



# Works Approval

**Works approval number** W6885/2024/1

**Works approval holder** Urban Resources Pty Ltd

**ACN** 121 043 034

**Registered business address** 366 Scarborough Beach Road  
OSBORNE PARK WA 6017

**DWER file number** DER2023/000774

**Duration** 22/04/2024 to 22/04/2027

**Date of issue** 22/04/2024

**Premises details** Old Bunbury Road Sand Mine Screening & Wash Plant  
1184 Old Bunbury Road  
WEST COOLUP WA 6214  
Legal description –  
Lot 101 on Diagram 84277  
As defined by the map in Schedule 1

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i> )	Assessed design capacity
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.	275,000 tonnes per annum

This works approval is granted to the works approval holder, subject to the attached conditions, on 22 April 2024, by:

A/Manager, Resource Industries  
REGULATORY SERVICES  
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

## Works approval history

Date	Reference number	Summary of changes
22/04/2024	W6885/2024/1	Works approval granted

## Interpretation

In this works approval:

- (a) the words ‘including’, ‘includes’ and ‘include’ in conditions mean “including but not limited to”, and similar, as appropriate;
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a condition, each row in a table constitutes a separate condition;
- (d) any reference to an Australian or other standard, guideline, or code of practice in this works approval:
  - (i) if dated, refers to that particular version; and
  - (ii) if not dated, refers to the latest version and therefore may be subject to change over time;
- (e) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
- (f) unless specified otherwise, all definitions are in accordance with the EP Act.

**NOTE:** This works approval requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this works approval.

## Works approval conditions

The works approval holder must ensure that the following conditions are complied with:

### Construction phase

#### Infrastructure and equipment

1. The works approval holder must:
  - (a) construct and/or install the infrastructure and/or equipment;
  - (b) in accordance with the corresponding design and construction / installation requirements; and
  - (c) at the corresponding infrastructure location as set out in Table 1

**Table 1: Design and construction / installation requirements**

Item	Infrastructure	Design and construction / installation requirements	Infrastructure location
1.	Terex Finlay 683 (or similar) mobile screening plant	(a) Mobile screening plant to be located within the area marked as 'mining extent' within Schedule 1, Figure 2 (b) Covers to be fitted on all material transfer points and conveyors. (c) Screening plant must be located behind the pit face on the pit floor; and (d) Broadband reversing alarms fitted to mobile plant	Located within the area marked 'mining extent' as depicted in Schedule 1, Figure 2
	Wash plant and settlement pond infrastructure	(a) Wash plant infrastructure to consist of: <ul style="list-style-type: none"> <li>▪ wet trommel screen</li> <li>▪ Terex Finlay wash plant (or similar);</li> <li>▪ tracked stockpile conveyor; and</li> <li>▪ two sectioned unlined settlement pond.</li> </ul> (b) Layout of wash plant infrastructure to be as per Schedule 1, Figure 3 (c) To be installed on a compacted limestone hardstand pad. (d) Covers to be fitted on all material transfer points and conveyors. (e) Settlement pond design capacity sized to contain a 2 hour 10% (1 in 10 year) AEP rainfall event; and (f) The ponds to be constructed with the capacity to maintain a minimum 300 mm freeboard.	Located within the area marked 'wash plant and settlement pond' as depicted in Schedule 1, Figure 2

## Compliance reporting

2. The works approval holder must within 30 calendar days of an item of infrastructure or equipment required by condition 1 being constructed and/or installed:
  - (a) undertake an audit of their compliance with the requirements of condition 1; and
  - (b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.
3. The Environmental Compliance Report required by condition 2, must include as a minimum the following:
  - (a) certification by a person authorised to represent the works approval holder that the items of infrastructure or component(s) thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in condition 1;
  - (b) as constructed plans or photographs and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and
  - (c) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

## Time limited operations phase

### Commencement and duration

4. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where the Environmental Compliance Report as required by condition 2 has been submitted by the works approval holder for that item of infrastructure.
5. The works approval holder may only conduct time limited operations for an item of infrastructure specified in condition 1:
  - (a) for a period not exceeding 180 days from the day the works approval holder meets the requirements of conditions 2 for that item of infrastructure; or
  - (b) until such time as a licence for that item of infrastructure is granted in accordance with Part V of the *Environmental Protection Act 1986*, if one is granted before the end of the period specified in condition 5(a).

### Time limited operations requirements

6. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 2 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 2.

**Table 2: Infrastructure and equipment requirements during time limited operations**

Item	Site infrastructure and equipment	Operational requirements	Infrastructure location
1	Terex Finlay 683 (or similar) mobile screening plant	1) Mobile screening plant must be located behind the pit face on the pit floor when operating; 2) Dust suppression sprays and sprinklers must be operated on associated stockpiles to minimise fugitive dust emissions;	Located within the area marked 'mining extent' as depicted in Schedule 1, Figure 2

Item	Site infrastructure and equipment	Operational requirements	Infrastructure location
		3) Water cart must be available on site to suppress visible emissions of fugitive dust from the mobile screening plant at all times; 4) A 50 m buffer must be maintained between operational areas and the existing wetland area must be maintained; and 5) Stormwater must be managed so sediment contaminated stormwater is captured to prevent release into the environment.	
2	Wash plant infrastructure and settlement pond	1) Dust suppression sprays and sprinklers must be operated on associated stockpiles to minimise fugitive dust emissions; 2) Stormwater must be managed so sediment contaminated stormwater is captured to prevent release into the environment; and 3) Daily visual inspection of settlement pond to confirm at least a 300mm freeboard is available to ensure overtopping does not occur.	As depicted in Schedule 1, Figure 2

7. The works approval holder must ensure that operation of the screening and wash plants at the premises only occur between the hours of 07:00 to 19:00, and on the days of Monday through to Saturday.
8. The works approval holder must ensure that no visible dust generated from the primary activities crosses the boundary of the premises.

### Monitoring during time limited operations

9. Within 60 days of the commencement of time limited operations, the works approval holder must retain the services of a person qualified and experienced in the area of environmental noise assessment and who by their qualifications and experience is eligible to hold membership of the Australian Acoustical Society or the Australian Association of Acoustical Consultants to:
  - (a) investigate the nature and extent of noise emissions from the premises;
  - (b) assess in accordance with the methodology required in the Environmental Protection (Noise) Regulations 1997, the compliance of the noise emissions from the primary activities, against the relevant assigned levels specified in those Regulations; and
  - (c) compile and submit to the CEO, a report in accordance with condition 10, within 30 days of completing the investigation required by condition 9(a).
10. A report prepared pursuant to condition 9(c) is to include:
  - (a) a description of the methods used for monitoring and/or modelling of noise emissions from the premises;
  - (b) details and the results of the investigation undertaken pursuant to condition 8(a); and

- (c) details and results of the assessment of the noise emissions from the premises, against the relevant assigned levels in the Environmental Protection (Noise) Regulations 1997 undertaken pursuant to condition 9(b).
- 11.** Where an assessment pursuant to condition 9(b) indicates that noise emissions do not comply with the relevant assigned levels in the Environmental Protection (Noise) Regulations 1997, the Works Approval holder must:
- (a) within 30 days of receiving an assessment report pursuant to condition 9(c) prepare a plan to ensure the undertaking of the licensed activity will no longer lead to any contravention of the *Environmental Protection (Noise) Regulations 1997*; and
  - (b) provide to the CEO a copy of the plan prepared pursuant to condition 11(a).

### Compliance reporting

- 12.** The works approval holder must submit to the CEO a report on the time limited operations within 30 calendar days of the completion date of the time limited operations or 30 days before the expiration date of the works approval, whichever is the sooner.
- 13.** The works approval holder must ensure the report required by condition 12 includes the following:
- (a) a summary of the time limited operations, including timeframes and amount of material processed;
  - (b) a review of performance and compliance against the conditions of the works approval; and
  - (c) where the manufacturer's design specifications and the conditions of this works approval have not been met, what measures will the works approval holder take to meet them, and what timeframes will be required to implement those measures.

### Records and reporting (general)

- 14.** The works approval holder must record the following information in relation to complaints received by the works approval holder (whether received directly from a complainant or forwarded to them by the Department or another party) about any alleged emissions from the premises:
- (a) the name and contact details of the complainant, (if provided);
  - (b) the time and date of the complaint;
  - (c) the complete details of the complaint and any other concerns or other issues raised; and
  - (d) the complete details and dates of any action taken by the works approval holder to investigate or respond to any complaint.
- 15.** The works approval holder must maintain accurate and auditable books including the following records, information, reports, and data required by this works approval:
- (a) the works conducted in accordance with condition 1;
  - (b) any maintenance of infrastructure that is performed in the course of complying with condition 6; and
  - (c) complaints received under condition 14.

- 16.** The books specified under condition 15 must:
- (a) be legible;
  - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
  - (c) be retained by the works approval holder for the duration of the works approval; and
  - (d) be available to be produced to an inspector or the CEO as required.

## Definitions

In this works approval, the terms in Table 3 have the meanings defined.

**Table 3: Definitions**

Term	Definition
AEP	Means annual exceedance probability. The probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 <a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a>
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V Division 3 of the EP Act.
discharge	has the same meaning given to that term under the EP Act.
emission	has the same meaning given to that term under the EP Act.
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure and/or equipment has been constructed and/or installed in accordance with the works approval.
EP Act	<i>Environmental Protection Act 1986</i> (WA).
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA).
premises	the premises to which this licence applies, as specified at the front of this licence and as shown on the premises map (Figure 1) in Schedule 1 to this works approval.
prescribed premises	has the same meaning given to that term under the EP Act.
time limited operations	refers to the operation of the infrastructure and equipment identified under this works approval that is authorised for that purpose, subject to the relevant conditions.
works approval	refers to this document, which evidences the grant of the works approval by the CEO under section 54 of the EP Act, subject to the conditions.
works approval holder	refers to the occupier of the premises being the person to whom this works approval has been granted, as specified at the front of this works approval.

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**END OF CONDITIONS**

Schedule 1: Maps

Premises maps

The boundary of the prescribed premises is shown in the map below (Figure 1).

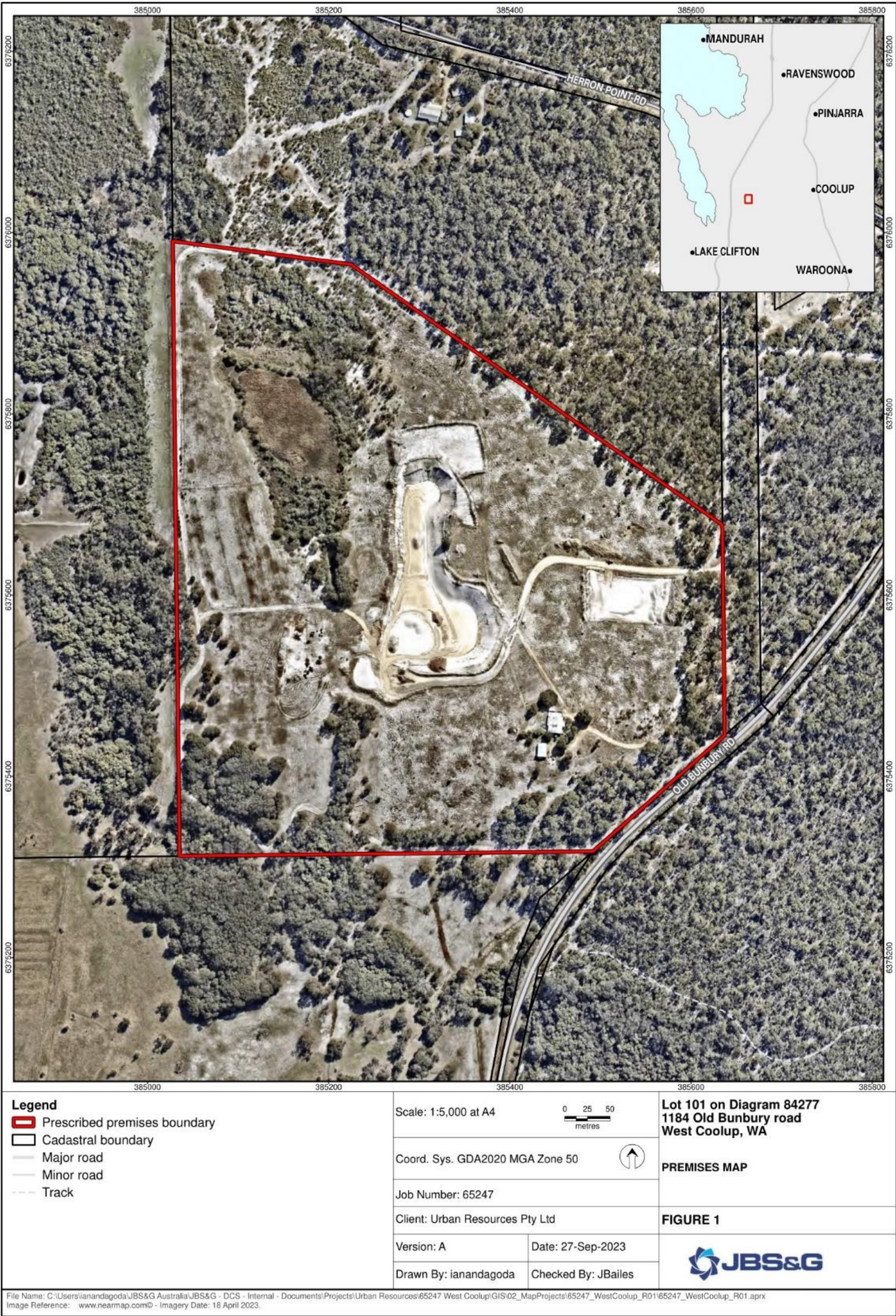


Figure 1: Map of the boundary of the prescribed premises. Source: figure provided by applicant

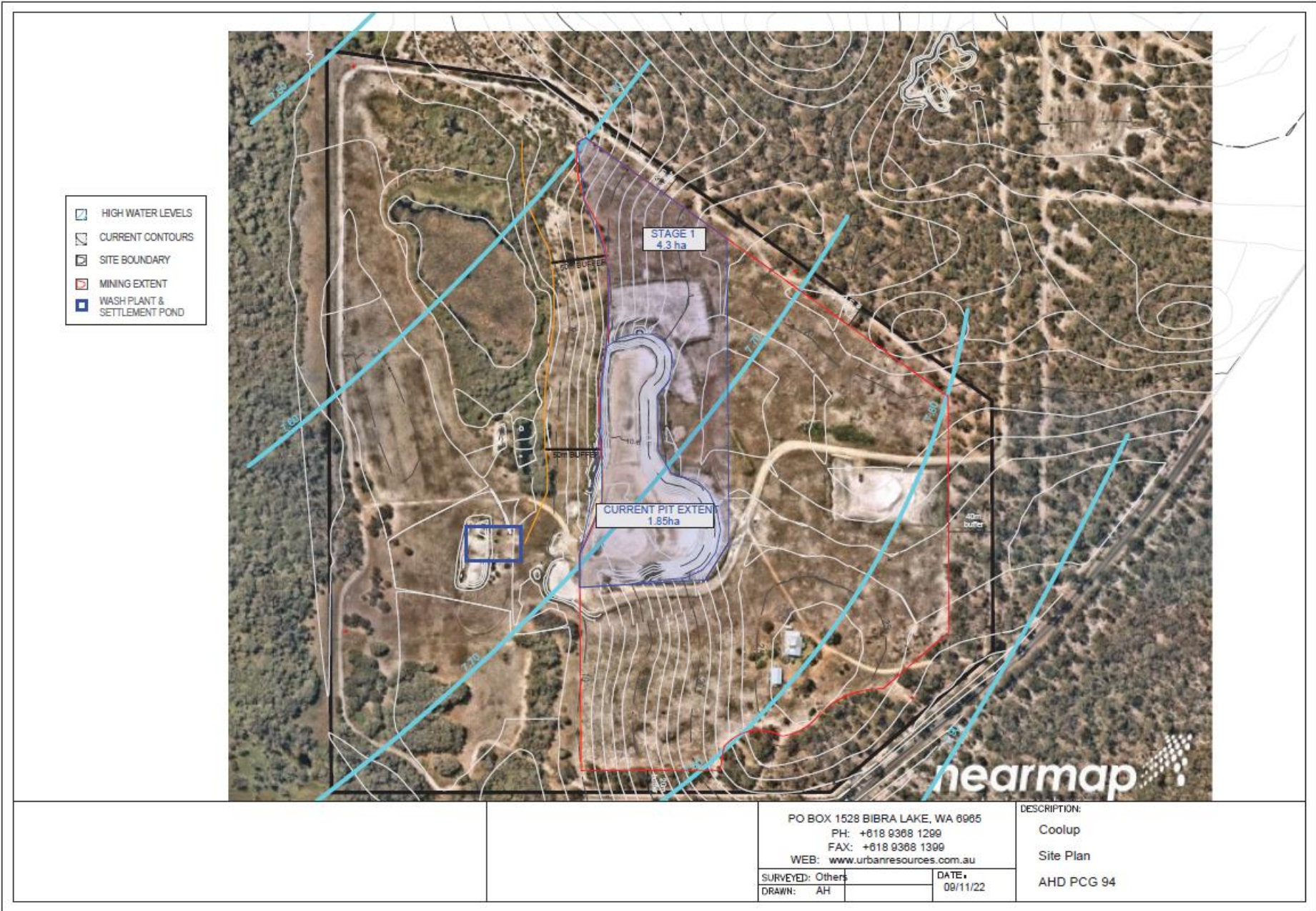


Figure 2: Site plan, mining extent and wash plant location Source: figure provided by applicant

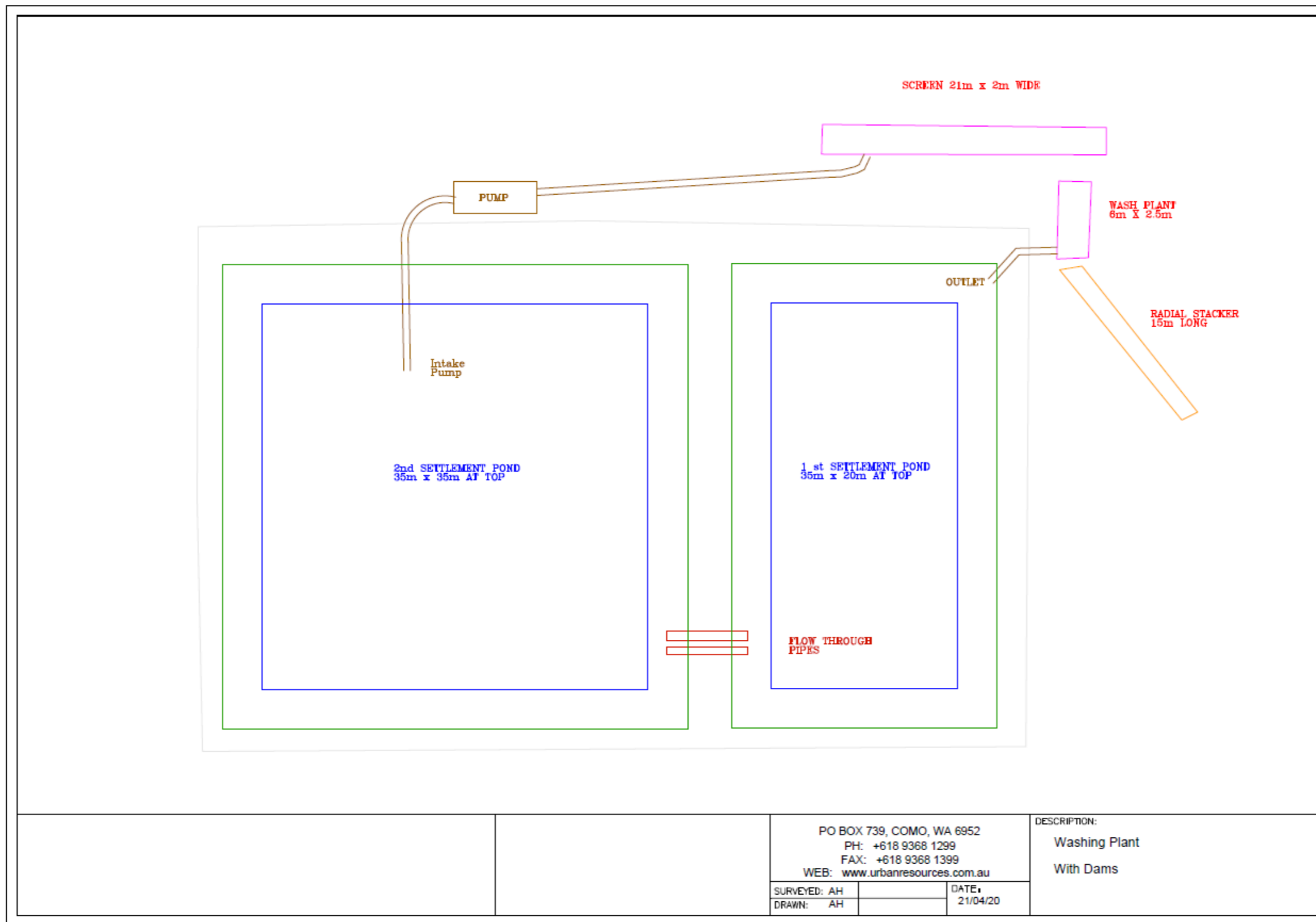


Figure 3: Wash plant and settlement pond design *Source: figure provided by applicant*