



Works Approval

Environmental Protection Act 1986, Part V

Works Approval Holder: Georgiou Group Pty Ltd

Works Approval Number: W5838/2015/1

Registered office: 68 Hassler Road
OSBORNE PARK WA 6017

ACN: 073 851 948

Premises address: Hazelmere Precast Concrete Facility
Part of Lot 7 on Plan 40987 Talbot Road
HAZELMERE WA 6000

Issue date: Thursday, 9 July 2015

Commencement date: Monday, 13 July 2015

Expiry date: Thursday, 12 July 2018

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. | 100 tonnes or more per year | 5 000 tonnes per annual period |

Conditions

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

.....
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 January until 31 December in the following year;

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

'CEO' for the purpose of correspondence means;

Manager Licensing (Process Industries)
Department of Environment Regulation
Locked Bag 33
CLOISTERS SQUARE WA 6850
Telephone: (08) 9333 7510
Facsimile: (08) 9333 7550
Email: industry.regulation@der.wa.gov.au;

'code of practice for the storage and handling of dangerous goods' means document titled "Storage and handling of dangerous goods: Code of Practice" published by the Department of Mines and Petroleum, as amended from time to time;

'dangerous goods' has the meaning defined in the *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*;

'environmentally hazardous material' means material (either solid or liquid raw materials, materials in the process of manufacture, manufactured products, products used in the manufacturing process, by-products and waste) which if discharged into the environment from or within the premises may cause pollution or environmental harm. Note: Environmentally hazardous materials include dangerous goods where they are stored in quantities below placard quantities. The storage of dangerous goods above placard quantities is regulated by the Department of Mines and Petroleum;

'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 W5838/2015/1 and issued under the *Act*;

'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 | 13 March 2015 |
| Hazelmere Precast Concrete Facility - Works Approval Application Environmental Supporting Document, Version 3 | All, including Drawings and Appendices | 30 April 2015 |
| Electronic mail – Premises Boundary Map | Map | 7 May 2015 |

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.

- 1.2.2 The Works Approval Holder, except where storage is prescribed in section 1.3, shall ensure that environmentally hazardous materials are stored in accordance with the code of practice for the storage and handling of dangerous goods.
- 1.2.3 The Works Approval Holder shall install and maintain permanent markers along the boundary of the Premises so it can be identified on the ground.

1.3 Premises operation

There are no specified conditions relating to Premises operation in this section.

2 Emissions

There are no specified conditions relating to emissions in this section.

3 Monitoring

There are no specified conditions relating to monitoring in this section.

4 Improvements

There are no specified conditions relating to improvements in this section.



5 Information

5.1 Reporting

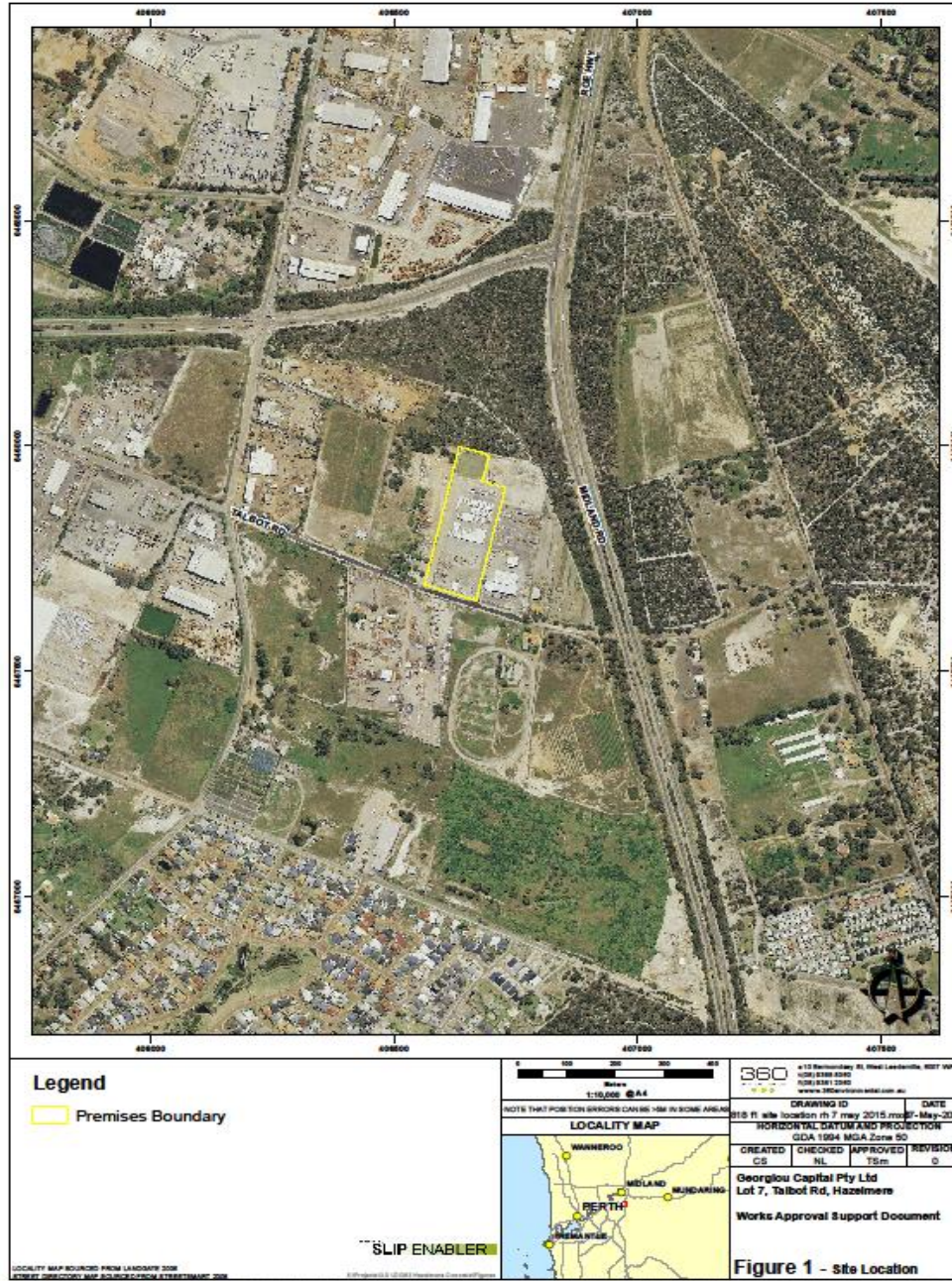
- 5.1.1 The Works Approval Holder shall submit a compliance document to the CEO following the construction of the works.
- 5.1.2 The compliance document shall:
- (a) certify that the works were constructed in accordance with the conditions of the works approval; and
 - (b) be signed by a person authorised 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 yellow line depicts the Premises boundary.





Decision Document

Environmental Protection Act 1986, Part V

Proponent: **Georgiou Group Pty Ltd**

Works Approval: **W5838/2015/1**

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 OSBORNE PARK WA 6017

ACN: 073 851 948

Premises address: Hazelmere Precast Concrete Facility
 Part of Lot 7 on Plan 40987 Talbot Road
 HAZELMERE WA 6000

Issue date: Thursday, 9 July 2015

Commencement date: Monday, 13 July 2015

Expiry date: Thursday, 12 July 2018

Decision

Based on the assessment detailed in this document the Department of Environment Regulation (DER) has decided to issue a works approval. DER considers that in reaching this decision, it has taken into account all relevant considerations and legal requirements and that the Works Approval and its conditions will ensure that an appropriate level of environmental protection is provided.

Decision Document prepared by:

Irene Vasquez
Licensing Officer

Decision Document authorised by:

Ed Schuller
Senior Manager, Process Industries



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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.

Works approval and licence conditions

DER has three types of conditions that may be imposed on works approvals and licences. They are as follows;

Standard conditions (SC)

DER has standard conditions that are imposed on all works approvals and licences regardless of the activities undertaken on the Premises and the information provided in the application. These are included as the following conditions on works approvals and licences:

Works approval conditions: 1.1.1-1.1.4, 1.2.1, 1.2.2, 5.1.1 and 5.1.2.

Licence conditions: 1.1.1-1.1.4, 1.2.1-1.2.4, 5.1.1-5.1.4 and 5.2.1.

For such conditions, justification within the Decision Document is not provided.

Optional standard conditions (OSC)

In the interests of regulatory consistency DER has a set of optional standard conditions that can be imposed on works approvals and licences. DER will include optional standard conditions as necessary, and are likely to constitute the majority of conditions in any licence. The inclusion of any optional standard conditions is justified in Section 4 of this document.

Non standard conditions (NSC)

Where the proposed activities require conditions outside the standard conditions suite DER will impose one or more non-standard conditions. These include both premises and sector specific conditions, and are likely to occur within few licences. Where used, justification for the application of these conditions will be included in Section 4.



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 – Concrete batching or cement products manufacturing | 5000 tonnes per year |
| | | |
| | | |
| Application verified | Date: 5 May 2015 | |
| Application fee paid | Date: 11 May 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 | | |
| 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: 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: 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"/> If Yes include details of which EPP(s) here. Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 | | |
| Is the Premises subject to any EPP requirements? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, include details here, eg Site is subject to SO ₂ requirements of Kwinana EPP. | | |



3 Executive summary of proposal and assessment

Georgiou Group Pty Ltd has applied to DER for a category 77 (Concrete batching or cement products manufacturing) works approval to construct a precast concrete facility located at Lot 7 Talbot Road, Hazelmere. The proposed site is within the City of Swan and the area is designated 'General Rural' under the City of Swan Town Planning Scheme; however it is currently undergoing re-zoning to be 'General Industrial'. Planning approval has been granted by the local government for a concrete batching plant.

The proposed facility has a design capacity of no more than 5000 tonnes per year which exceeds the production capacity of 100 tonnes or more per year for category 77 under Schedule 1 of the *Environmental Protection Regulations 1987*.

The project area is located in the Swan Coastal Plain with the predominant soil type identified as sand overlying clayey materials. Topography surrounding the site is relatively flat with an elevation of 25m (AHD). The project area gradually slopes to the north, with run-off towards the Great Eastern Highway Bypass/Roe Highway intersection.

The site is situated within the Shire of Swan South Groundwater Sub-area. Groundwater bores indicate a depth to maximum groundwater level (MGL) of 3.8 to 6.3 mAHd across the site. Groundwater quality indicates high nutrient levels due to rural land use activities. The site does not fall within a Public Drinking Water Source Area (PDWSA).

Surface water appears in the form of multiple use damp-lands to the north and south of the site and a Conservation Category Wetland (CCW) approximately 1.4 km north of the project area. Regionally, the site is located in the Helena River Catchment with the main creek line located approximately 4km to the north-west.

A Bush Forever site has been identified to the north and east of the site and is of particular importance as it contains a Threatened Ecological Community (TEC). Threatened and priority flora and fauna species exist within 2 km and 5 km of the site respectively. As the project site is developed and devoid of native vegetation these species are unlikely to be found on the premises.

The precast concrete facility will comprise of a purpose built production shed facility, store and hardware facility, laydown and service areas, infrastructure corridors, hardstand areas, and a new stormwater drainage system. The process at the precast concrete facility entails the pouring of concrete into pre-made moulds, curing, and finishing of the concrete products. The dry moulds will be stored outside and moistened occasionally to maintain the integrity of the product. The wet concrete utilised for the moulds will be sourced and transported onto the premises from local suppliers. This proposal does not involve concrete batching hence the storage of raw materials is not necessary.

The most significant sensitive receptors relate to residential dwellings, the closest of which is 33m west of the site. Consultation was undertaken with adjacent landowners by the proponent and no opposition to the proposed activities was identified. The potential environmental impacts anticipated for this facility during the construction and operational phase are dust and noise. A Dust Management Plan has been developed. A noise assessment has also been completed to demonstrate the site will comply with the *Environmental Protection (Noise) Regulations 1997*.

On completion of these works the proponent will be required to apply for a registration to allow for the operation of the facility. The proposed facility is also subject to the *Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998*.



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 | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| General conditions | W1.2.3 | OSC | The proposed facility is located at Part of Lot 7 Talbot Road, Hazelmere. This Lot also operates a transport depot which is not part of this proposal. To distinguish the Premises from the depot OSC 1.2.3 has been included as part of this work approval. | Application supporting documentation <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i> |
| Emissions general | N/A | N/A | Construction and Operation <u>Emission Description</u> <i>Emission:</i> Stormwater contaminated with dust or environmentally hazardous materials leaving the premises by running off the hardstand area. <i>Impact:</i> Localised contamination of soil and groundwater. Separation distance between natural ground surface and groundwater is greater than 3m and nearest surface water is 1.4km. <i>Controls:</i> Contaminated stormwater will be captured on site and treated to ensure potential contaminants are appropriately treated. The treatment process entails: <ul style="list-style-type: none"> • infiltration at source in open pits (where possible); • sediment removal in settling tanks; • interception of oil/grease; and • nutrient removal in a bio-retention system. | Application supporting documentation <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i> <i>Environmental Protection</i> |



| DECISION TABLE | | | | |
|---|--|------------|--|--|
| Works Approval / Licence section | Condition number W = Works Approval | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| | | | <p>Condition 1.2.1 ensures the site will be constructed and operated as per the proposal which includes a Water Management Strategy and the above controls.</p> <p>Water quality monitoring of treated stormwater will be conducted on a quarterly basis.</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> No conditions relating to general emissions have been included within the works approval. General emissions will be regulated under the <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i>.</p> <p><u>Residual risk</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p> | <i>(Unauthorised Discharge) Regulations 2004</i> |
| Point source emissions to air including monitoring | N/A | N/A | <p>Construction There are no proposed point source emissions to air during construction of the premises.</p> <p>Operation There are no proposed point source emissions to air during operation of the premises as this proposal does not include a concrete batching plant. Concrete is sourced locally and transported on site via agitator trucks in a wet state to be poured directly into moulds.</p> | <p>Application supporting documentation</p> <p><i>Environmental Protection (Concrete Batching and Cement Product</i></p> |



| DECISION TABLE | | | | |
|--|--|------------|---|---|
| Works Approval / Licence section | Condition number W = Works Approval | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| | | | | <i>Manufacturing) Regulations 1998</i> |
| Point source emissions to surface water including monitoring | N/A | N/A | Construction and Operation There will be no point source emissions to surface water during construction or operation of the facility. No specified conditions relating to emissions to surface water will be included on the works approval. | Application supporting documentation |
| Point source emissions to groundwater including monitoring | N/A | N/A | Construction and Operation There will be no point source emissions to groundwater during construction and operation of the facility. No conditions have been placed within the works approval for point source emissions to ground water. | Application supporting documentation |
| Emissions to land including monitoring | N/A | N/A | Construction and Operation There will be no point source emissions to land from the construction or operation of the premises. No conditions have been placed within the works approval for emissions to land. | Application supporting documentation |
| Fugitive emissions | N/A | N/A | Construction and Operation <u>Emission description</u> <i>Emission:</i> Dust from fugitive sources such as traffic movement from vehicles and machinery around the site during construction activities and from the precast concrete operations when the final concrete product dries out. Raw concrete batching is not part of this proposal therefore the storage of raw materials is not necessary. <i>Impact:</i> Localised impact on surrounding vegetation and nuisance dust. Potential to impact on the environmental values of the Bush Forever Site to the east and north of the facility. The two residences (Lots 144 and 145) approximately 130m and 33m west of the facility may be impacted by dust due carried in the prevailing wind direction. | Application supporting documentation <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i> |



| DECISION TABLE | | | | |
|----------------------------------|--|------------|---|---------------------|
| Works Approval / Licence section | Condition number W = Works Approval | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| | | | <p><i>Controls:</i> A dust management plan has been prepared which addresses potential dust issues during construction and operation of the facility and includes:</p> <ul style="list-style-type: none"> • application of water/dust suppressant via water carts; • covering moulded concrete products with Hessian to retain moisture; • storage of moulded dry products outside to be moistened occasionally with sprinklers; • restrict speed limit of vehicles particularly on hot dry days; • the regular sweeping of plant sealed surfaces. <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 specifications for dust emissions under the <i>Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998</i>. No additional controls or works approval conditions beyond these requirements are considered necessary.</p> <p><u>Residual risk</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Low</p> | |
| Odour | N/A | N/A | No odour is expected from the construction or operation of the premises. No odour management conditions have been placed within the works approval. | |



| DECISION TABLE | | | | |
|----------------------------------|--|------------|---|--|
| Works Approval / Licence section | Condition number W = Works Approval | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| Noise | N/A | N/A | <p>Construction</p> <p><u>Emission description</u> <i>Emission:</i> Noise from site construction including site traffic. <i>Impact:</i> Short term impact on neighbouring businesses and residents from noise emissions. The nearest sensitive receptor is a residential property 33m west of the facility. <i>Controls:</i> Noise during construction will be managed in the following manner:</p> <ul style="list-style-type: none">• construction work will be conducted between the hours of 7am and 7pm Monday to Saturday;• vehicles and equipment will be fitted with appropriate noise emission/vibration control equipment. These will be routinely monitored and maintained. Broadband reversing alarms will be used on vehicles;• plant will be switched off when not required; <p><u>Risk assessment:</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Possible <i>Risk Rating:</i> Low</p> <p><u>Regulatory Controls</u> The site is classified as a construction site under the <i>Environmental Protection (Noise) Regulations 1997</i> and will not be subject to the prescribed standard for noise emissions. However, a Noise and Vibration Management Environmental Sub Plan has been developed for the site and includes mitigation measures during construction. No noise management conditions have been placed within the works approval.</p> <p><u>Residual risk</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Possible <i>Risk Rating:</i> Low</p> | Application supporting documentation <i>Environmental Protection (Noise) Regulations 1997</i> |



| DECISION TABLE | | | | |
|----------------------------------|--|------------|---|---------------------|
| Works Approval / Licence section | Condition number W = Works Approval | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| | | | <p>Operation</p> <p><u>Emission Description</u> <i>Emission:</i> Noise from site operations including transport trucks, forklifts, and cranes. <i>Impact:</i> Localised noise impacts on neighbouring businesses and residents. The nearest sensitive receptor is a residential property 33m west of the facility. The site is located within an area that is zoned General Rural for Lots north of Talbot Road. Lots to the south of Talbot Road are zoned industrial.</p> <p>The noise assessment report has indicated that the assessed noise levels at the neighbouring noise sensitive premises has been calculated to be 44 dB(A) for day time operations (worst case scenario). This can be compared to the applicable assigned noise level criteria of 53 to 55 dB(A). This noise assessment for the proposed operations indicates compliance with the <i>Environmental Protection (Noise Regulations) 1997</i> for the closest sensitive receptor.</p> <p><i>Controls:</i> The Noise and Vibration Management Environmental Sub Plan for the site contains the following noise control measures:</p> <ul style="list-style-type: none">• vehicles and plant will be fitted with appropriate noise emission/vibration control equipment;• plant will be switched off when not in use;• regular monitoring and maintenance of plant, equipment and vehicles;• engine tampering to increase power output is prohibited. <p>The site will operate 7am -5pm Monday to Friday and 7am to 1 pm Saturday. There will be on average 10 trucks on site per day with 2 -6 trucks on site at any time. Concrete agitator trucks will not enter the site until after 9am.</p> <p><u>Risk assessment</u> <i>Consequence:</i> Insignificant <i>Likelihood:</i> Possible <i>Risk rating:</i> Low</p> | |



| DECISION TABLE | | | | |
|----------------------------------|--|------------|---|---------------------|
| Works Approval / Licence section | Condition number W = Works Approval | OSC or NSC | Justification (including risk description & decision methodology where relevant) | Reference documents |
| | | | <u>Regulatory Controls</u> Noise emissions from operation of the facility are expected to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> . <u>Residual risk</u> <i>Consequence</i> : Insignificant <i>Likelihood</i> : Possible <i>Risk rating</i> : Low | |
| Monitoring general | W3 | N/A | Monitoring requirements have not been placed within the works approval. | |
| Monitoring of inputs and outputs | W3 | N/A | Monitoring of input and output requirements are not required within the works approval. | |
| Process monitoring | W3 | N/A | Process monitoring requirements are not required within the works approval. | |
| Ambient quality monitoring | W3 | N/A | Ambient quality monitoring requirements are not required within the works approval. | |
| Meteorological monitoring | W3 | N/A | Meteorological monitoring requirements are not required within the works approval. | |
| Improvements | W4 | N/A | Improvements are not required within the works approval. | |
| Information | W5 | N/A | No additional information conditions are required within the works approval. | |
| Works Approval Duration | N/A | N/A | There are no factors which warrant limiting the duration of the works approval. The works approval is to be issued for a period of three years. | |



5 Advertisement and consultation table

| Date | Event | Comments received/Notes | How comments were taken into consideration |
|------------|---|-------------------------|--|
| 18/05/2015 | Application advertised in West Australian | No comments received | N/A |
| 18/06/2015 | Proponent sent a copy of draft instrument | Minor comment received | Comment resolved with the proponent via electronic e-mail dated 30 June 2015 |



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 |