



Application for Works Approval

Part V Division 3 of the *Environmental Protection Act 1986*

Works Approval Number	W6824/2023/1
Applicant	Leeuwin Civil Pty Ltd
ACN	117 828 789
File number	DER2023/000434
Premises	Leeuwin Civil Pty Ltd Lot 1801 Banksia Road, Hithergreen, WA 6280
	Legal description Lot 1801 on Plan 201688 As defined by Figure 1 of Schedule 1 attached to the issued works approval
Date of report	24 November 2023
Decision	Works approval granted

Melissa Chamberlain
A/MANAGER, RESOURCE INDUSTRIES
REGULATORY SERVICES
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

Table of Contents

1. Decision summary	1
2. Scope of assessment	1
2.1 Regulatory framework	1
2.2 Application summary and overview of premises	1
2.3 Other Approvals	1
3. Risk assessment	1
3.1 Source-pathways and receptors	1
3.1.1 Emissions and controls	1
3.1.2 Receptors	3
3.2 Risk ratings	2
3.3 Detailed risk assessment	6
3.3.1 Noise emissions	6
3.3.2 Sediment-laden stormwater emissions	8
4. Consultation	8
5. Conclusion	11
References	11
Appendix 2: Application validation summary	12
Table 1: Proposed applicant controls	2
Table 2: Sensitive human and environmental receptors and distance from prescribed activity	3
Table 3: Risk assessment of potential emissions and discharges from the premises during construction and operation	3
Table 4: Consultation	8

1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the construction and operation of the premises. As a result of this assessment, works approval W6824/2023/1 has been granted.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment documented in this decision report, the Department of Water and Environmental Regulation (the department; DWER) has considered and given due regard to its regulatory framework and relevant policy documents which are available at <https://dwer.wa.gov.au/regulatory-documents>.

2.2 Application summary and overview of premises

On 27 June 2023, Leeuwin Civil Pty Ltd (the applicant) applied for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

The application is to undertake construction works relating to the construction and operation of a crushing and screening unit at the premises. The proposal involves excavating up to 16.8 ha. The premises is approximately 20 km northwest of the nearest town of Busselton.

The premises relates to category 12 and assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W6824/2023/1. The assessed production capacity for Category 12 applied for is 100,000 tonnes per year, with an estimated throughput of 84,000 tonnes per year. The infrastructure and equipment relating to the premises category and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020) are outlined in works approval W6824/2023/1.

2.3 Other Approvals

The application states the relevant planning approvals from the City of Busselton including an Extractive Industry Licence is under review.

3. Risk assessment

The department assesses the risks of emissions from prescribed premises and identifies the potential source, pathway and impact to receptors in accordance with the *Guideline: Risk Assessments* (DWER 2020).

To establish a risk event there must be an emission, a receptor which may be exposed to that emission through an identified actual or likely pathway, and a potential adverse effect to the receptor from exposure to that emission.

3.1 Source-pathways and receptors

3.1.1 Emissions and controls

The key emissions and associated actual or likely pathway during premises construction and operation which have been considered in this decision report are detailed in Table 1 below. Table 1 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 1: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Construction			
Dust	Placement of screening and crushing associated equipment including vehicle movements	Air / windborne pathway	<ul style="list-style-type: none"> Water trucks are to be available at all times during quarry activities to water the site on observation of dust lift. Apply speed restrictions (10km/hr) within site and a ban on exhaust breaking.
Noise			<ul style="list-style-type: none"> Ensure machinery is regularly served, shut off when not in use, use flashing lights/broadband alarms instead of tonal reversing alarms on excavators/loaders. Duration of construction of bunding expected to be limited to 3-4 days Construction of bunding will only occur between 7am to 5pm Nearby residents will be advised prior to works commencing
Operation			
Dust	<p>Topsoil removal and placement of earthen bunds</p> <p>Crushing and screening of gravel</p> <p>Stockpiling material</p>	Air / windborne pathway	<ul style="list-style-type: none"> Topsoil stripping shall not occur during forecasted winds in excess of 30km/hr. Daily visual inspection to ensure no visible dust crosses the premises boundary. Water trucks are to water down unsealed roads during operation to reduce dust lift. Topsoil stockpiles less than 2 m high. Water trucks are to be available at all times during quarry activities to water the site on observation of dust lift. Temporary stockpiles and exposed areas will be watered and stabilised as required. Transport of material will be via covered trucks or dampened prior to transport to prevent dust lift during transport. Apply speed restrictions (10km/hr) within site and a ban on exhaust breaking.
Noise	Vehicle, machinery and plant operations		<ul style="list-style-type: none"> Operations at the premises only occur between the hours of 7:00am to 7:00pm Monday to Saturday Use of overburned and topsoil perimeter bunds. Regular review of wind-speed and direction to guide decisions on quarry

Emission	Sources	Potential pathways	Proposed controls
			<p>activities.</p> <ul style="list-style-type: none"> Use of significant noise generating equipment or activities is simultaneously avoided. Noisiest activities are scheduled to the least sensitive times of the day. Ensure machinery is regularly served, shut off when not in use, use flashing lights/broadband alarms instead of tonal reversing alarms on excavators/loaders. Apply speed restrictions (10km/hr) within site and a ban on exhaust breaking.
Sediment-laden stormwater	Washing stockpile material	Overland runoff and seepage	<ul style="list-style-type: none"> Maintenance of at least 8m separation from groundwater at all times. Contain any potentially sediment laden surface water within the pit. Cells constructed with a gradient to ensure that stormwater is contained within the excavation footprint. A buffer of at least 100 m from the excavation area to the mapped boundary of the wetland will be maintained Topsoil will be stripped using a bulldozer to a maximum depth of 150mm.
Hydrocarbons	Machinery Malfunction	Direct discharge and seepage to land	<ul style="list-style-type: none"> Spill kits containing appropriate equipment for control, containment and cleanup of hydrocarbon and chemical spills will be available in appropriate locations onsite and maintained.

3.1.2 Receptors

In accordance with the *Guideline: Risk Assessment* (DWER 2020), the Delegated Officer has excluded the applicant’s employees, visitors, and contractors from its assessment. Protection of these parties often involves different exposure risks and prevention strategies, and is provided for under other state legislation.

Table 2 and Figure 1 below provides a summary of potential human and environmental receptors that may be impacted because of activities upon or emission and discharges from the prescribed premises (*Guideline: Environmental Siting* (DWER 2020)).

Table 2: Sensitive human and environmental receptors and distance from prescribed activity

Human receptors	Distance from prescribed activity
6 Residential Receptors	<ol style="list-style-type: none"> 100m west 540m north 644m north

	<ol style="list-style-type: none"> 4. 810m north 5. 1068m south-west 6. 1470m west <p><i>Note: residence 2 is located on lots with the same priorietor as the premises lot and is therefore excluded as a sensitive residential receptor for this assessment.</i></p>
<p>Aboriginal and heritage sites:</p> <ol style="list-style-type: none"> 1. Tutunup South Modified Tree 001 2. Tutunup South Artefact Cluster 001 3. Abba River 	<ol style="list-style-type: none"> 1. 300m north 2. 350m west 3. 1km west
Environmental receptors	Distance from prescribed activity
<p>Threatened Fauna:</p> <ul style="list-style-type: none"> • <i>Pseudocheirus occidentalis</i> (western ringtail possum) • <i>Isoodon fusciventer</i> (quenda) • <i>Notamacropus Irma</i> (western brush wallaby) • <i>Calyptorhynchus sp.</i> 'white-tailed black cockatoo' • <i>Calyptorhynchus latirostris</i> (Carnaby's cockatoo) 	<p>Populations sighted within the State Forest that borders east and south of Lot 1801</p>
<p>Threatened and Priority Flora:</p> <ol style="list-style-type: none"> 1. <i>Calothamnus quadrifidus subsp. Teretifolius</i> (Priority 4) 2. <i>Banksia nivea subsp. Uliginosa</i> (Threatened) 3. <i>Drakaea elastica</i> (Threatened) 4. <i>Pultenaea skinneri</i> (Priority 4) 5. <i>Petrophile latericola</i> (Threatened) 6. <i>Chamelaucium roycei</i> (Threatened) 7. <i>Lambertia echinata subsp. Occidentalis</i> (Threatened) 8. <i>Schoenus pennisetis</i> (Priority 3) 	<ol style="list-style-type: none"> 1. 200m east 2. 600m east 3. 1100m east 4. 700m west <p>Numbers 5-8 located are 1100-1200m north of the premises (and part of TEC 3)</p>
<p>Threatened Ecological Communities:</p> <ol style="list-style-type: none"> 1. Banksia Woodlands of the Swan Coastal Plain ecological community (Priority 3) 2. Swan Coastal Plain Paluslope Wetlands (Priority 1) 3. Shrublands on southern Swan Coastal Plain Ironstones (Busselton area) (floristic community type 10b as originally described in Gibson et al. 1994) (BCA Critically Endangered) 	<ol style="list-style-type: none"> 1. 200m south-west 2. 1000m north 3. 1000m north & 1300m north-east

<p>Groundwater</p> <p>maximum groundwater level for the bores located in similar elevations at the base of the scarp ranging between 45.77 m AHD to 48.1 m AHD. The topographical elevation of the subject site is approximately 60 m AHD to 70 m AHD. Based on this information, maximum groundwater levels are expected to range from 10 m to 20 m below ground level (BGL) [1].</p>	<p>Considering a 1.5m maximum excavation depth, there will be at least 8m of separation to maximum groundwater levels.</p>
<p>Surface water – minor surface water line</p>	<p>300m north</p>
<p>Geomorphic Wetlands - Swan Coastal Plain (Management): no: 15809</p>	<p>300m west</p>

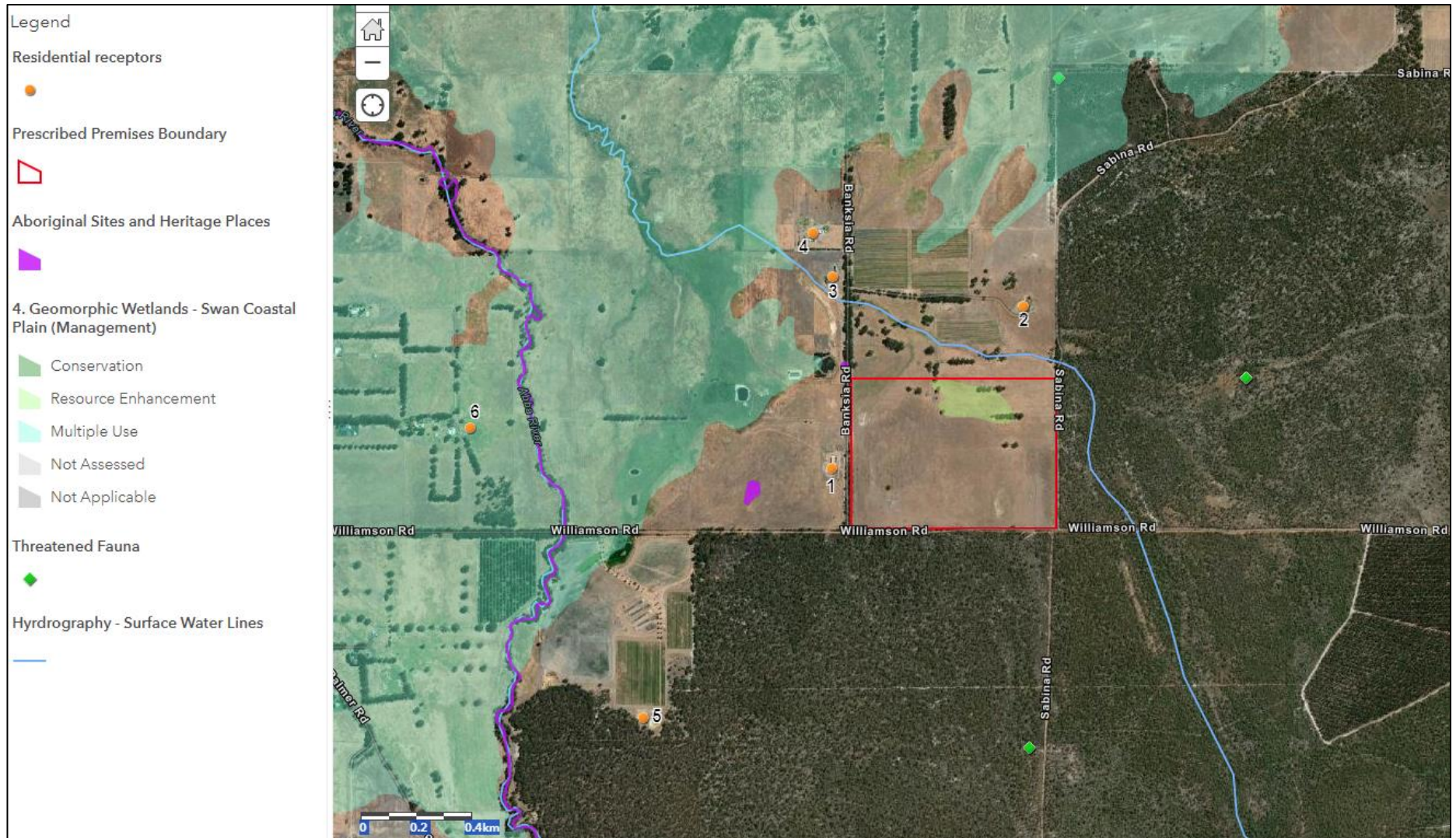


Figure 1: Distance to sensitive receptors

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and considers potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls (as detailed in Section 3.1), these have been considered when determining the final risk rating. Where the delegated officer considers the applicant's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the works approval as regulatory controls.

Additional regulatory controls may be imposed where the applicant's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 3.

Works approval W6824/2023/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, as outlined in Table 3 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

A licence is required following the time-limited operational phase authorised under the works approval to authorise emissions associated with the ongoing operation of the premises i.e. category 12 activities. A risk assessment for the operational phase has been included in this decision report, however licence conditions will not be finalised until the department assesses the licence application.

Table 3: Risk assessment of potential emissions and discharges from the premises during construction and operation

Risk events					Risk rating ¹	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls	C = consequence L = likelihood			
Construction								
Placement of screen, associated equipment, vehicle movements, and removal of topsoil and construction of earth bund	Dust	Air / windborne pathway causing impacts to health and amenity	Residences TECs Threatened Flora and Fauna Aboriginal Heritage Sites and Places	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	Yes	Condition 1 Table 1 (multiple)	N/A
	Noise			Refer to Section 3.1	C = Moderate L = Possible Medium Risk	No	Condition 1 Table 1 (multiple) <u>Condition 1 Table 1: (g) clearly indicate the site is a construction site during bund construction</u> <u>Bunding to be constructed within 10 days of commencement.</u>	Internal noise advice indicated that during the construction of the proposed bunding, the noise level is predicted to be as high as 57dB at the closest receptor. For noise emissions from the earth bund construction to be exempt from complying with assigned noise levels, the applicant should clearly indicate that during bund construction, it is a construction site and the work is construction work, as specified under Regulation 13 of the noise regulations. Additionally, prolonged bunding construction would be highly disruptive to nearby receptors and therefore should have a time limit for construction.
Operation <i>(including time-limited-operations operations)</i>								
Crushing and screening of gravel	Dust	Air/windborne pathway causing impacts to health and amenity	Residences TECs	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Yes	Condition 8	N/A
Stockpiling material			Wetland Threatened Flora				Condition 9: no visible dust generated cross the premises. Condition 10: water	

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
			and Fauna Aboriginal Heritage Sites and Places				truck, speed limit, cease during strong winds.	
Vehicle, machinery and plant operations	Noise	Air/windborne pathway causing impacts to health and amenity	Residences Threatened fauna	Refer to Section 3.1	C = Moderate L = Possible Medium Risk	Yes	Condition 8 Condition 11: operation occurs between the hours of 07:00 to 17:00 on the days Monday through to Saturday.	N/A
Washing stockpile material	Sediment laden-stormwater	Overland runoff potentially causing ecosystem disturbance or impacting surface water quality	Wetland TECs Threatened flora and fauna Surface water	Refer to Section 3.1	C = Moderate L = Unlikely Low Risk	Yes	Condition 8 (d) contain potentially sediment laden surface water within the pit Condition 12: prevent stormwater runoff becoming contaminated	N/A
		Seepage, potentially causing ecosystem disturbance or impacting ground water quality	Wetland Groundwater TECs		C = Minor L = Rare Low Risk	Yes	Condition 8 (e) maintain at least 8m separation from groundwater at all times	N/A
Machinery Malfunction	Hydrocarbons	Direct discharge and seepage to land impacting vegetation and fauna health	TECs Threatened flora and fauna Surface water groundwater	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	No	<u>Condition 4 - immediately recover, or remove and dispose of, spills of environmentally hazardous materials.</u> <u>Condition 5 - environmentally hazardous materials is stored in an</u>	Standard hydrocarbon conditions added to works approval as a precaution to ensure proper handling of hydrocarbon spills.

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
							<u>impermeable container prior to disposal at an appropriately authorized facility.</u>	

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk Assessments* (DWER 2020).

Note 2: Proposed applicant controls are depicted by standard text. **Bold and underline text** depicts additional regulatory controls imposed by department.

3.3 Detailed risk assessment

3.3.1 Noise emissions

The applicant provided a noise modelling report with their application; *Environmental Noise Assessment - Gravel Extraction Quarry* (noise report) by Lloyd George Acoustics Pty Ltd. The noise is modelled at neighbouring properties and compared to the prescribed standards of the *Environmental Protection (Noise) Regulations 1997*.

The noise report results indicate: “noise levels resulting from the extraction and crushing works, during the hours 7.00 a.m. to 7.00 p.m. Monday to Saturday, are predicted to exceed the assigned level of 45 dB LA10 at two locations, being Lot 94/201 Williamson Road and Lot 93/59 Banksia Road. The noise to all other noise sensitive premises is predicted to comply”[6](Figure 2). “To address the noise, it is recommended to construct a series of earth bunds and restrict the area in which the dozer can operate. The location and height of the bunds, together with the dozer restriction zone is detailed in Figure 5-1”[6] (Figure 3).

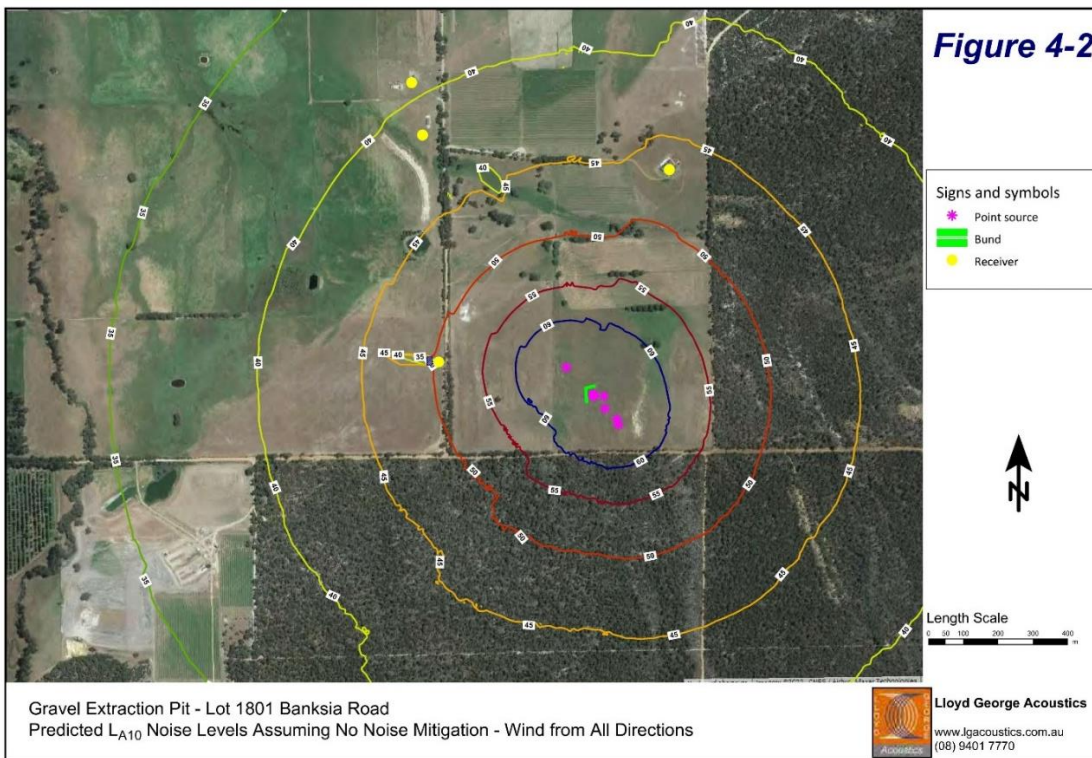


Figure 2: Noise levels assuming no noise mitigation



Figure 3: Noise bund requirements

The noise report contains 6 scenarios of predictive modelling with noise bunding. Figure 4 illustrates the worst-case scenario with noise bunding which demonstrates compliance of noise with the assigned noise level. The noise report concluded “that compliance with the applicable assigned noise level can be achieved at all noise sensitive receivers between 7.00 a.m. and 7.00 p.m. Monday to Saturday, providing the dozer is restricted to certain areas and a series of earth bunds are constructed on the western boundary of the extraction area”[6].

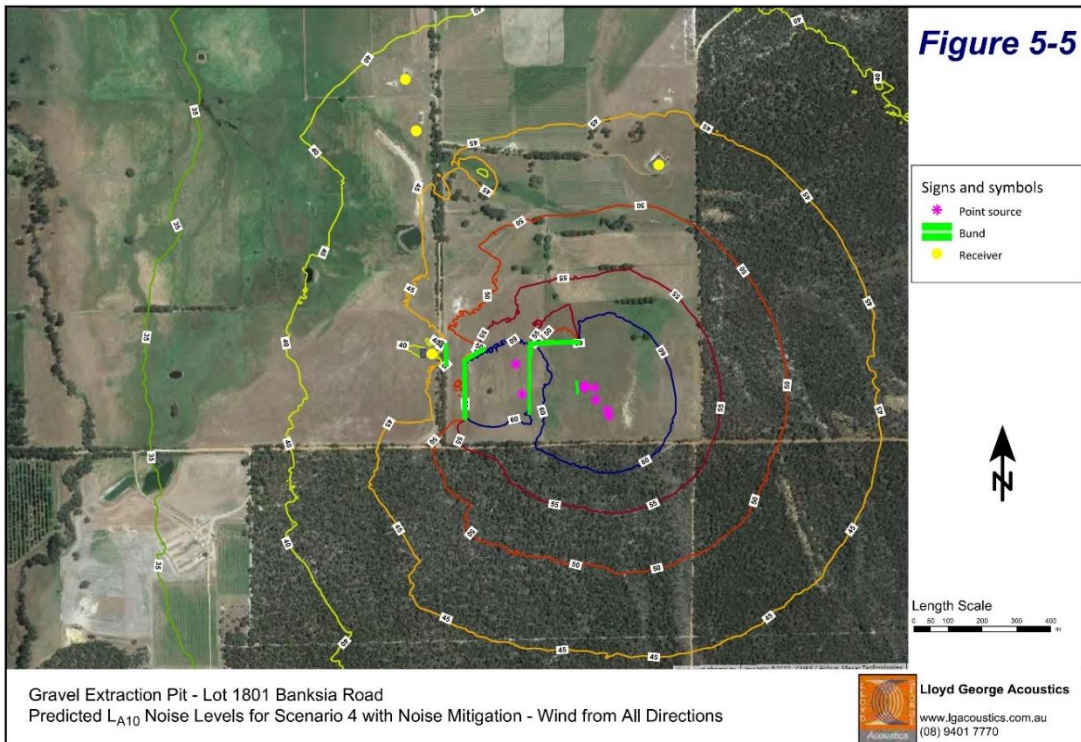


Figure 4: Scenario 4 with noise mitigation - wind from all directions

DWER's internal technical advice concluded the noise levels in the report are likely to be representative and acceptable, and the proposed controls are effective and appropriate. They concluded that noise from the gravel extractive operation can be managed to comply with the daytime assigned noise levels at all neighboring noise sensitive premises.

However during construction of the proposed bunding, the noise level is predicted to be as high as 57dB at the closest receptor and to have a high impact on the amenity of the nearby receptors. DWER requested the applicant develop a bunding construction noise management plan, detailing the expected timeframe of construction and noise mitigation methods. The applicant advised the proposed controls listed in Table 1. The applicant should clearly indicate that during bund construction, it is a construction site and the work is construction work, as specified under Regulation 13 of the noise regulations.

Technical advice also indicated that the overall background noise level for the day period is very low (27dB) and the proposed operation will significantly increase the ambient noise levels in the nearby area. Such impact may attract noise complaints from the closest receptors and should be prepared to take actions to address it if it occurs.

It is noted that the residential dwelling located to the north on Lot 3195 on Plan 140969 and Lot 1800 on Plan 201688 has been excluded from this assessment as it is owned by the same proprietor as the premises lot. The above modelling indicates noise emissions at this premises are likely to marginally exceed the assigned levels, and therefore should the status of this dwelling change additional controls may be required.

3.3.2 Sediment-laden stormwater emissions

The applicant is not proposing to alter the current drainage system which consists of rainwater flowing downhill (northerly) into the wider drainage system. DWER's internal mapping system indicated the potential presence of a watercourse/drainage channel from south to the north of the site, however upon inspection, Accendo found no evidence of such watercourse. It is expected the area experiences overland flow of unconfined water over the ground surface during heavy rainfall events. The applicant has proposed that any surface water falling outside the pit will be diverted around the pit by the perimeter bunds to the drainage system. Surface water retained within the excavated areas will either evaporate or infiltrate through the pit[1].

DWER states that settling pits should be designed to contain up to a two-hour, 1 in 10 (10%) annual exceedance probability event[3]. The rainfall intensity for this probability event is calculated to be 42mm for the site, therefore for every 1ha of excavation open, 420m³ is required. If excavations are 2 x 250 x 1.5 m, there will be a holding volume of 750m³ which is in excess of the required volume. Hence surface water produced in the excavation area will easily contain runoff from the probability event within the pit (prior to evaporation or infiltration)[1].

4. Consultation

Table 4 provides a summary of the consultation undertaken by the department.

Table 4: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 24 July 2023.	None received.	N/A
Local Government Authority City of Busselton advised of	Provided comments 06 September 2023:	1. If the development approval takes an extensive time to finalise,

<p>proposal on 24 July 2023</p>	<p>Development approval status:</p> <ol style="list-style-type: none"> 1. Processing of a development application for an Extractive Industry Licence was delayed and the applicant has lodged an application within the State Administrative Tribunal as a deemed refusal. There are a number of matters the applicant will need to work through before the LGA is willing to determine the application <p>Key concerns:</p> <ol style="list-style-type: none"> 2. Concerns that the noise modelling contained within the Noise Management Plan does not include the dwelling directly to the north of the proposed extraction area because it is located on the same multi-title that the proposed extractive activities are to occur. However if this property were to be sold during the extraction process, the noise levels at this dwelling have not been considered. 3. Concerns regarding the height of the proposed bunds and how these are to be constructed and stabilized. 4. Concerns that no staging plan has been provided. 5. Some wording within the Dust Management Plan is too ambiguous in relation to how dust from the site will be managed. 6. Currently the operation plan states "If possible, approximately 200 mm of overburden will be spread over the surface where available..."(page 18). The City has concerns that there will not be sufficient overburden to rehabilitate the site. 	<p>DWER will issue the instrument as 'intent to grant', placing the application on stop-the-clock until it is finalised.</p> <ol style="list-style-type: none"> 2. DWER's assessment has excluded this premises as it is owned by the same proprietor. It is acknowledged that in future should the dwelling status change, noise emissions to this property will need to be re-assessed and the applicant will be made aware of this. The LGA may also consider putting a condition on the approval to this effect. 3. DWER has concluded the noise bunding is likely to sufficiently reduce the noise emissions from the proposed activities to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>. The noise bunding is listed as an item of infrastructure in the works approval and requires a compliance report to ensure the infrastructure is constructed to design specifications. 4. There are sufficient construction and operational controls, ensuring no staging is required. A timeframe for the construction of the bunding has been placed to ensure it does not cause prolonged disruption to sensitive receivers. 5. DWER has concluded the proposed dust controls are sufficient to mitigate risk. 6. DWER would not usually condition rehabilitation in the Works Approval or Licence for Category 12 as the department only regulates the crushing and screening activity and
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		not the excavation of the material which is what requires the rehabilitation. The rehabilitation portion is regulated by the either the shire, or a mining proposal if it is on a mining tenement.
Department of Planning, Lands and Heritage (DPLH) advised of proposal on 24 July 2023	None received.	N/A
Resident of 1327 Ludlow-Hithergreen Rd advised of proposal with letter dated 27 July 2023	None received.	N/A
Resident of 201 Williamson Rd advised of proposal with letter dated 27 July 2023	None received.	N/A
Resident of 152 Williamson Rd advised of proposal with letter dated 27 July 2023	None received.	N/A
Resident of 103 Banksia Rd advised of proposal with letter dated 27 July 2023	None received.	N/A
Resident of 88 Banksia Rd advised of proposal with letter dated 27 July 2023	None received.	N/A
Resident of 59 Banksia Rd advised of proposal with letter dated 27 July 2023	None received.	N/A
Karri Karrak Aboriginal Corporation advised of proposal on 29 August 2023.	None received	N/A
Applicant was provided with draft documents on 6/10/2023	<p>Provided comments 12/10/2023:</p> <ol style="list-style-type: none"> 1. The setback to the southern boundary has been amended to 10 m rather than 20 m as previously noted. Requested to use updated figures for the schedule 1 maps. 	<ol style="list-style-type: none"> 1. Figure of updated extraction are provided by applicant is added in the works approval as Figure 3. 2. Removed condition 10(d).

	<p>2. Condition 10 (d) specifies that topsoil stockpiles must be maintained less than 2 meters high to manage dust generation, however the noise bunds, constructed from topsoil will need to be up to 6 m high as per the noise assessment. Requested this be noted within the works approval</p> <p>Provided planning approval on 21/11/2023.</p>	
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5. Conclusion

Based on the assessment in this decision report, the delegated officer has determined that a works approval will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

References

1. Accendo Australia (2023), *Water Management Plan*, Western Australia
2. Department of Environmental Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
3. Department of Water and Environmental Regulation (DWER) 2019, *Water Quality Protection note no. 15*, Perth Western Australia
4. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
5. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
6. Lloyd George Acoustics 2022, *Environmental Noise Assessment – Gravel Extraction Quarry*, Western Australia

Appendix 2: Application validation summary

SECTION 1: APPLICATION SUMMARY					
Application type					
Works approval	<input checked="" type="checkbox"/>				
Licence	<input type="checkbox"/>	Relevant works approval number:		None	<input type="checkbox"/>
		Has the works approval been complied with?	Yes <input type="checkbox"/>		No <input type="checkbox"/>
		Has time limited operations under the works approval demonstrated acceptable operations?	Yes <input type="checkbox"/>		No <input type="checkbox"/>
		Environmental Compliance Report / Critical Containment Infrastructure Report submitted?	Yes <input type="checkbox"/>		No <input type="checkbox"/>
		Date Report received:			
Renewal	<input type="checkbox"/>	Current licence number:			
Amendment to works approval	<input type="checkbox"/>	Current works approval number:			
Amendment to licence	<input type="checkbox"/>	Current licence number:			
		Relevant works approval number:		N/A	<input type="checkbox"/>
Registration	<input type="checkbox"/>	Current works approval number:		None	<input type="checkbox"/>
Date application received	27/06/2023				
Applicant and Premises details					
Applicant name/s (full legal name/s)	Leeuwin Civil Pty Ltd				
Premises name	Leeuwin Civil Pty Ltd				
Premises location	Lot 1801 Banksia Road, Hithergreen WA (Lot 1801 on Plan 201688)				
Local Government Authority	City of Busselton				
Application documents					
HPCM file reference number:	DER2018/001042-9~58				
Key application documents (additional to application form):	Supporting Document (DWERDT800110) Environmental Noise Assessment – Gravel Extraction Quarry (Lloyd George Acoustics Pty Ltd) Noise Management Plan				
Scope of application/assessment					

<p>Summary of proposed activities or changes to existing operations.</p>	<p>Construction:</p> <ul style="list-style-type: none"> a crushing and screening unit top-soil and overburden will be removed and stored within permitter bunds for noise and dust mitigation and to be used for later rehabilitation use <p>TLO operation:</p> <ul style="list-style-type: none"> Extract gravel from a 16.8ha area Applying for Category 12 max production capacity of 100,000 tonnes per year. Estimated actual throughput is 84,000 tonnes per year.
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Category number/s (activities that cause the premises to become prescribed premises)

Table 1: Prescribed premises categories

Prescribed premises category and description	Proposed production or design capacity	Proposed changes to the production or design capacity (amendments only)
Category 12: Screening, etc. of material – premises (other than premises within category 5 or 8) on which material extracted from the ground is screened, washed, crushed, ground, milled, sized or separated.	100,000 tonnes per year	<i>Is there a proposed change to the previously assessed production or design capacity?</i>

Legislative context and other approvals

<p>Has the applicant referred, or do they intend to refer, their proposal to the EPA under Part IV of the EP Act as a significant proposal?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Referral decision No: Managed under Part V <input type="checkbox"/> Assessed under Part IV <input type="checkbox"/></p>	
<p>Does the applicant hold any existing Part IV Ministerial Statements relevant to the application?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Ministerial statement No: EPA Report No:</p>	
<p>Has the proposal been referred and/or assessed under the EPBC Act? (application)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Reference No:</p>	
<p>Has the applicant demonstrated occupancy (proof of occupier status)?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>Certificate of title <input checked="" type="checkbox"/> Timothy O'Neill Lot 1801 on Deposited Plan 201688 General lease <input type="checkbox"/> Expiry: Mining lease / tenement <input type="checkbox"/> Expiry: Other evidence <input checked="" type="checkbox"/> Expiry: Authorisation from landowner signed 28/11/22</p>	

Has the applicant obtained all relevant planning approvals?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Approval: Extractive Industry Licence needed – applicant is waiting on City of Busselton Expiry date: If N/A explain why?
Has the applicant applied for, or have an existing EP Act clearing permit in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	CPS No: N/A No clearing is proposed.
Has the applicant applied for, or have an existing CAWS Act clearing licence in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Application reference No: N/A Licence/permit No: N/A No clearing is proposed.
Has the applicant applied for, or have an existing RIWI Act licence or permit in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Located within the Busselton-Capel Groundwater Area	Application reference No: Licence/permit No: Licence / permit not required.
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the EP Act)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name: Busselton-Capel Groundwater Area Type: Proclaimed Groundwater Area Has Regulatory Services (Water) been consulted? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Regional office: South West
Is the Premises situated in a Public Drinking Water Source Area (PDWSA)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name: N/A Priority: P1 / P2 / P3 / N/A Are the proposed activities/ landuse compatible with the PDWSA (refer to <u>WQPN 25</u>)? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Is the Premises subject to any other Acts or subsidiary regulations (e.g. <i>Dangerous Goods Safety Act 2004, Environmental Protection (Controlled Waste) Regulations 2004, State Agreement Act xxxx</i>)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • <i>Local Government Act 1995 (Extractive Industry Licence)</i> • <i>Environmental Protection (Noise) Regulations 1997</i>
Is the Premises within an Environmental Protection Policy (EPP) Area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	EPP South West Agricultural Zone Wetlands
Is the Premises subject to any EPP requirements?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A

<p>Is the Premises a known or suspected contaminated site under the <i>Contaminated Sites Act 2003</i>?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>CSS site ID: N/A Classification: N/A Date of classification: N/A</p>	
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