



Works Approval

Environmental Protection Act 1986, Part V

Works Approval Holder: **Onslow Hire Pty Ltd**

Works Approval Number: **W5928/2015/1**

Registered office: 151 Walcott Street
MOUNT LAWLEY WA 6050

ACN: 105 630 484

Premises address: Onslow Concrete
679 Cornish Way
ONSLOW WA 6710
Being Lot 679 on Plan 216606 as depicted in Schedule 1

Issue date: Thursday, 4 February 2016

Commencement date: Monday, 8 February 2016

Expiry date: Thursday, 7 February 2019

The following category/s from the *Environmental Protection Regulations 1987* cause this Premises to be a prescribed premises for the purposes of the *Environmental Protection Act 1986*:

Category number	Category description	Category production or design capacity	Approved premises production or design capacity
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.	50 000 tonnes or more per year	50 250 tonnes per year

Conditions

This Works Approval is subject to the conditions set out in the attached pages.

Date signed: 4 February 2016

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Jonathan Bailes
Manager Licensing (Process Industries)
Officer delegated under section 20
of the *Environmental Protection Act 1986*



Works Approval Conditions

1 General

1.1 Interpretation

1.1.1 In the Works Approval, definitions from the *Environmental Protection Act 1986* apply unless the contrary intention appears.

1.1.2 In the Works Approval, unless the contrary intention appears:

'Act' means the *Environmental Protection Act 1986*;

'annual period' means the inclusive period from 1 July until 30 June in the following year;

'CEO' means Chief Executive Officer of the Department of Environment Regulation;

'CEO' for the purpose of correspondence means;

Chief Executive Officer
Department Administering the *Environmental Protection Act 1986*
Locked Bag 33
CLOISTERS SQUARE WA 6850
Email: info@der.wa.gov.au;

'Premises' means the area defined in the Premises Map in Schedule 1 and listed as the Premises address on page 1 of the Works Approval;

'Schedule 1' means Schedule 1 of this Works Approval unless otherwise stated;

'Works Approval' means this Works Approval numbered W5928/2015/1 and issued under the Act; and

'Works Approval Holder' means the person or organisation named as the Works Approval Holder on page 1 of the Works Approval.

1.1.3 Any reference to an Australian or other standard in the Works Approval means the relevant parts of the standard in force from time to time during the term of this Works Approval.

1.1.4 Any reference to a guideline or code of practice in the Works Approval means the current version of the guideline or code of practice in force from time to time, and shall include any amendments or replacements to that guidelines or code of practice made during the term of this Works Approval.



1.2 General conditions

- 1.2.1 The Works Approval Holder shall construct the works in accordance with the documentation detailed in Table 1.2.1:

Table 1.2.1: Construction Requirements ¹		
Document	Parts	Date of Document
Works Approval Application Form	All	30 September 2015
Onslow Hire & Concrete, Onslow Batching Plant Project, Supporting Information for a Works Approval Application, Onslow Hire & Concrete Pty Ltd	All, including Drawings and Appendices	30 September 2015
Electronic mail subject: RE: Draft works approval assessment – Onslow Hire Pty Ltd. Authored by Simon Pigozzo, Environmental Advisor, Onslow Resources Ltd	All	2 February 2016

Note 1: Where the details and commitments of the documents listed in condition 1.2.1 are inconsistent with any other condition of this works approval, the conditions of this works approval shall prevail.

2 Information

2.1 Reporting

- 2.1.1 The Works Approval Holder shall submit a compliance document to the CEO following the construction of the works and prior to commissioning of the same.
- 2.1.2 The compliance document shall:
- (a) certify that the works were constructed in accordance with the conditions of the Works Approval; and
 - (b) be signed by a person authorised to represent the Works Approval Holder and contain the printed name and position of that person within the company.



Schedule 1: Maps

Premises map

The Premises is shown in the map below. The black line depicts the Premises boundary.





Environmental Protection Act 1986, Part V

Works Approval: W5928/2015/1

Expiry date: Thursday, 7 February 2019

Decision Document authorised by: Jonathan Bailes
Delegated Officer



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1 Purpose of this Document

This decision document explains how DER has assessed and determined the application and provides a record of DER's decision-making process and how relevant factors have been taken into account. Stakeholders should note that this document is limited to DER's assessment and decision making under Part V of the *Environmental Protection Act 1986*. Other approvals may be required for the proposal, and it is the proponent's responsibility to ensure they have all relevant approvals for their Premises.



2 Administrative summary

Administrative details		
Application type	Works Approval <input checked="" type="checkbox"/> New Licence <input type="checkbox"/> Licence amendment <input type="checkbox"/> Works Approval amendment <input type="checkbox"/>	
Activities that cause the premises to become prescribed premises	Category number(s)	Assessed design capacity
	77	50,250 tonnes per annum
Application verified	Date: 10/11/2015	
Application fee paid	Date: 13/11/2015	
Works Approval has been complied with	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Compliance Certificate received	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Commercial-in-confidence claim	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Commercial-in-confidence claim outcome	N/A	
Is the proposal a Major Resource Project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Was the proposal referred to the Environmental Protection Authority (EPA) under Part IV of the <i>Environmental Protection Act 1986</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Referral decision No: N/A Managed under Part V <input type="checkbox"/> Assessed under Part IV <input type="checkbox"/>
Is the proposal subject to Ministerial Conditions?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Ministerial statement No: N/A EPA Report No:
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the <i>Environmental Protection Act 1986</i>)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Department of Water consulted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the Premises within an Environmental Protection Policy (EPP) Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is the Premises subject to any EPP requirements? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		



3 Executive summary of proposal and assessment

Onslow Hire Pty Ltd (trading as Onslow Concrete) has applied to the Department of Environment Regulation (DER) for a works approval for the construction and operation of a mobile concrete batching plant within the industrial estate at Lot 679 Cornish Way, Onslow.

Lot 679 Cornish Way is approximately 1.5km southeast of the Onslow Township; with the nearest sensitive land use (residential area) located approximately 420m to the northwest.

Infrastructure to be constructed as part of the proposal includes:

- Mobile concrete batch plant (Portabatch) with a production design capacity of 120 tonnes per hour;
- Ancillary weight hopper;
- 75-tonne ancillary horizontal cement silo;
- Computerised batching system and software (COMMANDBATCH);
- Water tank farm connected to a water chiller unit;
- Pre-cast concrete ground bin structure for aggregate and sand storage; and
- 250kVa power generator unit.

Potential emissions from concrete batching plants include:

- Dust from silos, stockpiles and the movement of materials;
- Noise from truck movements and tipping of materials; and
- Contaminated stormwater from spilt products.

Aggregate storage bins will be fitted with water sprays to reduce dust emissions. Cement silos will be fitted with reverse pulse dust extraction filters, overfill alarms, and overfill cut off valves.

Cement weigh-hoppers will be fitted with reverse pulse dust extractors. The concrete loading bay will be fitted with dry dust extraction filters and all runoff from the loading bay will be directed to a collection pit.

The plant will be subject to the requirements of the *Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1999* and the *Environmental Protection (Noise) Regulations 1997*.



4 Decision table

All applications are assessed in line with the *Environmental Protection Act 1986*, the *Environmental Protection Regulations 1987* and DER's Operational Procedure on Assessing Emissions and Discharges from Prescribed Premises. Where other references have been used in making the decision they are detailed in the decision document.

DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
General conditions	W1.2.1	<p>Construction</p> <p>It is unlikely that there will be any significant emissions during construction of the concrete batching plant. The plant is a mobile plant which will require some footings to be constructed. Other site infrastructure will consist of raw materials storage bins, ramps, washdown infrastructure (washout pit and below ground wedge pit), and stormwater drain and sump. Condition W1.2.1 is included on the Works Approval to ensure the works are constructed in accordance with proposal supporting documents.</p> <p>Operation</p> <p><u>Emission Description</u></p> <p><i>Emission:</i> Stormwater contaminated with cement dust or environmentally hazardous materials such as truck wash water, liquid admixtures and colour oxide powders.</p> <p><i>Impact:</i> Localised contamination of soil with alkaline cement dust and / or sediment, which may smother nearby vegetation or alter the chemistry of soils.</p> <p><i>Controls:</i> The site working area will be bunded to contain stormwater and prevent contamination of clean stormwater. All stormwater and wastewater from the wash-down pad will be directed to a wedge pit. The wedge pit will allow for gravitational separation, with an overflow valve directed to a Gross Pollutants Trap (GPT). The GPT will separate any suspended solids and hydrocarbons. All outputs from the GPT will be directed to polymer tanks to either be removed from the site by a licenced contractor or in the case of the 'grey water', reused at the wash-down pad or as a dust suppressant. All designs will be certified by a suitably qualified practicing Engineer and will be designed on the basis of a 1:100-year storm event.</p>	<p>Application supporting documentation.</p> <p><i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i></p>



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>The design also allows for maximum solar insolation (evaporation) negating the need for discharge to either land or through stormwater drains.</p> <p><u>Risk Assessment</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Rare <i>Risk Rating:</i> Low</p> <p><u>Regulatory Controls</u> When operational, the site is required to meet the requirements of the <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i>. Regulations 11 and 12 of the Concrete Batching Regulations stipulate the requirements for the control of wastewater and the operation and maintenance of slurry pits and settling ponds.</p> <p><u>Residual Risk</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Rare <i>Risk Rating:</i> Low</p>	
Point source emissions to air including monitoring	NA	<p>Construction There are no proposed point source emissions to air during construction of the concrete batch plant.</p> <p>Operation <u>Emission Description</u> <i>Emission:</i> Concrete dust emissions from silos during normal and abnormal operations. Abnormal operations would include the failure of the dust filtration system such as a broken filter bag. <i>Impact:</i> Inhalation and deposition of dust (including PM₁₀) may affect neighbouring</p>	<p>Application supporting documentation</p> <p><i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i></p>



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>businesses, residents and the environment. The concrete dust has the potential to cause health effects and be a nuisance. The nearest residence is approximately 420m northwest of the premises. The batch plant is located on an industrial estate in the town of Onslow.</p> <p><i>Controls:</i> The silo will be fitted with reverse jet pulse dust extraction filters, overfill alarms, and automatic overfill cut-off valves on intake lines. The proponent has committed to constructing and operating the batch plant in accordance with the requirements of the Concrete Batching Regulations including performing weekly inspections of dust extraction and filtration systems.</p> <p><u>Risk Assessment</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p> <p><u>Regulatory Controls</u> The site will be required to operate in accordance with the <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i>. The Concrete Batching Regulations contain the following requirements regarding minimisation and control of dust from silos:</p> <ul style="list-style-type: none">• Regulation 6 – Storage of cement• Regulation 7 – Air cleaning system for cement storage silo• Regulation 8 – Level indicator system or relief valve for cement storage silo <p><u>Residual Risk</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p>	



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
Fugitive emissions	N/A	<p>Construction and Operation</p> <p><u>Emission Description</u></p> <p><i>Emission:</i> Dust from fugitive sources during construction such as earthworks and traffic movement on site. During operations dust may occur from aggregate/sand stockpile bins and movement of materials on site.</p> <p><i>Impact:</i> Inhalation and deposition of dust may affect neighbouring businesses, residents and the environment. The nearest residence is approximately 420m northwest of the premises. The batch plant is located on an industrial estate in the town of Onslow.</p> <p><i>Controls:</i> The following controls will be implemented to minimise dust emissions from the premises:</p> <ul style="list-style-type: none"> • Training and education regarding dust management and prevention procedures as part of workforce induction and training; • Roads within the premises will be sheeted with 6mm material to minimise dust lift off from traffic. A Traffic Management Plan will be implemented to minimise dust and unnecessary vehicle movements / interaction; • Physical containment of dust will occur via use of barriers such as dust covers and skirts, which will be fitted to all process equipment. Transfer of cement from storage to batch will be via sealed steel augers. A fabricated shroud will be erected to enclose the loading area should this be required during windy weather conditions; • Water conditioning will be carried out via water cart spray on roads, hardstand areas, and processing areas. Water cart cannon will be used on stockpiles, and knocker sprinklers, duckbill and fine sprays will be used on transfer chutes, conveyors and stackers; • Reticulated water sprays will be installed into bin structures and raw material stockpiles; • Haulage – truckloads will be fully covered; • Inclement weather – in the event of highly windy days, operations will be 	<p>Application supporting documentation</p> <p><i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i></p>



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>managed to ensure dust emissions remain acceptable. Should conditions become extreme such that dust emissions cannot be suppressed, a “Stop-work” management strategy will be employed until conditions become favourable; and</p> <ul style="list-style-type: none">• Visual monitoring of dust will occur daily. <p><u>Risk Assessment</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Moderate</p> <p><u>Regulatory Controls</u> Condition 1.2.1 of the works approval specifies construction must be in accordance with the application supporting documents. The <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i> will apply to operations. The Concrete Batching Regulations contain the following requirements regarding minimisation and control of fugitive dust:</p> <ul style="list-style-type: none">• Regulation 3 – Minimisation of dust• Regulation 4 – Control of dust from trafficable areas• Regulation 5 – Storage of aggregate and sand• Regulation 9 – Movement of materials on premises and loading of agitators• Regulation 10 – Cement product manufacturing premises to be cleaned <p><u>Residual Risk</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Moderate</p>	



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
Noise	N/A	<p>Construction</p> <p><u>Emission Description</u> <i>Emission:</i> Noise from the site construction including site traffic. <i>Impact:</i> Neighbouring businesses and residents being impacted by noise emissions. The nearest residence is approximately 420m northwest of the premises. The batch plant is located on an industrial estate in the town of Onslow. <i>Controls:</i> The proponent has committed to the following noise control measures:</p> <ul style="list-style-type: none">• Work that is potentially noisy will be restricted to daylight hours;• Mechanical equipment will be fitted with muffler systems and maintained as per manufacturer's specifications;• Noise insulated generators will be used for power supply to all units; and• If required, low frequency reversing alarms may be installed on mobile equipment instead of standard reversing beeper alarms. <p><u>Risk Assessment</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p> <p><u>Regulatory Controls</u> Noise emissions from construction of the facility are expected to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>. During construction, the site will be classified as a construction site as per Regulation 13 of the Noise Regulations.</p> <p><u>Residual Risk</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p>	<p>Application supporting documentation</p> <p><i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i></p> <p><i>Environmental Protection (Noise) Regulations 1997</i></p>



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>Operation</p> <p><u>Emission Description</u> <i>Emission:</i> Noise from the site operations including site traffic, loading of hoppers and trucks. <i>Impact:</i> Neighbouring businesses and residents being impacted by noise emissions from the premises operations. The nearest residence is approximately 420m northwest of the premises. The batch plant is located on an industrial estate in the town of Onslow. <i>Controls:</i> The proponent has committed to the following noise control measures:</p> <ul style="list-style-type: none">• Site designed to reduce reversing of vehicles;• Installing broadband reversing alarms on all trucks accessing the site;• Minimising traffic movement on the site;• Limiting speed within the site;• Enclosed 3 sided truck loading bays;• Maintaining and operating equipment to manufacturer's specifications or another relevant standard;• Conducting routine inspections of all noise control equipment; and• Conducting a noise assessment after commissioning of the plant. <p><u>Risk Assessment</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p> <p><u>Regulatory Controls</u> The site will be subject to the <i>Environmental Protection (Noise) Regulations 1997</i>. Noise emissions from the operation of the facility are expected to comply with the Noise Regulations.</p>	



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<u>Residual Risk</u> <i>Consequence</i> : Insignificant <i>Likelihood</i> : Unlikely <i>Risk Rating</i> : Low	
Information	W2.1.1 and W2.1.2	Conditions W2.1.1 and W2.1.2 require submission of compliance documentation at the completion of construction of the concrete batch plant. The compliance document serves to certify that the works were constructed in accordance with proposal supporting documents.	Application supporting documentation
Works Approval Duration	NA	The works approval has been issued for a period of three years.	NA



5 Advertisement and consultation table

Date	Event	Comments received/Notes	How comments were taken into consideration
23/11/5015	Application advertised in West Australian	Submission received from concerned party adjacent to the proposal, with concerns relating to dust and noise emissions, traffic, and property values and reporting / complaints mechanisms.	DER has considered the concerns registered relating to dust and noise emissions. All other concerns do not relate to potential environmental impacts and as such are not matters for DER to regulate.
19/11/2015	Application referred to interested parties listed: <ul style="list-style-type: none">• Shire of Ashburton	Submissions were made to the Shire of Ashburton registering concerns relating to dust and noise emissions, traffic, and property values and reporting / complaints mechanisms. The Shire of Ashburton requested changes be made to the proposal with regard to infrastructure layout on the premises.	Shire of Ashburton Planning Approval was granted on 19 January 2016.
14/01/2016	Proponent sent a copy of draft instrument	Proponent submitted updated premises layout plan and advised of minor changes in the management of stormwater and washwater on site.	Minor changes incorporated into DER's final assessment.



6 Risk Assessment

Note: This matrix is taken from the DER Corporate Policy Statement No. 07 - Operational Risk Management

Table 1: Emissions Risk Matrix

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	Moderate	High	High	Extreme	Extreme
Likely	Moderate	Moderate	High	High	Extreme
Possible	Low	Moderate	Moderate	High	Extreme
Unlikely	Low	Moderate	Moderate	Moderate	High
Rare	Low	Low	Moderate	Moderate	High