



# Works Approval

<b>Works approval number</b>	W2882/2025/1	
<b>Works approval holder</b>	MB Solutions Australia Pty Ltd Trading as Master Builders Solutions	
<b>ACN</b>	634 934 419	
<b>Registered business address</b>	Unit 102, 2 Burbank Place NORWEST NSW 2153	
<b>DWER file number</b>	APP-0027020	
<b>Duration</b>	12/08/2025 to	12/08/2028
<b>Date of issue</b>	12/08/2025	
<b>Premises details</b>	Master Builders Solutions Unit 4. 980 Abernethy Road, High Wycombe Kalamunda Legal description - Part Lot 801 on Deposited Plan 423175 Certificate of Title Volume 4021 Folio 243 As defined by the coordinates in Schedule 2	

<b>Prescribed premises category description</b> (Schedule 1, <i>Environmental Protection Regulations 1987</i> )	<b>Assessed production / design capacity</b>
Category 75: Chemical blending or mixing not causing discharge: premises on which chemicals or chemical products are mixed, blended or packaged in a manner that does not cause or is not likely to cause a discharge of waste into the environment.	48,000 tonnes per year

This works approval is granted to the works approval holder, subject to the attached conditions, on 12 August 2025, by:

**Richard  
Wilson**

Digitally signed by  
Richard Wilson  
Date: 2025.08.12  
09:15:27 +08'00'

Richard Wilson  
Senior Environmental Officer,  
Industry Regulation

an officer delegated under section 20  
of the *Environmental Protection Act 1986* (WA)

## Works approval history

Date	Reference number	Summary of changes
12/08/2025	W2882/2025/1	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**

Infrastructure	Design and construction / installation requirements	Infrastructure location
Warehouse that including chemical mixing area, tank farm and internal storage areas	<ol style="list-style-type: none"> <li>a) Designed as an enclosed shed with a concrete bunded hardstand.</li> <li>b) Bunded containment areas to have capacity to contain not less than 110% of the volume of the largest tank or 25% of the total volume stored in all tanks (whichever is greater).</li> </ol>	Plant - As depicted in Schedule 1, Figure 4.
Three stainless steel mixing vessels with a total capacity of 60 000 L	<ol style="list-style-type: none"> <li>a) Designed to direct all gases/vapours from the reaction vessels to the wet scrubber.</li> <li>b) Powdered material feed points fitted with mechanical dust extraction units which discharge to in-line wet scrubbers.</li> </ol>	Plant - As depicted in Schedule 1, Figure 2.
Three raw material tanks with a total capacity of 15 000 L	<ol style="list-style-type: none"> <li>a) Powdered material feed points to be fitted with a sleeve designed to reduce dust emissions during transfer of powdered raw material.</li> </ol>	As depicted in Schedule 1, Figure 2.
Dust extraction wet scrubbers	<ol style="list-style-type: none"> <li>a) Installed on each of the reactor mixing vessels.</li> <li>b) Designed to discharge treated reaction gases/vapours inside enclosed building.</li> <li>c) Fitted with a self-cleaning system.</li> </ol>	As depicted in Schedule 1, Figure 2.

Infrastructure	Design and construction / installation requirements	Infrastructure location
Tank farm/bulk storage tanks comprising of: <ul style="list-style-type: none"> <li>- Eight chemical storage tanks and</li> <li>- Two heating/cooling tanks.</li> </ul>	a) Designed and constructed to AS 3780:2023 – <i>storage and handling of corrosive substances</i> .	As depicted in Schedule 1, Figure 2.
Mixing plant chemical transfer pipes and associated infrastructure	a) Pipework, pumps transfer fixtures and fittings must be chemically compatible with the chemicals used in all processes.	As depicted in Schedule 1, Figure 3
Loading area	a) Roofed to limit rain ingress. b) Hardstand floor constructed of concrete. c) Hardstand floor bunded to contain a volume of 450 kL d) Trafficable access point to be bunded with 100 mm rollover concrete ramp bund. e) Graded to direct all liquid spills and potentially contaminated stormwater to the containment sumps.	As depicted in Schedule 1, Figure 4
External containment sumps	a) Designed so that spilt material and potentially contaminated stormwater can be recovered. b) Sealed and designed to contain spills and potentially contaminated stormwater from the external hardstand areas including the loading and unloading areas. c) Must not have the capability to discharge contents to the environment	Sumps - As depicted in Schedule 1, Figure 2.

### Compliance reporting

2. The works approval holder must within 30 calendar days of the infrastructure 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 suitably qualified person that the chemical mixing facility 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 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.

## Records and reporting (general)

- 4. 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.
- 5. 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; and
  - (c) complaints received under condition 4.
- 6. The books specified under condition 5 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 2 have the meanings defined.

**Table 2: Definitions**

Term	Definition
AS 3780:2023	means the Australian Standard AS 3780:2023 The storage and handling of corrosive substances
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.
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 map

The boundary of the prescribed premises is shown in red on the map below



Figure 1: Map of the prescribed premises boundary

Infrastructure map

Infrastructure location is shown in the maps below (Figure 2, Figure 3 and Figure 4).

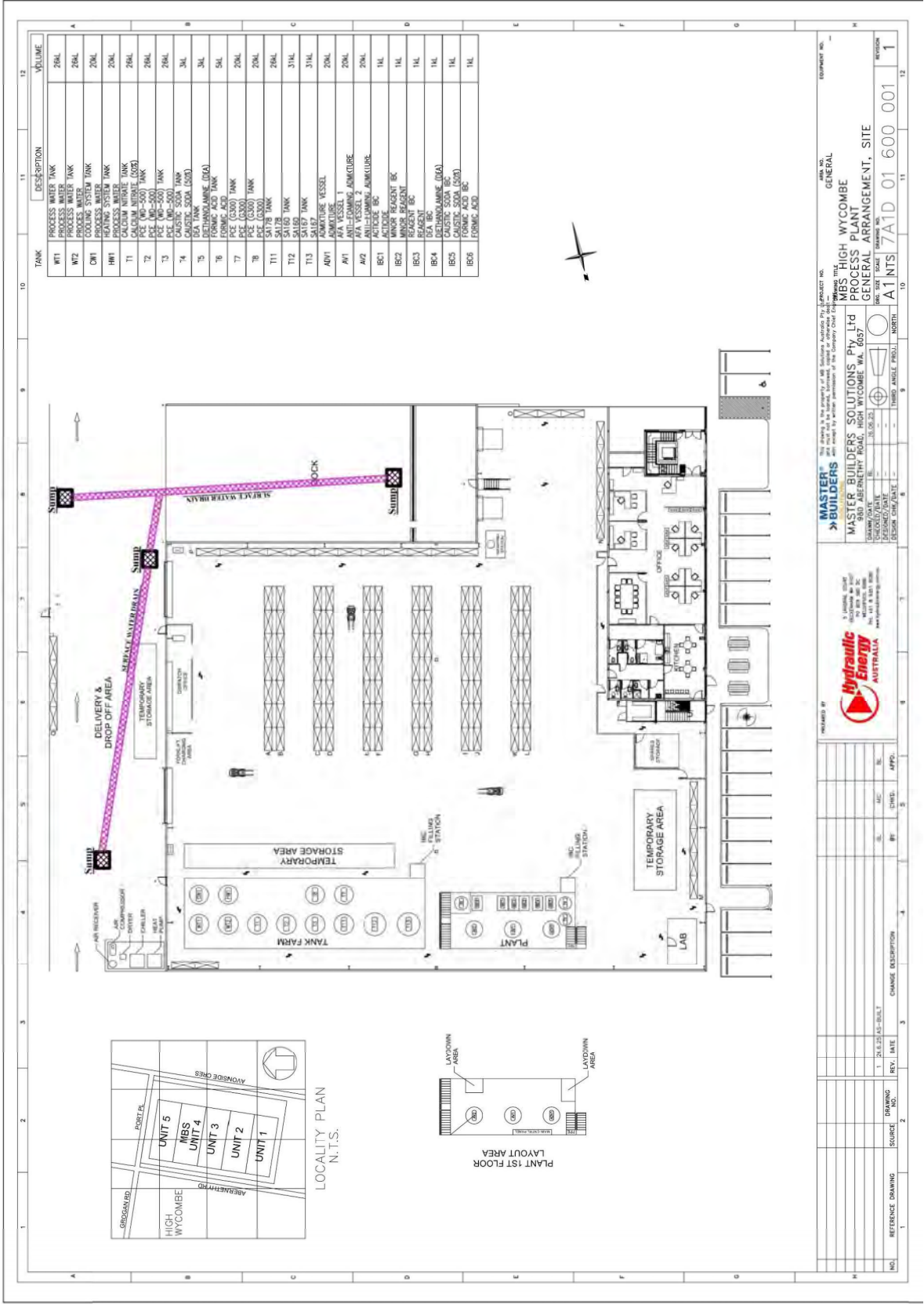
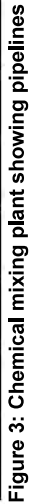
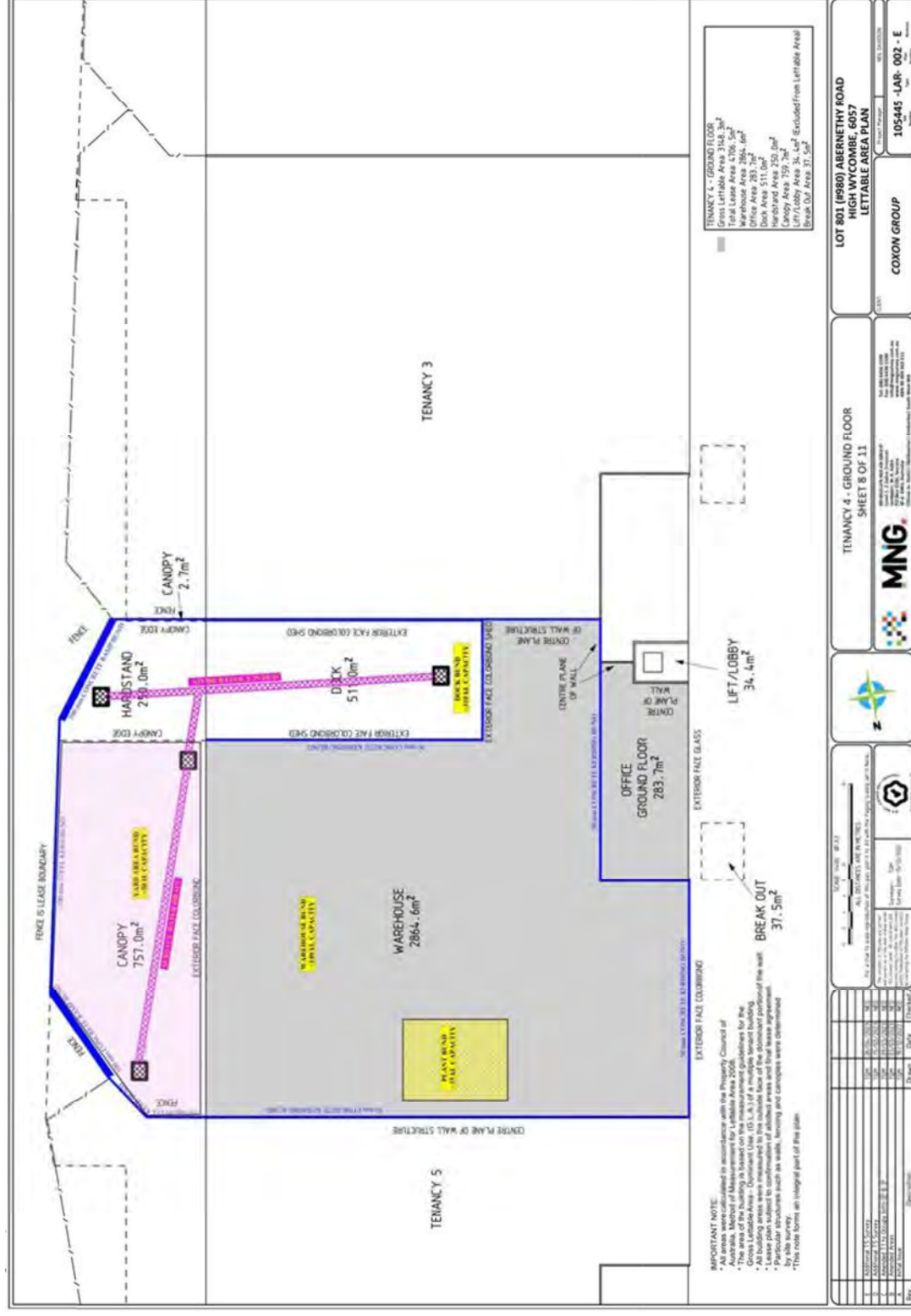


Figure 2: Map of warehouse and infrastructure location







## Schedule 2: Premises boundary

The corners of the premises boundary are the coordinates listed in Table 3.

**Table 3: Premises boundary coordinates (GDA2020)**

	<b>Easting</b>	<b>Northing</b>	<b>Zone</b>
1.	404419.15	6464466.82	50
2.	404487.35	6464455.86	50
3.	404495.40	6464439.35	50
4.	404488.87	6464406.21	50
5.	404480.48	6464394.07	50
6.	404420.51	6464403.92	50
7.	404410.79	6464413.33	50