

Attachment 7 – Siting and Location Works Approval and Licence Application

Chairay Sustainable Plastics Co.

21 March 2025

→ The Power of Commitment



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1. Introduction

Chairay Sustainable Plastic Co. (Chairay) is the recipient of a grant from the Recycling Modernisation Fund (RMF), to support the development of new recyclable plastics reprocessing infrastructure to recycle polyolefin and polyester plastics (such as PET, HDPE and polypropylene) in the Perth metropolitan region.

Chairay are proposing to establish a mixed plastics reprocessing facility, for the purpose of processing Polyethylene Terephthalate (PET), High-Density Polyethylene (HDPE), Polypropylene (PP) and mixed plastics (MP) that are not of a single resin or polymer type. The facility will comprise of mechanical plastic sorting machinery and plastic flaking, washing and pelletising lines.

The new facility will have capacity to reprocess up to 15,000 tonnes per annum (tpa) of recycled Polyethylene Terephthalate (PET), High-Density Polyethylene (HDPE), Polypropylene (PP) and mixed plastics (MP) that are not of a single resin or polymer type.

To develop reprocessing capacity as soon as possible, development of the facility has been divided into two phases, with:

- Phase 1 to include MP sorting, HDPE, PP flaking, pelletising, and plastics storage.
- Phase 2 expected to commence six months later and expand the footprint of the lease within the existing "Warehouse A" building to include PET flaking.

A Works Approval and Licence will be required for the facility as it will be a Prescribed Premises under Schedule 1 of the Environmental Protection Regulations 1987, with the facility's activities being categorised under the following Prescribed Premises activity and design capacity threshold:

Category Number	Description	Category Production or Design Capacity	Proposed Design Capacity
61A	Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land.	1,000 tonnes or more per year	15,000 tonnes/year
62	Solid waste depot: premises on which waste is stored, or sorted, pending final disposal or re-use.	200 tonnes or more per year	1,000 tonnes/year

2. Environmental setting

2.1 Location

The Prescribed Premises will be located at a warehouse facility located at 204 Bannister Road, Canning Vale (Lot 165 on Plan 13436) within the Canning Vale Industrial Estate in Canning Vale (Figure 1). Chairay have leased Warehouse A on the site (Figure 2).



Figure 1 Location of the project site



Figure 2 Warehouse facilities on site located at 204 Bannister Road

2.2 Sensitive land uses/receptors & environmental aspects

Land uses/receptors considered to be potentially sensitive to emissions from industry and infrastructure are presented in Table 1. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to specific emissions may also be considered "sensitive land uses".

Table 1	Sensitive land	uses/receptors	(Source:	(EPA, 2005))	

Gen	eral Community Use	Commercial, Institutional, and Industrial Use	
_	Residential developments	_	Some retail outlets
-	Hospitals	-	Offices and training centres
-	Hotels	-	Some types of storage and manufacturing facilities
-	Motels		
-	Hostels		
-	Caravan parks		
-	Schools		
-	Nursing homes		
-	Childcare facilities		
-	Shopping centres		
-	Playgrounds		
-	Some public buildings		

EPA guidance¹ recommends separation distances between industrial and sensitive land uses, which are proposed to protect amenity values (not potential health impacts) from point-source gaseous emissions, noise and odour emissions, and fugitive dust emissions.

The recommended buffer distance between waste depots (Category 62) to sensitive land uses/receptors is 200 m. For resource recovery facilities (Category 61A), the recommended buffer distance to sensitive receptors is recommended to be determined on a case-by-case basis Table 2.

Industry	Description	Prescribed Premises category	Recommended buffer distance (m)
Waste – resource recovery	Premises on which solid waste is stored, reprocessed, treated or discharged	61A	Case-by-case
Waste depot	Premises on which waste is stored or sorted, pending final disposal or re-use	62	200

 Table 2
 EPA recommended separation distances¹

Identified sensitive land uses/receptors identified in the vicinity of the Prescribed Premises are presented Figure 3.

It is noted that the nearest residential developments are approximately 500 m northwest and 1.1 km south of the Prescribed Premises.

¹ Guidance for the Assessment of Environmental Factors: Guidance Statement No.3. Separation Distances between Industrial and Sensitive Land Uses



Figure 3 Sensitive land uses/receptors around the site

2.3 Nearby environmentally sensitive receptors and aspects

Nearby environmentally sensitive receptors and aspects are provided in Table 3.

Table 3	Nearby environmentally sensitive receptors and aspects

Type/classification	Spatial data layer	Present on site	Nearest off-site location(s)	Proposed controls to prevent or mitigate adverse impacts (if applicable)
Environmentally Sensitive Areas (ESAs)	DWER-046	No ESAs on site.	Nearest ESA are: – Approx. 1 km W – Approx. 2.6 km NE	N/A
Threatened Ecological Communities (TECs)	DBCA-038	No listed TECs listed on the site.	Nearest TECs are: – Approx.480 m NW – Approx. 600 m S	N/A
Threatened and/or priority fauna	DBCA-037	No listed threatened or priority fauna on the site or within 1 km radius.	anning Vale	N/A

Type/classification	Spatial data layer	Present on site	Nearest off-site location(s)	Proposed controls to prevent or mitigate adverse impacts (if applicable)
Threatened and/or priority flora	DBCA-036	No listed Threatened or Priority flora is located on the site or within 1 km radius.	Canning Vale	N/A
Aboriginal cultural heritage (ACH) and other heritage sites	DPLH-099, DPLH-100, DPLH-098, DPLH-108,	No Registered or Lodged ACH sites located on the site. The site is located on a listed ACH Historic site (ACH-00004314). The Historic site is categorised as being artefacts/scatter.	Another listed ACH Historic site (ACH-00004112) is located approx. 480 m E.	None proposed – the project proponent is leasing an existing building from the site owner. The project proponent is not proposing to undertake any further ground excavation/disturbance works on the site.
Public Drinking Water Source Areas (PDWSA)	DWER-033	Site is not located within a designated PDWSA.	Jandakot Underground Water Pollution Control Area (P1) - approx. 2.6 km SE Jandakot Underground Water Pollution Control Area (P2) - approx. 3 km SE	N/A
			Jandakot Underground Water Pollution Control Area (P3) – approx. 4.5 SE	

Type/classification	Spatial data layer	Present on site	Nearest off-site location(s)	Proposed controls to prevent or mitigate adverse impacts (if applicable)
Surface water bodies	DWER-036 DWER-087	No surface water bodies are located on the site.	Swan River – approx. 4 km N	N/A
Acid sulphate soils (ASS)	DWER-05	Soils on site mapped as being moderate to low ASS risk	Legend X Soli Risk Map Non-Specific State Prior (SmSE-305) Image: A state of the state state of the state	N/A
Residential development		N/A	Located approx. 500 m NW and 1.1 km S	N/A
Other	-	-	-	-



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