must be in operation when crushing and screening is occurring.</p> <p>(h) All crushing and screening activities must cease if the asbestos fibre limit outlined in Condition 19 is exceeded, when monitored in accordance with condition 20.</p>
Recovered asbestos and ACM from the Main Stockpile	Storage prior to disposal offsite as depicted in Figure 3 Schedule 1	<p>(a) Asbestos and ACM must be immediately isolated from the Main Stockpile once identified and kept in a damp state.</p> <p>(b) Must be stored in a dedicated quarantine area prior to removal from site.</p> <p>(c) The volumes of recovered asbestos and ACM must be recorded.</p> <p>(d) Must be stored in a sealed bin.</p>
Recovered metals and wood from the Main Stockpile	Storage Disposal offsite as depicted in Figure 3 Schedule 1	<p>(a) Metals must be stored in a dedicated storage area prior to removal offsite.</p> <p>(b) Wood must be stored in a dedicated stockpile area.</p> <p>(c) The volumes of recovered metals and wood must be recorded.</p>

8. The works approval holder may only perform time limited operational activities from 0700 to 1800 Monday to Friday.
9. During time limited operations, the works approval holder must ensure that no visible dust generated from crushing and screening activities or disturbance of the Main Stockpile crosses the boundary of the premises.
10. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 3 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 3.

Table 3: Infrastructure and equipment requirements during time-limited operations

Infrastructure	Operational requirement	Infrastructure location
Mobile Crushing and Screening Plant	<p>(a) No more than 25,000 m³ of waste must be processed;</p> <p>(b) Only waste from the Main Stockpile must be processed;</p> <p>(c) Recovered asbestos and ACM material from the Main Stockpile must be stored in a sealed bin and removed from site to a licensed landfill.</p> <p>(d) Water Carts must available for dust</p>	Figure 2 Schedule 1

Infrastructure	Operational requirement	Infrastructure location
	<p>suppression whilst any disturbance of the Main Stockpile is occurring.</p> <p>(e) Water sprays must be in use on crushing and screening equipment, including conveyors, when crushing and screening is occurring.</p> <p>(f) Bunds must be maintained and repaired to ensure uncontaminated stormwater is directed away from the crushing and screening area;</p> <p>(g) In the event of a leak/spill, the source will be isolated, and any contaminated soil remediated or disposed of to an appropriately licensed facility; and</p> <p>(h) Chemicals are stored in accordance with Australian Standard <i>AS3780-2008 Storage and Handling of Corrosive Substances</i>.</p>	
Earthen bund	Maintained to divert stormwater away from the mobile crushing and screen plant area.	Figure 3 Schedule 1
Dust monitors	Maintained and operated in accordance with AS 3580.1.1 to ensure air monitoring occurs in accordance with condition 19.	Figure 4 Schedule 1
Asbestos fibres monitors – SKC Airchek XR5000 (or similar)	Maintained and operated in accordance with <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC:3003 (2005)]</i> to ensure air monitoring occurs in accordance with condition 19.	Figure 4 Schedule 1

Stockpile management

- 11.** During time limited operations, the works approval holder must:
- maintain material on the Premises in at least three separate stockpile areas for unprocessed Waste in the Main Stockpile, Products tested for ACM and Products awaiting testing for ACM generally in accordance with the Premises layout map Plan set out in Figure 3 Schedule 1;
 - ensure unprocessed Waste and Product stockpiles are kept clearly separated at a minimum 3 metre distance;
 - ensure Products tested for ACM and Products awaiting testing for ACM are kept clearly separated at a minimum 3 metre distance; and
 - ensure clearly visible and legible signage is erected on individual stockpiles to clearly identify and delineate tested Products, untested Products and unprocessed Waste.
- 12.** During time limited operations, the works approval holder must ensure that all Product stockpiles do not exceed 10 metres in height at any point from the base of the stockpile.

Product testing

13. During time limited operations, the works approval holder must ensure that testing of all Product is undertaken in accordance with the Product testing procedures specified in Attachment 1.
14. The works approval holder must ensure that Product is only used at the premises that has been tested in accordance with Condition 13 and shown to conform to the product specification of 0.001% Asbestos weight for weight (w/w) for Asbestos content (in any form) within any recycled products.
15. Where Product does not meet the product specification of 0.001% Asbestos weight for weight (w/w) for Asbestos content (in any form), the material must be treated as ACM waste and removed from the premises for disposal.
16. The works approval holder must maintain accurate and auditable records of all Asbestos Product testing undertaken in accordance with Condition 13. These records must include:
 - (a) details of the sample size;
 - (b) a statement of Limit of Detection of the analysis;
 - (c) results in relation to Asbestos detected (positive result exceeding the 0.001% w/w limit) or not;
 - (d) description of any Asbestos detected; and
 - (e) estimate of the concentration of Asbestos detected if practical to do so.
17. The records maintained in accordance with Condition 16 must be kept for at least two years and must be made available to DWER on request.

Monitoring

18. During time limited operations, the works approval holder must ensure that emissions from the discharge point listed in Table 4 for the corresponding parameter do not exceed the corresponding limit when monitored in accordance with condition 19.

Table 4: Emission and discharge limits

Discharge point	Parameter	Limit
Asbestos Fibres Monitor 1 as depicted in Figure 4 Schedule 1	Airborne asbestos fibres	0.01 fibres/mL
Asbestos Fibres Monitor 2 depicted in Figure 4 Schedule 1		
Asbestos Fibres Monitor 3 depicted in Figure 4 Schedule 1		

19. The works approval holder must monitor the air during time limited operations for concentrations of the identified parameter in accordance with Table 5.

Table 5 Monitoring of ambient air quality

Monitoring point reference and location	Parameter	Units ¹	Averaging period	Frequency	Method
Dust Monitor 1 depicted in Figure 4 Schedule 1	Particulates as PM _{2.5} and PM ₁₀	PM _{2.5} and PM ₁₀ (µg/m ³)	24 hours	Continuous	AS/NZS 3580.9.11

Dust Monitor 2 depicted in Figure 4 Schedule 1	Particulates as PM _{2.5} and PM ₁₀	PM _{2.5} and PM ₁₀ (µg/m ³)	24 hours	Continuous	AS/NZS 3580.9.11
Dust Monitor 3 depicted in Figure 4 Schedule 1	Particulates as PM _{2.5} and PM ₁₀	PM _{2.5} and PM ₁₀ (µg/m ³)	24 hours	Continuous	AS/NZS 3580.9.11
Asbestos Fibres Monitor 1 depicted in Figure 4 Schedule 1	Airborne asbestos fibres	Fibres/mL	24 hours	Continuous	<i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC:30 03 (2005)]</i>
Asbestos Fibres Monitor 2 depicted in Figure 4 Schedule 1	Airborne asbestos fibres	Fibres/mL	24 hours	Continuous	
Asbestos Fibres Monitor 3 depicted in Figure 4 Schedule 1	Airborne asbestos fibres	Fibres/mL	24 hours	Continuous	

- 20.** The works approval holder must record the results of all monitoring activity by condition 19.
- 21.** The works approval holder must ensure that all monitoring equipment used to comply with condition 19 is operated and calibrated in accordance with the manufacturer's specifications.

Compliance reporting

- 22.** 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.
- 23.** The works approval holder must ensure the report required by condition 22 includes the following:
- a summary of the time limited operations, including date(s) for commencement of time limited operations and the amount of waste processed.
 - demonstration that time limited operations were undertaken in compliance with all specifications of the *Asbestos Contaminated Stockpile Management Plan, 766 King Road, Oldbury, 6121 (10 April 2026, ABEC Environmental Consulting Pty Ltd)*.
 - a summary of the volume of asbestos, ACM, metal and wood recovered from the main stockpile;
 - a summary of air monitoring results during time limited operations under condition 19, including exceedances of the limit specified in condition 19; and
 - a summary of product testing results during time limited operations under condition 13, including volumes of product that did not meet the meet the product specification of 0.001% Asbestos weight for weight (w/w) for Asbestos content (in any form).

Records and reporting (general)

- 24.** 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.
- 25.** 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 7; and
 - (c) complaints received under condition 24.
- 26.** The books specified under condition 25 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 5 have the meanings defined.

Table 5: Definitions

Term	Definition
Asbestos	means the asbestiform variety of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals and includes actinolite, amosite, anthophyllite, chrysotile, crocidolite, tremolite and any mixture containing 2 or more of those.
ACM	means Asbestos Contaminated Material
AS/NZS 3580.1.1:2007	means the Australian Standard AS 3580.1.1 <i>Methods for sampling and analysis of ambient air – Guide to siting air monitoring equipment</i>
AS/NZS3580.9.11	means the Australian/New Zealand Standard AS 3580.9.11 <i>Methods for sampling and analysis of ambient air- Determination of suspended particulate matter – PM₁₀ beta attenuation monitors</i>
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
C&D waste	means construction and demolition waste
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> .
Main Stockpile	means the ACM C&D stockpile identified in Schedule 1 Figure 2 – purple stockpile.

Term	Definition
NATA	means National Association of Testing Authorities.
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.
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

Premises ACM C&D Main Stockpile map



Figure 2: Map of the premises ACM C&D waste stockpile location in Purple

Premises layout map



Figure 3: Map of the premises ACM C&D waste stockpile processing

Premises Monitoring location map



Figure 4: Map of Monitoring locations

Attachment 1: Asbestos Monitoring and Testing

Product testing and supply

The testing procedures detailed in this attachment have application to the three main recycled products:

1. Recycled drainage rock 20-27mm;
2. Recycled sand, screened to <10mm; and
3. Recycled road-base, <19mm.

Stockpile inspection and sampling

- No sampling is required for recycled drainage rock, other than to determine by laboratory analysis if necessary whether a suspect fragment is *Asbestos*.
- For recycled road-base and screened sand, sampling is necessary and must be spread evenly over the whole stockpile surface or samples may be taken at regular intervals (as per conveyor sampling) during construction of the stockpile. Suspect *ACM* or areas must be targeted for sampling.
- Sampling of road base and screened sand products must occur at a minimum rate of 40 locations per 4000 tonnes or 14 samples per 1000m³ of *Product*.

Conveyor sampling

- Sampling of road base and screened sand *Products* must occur at a minimum rate of 1 sample per 70m³ of a *Product* output. Suspect *ACM* or areas must be targeted for sampling.

Sample treatment

- Each sample collected must be at least 10 litres in volume and then be divided into 2 size fractions (>7mm and <7mm) in the field by sieving through a 7mm screen or spread out for inspection on a contrasting colour fabric. The >7mm fraction should be examined for any suspect *ACM* and this be retained to calculate the level of contamination.
- The <7mm fraction will need to be a minimum 500 ml, be wetted, and submitted for laboratory analysis. This sample size is considered necessary to improve the limit of detection for *Asbestos* in the analysis procedure.

Sample analysis method

- **>7mm sample fractions –**
 - *Asbestos* concentrations (*ACM* and *Asbestos*) should be calculated in accordance with the methods detailed in section 4.1.7 of DoH, 2009, Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia. Averaging *Asbestos* levels across the stockpile is not appropriate and *Asbestos* levels within each sample should be reported.
- **<7mm sample fractions**
 - Each <7mm sample fraction must be analysed for *Asbestos* and *ACM*.
 - *Asbestos* analysis must be undertaken by an independent NATA certified laboratory and comply with *Australian Standard Method for the Qualitative Identification of asbestos in bulk samples (AS4964-2004)* or be demonstrated to be able to achieve the equivalent level of results to this Australian

Standard.

AS4964-2004 is currently the only method in Australia that has NATA certification; however the practicable level of detection for this standard polarized light microscopy method (PLM) and dispersion staining (DS) is 0.01%w/w. It is possible however, to measure *Asbestos* contamination at or lower than 0.001% w/w where an increased sample size is used, however *DER* recognises that any reporting of concentrations below 0.01%w/w will be outside the conditions set by NATA.

Therefore, to determine whether recycled products meet the product specifications for *Asbestos* content, samples must be a minimum of 500mL in size. Proponents must adopt one of the following analytical approaches:

1. Detected/non-detected – where any quantity of *Asbestos* is detected by the PLM method it must be assumed, without further analysis, to be in concentrations above the product specification limit of 0.001%w/w. A weight of evidence approach may be adopted i.e. the frequency and occurrence of other positive results in the stockpile can be taken into account to determine whether the stockpile being assessed is considered to meet the product specification or not; or
2. Where any quantity of *Asbestos* is detected by the PLM method, the sample is subject to further testing in the form of a semi-quantitative method with a lower level of detection for *Asbestos*. Either of the following methods are considered acceptable by *DER*:
 - The extraction and weighing of fibre bundles or fibre cement material from the total sample; and
 - Measuring the width and length (i.e. volume) of individual fibre by Phase Contrast Microscopy (PCM) and calculating the weight of fibres in the extracted sub-sample.

Interpreting inspection and sampling results

- If the visual inspection, sieve sample or analytical results identify *Asbestos* above or possible above the 0.001%w/w criteria, then that stockpile or product process should be deemed potentially contaminated and considered for off-site disposal as *Asbestos* waste, or subject to further actions to remediate it or to demonstrate its acceptability by further assessment. A record should be made of the decision-making and action taken (e.g. off-site disposal, further assessment undertaken etc.) in relation to that stockpile.
- In addition to the above, where *Asbestos* is identified above or possibly above the 0.001%w/w criteria, an investigation into the likely cause for the presence of *Asbestos* in the *Product* should be undertaken and measures implemented to prevent a reoccurrence. A record of the investigation and its findings together with the details of any preventative measures implemented at the site should be made.

(Derived from Section 4.3 of the DER Asbestos Guidelines, pages 15 - 20)