

WORKS APPROVAL SUPPORTING DOCUMENTATION

17-329 Graincorp Kwinana

Prepared for:

GrainCorp Liquid Terminals Australia



icubed consulting

17-329 Works Approval Supporting Documentation	
Prepared By	Morgan Warnock
Reviewed By	Justin Harvey
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Version	Revision History
1	Initial Revision for Client Review
1.1	Amended per Client Comments
1.2	Amended per DevelopmentWA Comments

Approved for release by:

Dr. Justin Harvey
Ph.D, M.T.M, B.Sc.(Hons), MRACI C.Chem

10th October 2019

STATEMENT OF LIMITATION

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ATTACHMENT 1A – Proof of Occupier Status

Our Ref: A1742491
Enquiries: Ellen Sherman – 9482 7522; ellen.sherman@developmentwa.com.au
Date: 4 November 2019

Department of Water and Environmental Regulation
Locked Bag 10
Joondalup DC
JOONDALUP WA 6919

Dear Sir/Madam,

Application by GrainCorp Liquid Terminals Australia Pty Ltd (GrainCorp) for Works Licence

We refer to the application made by GrainCorp seeking approval from Department of Water and Environmental Regulation for a Works Licence (Licence Application) in relation to a new bulk liquids storage facility on part Lot 108 on Deposited Plan 400167 in Certificate of Title Volume 2953 Folio 177 (Property).

DevelopmentWA is the owner of the Property, and DevelopmentWA and GrainCorp are progressing negotiations for a long term lease over the Property.

DevelopmentWA confirms its consent to GrainCorp submitting the Licence Application to progress its project approvals.

Please contact Ellen Sherman on the above details if you would like to discuss this matter further.

Yours sincerely



Vaughan Brazier
Manager Strategic Industrial

ATTACHMENT 1B – ASIC Company Extract



ASIC

Australian Securities & Investments Commission

Current & Historical Company Extract

Name: GRAINCORP LIQUID TERMINALS AUSTRALIA PTY LTD

ACN: 001 849 805

Date/Time: 19 September 2019 AEST 09:19:30 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: GRAINCORP LIQUID TERMINALS AUSTRALIA PTY LTD	028579796
ACN: 001 849 805	
ABN: 89001849805	
Registered in: New South Wales	
Registration date: 28/02/1980	
Next review date: 01/10/2019	
Name start date: 29/11/2013	
Previous state number: 23866621	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	
Previous Organisation Details from 15/09/1994 to 28/11/2013	
Name: PACIFIC TERMINALS (AUSTRALIA) PTY LTD	007967043
Name start: 04/12/1991	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	
Previous Organisation Details from 18/07/1994 to 14/09/1994	
Name: PACIFIC TERMINALS (AUSTRALIA) PTY LTD	005924630
Name start: 04/12/1991	
Status: Strike-Off Action In Progress	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Exempt Proprietary Company	
Previous Organisation Details from 23/12/1992 to 17/07/1994	
Name: PACIFIC TERMINALS (AUSTRALIA) PTY LTD	00184980B
Name start: 04/12/1991	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Exempt Proprietary Company	
Previous Organisation Details from 05/01/1993 to 22/12/1992	
Name: PACIFIC TERMINALS (AUSTRALIA) PTY LTD	002249566
Name start: 04/12/1991	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Non-Exempt Proprietary Company	
Previous Organisation Details from 30/11/1992 to 04/01/1993	

Name:	PACIFIC TERMINALS (AUSTRALIA) PTY LTD	ABN200P
Name start:	04/12/1991	
Status:	Strike-Off Action In Progress	
Company type:	Australian Proprietary Company	
Class:	Limited By Shares	
Subclass:	Non-Exempt Proprietary Company	
Previous Organisation Details from 04/12/1991 to 29/11/1992		
Name:	PACIFIC TERMINALS (AUSTRALIA) PTY LTD	001840154
Name start:	04/12/1991	
Status:	Registered	
Company type:	Australian Proprietary Company	
Class:	Limited By Shares	
Subclass:	Non-Exempt Proprietary Company	
Previous Organisation Details from 04/06/1980 to 03/12/1991		
Name:	COLYER FEHR INSTALLATIONS PTY LTD	ABN200P
Name start:	04/06/1980	
Status:	Registered	
Company type:	Australian Proprietary Company	
Class:	Limited By Shares	
Subclass:	Non-Exempt Proprietary Company	
Previous Organisation Details from 28/02/1980 to 03/06/1980		
Name:	PHURLOO PTY LTD	ABN200P
Name start:	UNKNOWN	
Status:	Registered	
Company type:	Australian Proprietary Company	
Class:	Limited By Shares	
Subclass:	Exempt Proprietary Company	

Address Details	Document Number	
Current		
Registered address:	Level 28, 175 Liverpool Street, SYDNEY NSW 2000	2E0707862
Start date:	08/07/2014	
Principal Place Of Business address:	Level 28, 175 Liverpool Street, SYDNEY NSW 2000	2E0709879
Start date:	01/07/2014	
Historical		
Registered address:	Level 26, 175 Liverpool Street, SYDNEY NSW 2000	028275101
Start date:	26/10/2012	
Cease date:	07/07/2014	
Registered address:	Level 13, 61 Lavender Street, MILSONS POINT NSW 2061	1F0145301
Start date:	25/01/2008	
Cease date:	25/10/2012	
Registered address:	Level 14, 61 Lavender Street, MILSONS POINT NSW 2061	012856236

Start date:	20/10/1997	
Cease date:	24/01/2008	
Registered address:	Level 12, 121 Walker Street, NORTH SYDNEY NSW 2060	002264629
Start date:	31/07/1995	
Cease date:	19/10/1997	
Registered address:	Suite 1, 211 Ben Boyd Road, NEUTRAL BAY NSW 2089	00184980B
Start date:	30/12/1992	
Cease date:	30/07/1995	
Registered address:	Suite 1302 Level 13, 49-51 York Street, SYDNEY NSW 2000	
Start date:	UNKNOWN	
Cease date:	29/12/1992	
Principal Place Of Business address:	Level 26, 175 Liverpool Street, SYDNEY NSW 2000	028275101
Start date:	02/10/2012	
Cease date:	30/06/2014	
Principal Place Of Business address:	Level 13, 61 Lavender Street, MILSONS POINT NSW 2061	1F0145301
Start date:	21/12/2007	
Cease date:	01/10/2012	
Principal Place Of Business address:	Level 14, 61 Lavender Street, MILSONS POINT NSW 2061	00184980H
Start date:	29/01/1998	
Cease date:	20/12/2007	
Principal Place Of Business address:	Level 12, 121 Walker Street, NORTH SYDNEY NSW 2060	00184980F
Start date:	21/12/1995	
Cease date:	28/01/1998	
Principal Place Of Business address:	Suite 1, 211 Ben Boyd Road, NEUTRAL BAY NSW 2089	00184980B
Start date:	22/12/1992	
Cease date:	20/12/1995	
Principal Place Of Business address:	Suite 1302 Level 13, 49-51 York Street, SYDNEY NSW 2000	0184980A
Start date:	27/06/1991	
Cease date:	22/12/1992	

Contact Address

Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.

Current

Address: Level 26, 175 Liverpool Street, SYDNEY NSW 2000
Start date: 28/06/2013

Officeholders and Other Roles**Document Number****Director**

Name: ALISTAIR GARRARD BELL

028275101

Address: 15 Blenheim Road, LINDFIELD NSW 2070 Born: 21/06/1961, BRISBANE, QLD Appointment date: 02/10/2012	
Name: KLAUS PAMMINGER Address: 634 Yambla Avenue, ALBURY NSW 2640 Born: 06/05/1967, WELS, AUSTRIA Appointment date: 31/01/2014	7EAE66470
Name: CATHERINE MARY HATHAWAY Address: 68A Greenwich Road, GREENWICH NSW 2065 Born: 24/12/1963, HORSHAM, WEST SUSSEX, UNITED KINGDOM Appointment date: 03/07/2019	7EAN82757
Name: KEITH EDWARD LAWSON Address: 41 Bay Street, MOSMAN NSW 2088 Born: 24/05/1945, SYDNEY, NSW Appointment date: 28/02/1980	
Name: TERENCE JOSEPH HUNTER Address: 5 Ash Street, CHERRYBROOK NSW 2126 Born: 26/08/1941, MELBOURNE, VIC Appointment date: 28/02/1980	
Secretary	
Name: ANNERLY PRITAM SQUIRES Address: Unit 1403, 7 Rockwall Crescent, POTTS POINT NSW 2011 Born: 09/04/1985, ADELAIDE, SA Appointment date: 21/03/2019	7EAJ82642
Name: STEPHANIE MARY BELTON Address: 237 Birrell Street, BRONTE NSW 2024 Born: 22/09/1966, GLASGOW, UNITED KINGDOM Appointment date: 12/08/2019	7EAO68398
Previous Prev. PEO	
Name: REGINALD JOHN EVANS Address: 41 Swinson Road, BLACKTOWN NSW 2148 Born: 31/08/1941, BLACKTOWN, NSW Appointment date: 28/02/1990 Cease date: 17/10/1991	0184980A
Previous Director	
Name: SAMUEL JOHN TAINSH Address: 10 Hendy Avenue, SOUTH COOGEE NSW 2034 Born: 05/05/1964, MELBOURNE, VIC Appointment date: 02/10/2012 Cease date: 03/07/2019	7E8106960
Name: ALLAN NEIL JOHNS Address: 43 Annette Street, OATLEY NSW 2223 Born: 21/02/1962, BRISBANE, QLD Appointment date: 31/01/2014 Cease date: 31/08/2017	2E0232307
Name: ALISON MARY WATKINS Address: 11 Russell Street, TOORAK VIC 3142	1E9652800

Born:	29/12/1962, HOBART, TAS	
Appointment date:	29/07/2013	
Cease date:	31/01/2014	
Name:	ALLAN NEIL JOHNS	028275101
Address:	43 Annette Street, OATLEY NSW 2223	
Born:	21/02/1962, BRISBANE, QLD	
Appointment date:	02/10/2012	
Cease date:	29/07/2013	
Name:	THOMAS JOSEPH MCKEEVER	00184980J
Address:	7 Harrier Place, WORONORA HEIGHTS NSW 2233	
Born:	02/09/1951, HULL, UNITED KINGDOM	
Appointment date:	19/06/1992	
Cease date:	02/10/2012	
Name:	PETER JOHN SHEARMAN	016184896
Address:	5B Wharf Road, LONGUEVILLE NSW 2066	
Born:	19/05/1960, MUDGEE, NSW	
Appointment date:	20/06/2000	
Cease date:	02/10/2012	
Name:	WILLIAM GLEN MCMILLAN	00184980M
Address:	10 Doyle Street, BARDEN RIDGE NSW 2234	
Born:	08/03/1954, DENILQUIN, NSW	
Appointment date:	20/06/2000	
Cease date:	02/10/2012	
Name:	CHRISTOPHER CHARLES MORKANE	027261723
Address:	'11A Grandview', 70 Alfred Street S, MILSONS POINT NSW 2061	
Born:	01/05/1948, CHRISTCHURCH, NEW ZEALAND	
Appointment date:	14/04/1999	
Cease date:	02/10/2012	
Name:	PETER JAMES HARVEY	015243055
Address:	14 Allandale Drive, BAULKHAM HILLS NSW 2153	
Born:	05/11/1946, MUDGEE, NSW	
Appointment date:	14/04/1999	
Cease date:	20/06/2000	
Name:	DERK OTTO HIRSCH	009644578
Address:	15 Le Vesinet Drive, HUNTERS HILL NSW 2110	
Born:	12/02/1947, JAKARTA, INDONESIA	
Appointment date:	06/04/1995	
Cease date:	14/04/1999	
Name:	TREVOR CHARLES JORGENSEN	002264625
Address:	29 Tallai Road, TALLAI QLD 4213	
Born:	11/01/1944, CAIRNS, QLD	
Appointment date:	19/06/1992	
Cease date:	06/12/1995	
Name:	CHRISTOPHER CHARLES MORKANE	009644578
Address:	Morworth Shands Rd Christchurch, New Zealand	
Born:	01/05/1948, CHRISTCHURCH, NEW ZEALAND	
Appointment date:	06/04/1995	
Cease date:	13/07/1995	

Name:	DONALD CAMERON SEATON	001839378
Address:	2 Wyong Road, MOSMAN NSW 2088	
Born:	10/02/1929, ADELAIDE, SA	
Appointment date:	17/10/1991	
Cease date:	12/04/1995	
Name:	PATRICK EWE LENG VOON	004546039
Address:	9 Keats Road, NORTH TURRAMURRA NSW 2074	
Born:	12/02/1952, SIMANGGANG, MALAYSIA	
Appointment date:	19/06/1992	
Cease date:	12/04/1995	
Name:	JOHN MILTON CORAS	001839378
Address:	16 Alan Avenue, SEAFORTH NSW 2092	
Born:	28/09/1949, SYDNEY, NSW	
Appointment date:	17/10/1991	
Cease date:	19/06/1993	
Name:	REGINALD JOHN EVANS	
Address:	41 Swinson Road, BLACKTOWN NSW 2148	
Born:	31/08/1941, BLACKTOWN, NSW	
Appointment date:	28/02/1980	
Cease date:	17/10/1991	
Name:	BASIL HENRY FRANK FEHR	
Address:	64 Queen St London, United Kingdom	
Born:	, ,	
Appointment date:	28/02/1980	
Cease date:	17/10/1991	
Name:	GEOFFREY PRESTON SHARP	
Address:	3 Addlestead Rd East Peckham, United Kingdom	
Born:	09/03/1945, , UNITED KINGDOM	
Appointment date:	19/06/1987	
Cease date:	17/10/1991	
Name:	JOHN ROY	0184980A
Address:	51 Granger Rd Howick, New Zealand	
Born:	25/09/1933, DROMOZYK, POLAND	
Appointment date:	23/04/1991	
Cease date:	17/10/1991	
Name:	ALAN DAVID LEE	0184980A
Address:	23 Kingfisher Gr Auckland, New Zealand	
Born:	09/04/1955, DUNEDIN, NEW ZEALAND	
Appointment date:	29/05/1991	
Cease date:	17/10/1991	
Name:	PETER FRANCIS MENZIES	000654387
Address:	24 Hamana St Devonport Auckland, New Zealand	
Born:	01/07/1937, TAIHAPE, NEW ZEALAND	
Appointment date:	26/06/1991	
Cease date:	17/10/1991	
Name:	GRAHAM JAMES ANDERSON	001839378
Address:	2 Antoinette Close, WARRAWEE NSW 2074	
Born:	20/12/1941, BALCLUTHA, NEW ZEALAND	
Appointment date:	03/10/1991	

Cease date:	17/10/1991	
Name:	CHRISTOPHER ALBERT GREINER	001839378
Address:	42 Northcote Road, LINDFIELD NSW 2070	
Born:	06/05/1952, SYDNEY, NSW	
Appointment date:	15/10/1991	
Cease date:	17/10/1991	
Name:	WALTER NEVELLE LARSEN	001839378
Address:	17 Tudward Glade Takapuna Auckland, New Zealand	
Born:	23/01/1942, GISBORNE, NEW ZEALAND	
Appointment date:	30/09/1991	
Cease date:	30/09/1991	
Name:	PHILLIP MICHAEL LOOBY	001839378
Address:	85 Chatham Road, DENISTONE NSW 2114	
Born:	21/09/1958, NARRANDERA, NSW	
Appointment date:	30/09/1991	
Cease date:	30/09/1991	
Name:	WILLIAM JOHN KOECK	0184980A
Address:	61 Bay Street, MOSMAN NSW 2088	
Born:	09/01/1953, MUNICH, GERMANY	
Appointment date:	30/04/1991	
Cease date:	25/09/1991	
Name:	BARNEY INNES SUNDSTRUM	0184980A
Address:	52 Wroxtton Tce Christchurch, New Zealand	
Born:	20/12/1945, CHRISTCHURCH, NEW ZEALAND	
Appointment date:	23/04/1991	
Cease date:	26/06/1991	
Name:	CHRISTOPHER CHARLES MORKANE	
Address:	Morworth Shands Rd Christchurch, New Zealand	
Born:	01/05/1948, CHRISTCHURCH, NEW ZEALAND	
Appointment date:	UNKNOWN	
Cease date:	24/05/1991	
Name:	LIAM JAMES GILLEPSIE	
Address:	124 The Terrace, WELLINGTON NSW 2820	
Born:	08/07/1941, , IRELAND	
Appointment date:	28/02/1980	
Cease date:	12/09/1990	
Name:	JOHN DAVID EDWARDS	
Address:	124 The Terrace, WELLINGTON NSW 2820	
Born:	22/12/1960, SUBIACO, WA	
Appointment date:	28/02/1980	
Cease date:	13/10/1989	
Previous Secretary		
Name:	GREGORY STEPHEN GREER	2E0701526
Address:	'Trio' U 905, 5 Sterling Circuit, CAMPERDOWN NSW 2050	
Born:	04/01/1984, TOOWOOMBA, QLD	
Appointment date:	20/06/2014	
Cease date:	31/07/2019	

Name:	ANDREW CRAWFORD HORNE	028275101
Address:	19 Coldstream Street, SOUTH COOGEE NSW 2034	
Born:	22/05/1957, SYDNEY, NSW	
Appointment date:	02/10/2012	
Cease date:	20/06/2014	
Name:	WILLIAM GLEN MCMILLAN	00184980M
Address:	10 Doyle Street, BARDEN RIDGE NSW 2234	
Born:	08/03/1954, DENILIKUIN, NSW	
Appointment date:	20/06/2000	
Cease date:	02/10/2012	
Name:	PETER JAMES HARVEY	009644578
Address:	14 Allandale Drive, BAULKHAM HILLS NSW 2153	
Born:	05/11/1946, MUDGEE, NSW	
Appointment date:	02/04/1995	
Cease date:	20/06/2000	
Name:	PATRICK VOON	00184980B
Address:	24 St Andrews Drive, PYMBLE NSW 2073	
Born:	12/02/1952, KUCHING, MALAYSIA	
Appointment date:	17/10/1991	
Cease date:	12/04/1995	
Name:	GRAHAM JAMES ANDERSON	0184980A
Address:	2 Antoinette Close, WARRAWEE NSW 2074	
Born:	20/12/1941, BALCLUTHA, NEW ZEALAND	
Appointment date:	29/05/1991	
Cease date:	17/10/1991	
Name:	REGINALD JOHN EVANS	
Address:	41 Swinson Road, BLACKTOWN NSW 2148	
Born:	31/08/1941, BLACKTOWN, NSW	
Appointment date:	28/02/1980	
Cease date:	29/05/1991	
Name:	DENISE MARGARET WILLIAMS	
Address:	54 Chesterfield Road, EPPING NSW 2121	
Born:	06/11/1946, SYDNEY, NSW	
Appointment date:	28/02/1980	
Cease date:	29/05/1991	
Previous Appointed Auditor		
Name:	DELOITTE TOUCHE TOHMATSU	00184980H
Address:	Level 9 Grosvenor Place 225 George Street SYDNEY NSW 2000	
Start date:	10/01/1997	
Cease date:	04/09/2013	
Name:	E C CADZOW	00184980B
Address:	66 King Street SYDNEY NSW 2000	
Start date:	21/10/1991	
Cease date:	10/02/1997	
Name:	ARTHUR ANDERSEN & CO	00184980B
Address:	141 Walker Street NORTH SYDNEY NSW 2060	
Start date:	21/10/1991	
Cease date:	23/01/1997	

Name:	CARPENTER OWENS	
Address:	Unit 5 303 Pacific Highway LINDFIELD NSW 2070	
Start date:	12/09/1990	
Cease date:	21/10/1991	
Ultimate Holding Company		
Name:	GRAINCORP LIMITED	028275101
ACN:	057 186 035	
ABN:	60057186035	
Previous Ultimate Holding Company		
Name:	GRAINCORP COMMODITY MANAGEMENT (HOLDINGS) PTY LTD	00184980G
ACN:	000 013 123	
ABN:	32000013123	
Name:	D SEATON PTY LTD	00184980B
ACN:	001 931 013	
ABN:	69001931013	
Name:	MAIR ASTLEY HOLDINGS LIMITED	0184980A
Org No.:	052 989 250	

Share Information**Share Structure**

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY SHARES	8119183	8119183.00	0.00	007331355

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: GRAINCORP COMMODITY MANAGEMENT (HOLDINGS) PTY LTD
ACN: 000 013 123
Address: Level 28, 175 Liverpool Street, SYDNEY NSW 2000

Class	Number held	Beneficially held	Paid	Document number
ORD	8119183	yes	FULLY	2E0712244

Previous Members

Name: COLYER FEHR HOLDINGS PTY LTD
ACN: 001 849 878
Address: Suite 1302, 49-51 York Street, SYDNEY NSW 2000

Class	Number held	Beneficially held	Paid	Document number
ORD	1000000	yes	FULLY	0184980A

Charges Summary

Note : A charge is some form of security given over the property/assets of the company. In order to obtain details of the 'amount secured by a charge', 'the property charged', the property released from a charge or the documents relating to a satisfaction, assignment or change in details, it is necessary to obtain a 'CHARGES EXTRACT'.

This extract may not contain all charges for corporations registered prior to 1991 and it may be advisable to also search the State or Territory records held by ASIC.

ASIC Charge 19036

Status: SATISFIED
 Date and time registered: 06/06/1986 10:41
 Fixed/floating: BOTH
 Date created: 14/05/1986
 Chargee/trustee: WESTPAC BANKING CORPORATION
 Previous charge number: 17806

Form type	Description	Date lodged	Processed	Number of pages	Document number
312	Notification Of Discharge	24/10/1991	yes	2	001839371

ASIC Charge 345683

Status: SATISFIED
 Date and time registered: 25/06/1992 13:20
 Fixed/floating: FIXED
 Date created: 24/06/1992
 Chargee/trustee: B-ONE AUSTRALIA LTD

Form type	Description	Date lodged	Processed	Number of pages	Document number
312	Notification Of Discharge	12/06/2003	yes	1	018698542

ASIC Charge 345684

Status: SATISFIED
 Date and time registered: 25/06/1992 13:19
 Fixed/floating: FIXED
 Date created: 24/06/1992
 Chargee/trustee: B-ONE AUSTRALIA LTD

Form type	Description	Date lodged	Processed	Number of pages	Document number
312	Notification Of Discharge	12/06/2003	yes	1	018698543

ASIC Charge 707891

Status: SATISFIED
 Date and time registered: 02/08/1999 16:55
 Fixed/floating: BOTH
 Date created: 19/05/1999
 Chargee/trustee: BANK ONE, NATIONAL ASSOCIATION

Form type	Description	Date lodged	Processed	Number of pages	Document number
312	Notification Of Discharge	12/06/2003	yes	1	018698545

ASIC Charge 523642

Status: DELETED
 Date and time registered: 15/01/1996 16:32
 Fixed/floating: BOTH
 Date created: 15/12/1995
 Expiry date: 14/02/1996
 Chargee/trustee: THE TRUST COMPANY (AUSTRALIA) LIMITED

Form type	Description	Date lodged	Processed	Number of pages	Document number
309	Notification Of Details Of A Charge	15/01/1996	yes	48	008563665

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
31/10/1990	C1 Form C1	31/10/1990	2	31/10/1990	000012121
25/06/1991	410B Application For Reservation Of A New Name Upon Change Of Name	25/06/1991	1	25/06/1991	001506985
27/06/1991	316 (AR 1990) Annual Return 316C Change To Officeholders 316E Corrections 316K Annual Return	17/07/1991	21	12/09/1990	0184980A
25/07/1991	304A Notification Of Change To Officeholders Of Australian Company	26/07/1991	6	26/06/1991	000654387
24/10/1991	208 Notification Of Details Of Shares Allotted Other Than For Cash	25/10/1991	2	04/10/1991	001839358

24/10/1991	207B Notification Of Allotment Of Shares Regarding Subsequent Allotment	25/10/1991	3	04/10/1991	001839357
24/10/1991	312A Notification Of Discharge	25/10/1991	2	24/10/1991	001839371
24/10/1991	304A Notification Of Change To Officeholders Of Australian Company	29/10/1991	4	17/10/1991	001839379
24/10/1991	304A Notification Of Change To Officeholders Of Australian Company	29/10/1991	8	25/09/1991	001839378
24/10/1991	308A Notification Of Minute Relating To The Proceedings Of A Subsidiary Company Changing The Company Name	25/10/1991	0	01/10/1991	001839386
20/11/1991	308A Notification Of Minute Relating To The Proceedings Of A Subsidiary Company Changing The Company Name	20/11/1991	1	17/10/1991	001840160
20/11/1991	205A Notification Of Resolution Changing Company Name	04/12/1991	1	17/10/1991	001840154
04/12/1991	410B Application For Reservation Of A New Name Upon Change Of Name	04/12/1991	1	04/12/1991	001852183
04/12/1991	245 Certificate Of Registration On Change Of Name	04/12/1991	1	04/12/1991	001852189
25/06/1992	309A Notification Of Details Of A Charge	26/06/1992	46	24/06/1992	002435905
25/06/1992	309A Notification Of Details Of A Charge	26/06/1992	46	24/06/1992	002435944
23/12/1992	316 (AR 1991) Annual Return 316Q Resignation Or Removal Of Auditor 316E Corrections 316L Annual Return	25/01/1993	21	06/12/1991	00184980B
29/07/1993	304 Notification Of 304A Change To Officeholders Of Australian Company 304C Change Of Name Or Address Of Officeholder	04/08/1993	4	19/06/1992	004546039
13/09/1994	316L (AR 1993) Annual Return Annual Return	15/09/1994	4	12/08/1993	007331355

13/09/1994	316L (AR 1992) Annual Return Annual Return	15/09/1994	19	28/07/1992	00184980C
06/04/1995	316L (AR 1994) Annual Return Annual Return	REQUISITION	0	30/09/1994	008543328
01/06/1995	311A Notification Of Assignment Of Charge	01/06/1995	1	18/05/1995	009375277
01/06/1995	311A Notification Of Assignment Of Charge	01/06/1995	1	18/05/1995	009375278
30/06/1995	304A Notification Of Change To Officeholders Of Australian Company	04/07/1995	3	06/04/1995	009644578
24/07/1995	304A Notification Of Change To Officeholders Of Australian Company	31/07/1995	2	13/07/1995	002264625
24/07/1995	203 Notification Of 203A Change Of Address 203B Change Of Office Hours	03/08/1995	1	02/07/1995	002264629
29/12/1995	304A Notification Of Change To Officeholders Of Australian Company	08/01/1996	2	06/12/1995	010604441
29/12/1995	316L (AR 1995) Annual Return Annual Return - Proprietary Company	09/01/1996	4	21/12/1995	00184980F
15/01/1996	309A Notification Of Details Of A Charge	16/01/1996	48	15/12/1995	008563665
19/03/1996	351 Deed Relating To Class Order	22/03/1996	17	19/03/1996	004378222
01/04/1996	311A Notification Of Assignment Of Charge	01/04/1996	1	31/03/1996	011015302
01/04/1996	311A Notification Of Assignment Of Charge	01/04/1996	1	31/03/1996	011015301
27/06/1996	312A Notification Of Discharge	REQUISITION	0	27/06/1996	011227515
27/06/1996	312A Notification Of Discharge	REQUISITION	0	27/06/1996	011227514
30/07/1996	309A Notification Of Details Of A Charge	31/07/1996	48	15/12/1995	011401253
06/11/1996	316L (AR 1996) Annual Return Annual Return - Proprietary Company	19/11/1996	5	31/10/1996	00184980G
08/04/1997	315 Notice Of Resignation Or Removal Of Auditor	09/04/1997	1	23/01/1997	011191071
13/10/1997	203A Notification Of Change Of Address	14/10/1997	2	29/09/1997	012856236
30/01/1998	316L (AR 1997) Annual	11/03/1998	5	29/01/1998	00184980H

	Return Annual Return - Proprietary Company				
19/01/1999	316L (AR 1998) Annual Return Annual Return - Proprietary Company	23/01/1999	3	14/01/1999	00184980I
27/04/1999	304A Notification Of Change To Officeholders Of Australian Company	28/04/1999	2	14/04/1999	015243055
02/08/1999	309A Notification Of Details Of A Charge	03/08/1999	33	19/05/1999	015669587
01/02/2000	316 (AR 1999) Annual Return 316P Change Of Name Or Address Of Officeholder 316L Annual Return - Proprietary Company	18/04/2000	3	25/01/2000	00184980J
04/07/2000	304A Notification Of Change To Officeholders Of Australian Company	11/07/2000	2	20/06/2000	016184896
08/01/2001	316L (AR 2000) Annual Return Annual Return - Proprietary Company	20/02/2001	3	05/01/2001	00184980K
16/01/2002	316L (AR 2001) Annual Return Annual Return - Proprietary Company	08/02/2002	3	21/12/2001	00184980L
03/02/2003	316 (AR 2002) Annual Return 316P Change Of Name Or Address Of Officeholder 316L Annual Return - Proprietary Company	27/02/2003	3	03/01/2003	00184980M
12/06/2003	309A Notification Of Details Of A Charge	12/06/2003	46	02/06/2003	018698524
12/06/2003	309A Notification Of Details Of A Charge	12/06/2003	46	02/06/2003	018698525
12/06/2003	309A Notification Of Details Of A Charge	12/06/2003	48	02/06/2003	018698526
12/06/2003	309A Notification Of Details Of A Charge	12/06/2003	47	02/06/2003	018698527
12/06/2003	309A Notification Of Details Of A Charge	12/06/2003	47	02/06/2003	018698528
12/06/2003	311A Notification Of Assignment Of Charge	17/06/2003	2	02/06/2003	018698539
12/06/2003	312A Notification Of Discharge	12/06/2003	1	12/06/2003	018698542
12/06/2003	312A Notification Of	12/06/2003	1	12/06/2003	018698543

	Discharge				
12/06/2003	312A Notification Of Discharge	12/06/2003	1	12/06/2003	018698545
18/01/2008	484 Change To Company Details 484B Change Of Registered Address 484C Change Of Principal Place Of Business (Address)	18/01/2008	3	18/01/2008	1F0145301
18/07/2011	484 Change To Company Details 484A1 Change Officeholder Name Or Address 484A2 Change Member Name Or Address	20/07/2011	4	20/07/2011	027261723
19/10/2012	484 Change To Company Details 484B Change Of Registered Address 484C Change Of Principal Place Of Business (Address) 484D Change To Ultimate Holding Company 484E Appointment Or Cessation Of A Company Officeholder	24/10/2012	8	22/10/2012	028275101
20/11/2012	355 Revocation Deed Relating To Class Order	03/12/2012	13	20/11/2012	028377659
23/11/2012	2602A Notification Of Financial Assistance Details Approval By Company's Own Members	06/12/2012	14	23/11/2012	028370072
27/11/2012	355 Revocation Deed Relating To Class Order	05/12/2012	13	27/11/2012	028377746
21/12/2012	2601 Notification Of Intention To Give Financial Assistance	01/03/2013	2	30/01/2013	028380801
28/02/2013	902 Supplementary Document	01/03/2013	20	30/01/2013	028414839
02/08/2013	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	02/08/2013	2	02/08/2013	1E9652800
08/08/2013	352 Assumption Deed	19/08/2013	12	08/08/2013	028662404

	Relating To Class Order				
09/09/2013	315A Notice Of Resignation Or Removal Of Auditor Resignation Of Auditor	23/09/2013	1	04/09/2013	028097676
17/09/2013	410B Application For Reservation Of A New Name Upon Change Of Name	17/09/2013	4	17/09/2013	028586028
09/10/2013	389B Annual Notice By Wholly-Owned Entity Annual Notice By Wholly-Owned Entity - Companies	17/10/2013	3	09/10/2013	028744798
22/11/2013	410B Application For Reservation Of A New Name Upon Change Of Name	22/11/2013	3	22/11/2013	028579604
29/11/2013	205A Notification Of Resolution Changing Company Name	29/11/2013	3	28/11/2013	028579796
13/02/2014	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	13/02/2014	2	13/02/2014	2E0232306
13/02/2014	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	13/02/2014	2	13/02/2014	2E0232307
20/06/2014	488M Application To Change Review Date Of A Company Or Scheme Synchronise Review Date With Holding Company - No Fee	01/07/2014	4	20/06/2014	028872086
30/06/2014	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	30/06/2014	2	30/06/2014	2E0701526
30/06/2014	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	30/06/2014	2	30/06/2014	2E0702302
01/07/2014	484B Change To Company Details Change Of Registered Address	01/07/2014	2	01/07/2014	2E0707862
02/07/2014	484C Change To Company Details Change Of Principal Place Of Business (Address)	02/07/2014	2	02/07/2014	2E0709879
02/07/2014	484A2 Change To Company Details Change Member Name Or Address	02/07/2014	2	02/07/2014	2E0712244
30/06/2016	484A1 Change To Company Details Change Officeholder Name Or Address	30/06/2016	2	30/06/2016	7E8106960

05/09/2017	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	05/09/2017	2	05/09/2017	7E9416454
02/10/2018	484A1 Change To Company Details Change Officeholder Name Or Address	02/10/2018	2	02/10/2018	7EAE66470
26/03/2019	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	26/03/2019	2	26/03/2019	7EAJ82642
28/07/2019	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	28/07/2019	2	28/07/2019	7EAN82757
08/08/2019	351 Deed Relating To Class Order	12/08/2019	15	08/08/2019	030626855
23/08/2019	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	23/08/2019	2	23/08/2019	7EAO68398

Annual Return Document List

Year	Return due date	Extended due date	AGM due date	Extended AGM due date	AGM held date	Outstanding
1986					31/12/1986	no
1987	31/01/1988		31/12/1987			yes
1988			31/12/1988		01/12/1988	no
1989	31/01/1990		31/12/1989		29/12/1989	no
1990	31/12/1990		30/11/1990		14/12/1990	no
1991	31/01/1992		31/12/1991		06/12/1991	no
1992	31/01/1993		31/12/1992		28/07/1992	no
1993	31/01/1994		31/12/1993		12/08/1993	no
1994					30/09/1994	no
1995	31/01/1996					no
1996	31/01/1997					no
1997	31/01/1998					no
1998	31/01/1999					no
1999	31/01/2000					no
2000	31/01/2001					no
2001	31/01/2002					no

2002	31/01/2003					no
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Note: Where the expression 'Unknown' is shown, the precise date may be available from records taken over on 1 January 1991 and held by ASIC in paper or microfiche.


*****End of Extract of 18 Pages*****

ATTACHMENT 2 – Premises Maps



PROJECT TEAM

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 engineering consultants
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 ABN 89 106 675 156 ACN 106 675 156
 p 07 3870 8888

REV	DESCRIPTION	DATE	BY
Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
Project			
LEASE AREA 1			
LOT 108 KWINANA BEACH ROAD			
KWINANA BEACH			
for			
GRAINCORP LIQUID TERMINALS			
AUSTRALIA PTY LTD			
Title			
ENVIRONMENTAL REPORT			
LOCALITY PLAN			
Drawn	Date	Chkd	Date
Marc Duncliffe	12.09.2019	M.W.	
Design	Date	Apprd	Date
Marc Duncliffe			
Scale	A1	Certif	Date
1 : 2000			
Project No.	Dwg. No.	Rev	
17-329	SK003		

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LEGEND

- BUILDINGS
- HARDSTAND
- DRIVEWAY
- PEDESTRIAN PATH
- BALANCE LAND AREA
- LANDSCAPE
- STORMWATER DETENTION
- OSSF DISPOSAL AREA
- SITE BOUNDARY
- EASEMENT BOUNDARIES
- PROPOSED LEASE EXTENT
- ROAD SETBACK
- OVERHEAD ELEMENTS
- TANKS \ VESSELS
(REFER CALCULATIONS FOR DETAILS)
- TANK SEPARATION (AS1940.1)
- BUND WALL SEPARATION (AS1940.1)
- ON-SITE PROTECTED WORKS SEPARATION
- OFF-SITE PROTECTED WORKS SEPARATION
- BATTERY LIMIT
- GANTRY (FLAMMABLE)
- GANTRY (NON FLAMMABLE)
- GANTRY (FUTURE)



1 SITE PLAN
1:500

PROJECT TEAM

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 ABN 89 106 675 156 ACN 106 675 156
 p 07 3870 8888

REV	DESCRIPTION	DATE	BY
E	FOR APPROVAL	26.09.2019	M.L.D
D	CLIENT AMENDMENTS	20.09.2019	M.L.D
C	DRAFT FOR REVIEW	13.02.2019	M.L.D
B	PRELIMINARY	10.09.2019	M.L.D
A	FOR DISCUSSION	13.08.2019	M.L.D

Status
FOR PLANNING APPROVAL
 NOT TO BE USED FOR CONSTRUCTION
 Project
LEASE AREA 1
LOT 108 KWINANA BEACH ROAD
KWINANA BEACH
 for
GRAINCORP LIQUID TERMINALS
AUSTRALIA PTY LTD




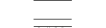

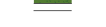

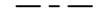
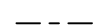

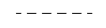











Title
SITE PLAN - NORTH

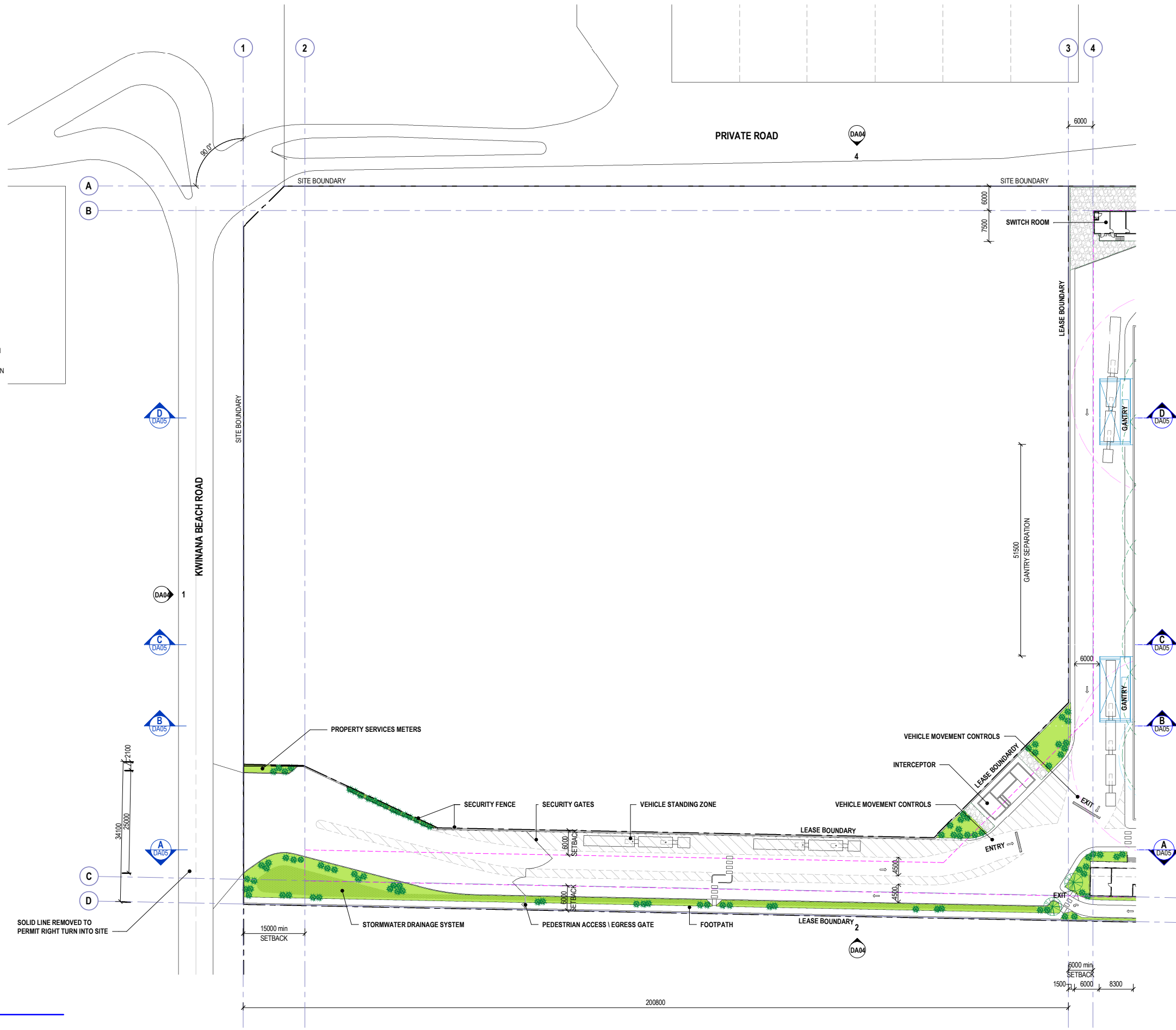
Drawn	Date	Chkd	Date
MID	25.09.2019	JH	
Design	Date	Apprd	Date
MID			
Scale		Certif	Date
As indicated	A1		
Project No.	Dwg. No.	Rev	
17-329	DA03	E	

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LEGEND

-  BUILDINGS
-  HARDSTAND
-  DRIVEWAY
-  PEDESTRIAN PATH
-  BALANCE LAND AREA
-  LANDSCAPE
-  STORMWATER DETENTION
-  OSSF DISPOSAL AREA
-  SITE BOUNDARY
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-  BATTERY LIMIT
-  GANTRY (FLAMMABLE)
-  GANTRY (NON FLAMMABLE)
-  GANTRY (FUTURE)



1 SITE PLAN

1:500

PROJECT TEAM

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REV	DESCRIPTION	DATE	BY
E	FOR APPROVAL	26.09.2019	M.L.D
D	CLIENT AMENDMENTS	20.09.2019	M.L.D
C	DRAFT FOR REVIEW	13.02.2019	M.L.D
B	PRELIMINARY	10.09.2019	M.L.D
A	FOR DISCUSSION	13.08.2019	M.L.D

FOR PLANNING APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project
LEASE AREA 1
LOT 108 KWINANA BEACH ROAD
KWINANA BEACH
 for
GRAINCORP LIQUID TERMINALS
AUSTRALIA PTY LTD

SITE PLAN - SOUTH

Drawn	Date	Chkd	Date
MID	25.09.2019	JH	
Design	Date	Apprd	Date
MID			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
17-329	DA02	E	

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ATTACHMENT 3A – Proposed Activities

GrainCorp is proposing to construct a bulk liquids terminal within the DevelopmentWA-owned Kwinana Strategic Industrial Area, in Western Australia. The site will be located on portion of the land that is described as Lot 108 on DP 400167, at Lot 108 Kwinana Beach Road, Kwinana Beach. The bulk liquids intended for storage at this site will be UAN (urea ammonium nitrate liquid fertiliser solution), tallow, vegetable and used cooking oils, industrial solvent, and caustic soda 33% (sodium hydroxide). The only Dangerous Goods to be stored on the site will be caustic soda, which is a *Class 8 – Corrosive Substance*, and Solvesso, which is a *Class 9 – Miscellaneous Dangerous Goods*, both under the Australian Dangerous Goods Code (ADG Code). Other substances stored on the site are classified as C1 and C2 combustible liquids under *AS1940 The Storage and handling of flammable and combustible liquids*. There will be no Volatile Organic Compounds (VOCs) stored on the site.

All products will be transferred from ships at the Fremantle Ports Kwinana Bulk Jetty to the project site via pipeline, to be stored in dedicated tanks. As required, liquids will be pumped to trucks via loading gantries, to be dispatched off the project site. Some products may be received via road tankers, stored, then transferred to the Kwinana Bulk Jetty to be distributed by ship.

Access to the project site will be via a private internal access road that extends from a single entry/exit point to Kwinana Beach Road on the southern boundary of the site.

The proposal includes the key infrastructure elements outlined in Table 1 below. Details have been provided around the applicable specifications, Australian Standards (AS), and design of all elements on the site based on the current level of engineering design. Changes may be expected during detailed design.

Table 2 provides a list of the major standards, regulations and codes that are applicable to this development. Note that this list is not exhaustive.

Please refer to the report *17-329 Environmental Impact Assessment* provided in Attachment 8 for more detail.

Table 1 Project Infrastructure

Infrastructure	Specifications and Standards
Urea Ammonium Nitrate storage tanks	Two (2) x nominal 13,500 m ³ capacity above-ground storage tanks for UAN Tanks to be constructed according to applicable Australian Standards, including but not limited to those listed in Table 2.
Class C1 combustible liquid storage tanks	Up to fourteen (14) x nominal 1,250 m ³ capacity tanks capable of storing Class C1 combustible liquids Existing tanks that are to be transferred from current GrainCorp Fremantle site.
Pre-receiving tanks	Four (4) x nominal 60 m ³ conical bottom pre-receiving tanks (PRTs) for treatment of tallow prior to transfer into storage tanks. Existing tanks that are to be transferred from current GrainCorp Fremantle site.
Secondary containment	Impervious bunds designed to Australian Standards to contain the greater of 25% of all vessels, or 110% of largest vessel
Leak detection	All tanks to be located on impermeable concrete slab that is graded to a collection sump within the secondary containment bund for physical leak detection.
Loading gantry	Three (3) non-flammable road tanker loading gantries. Each designed and installed to enable a single tanker loadout. Auscol-specific loadout gantry for recycled oils and tallow.
Transfer pipeline	Two (2) 300 mm shipping pipelines and one (1) 200 mm shipping pipeline from the project site to the Kwinana Bulk Jetty within the allocated pipeline corridor. Lines fitted with pigging and purging facilities. Lines to be ANSI-150 flanged unless deemed unsuitable during detailed design.
Boilers / Bleaching shed	At this stage it is proposed to use one (1) x nominal 2.5MW gas-fired boiler. The boiler will be used as a hot water generator for re-circulation in tanks that require heating to keep product viscosities low enough to enable product transfer. Bleaching room for tallow bleaching operations.
Switchroom	Switchroom to be confirmed during detailed design.
Stormwater management system	Interceptor / Oil water separator for treatment of water contaminated with hydrocarbons. Water captured from the proposed impervious surface will be directed through the onsite infiltration traps located along the eastern boundary of the site, to be cleaned and slowly absorbed in the ground.
Administration and driver amenities	An office building suitable for up to 5 persons, and a small driver's hut acting as a short-term break room. An aerobic treatment unit (ATU) to be installed to treat sewage, to be irrigated to irrigation area in the north-east corner of the site.

Table 2 Standards, Regulations and Codes Relevant to the Project

Applicable Standards, Regulations and Codes	
ANSI 150	Pipe Flanges
API 650	Welded Steel Tanks for Oil Storage
API 653	Tank Inspection, Repair, Alteration and Reconstruction
AS 1074	Steel tubes and tubulars for ordinary service
AS 1170.2	Structural design actions - Wind actions
AS 1170.2	Structural design actions – Earthquake actions in Australia
AS 1289	Methods of testing soils for engineering purposes
AS 1547	On-site domestic waste management
AS 1627	Metal finishing – Preparation and pretreatment of surfaces
AS 1657	Fixed platforms, walkways, stairways and ladders – Design, construction and installation
AS 1692	Steel tanks for flammable and combustible liquids
AS 1940	The storage and handling of flammable and combustible liquids
AS 2159	Piling – Design and installation
AS 2419.1	Fire hydrant installations – System design, installation and commissioning
AS 2885.1	Pipelines – Gas and liquid petroleum – Design and construction
AS/NZS 3000	Electrical installations (known as the Australian/New Zealand Wiring Rules)
AS/NZS 3500	Plumbing and drainage (set)
AS 3600	Concrete structures
AS 3780	The storage and handling of corrosive substances
AS 4041	Pressure piping
AS 4100	Steel structures
AS 60079.10.1	Explosive atmospheres – Classification of areas
	Building Code of Australia
	Contaminated Sites Act 2003 and associated regulations
	Dangerous Goods Safety Act 2004
	Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007
	Environmental Protection Act 1986 and associated policies and regulations
	Occupational Safety and Health Act 1984 and associated regulations

ATTACHMENT 5 – Other Approvals and Consultation Documentation

A number of planning approvals and permits are required before the commencement of construction or operational phases of the proposed bulk storage facility. A brief assessment against Commonwealth, State and local legislation is provided below to outline the relevant approvals for the site.

It is not expected that the project has the potential to or will have “*significant*” impact on the environment. A referral to the Environmental Protection Authority (EPA) under Section 38 of the EP Act is being undertaken by the proponent to confirm that no further Environmental Impact Assessment is required.

Table 3 below provides an overview of the likely approvals required prior to construction and prior to commencement of operations for the proposed project.

Table 3 Approvals Required for Proposed Bulk Liquid Terminal

Department	Approval	Timeframe
DevelopmentWA	Site Lease	Prior to construction
Department of Water and Environmental Regulation	Works Approval under Part V of the EP Act	Prior to construction
	Vegetation Clearing Permits for site and pipeline route	Prior to clearing
City of Kwinana	Planning Approval under Town Planning Scheme No. 2	Prior to construction
	Building and Plumbing Approval	Prior to construction
Fremantle Port Authority	Planning Approval under the relevant Planning documents	Prior to construction
Department of Mines, Industry Regulation and Safety	Dangerous Goods Pipeline Registration	Prior to commencement of operations
	Dangerous Goods Site Licence	
Department of Water and Environmental Regulation	Site Registration under Part V of the EP Act	Prior to commencement of operations

Stakeholder consultation that has been undertaken during the pre-approvals phase of the project is detailed in Table 4.

Table 4 Stakeholder Consultation

Stakeholder	Comments
DWER	“Pre-lodgement” meeting on the 24 th July 2019 to discuss Works Approval and licencing requirements, and suitability of pipeline route
DMIRS	“Pre-lodgement” meeting on the 23 rd July 2019 to discuss suitability of pipeline route and licencing requirements
Fremantle Ports Authority	“Pre-lodgement” meeting on the 23 rd July 2019 to discuss pipeline route and Development Approval requirements
City of Kwinana Council	“Pre-lodgement” meeting on the 24 th July 2019 to discuss Development Approval requirements
DevelopmentWA	Direct communication between GrainCorp and DevelopmentWA for lease and access
Community and Neighbouring Industries	<p>The site is located in the Kwinana Strategic Industrial Area (SIA) and the project is not anticipated to generate material impacts on the surrounding community.</p> <p>Direct contact with immediate neighbours of the project - BIS Industries and Macrofertil has been made to inform them of the proposed development.</p> <p>Ongoing involvement with the Kwinana Industries Council (KIC) is to be explored post-approval.</p>

ATTACHMENT 6A – Emissions and Discharges

The quantities and types of materials stored on the site do not trigger the site as a Major Hazard Facility and it is not a notifiable facility. The only Dangerous Goods to be stored on the site are caustic soda, which is a Class 8 Dangerous Good, and Solvesso, which is a Class 9 Dangerous Good, both under the ADG Code.

Prior to the commencement of operations, the site will be registered with the DMIRS for a licence to operate a Dangerous Goods site, and the pipeline will be registered as a Dangerous Goods pipeline.

Safety Management Systems and an Emergency Response Plan will be developed for the site.

Table 5 Project Emissions and Discharges

Phase	Source of Emission or Discharge	Emission or Discharge Type	Volume and Frequency	Proposed Controls	Location (refer site plan)
Construction	Site Preparation	Asbestos Fibres	Entire site (approx. 2.5ha) Approximately 3 months	<ul style="list-style-type: none"> Asbestos Remediation Action Plan to be prepared Undertake surface-disturbing works under favourable weather conditions Use of dust suppressant and watering as required Visual monitoring at boundaries 	Unsealed areas of site – releases to air
	Unsealed Ground / Civil Works	Dust	Entire site (approx. 2.5ha) Approximately 6 months	<ul style="list-style-type: none"> Use of dust suppressant and watering as required Implementing speed restrictions for construction vehicles Construction vehicles to leave site in a clean condition Minimise number of stockpiles and height 	Unsealed areas of site – releases to air or stormwater
	Vehicle Movements	Noise	Approximately 24 months	<ul style="list-style-type: none"> Site located in an industrial area Construction hours to be limited to reasonable working hours 	Internal to site and entrance from local road
Commissioning	Pipeline Pre-Commissioning	Water	Once off event	<ul style="list-style-type: none"> Potential loss of containment as a part of testing of the pipeline – innocuous material 	Along the pipeline route
Operations	Vehicles / Vehicle Loading	Gaseous	Minor emissions from vehicles and during vehicle loading	<ul style="list-style-type: none"> Quantities are very minor and will have no impact outside site boundaries 	From vehicles and at load out gantries – released to air

	Vehicle Loading	Loss of containment	Unwanted event	<ul style="list-style-type: none"> • Loading areas to drain to oil water separator for treatment – labelled “Interceptor” on plan 	Gantries, Interceptor
	Toilet	Treated Sewage	Less than 500 litres/day	<ul style="list-style-type: none"> • Installation of an approved Aerobic Treatment Unit (ATU) • To be installed and operated in line with manufacturer’s manual • Maintenance by approved contractor 	Toilet / ATU
	Pump Operation	Noise	During filling and discharge	<ul style="list-style-type: none"> • Site located in an industrial area • Operation during standard working hours • Low noise pumps to be used where practicable 	Pumps
	Site Generally	Contaminated Stormwater	Unwanted event	<ul style="list-style-type: none"> • Impervious bunding around tanks in accordance with AS 1940 • Spill kits available around site • Staff appropriately trained • Regular inspection and maintenance • Visual leak detection for bottom of tanks • Stormwater potentially contaminated with hydrocarbons to be directed towards advanced treatment device • Water captured from the proposed impervious surface will be directed through the onsite infiltration traps located along the eastern boundary of the site, to be cleaned and slowly absorbed in the ground 	Refer site plan

ATTACHMENT 7 – Siting and Location

The site is generally well-separated from residential and commercial land uses, with the immediate surrounding area being dominated by industrial land uses.

The closest sensitive receptors are outlined in Table 6 below. Figure 1 shows 500m, 1km, 2km and 5km distances from the site.

Table 6 Nearby Sensitive Land Uses

Sensitive Land Uses	Distance from Site Boundary
Bottle shop with owner's residence	40 m to the south-west
Well's Park	130 m to the south-west
Cockburn Sound	220 m to the west
Caravan Park and Start of Residential	1.8 km to the south-west
Rockingham Town Centre	2.5 km to the south-west
Kwinana Golf Course	2.7 km to the east
Kwinana Town Centre	3.8 km to the east



Figure 1 Sensitive Receptors in Vicinity of Site (500m, 1km, 2km, 5km circles)



ATTACHMENT 9 – Fee Calculation

17-329 GrainCorp Kwinana Works Approval Application Fee Calculation

Calculated cost of construction = \$ 52,000,000

$$\begin{aligned} \$ 52,000,000 &= 705 \text{ plus } 50 \text{ for every } \$5\,000\,000 \text{ above } \$25\,000\,000 \\ &= 705 + (50 * 5) \\ &= 955 \end{aligned}$$

2018/2019 fee (\$ per unit) = \$ 40.60 for Works Approval Fee

$$\begin{aligned} \text{Application cost} &= 955 \times \$ 40.60 \\ &= \mathbf{\$ 38,773} \end{aligned}$$

ATTACHMENT 8 – Additional Information Submitted

ENVIRONMENTAL IMPACT ASSESSMENT

17-329 Graincorp Kwinana

Prepared for:

GrainCorp Liquid Terminals Australia



icubed consulting

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17-329 - Environmental Impact Assessment 1.1	
Prepared By	Morgan Warnock
Reviewed By	Justin Harvey
Date	10.10.2019
Job Number	17-329
Document Name	Environmental Impact Assessment
Version	V 1.2

Document Revision History

Version	Revision History
1	Initial Revision for Client Review
1.1	Amended per Client Comments
1.2	Amended per DevelopmentWA Comments

Approved for release by:

Dr. Justin Harvey
Ph.D, M.T.M, B.Sc.(Hons), MRACI C.Chem

10th October 2019

STATEMENT OF LIMITATION

Data and conclusions of this report are the findings and opinions of icubed consulting and are not an expressed or implied representation, warranty or guarantee. This report has been prepared for GrainCorp Liquid Terminals Australia Pty Ltd. icubed Consulting does not accept liability for any third party's use or reliance on this report.



EXECUTIVE SUMMARY

GrainCorp Liquid Terminals Australia Pty Ltd (GrainCorp) is a private business that specialises in the storage and handling of bulk liquids including edible oils and fats, chemicals and petroleum, and flammable and combustible liquids. GrainCorp's bulk liquid storage facilities include tank farms with mild steel, stainless steel and insulated tanks, connected to bulk shipping terminals via a series of underground and aboveground pipelines.

GrainCorp is proposing to construct a bulk liquids terminal within the DevelopmentWA-owned Kwinana Strategic Industrial Area, in Western Australia. The site will be located on portion of the land that is described as Lot 108 on DP 400167, at Kwinana Beach Road, Kwinana Beach. The site is owned by DevelopmentWA and will be leased to Graincorp. It is located within the City of Kwinana Local Government Area (LGA).

Access to the site will be via a two-way driveway to Kwinana Beach Road to the south. Standard site operating hours are expected to be 6am to 6pm. Depending on customer requirements, there are occasions where the facility may operate outside of standard operating times, which may include 24-hour operations periods to meet supply and demand.

Operations will include:

- Transfer of bulk liquids to and from the Kwinana Bulk Jetty via a new constructed transfer pipeline;
- Storage of a maximum 27,000 m³ of UAN (urea ammonium nitrate liquid fertiliser solution), and a maximum 20,000 m³ of a range of products including tallow, vegetable and used cooking oils, industrial solvent and caustic soda 33% (sodium hydroxide) in aboveground bulk liquid storage tanks;
- Transfer from tanks to road tankers via loading gantries;
- Delivery to local and regional sites via road tankers.



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1 Introduction

1.1 Background

GrainCorp Liquid Terminals Australia Pty Ltd (GrainCorp) is a private business that specialises in the storage and handling of bulk liquids including edible oils and fats, chemicals and petroleum, and flammable and combustible liquids. GrainCorp’s bulk liquid storage facilities include tank farms with mild steel, stainless steel and insulated tanks, connected to bulk shipping terminals via a series of underground and aboveground pipelines.

GrainCorp is proposing to construct a bulk liquids terminal within the DevelopmentWA-owned Kwinana Strategic Industrial Area, in Western Australia. The site will be located on portion of the land that is described as Lot 108 on DP 400167, at Lot 108 Kwinana Beach Road, Kwinana Beach. The bulk liquids intended for storage at this site will be UAN (urea ammonium nitrate liquid fertiliser solution), tallow, vegetable and used cooking oils, industrial solvent, and caustic soda 33% (sodium hydroxide). The only Dangerous Goods to be stored on the site will be caustic soda, which is a *Class 8 – Corrosive Substance*, and Solvesso, which is a *Class 9 – Miscellaneous Dangerous Goods*, both under the Australian Dangerous Goods Code (ADG Code). Other substances stored on the site are classified as C1 and C2 combustible liquids under *AS1940 The Storage and handling of flammable and combustible liquids*. There will be no Volatile Organic Compounds (VOCs) stored on the site.

1.2 Planning Approvals

A number of planning approvals and permits are required before the commencement of construction or operational phases of the proposed bulk storage facility. A brief assessment against Commonwealth, State and local legislation is provided below to outline the relevant approvals for the site.

It is not expected that the project has the potential to or will have “*significant*” impact on the environment. A referral to the Environmental Protection Authority (EPA) under Section 38 of the EP Act is being undertaken by the proponent to confirm that no further Environmental Impact Assessment is required.

Table 1 below provides an overview of the likely approvals required prior to construction and prior to commencement of operations for the proposed project.

Table 1 Approvals Required for Proposed Bulk Liquid Terminal

Department	Approval	Timeframe
DevelopmentWA	Site Lease	Prior to construction
Department of Water and Environmental Regulation	Works Approval under Part V of the EP Act	Prior to construction
	Vegetation Clearing Permits for site and pipeline route	Prior to clearing
City of Kwinana	Planning Approval under Town Planning Scheme No. 2	Prior to construction
	Building and Plumbing Approval	Prior to construction
Fremantle Port Authority	Planning Approval under the relevant Planning documents	Prior to construction
Department of Mines, Industry Regulation and Safety	Dangerous Goods Pipeline Registration	Prior to commencement of operations
	Dangerous Goods Site Licence	

Department of Water and Environmental Regulation	Site Registration under Part V of the EP Act	Prior to commencement of operations
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1.2.1 Council Approval

The proposed development is located wholly within the City of Kwinana local government area, with the exception of the transfer pipeline, which is predominantly within Fremantle Ports' land. Planning approval for the site is therefore required from the City of Kwinana, to be assessed under Town Planning Scheme No. 2. A separate planning approval will be required from Fremantle Ports for the pipeline, the impacts of which will be addressed in a separate report.

1.2.2 DWER Works Approval and Licensing

The proposed project will be a prescribed premises under Schedule 1 of the *Environment Protection Regulations 1987* (EP Regulations). It has been determined that it will only fall under Category 73: Bulk storage of chemicals. Consequently, under Part V of the *Environmental Protection Act 1986* (EP Act), the bulk liquid storage and transfer facility will require a Works Approval application to be submitted to the Department of Water and Environmental Regulations (DWER) for approval prior to construction. Prior to commencing any operations, the site will require a site Registration to operate, also to be approved by DWER.

Under Section 38 of the EP Act, any proposal that appears likely to have a "significant" effect on the environment must be referred to the Environmental Protection Authority (EPA) for further assessment of the environmental impacts. Based on conversations with DWER at a pre-lodgement meeting, it is unlikely that the proposed bulk liquid storage and transfer facility will require an Environmental Impact Assessment. However, the recommendation was made to undertake self-referral to the EPA under s38 to formally confirm this.

1.2.3 Other Approvals

Two vegetation clearing permits will be required for the development, one for the site and a second for the pipeline footings. These will be submitted to DWER separately to the Works Approval application.

Prior to operations a Dangerous Goods Site Licence under the *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, and a Registration of a Dangerous Goods Pipeline (5-year registration) will likely be required from the Department of Mines, Industry Regulation and Safety (DMIRS).

1.3 Scope

This document has been prepared to address the requirements of the Department of Water and Environmental Regulation (DWER) and the City of Kwinana Council in terms of an assessment of Environmental Impact. This document provides supporting material for a Works Approval application under Part V of the *Environmental Protection Act 1986*, and Planning Approval under the City of Kwinana Town Planning Scheme No. 2.

Section 2 provides an overview of the current site condition, historical land use of the site, and surrounding land uses and potential sensitive receptors. It also provides a very brief assessment of the regional hydrology, geology, and climate.

Section 3 provides a description of proposed bulk liquid terminal, including proposed site activities and operations that will occur during the day-to-day running of the site once it is operational. This section also details the infrastructure to be constructed or installed on the site, and the applicable standards and specifications.

Section 4 provides an overview of surrounding environmental receptors, and the current condition of the site.

Section 5 details the potential impacts from the site during construction and operational phases of the project, and any management measures to be implemented during these phases to mitigate the risk of impacts. This includes a description of all anticipated emissions and discharges from the project.

Section 6 provides a brief description of the stakeholder consultation that has been undertaken to date.

2 Description of Site

2.1 Site Details

The proposed GrainCorp site is located over a part of the land described as Lot 108 on DP 400167, which is located at Kwinana Beach Road, Kwinana Beach, WA. The site is a part of the DevelopmentWA-owned Kwinana Strategic Industrial Area, within the City of Kwinana LGA. It is located approximately 35 km south-west of Perth.

The total GrainCorp site lease boundary (the 'site') is represented in Figure 1 by the outer red border, which has an area of approximately 57,000 m². Only a portion of this lease is to be developed at this time (the 'project area') – approximately 27,000 m² – which is represented by the shaded red area below.

Development Approvals are only to be obtained for the shaded area described in this report as the 'project area' at this point in time. A preliminary site layout is shown in Figure 2 below.

The unused land seen directly to the east of the GrainCorp site boundary is vacant.

The legal land description of the site is provided in Table 2 below.

Table 2 Legal Land Description

Street Address	Lot 108 Kwinana Beach Road, Kwinana Beach, WA
Legal Description	Lot 108 on Deposited Plan 400167
Local Government Authority	City of Kwinana
Zoning	General Industry



Figure 1 GrainCorp Indicative Site Boundary (red) with Project Site Area (red shading)

Source: Nearmap, July 2019

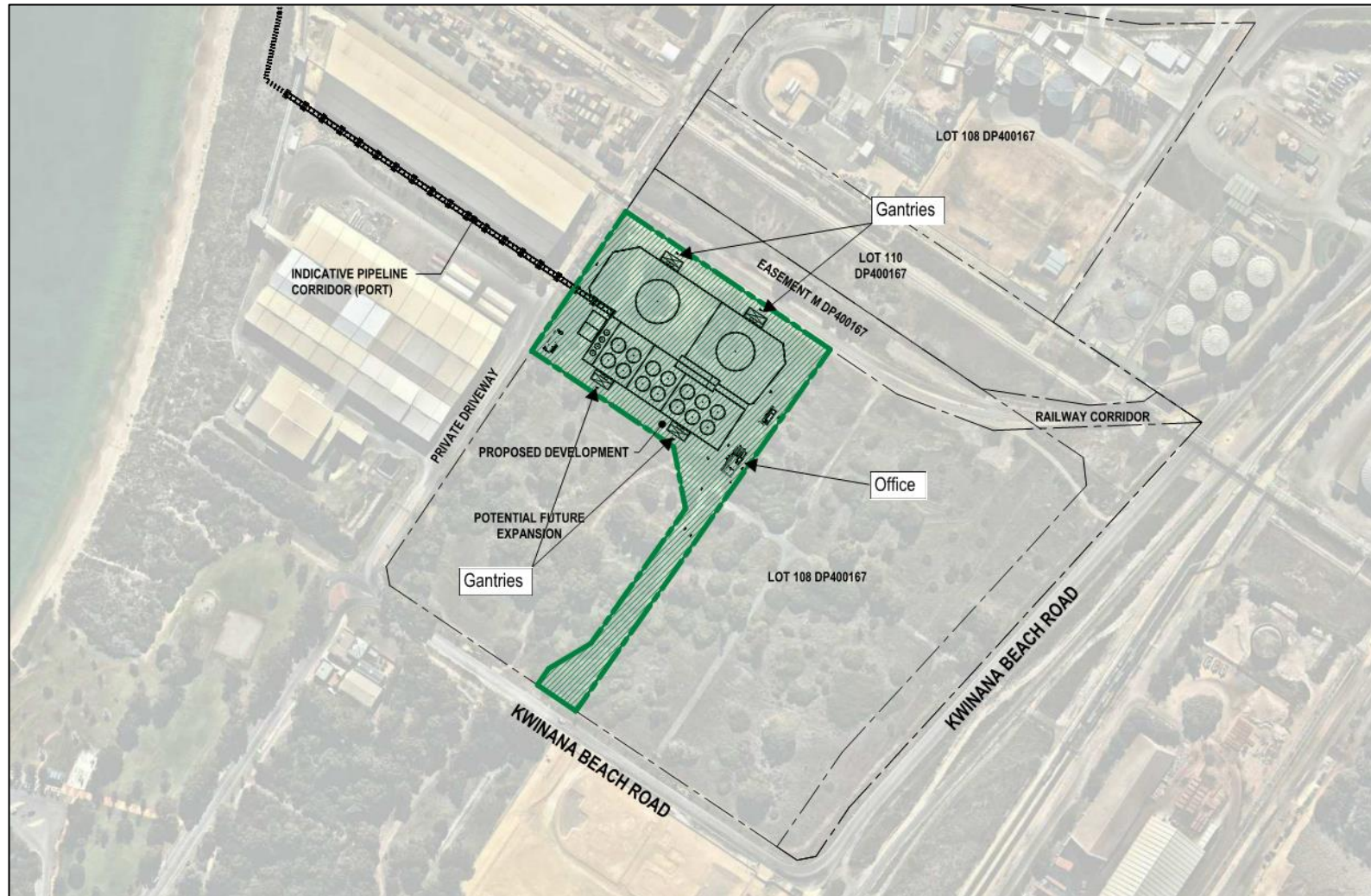


Figure 2 GrainCorp Proposed Site Layout

2.2 Surrounding Land Uses

The surrounding area is predominantly general industry, dominated by bulk storage and terminals that utilise the nearby Fremantle Ports Kwinana Bulk Jetty (KBJ).

There is a long stretch of public park and beach area that starts from directly adjacent the south-west corner of the site at the corner of Kwinana Beach Road and Rockingham Beach Road. This is mapped under the Metropolitan Regional Scheme (MRS) as Parks and Recreation, which is land that is considered to be of *regional significance for ecological, recreation or landscape purposes*.

There is also a Thirsty Camel bottle shop with attached owner's residence which occupies this corner, approximately 40 m from the boundary of the site.

Table 3 below provides an overview of the surrounding land uses

Table 3 Surrounding Land Uses

North	Mapped as General Industry. Directly adjacent to the site is a freight railway line used to access the port. Port Road, which is the major access to the KBJ, is 250 m to the north.
East	Mapped as General Industry and Special Industry. Patterson Road is 160 m to the east of the site. Kwinana Golf Course 2.7 km to the east.
South	Mapped as General Industry to the south-east, and Parks and Recreation to the south-west. Still some native vegetation remaining, but it is mapped as an industrial area.
West	Industry directly to the west. Ocean 220 m to the west.

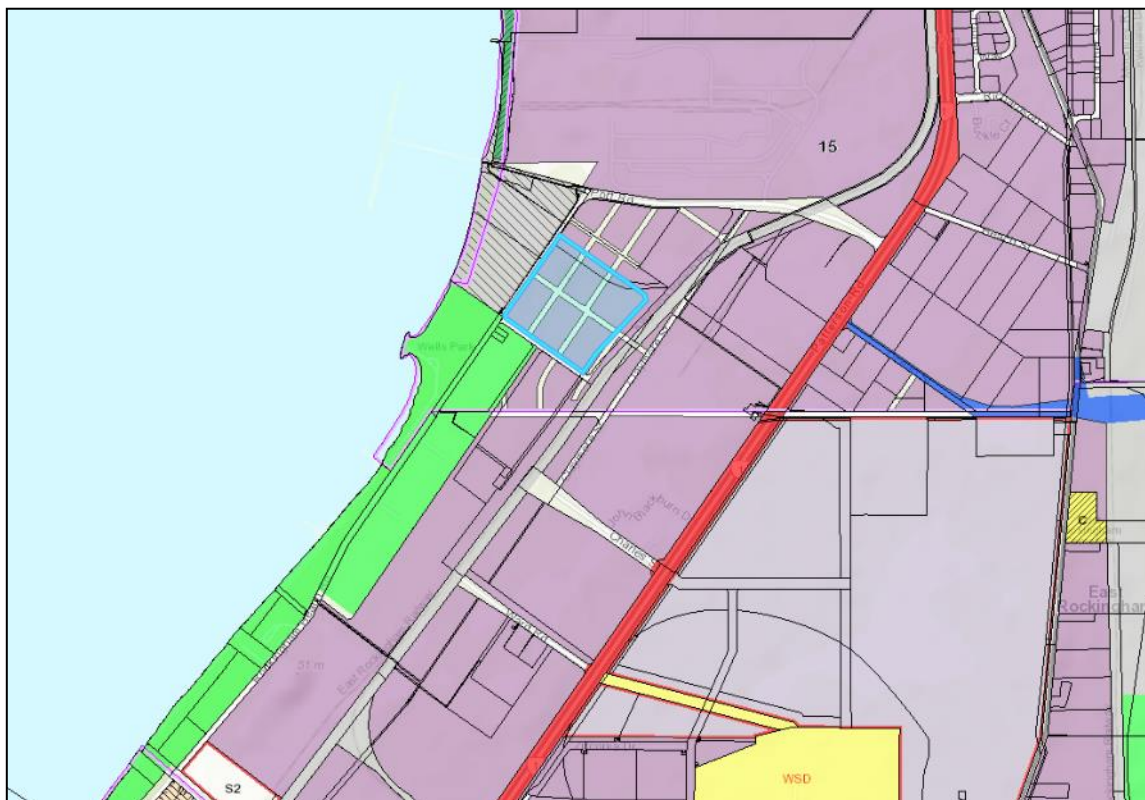


Figure 3 Surrounding Land Uses: General Industry (Purple), Parks and Recreation (Green), Port Installations (Hatched Grey)

2.3 Current Site Conditions

The site is currently unoccupied and has been vacant for a long period of time. Historical aerial photography shows that the site and surrounding area was a residential land use from at least the early 1950s to the late 1990s to early 2000s. There are some remnant disused roadways on the site from this land use, as well as water pipelines below the site with aboveground connecting hydrants.

Regrowth vegetation on the site is mostly grass and shrubland vegetation with some mid-size trees up to 20 m in height, which is a mix of native regrowth and introduced species.

A 'Report on Geotechnical Investigation' prepared by Douglas Partners dated 5th July 2019 found that there is extensive sand filling over the site, as well as significant amounts of foreign material including glass, metal, plastic, brick, and potential fragments of asbestos containing material (ACM). Following finalisation of design plans, an Asbestos Remediation Action Plan (ARAP) will be prepared for the site, which will manage impacts from potentially contaminated material during construction.

The site is not currently mapped as contaminated under the DWER Contaminated Sites Database, however the surrounding sites to the west, north and east are all mapped as either 'Contaminated – remediation required' or 'Remediated for restricted use'. It is understood that a Site Management Plan and Unexpected Finds Protocol documents exist for the site to the north of the GrainCorp site. These will be taken into consideration when preparing the ARAP for this site.

The site is not mapped as being at risk of containing ASS within or beyond 3 m of the natural surface level. Mapping is taken from the Acid Sulphate Soil Risk Map, for the Swan Coastal Plain (DWER-055).

There are a number of services that already exist on and around the site, likely from when it was used for residential housing.

2.4 Landform

The existing surface elevation of the site generally varies between approximately RL 2.5 m AHD and RL 5 m AHD. Influencing the topography of the site is the significant volumes of uncontrolled fill of sand or gravelly sand that appear to have been deposited on the site rather than forming part of any formal development.

The Fremantle 1:50 000 Environmental Geology sheet indicates that shallow sub surface conditions beneath the site consists of Safety Bay sand, described as a white, medium grained calcareous sand of aeolian origin. It also indicates that limestone underlies the Safety Bay sand at a depth of approximately 15 m.

The geotechnical investigations undertaken by Douglas Partners in June 2019 encountered the following general ground conditions:

- **Topsoil** – dark brown, fine to medium grained sandy topsoil with silt encountered to a depth of approximately 200 mm at most test locations.
- **Fill** – generally medium dense to dense, with a surface loose layer, brown-orange and light brown, fine to medium grained sand or gravelly sand (gravel fraction is fine to coarse sized) encountered. The fill was encountered to depths of up to 2.3 m but generally to less than 1.5 m. The fill was locally loose to depths of between 0.2 m and 0.4 m below surface level.
- **Sand** – generally medium dense to dense, light orange-brown becoming grey with depth, fine to coarse grained sand with silt or a trace of silt encountered at all test locations. Loose sand was encountered at some test locations.
- **Limestone and Lithified/Well Cemented Sand** – generally medium to high strength, white mottled orange limestone encountered or inferred at all test locations. A layer of lithified or well

cemented sand was encountered above the medium to high limestone surface in some locations. Depths to encountered rock varied across the site from 6.8 m to 14.9 m.

2.5 Sensitive Receptors

The site is generally well-separated from residential and commercial land uses, with the immediate surrounding area being dominated by industrial land uses.

The closest sensitive receptors are outlined in Table 4 below. Figure 4 shows 500m, 1km, 2km and 5km distances from the site.

Table 4 Nearby Sensitive Land Uses

Sensitive Land Uses	Distance from Site Boundary
Bottle shop with owner's residence	40 m to the south-west
Well's Park	130 m to the south-west
Cockburn Sound	220 m to the west
Caravan Park and Start of Residential	1.8 km to the south-west
Rockingham Town Centre	2.5 km to the south-west
Kwinana Golf Course	2.7 km to the east
Kwinana Town Centre	3.8 km to the east

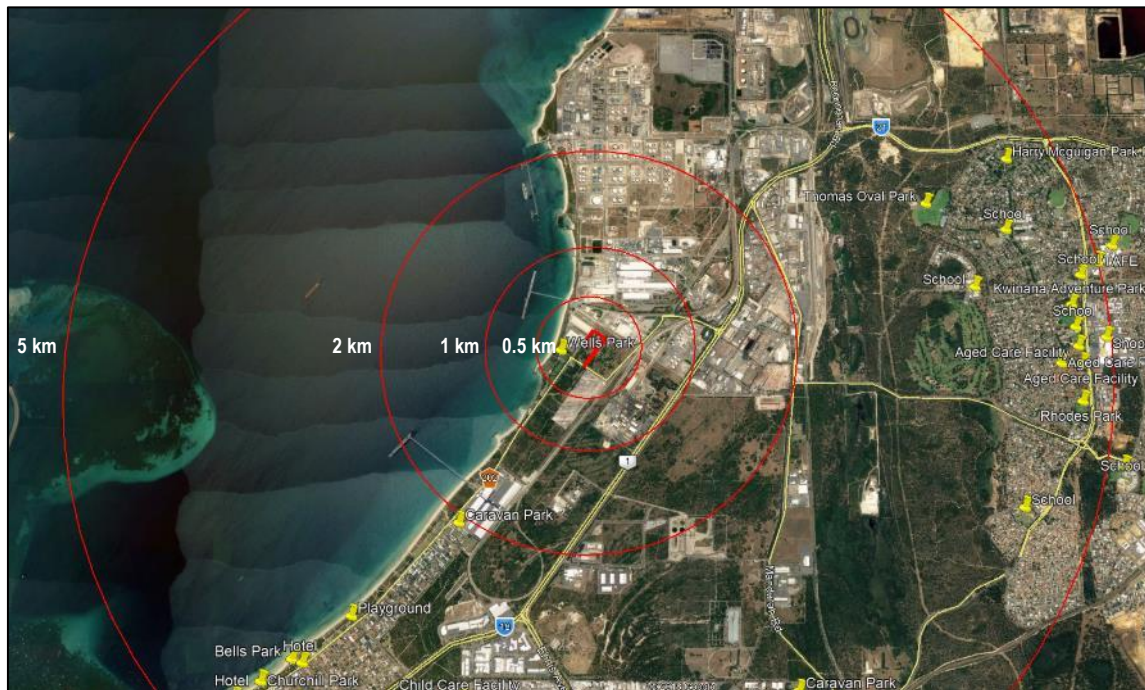


Figure 4 Sensitive Receptors in Vicinity of Site (500m, 1km, 2km, 5km circles)

3 Proposal Description

3.1 Overview

GrainCorp is proposing to construct a bulk liquids terminal within the DevelopmentWA-owned Kwinana Strategic Industrial Area, in Western Australia. The site will be located on portion of the land that is described as Lot 108 on DP 400167, at Lot 108 Kwinana Beach Road, Kwinana Beach. The bulk liquids intended for storage at this site will be UAN (urea ammonium nitrate liquid fertiliser solution), tallow, vegetable and used cooking oils, industrial solvent, and caustic soda 33% (sodium hydroxide). The only Dangerous Goods to be stored on the site will be caustic soda, which is a *Class 8 – Corrosive Substance*, and Solvesso, which is a *Class 9 – Miscellaneous Dangerous Goods*, both under the Australian Dangerous Goods Code (ADG Code). Other substances stored on the site are classified as C1 and C2 combustible liquids under *AS1940 The Storage and handling of flammable and combustible liquids*. There will be no Volatile Organic Compounds (VOCs) stored on the site.

All products will be transferred from ships at the Fremantle Ports Kwinana Bulk Jetty to the project site via pipeline, to be stored in dedicated tanks. As required, liquids will be pumped to trucks via loading gantries, to be dispatched off the project site. Some products may be received via road tankers, stored, then transferred to the Kwinana Bulk Jetty to be distributed by ship.

Access to the project site will be via a private internal access road that extends from a single entry/exit point to Kwinana Beach Road on the southern boundary of the site.

3.2 Infrastructure Table

The proposal includes the key infrastructure elements outlined in



Table 5 below. Details have been provided around the applicable specifications, Australian Standards (AS), and design of all elements on the site based on the current level of engineering design. Changes may be expected during detailed design.

Table 6 provides a list of the major standards, regulations and codes that are applicable to this development. Note that this list is not exhaustive.

Table 5 Project Infrastructure

Infrastructure	Specifications and Standards
Urea Ammonium Nitrate storage tanks	Two (2) x nominal 13,500 m ³ capacity above-ground storage tanks for UAN Tanks to be constructed according to applicable Australian Standards, including but not limited to those listed in Table 6.
Class C1 combustible liquid storage tanks	Up to fourteen (14) x nominal 1,250 m ³ capacity tanks capable of storing Class C1 combustible liquids Existing tanks that are to be transferred from current GrainCorp Fremantle site.
Pre-receiving tanks	Four (4) x nominal 60 m ³ conical bottom pre-receiving tanks (PRTs) for treatment of tallow prior to transfer into storage tanks. Existing tanks that are to be transferred from current GrainCorp Fremantle site.
Secondary containment	Impervious bunds designed to Australian Standards to contain the greater of 25% of all vessels, or 110% of largest vessel
Leak detection	All tanks to be located on impermeable concrete slab that is graded to a collection sump within the secondary containment bund for physical leak detection.
Loading gantry	Three (3) non-flammable road tanker loading gantries. Each designed and installed to enable a single tanker loadout. Auscol-specific loadout gantry for recycled oils and tallow.
Transfer pipeline	Two (2) 300 mm shipping pipelines and one (1) 200 mm shipping pipeline from the project site to the Kwinana Bulk Jetty within the allocated pipeline corridor. Lines fitted with pigging and purging facilities. Lines to be ANSI-150 flanged unless deemed unsuitable during detailed design.
Boiler / Bleaching shed	At this stage it is proposed to use one (1) x nominal 2.5MW gas-fired boiler. The boiler will be used as a hot water generator for re-circulation in tanks that require heating to keep product viscosities low enough to enable product transfer. Bleaching room for tallow bleaching operations.
Switchroom	Switchroom to be confirmed during detailed design.
Stormwater management system	Interceptor / Oil water separator for treatment of water contaminated with hydrocarbons. Water captured from the proposed impervious surface will be directed through the onsite infiltration traps located along the eastern boundary of the site, to be cleaned and slowly absorbed in the ground.
Administration and driver amenities	An office building suitable for up to 5 persons, and a small driver's hut acting as a short-term break room. An aerobic treatment unit (ATU) to be installed to treat sewage, to be irrigated to irrigation area in the north-east corner of the site.



Table 6 Standards, Regulations and Codes Relevant to the Project

Applicable Standards, Regulations and Codes	
ANSI 150	Pipe Flanges
API 650	Welded Steel Tanks for Oil Storage
API 653	Tank Inspection, Repair, Alteration and Reconstruction
AS 1074	Steel tubes and tubulars for ordinary service
AS 1170.2	Structural design actions - Wind actions
AS 1170.2	Structural design actions – Earthquake actions in Australia
AS 1289	Methods of testing soils for engineering purposes
AS 1547	On-site domestic waste management
AS 1627	Metal finishing – Preparation and pretreatment of surfaces
AS 1657	Fixed platforms, walkways, stairways and ladders – Design, construction and installation
AS 1692	Steel tanks for flammable and combustible liquids
AS 1940	The storage and handling of flammable and combustible liquids
AS 2159	Piling – Design and installation
AS 2419.1	Fire hydrant installations – System design, installation and commissioning
AS 2885.1	Pipelines – Gas and liquid petroleum – Design and construction
AS/NZS 3000	Electrical installations (known as the Australian/New Zealand Wiring Rules)
AS/NZS 3500	Plumbing and drainage (set)
AS 3600	Concrete structures
AS 3780	The storage and handling of corrosive substances
AS 4041	Pressure piping
AS 4100	Steel structures
AS 60079.10.1	Explosive atmospheres – Classification of areas
	Building Code of Australia
	Contaminated Sites Act 2003 and associated regulations
	Dangerous Goods Safety Act 2004
	Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007
	Environmental Protection Act 1986 and associated policies and regulations
	Occupational Safety and Health Act 1984 and associated regulations

3.3 Description of operations

The basic process flows for the site operations are shown in Figure 5. Bulk liquids will be delivered to the project site from ships via the Kwinana Bulk Jetty product wharf approximately 460m to the north-west. Liquids will be pumped from the ship to the tanks using the ship's pumps. Deliveries from road tankers will occur infrequently for some products, which will then be transferred out to ships via the Kwinana Bulk Jetty as required.

Bulk liquids will be stored on site and then transferred via a loading gantry to bulk liquid road tankers for delivery to sites in and around the Fremantle, Perth, and other regional areas as required.

Small boiler will be used as a hot water generator for re-circulation in tanks that require heating to keep product viscosities low enough to enable product transfer.

Road trucks accessing the site are expected to be B-Doubles or B-Triples. They will access the site via dedicated entry and exit points from Kwinana Beach Road on the southern boundary.

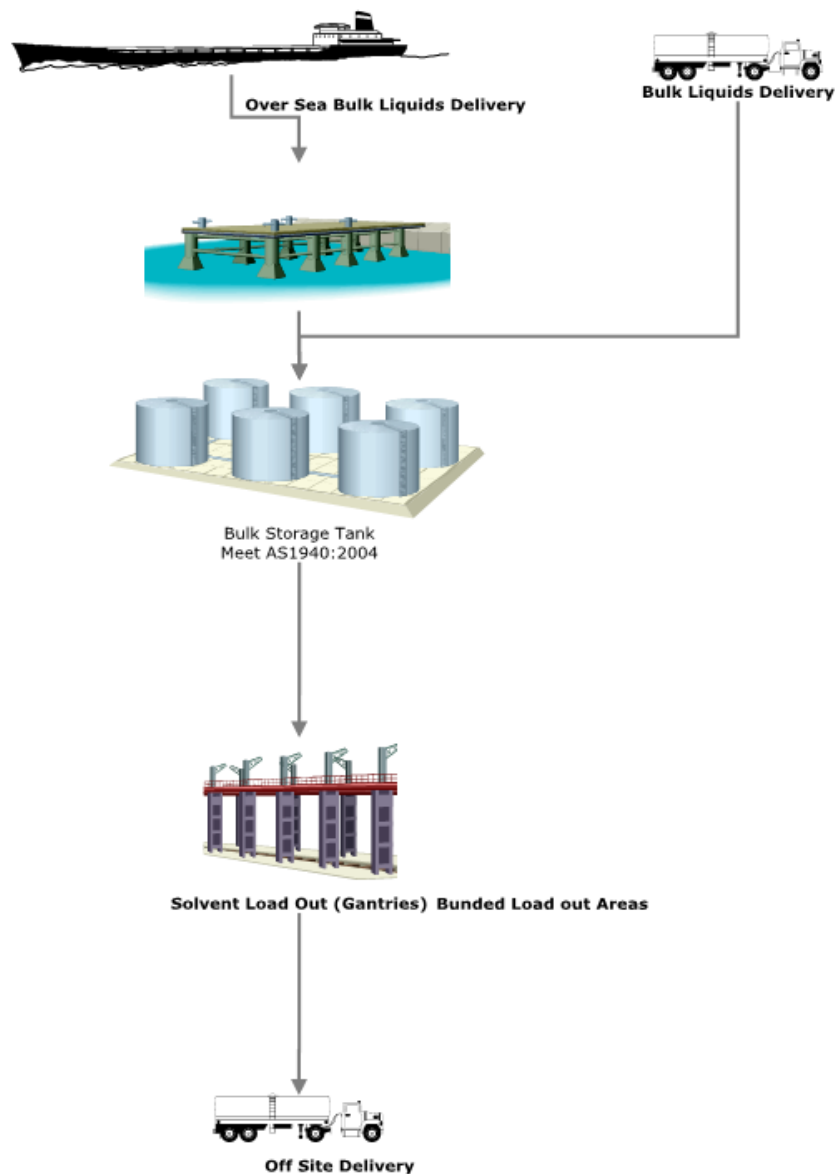


Figure 5 Bulk Liquids Process Flows



3.4 Operating Hours

Standard site operating hours are expected to be 6am to 6pm. Depending on customer requirements, there are occasions where the facility may operate outside of standard operating times, which may include 24-hour operations periods to meet supply and demand.

3.5 Proposed Project Timeframes

The table below provides an overview of the proposed project timeframes. These are subject to change based on timeliness of receipt of approvals for construction.

Phase	Estimated Commencement	Approximate Timeframes
Construction	Quarter 2 - 2020	18 - 24 months
Commissioning	Quarter 1 – 2023	6 months
Operations	Quarter 4 - 2023	30 years

4 Existing Environment

The existing environment on the site itself is one that has been historically highly disturbed. The site was part of a residential area from the early 1950s to the late 1990s or early 2000s. It was subdivided and occupied by a number of houses, roadways, and services such as pipes for water supply and sewerage. There are several sand and gravel tracks along site boundaries and internal to the site, as well as asphalt surfacing's associated with the former roads.

Regrowth vegetation on the site is mostly grass and shrubland vegetation with some mid-size trees up to 20 m in height, which is a mix of native regrowth and introduced species.

There is a significant amount of surface pollution on the site including sections of pipes and concrete soakwells, scrap metal, plastics, and tyres.

The existing surface elevation of the site generally varies between approximately 2.5 m AHD and 5 m AHD according to publicly available LiDAR data.



Plate 1 Aerial photo of the site - looking north from Kwinana Beach Road



Plate 2 Site looking north-east with Puma Kwinana Terminal in the distance

4.1 EPBC Act

While there are no matters of national significance on the project site, there are several EPBC Act (*Environment Protection and Biodiversity Conservation Act 1999*) Protected Matters in the region (Figure 6).

There are three Ramsar Wetlands – wetlands of international importance – in the region: Forestdale and Thomsons Lakes, 11 km to the north-east; Becher Point Wetlands, 14 km to the south; and the Peel-Yalgorup System, over 20 km to the south. Due to the distance from the site, there are no reasonable circumstances where there could be any impacts from the site to these wetlands.

Spectacles Swamp is located 7 km to the north-west of the site, and the Gibbs Road Swamp System is 10 km to the north-west; both are classified as a Nationally Important Wetlands.

There are a number of mapped State Protected Areas in the region, including nature reserves, conservation parks, and 5(1)(h) reserves. The closest of these is the Leda Nature Reserve, located 3.5 km to the south-west of the site. There are other unnamed State Protected Areas 5.8 km to the south-east of the site, and 7.2 km to the north-east of site. Other State Protected Areas are further than 10 km from the site.

Garden Island is classified as a Commonwealth Heritage Place and is located 6.3 km to the west of the site.



Figure 6 Mapped EPBC Act Protected Matters – Scale 1:288,895

Source: Department of the Environment and Energy, 2015

4.2 Flora and Fauna

Vegetation on the site is classified as a coastal dune complex with low closed forest and closed scrub. While the site is within a mapped Environmentally Sensitive Area (ESA), ground-truthing of the site shows that the extant vegetation is scattered regrowth, with a dense grassy surface coverage.

Figure 7 shows an indicative site boundary in relation to the vegetation clearing permit that Coogee Chemicals already have approved for 8.5 ha of the site by mechanical removal (8305/1). This application was accepted by DWER on the 7/01/2019 and approved on the 28/03/2019, with no offset conditions imposed.

A separate vegetation clearing permit is to be submitted to DWER to apply for clearing of the remainder of the site.

The site is located within a mapped Bush Fire Prone Area, which is designated by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to a bushfire attack. A Bushfire Management Plan has been prepared by Eco Logical, which concludes that a buffer of 15 metres is required to be cleared within the vacant site to the east of the development in order to maintain a low risk of bushfire attack. This buffer, or Asset Protection Zone (APZ), will be maintained by GrainCorp until such time as the remainder of the site to the east is cleared (Figure 8).

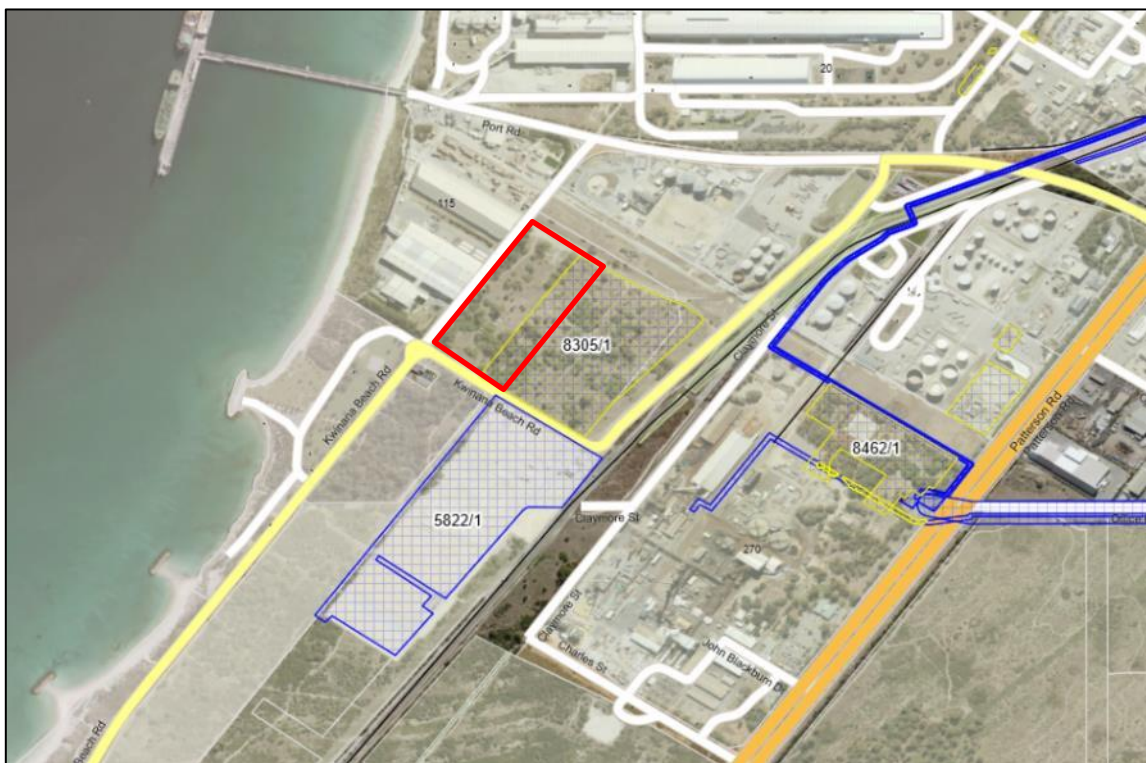


Figure 7 Indicative Site Boundary with Approved Clearing Permit Shown

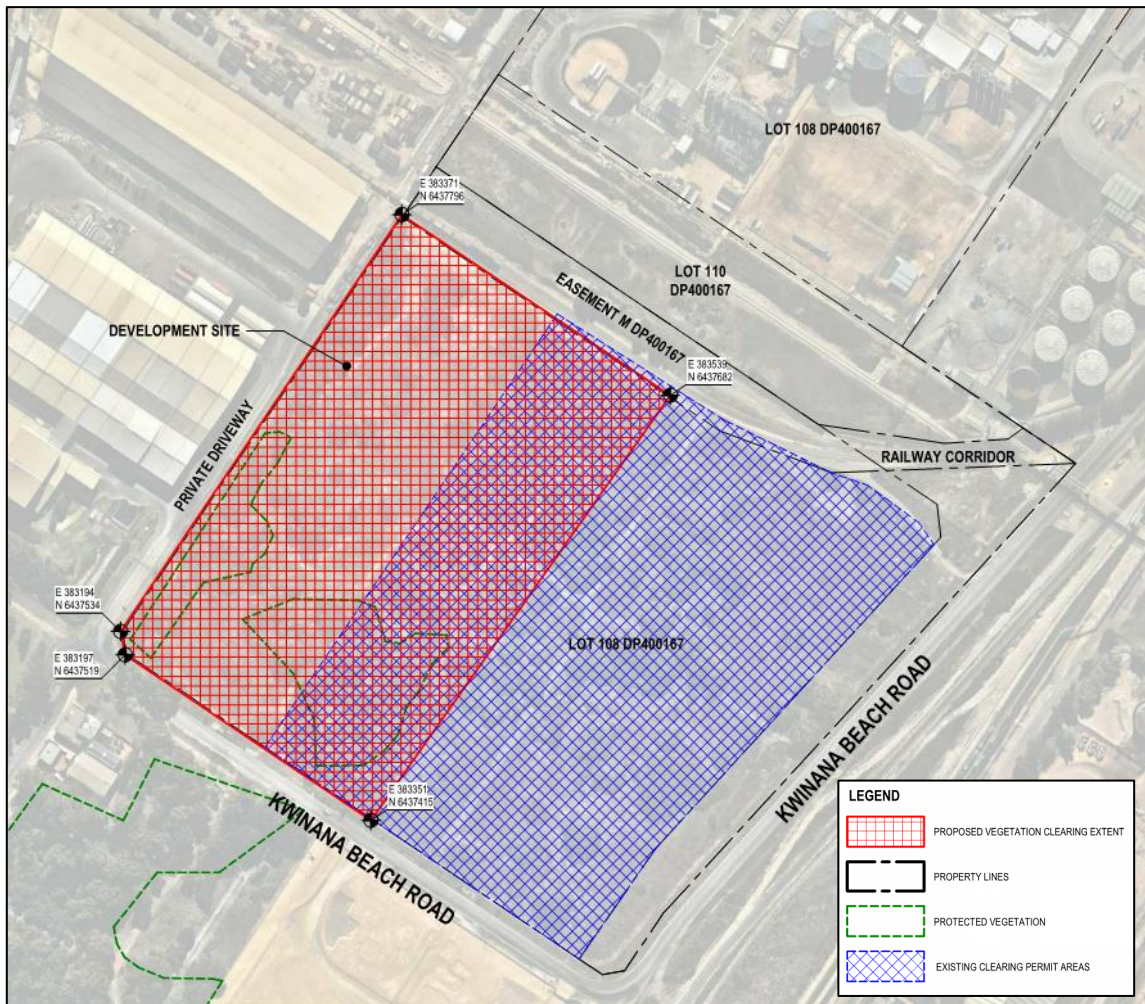


Figure 8 Proposed Vegetation Clearing for Bushfire Risk Mitigation

4.3 Waters and Wetlands

4.3.1 Waterways

There are no waterways on or near the site, with the closest being the Serpentine River which is approximately 10 km south-east of the site.

4.3.2 Marine Areas

The site is located approximately 300 m from the coastline. This area is Cockburn Sound, which is one of the most intensively used marine areas of Western Australia.

4.3.3 Groundwater

Groundwater mapping data from the Department of Water, the water table is expected to be fairly high on the site. The site sits at 4m AHD, and on average the water table is around 1m AHD. The base of the aquifer is -25m AHD. Groundwater in the area is brackish, averaging between 1000-1500 mg/L. It is expected to flow approximately from the north-east to the west – south-west toward the coast.

Due to the sandy nature of the soils it is expected that surface water on the site likely infiltrates into the underlying soil.

4.3.4 Wetlands

There are three Ramsar Wetlands – wetlands of international importance – in the region: Forestdale and Thomsons Lakes, 11 km to the north-east; Becher Point Wetlands, 14 km to the south; and the Peel-Yalgorup System, over 20 km to the south (Figure 9).

Geomorphic wetlands, Swan Coastal Plain (DBCA-019), are located 2.4 km to the east of the site, and 1.7km to the south of the site.

Due to the distance from the site, there are no reasonable circumstances where there could be any impacts from the site to these wetlands.

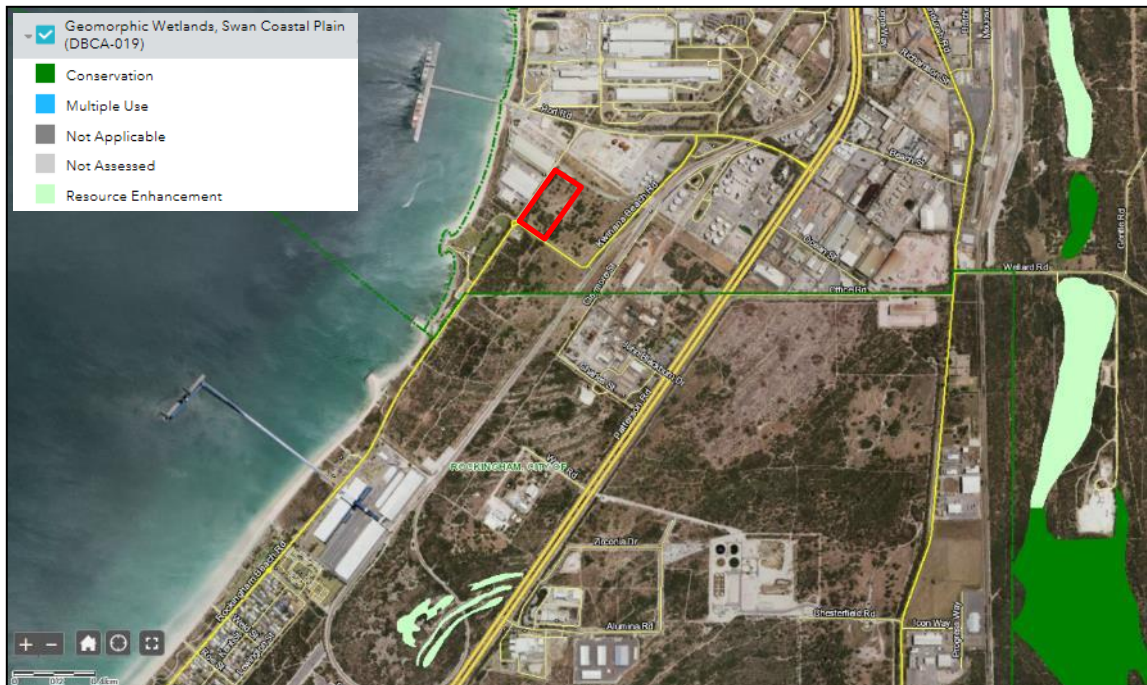


Figure 9 Local Mapped Wetlands

4.4 Heritage

Wells Park to the south-west of the site, and the SS Kwinana Shipwreck located within, are local significant cultural heritage areas.

Cockburn Sound is mapped as “Other Heritage Places” under the Aboriginal Heritage Inquiry System (AHIS) for its general significance within the Indian Ocean, however there are no specific Aboriginal sites, registered places, or Native Title claims on the site or in the area.

5 Environmental Impacts and Mitigation Measures

The *Environmental Protection Act 1986* (EP Act) provides for the conservation, preservation, protection, enhancement and management of the environment. The key principles of the EP Act are:

- 1 The precautionary principle;
- 2 The principle of intergenerational equity;
- 3 The principal of conservation of biological diversity and ecological integrity;
- 4 Principles relating to improved valuation, pricing and incentive mechanisms; and
- 5 The principle of waste minimisation.

These principles have been used to guide this assessment of the potential environmental impacts and appropriate mitigation and management measures.

The following aspects and receptors have been considered as a part of this risk assessment:

- Air Quality (Dust and Odour);
- Noise and Vibration;
- Water Quality (Surface and Groundwater);
- Soil;
- Flora and Fauna;
- Weeds and Pests;
- Cultural Heritage (Indigenous and European);
- Waste Management;
- Health and Safety Management; and
- Dangerous Goods.

The following sections provide details around the potential risks and impacts during the construction, commissioning and operational phases of the project. An Emissions and Discharges Table summarising these risks and impacts, and the proposed controls, has been provided at the end of this section (Table 7).

5.1 Construction Phase Impacts

The major risks associated with the construction phase of the project are from dust releases to air and sediment to waters, including release of any material potentially containing asbestos fragments. Surrounding environmental amenity can be impacted by noise and vibration impacts, as site preparation and construction works will likely require vibration generating activities and piling. Any impacts during the construction phase will be managed in accordance with control measures that will be outlined in a Construction Environmental Management Plan and Sediment and Erosion Control Plans, which will be prepared prior to commencement of any construction activities.

No noise generating work that has the potential to impact sensitive receptors will be undertaken on the site outside of standard working hours Monday to Saturday. No noise generating work will be undertaken on Sundays or Public Holidays unless approved under a Noise Management Plan

5.2 Operational Phase Impacts

The major risks posed by the operation of the bulk liquids are those associated with a loss of containment (spill). Environmental amenity can be impacted by odour or noise or visible pollution. Excessive waste generation or poor waste management procedures can give rise to poor environmental performance. The operational environmental impacts from the terminal are briefly discussed below along with details on specific environmental controls that will be employed at the facility.

5.2.1 Air

During operations there will be no specific discharge to air, with the exception of fugitive emissions emanating from the bulk liquid storage tanks (diurnal tank breathing), combustion burning gases from the boiler, emissions from vehicle loading, and emissions from line 'pigging' operations. The liquids being stored are not flammable liquids or petroleum products and do not trigger any requirement for the installation of vapour recovery units or other control equipment as they are not Volatile Organic Compounds (VOCs).

The site will be operated in accordance with the requirement of the *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999*.

The boiler is used to heat water to be supplied to some of the storage tanks so that the liquids in the tanks remain viscous enough to be pumped. Only heavier molecular weight (Mw) liquids will be heated. It is currently anticipated that the boiler will be operational at all times (24/7) and estimates of load on the boiler are that it will only be firing for about 20% of the time.

5.2.2 Odour

The materials to be stored are primarily refined and/or hydrotreated distillates and mineral oils with low volatility and vapour pressures that do not have offensive odours. Given the low (fugitive) emission rates and olfactory nature of the materials being stored no odour impacts beyond the site boundary are anticipated.

5.2.3 Water

All tanks will be bunded in accordance with the relevant Australian Standard – *AS1940:2017 The Storage and Handling of Flammable and Combustible Liquids*. All liquid transfer areas (gantries) will be bunded in accordance with Australian Standard (AS1940:2017) and will drain to an advanced water treatment device on the site.

Water captured from the proposed impervious surface will be directed through the onsite infiltration traps located along the eastern boundary of the site, to be cleaned and slowly absorbed in the ground. Details of this proposed stormwater system is outlined within the Stormwater Management Plan prepared by *icubed consulting pty ltd*.

5.2.4 Noise and Vibration

Impacts from noise are managed under the *Environmental Protection (Noise) Regulations 1997*, and the development will need to comply with the assigned noise levels (dB) provided in Table 1 of these Regulations. As the site is within the Kwinana Industrial Area, most receiving premises will be classified as "industrial and utility premises in the Kwinana Industrial Area".

Once operational, sources of noise on the site will be limited to vehicle movements, the site boiler and the transfer pumps as well as ancillary noise associated with maintenance and general operations of the site. None of these operations are anticipated to give rise to any off-site impacts in an industrial area.

There will be no vibration impacts during operations.

5.2.5 Waste

There are no standard operations or processes on site that will generate a process waste stream. Sources of waste generation on site are expected to be limited to the following:

- Vessel clean-out and product changeover;

- Pipeline cleanout;
- Minor liquid waste from hose connection and disconnection;
- General waste materials from site sweepings and clean up;
- Waste from transfer line pigging operations;
- General waste from driver's hut and office areas.

The products stored are refined end use products and, in many cases, minor cross contamination between products is acceptable due to their chemical similarity. Wherever possible GrainCorp will avoid cleanout of pipes and tanks to minimise waste generation.

In the event that vessels or pipes are to be cleaned for product changeover any waste will be removed by vacuum truck or other similar equipment and transported and disposed of by registered and approved waste management contractors.

Waste from transfer line pigging operations will be collected and disposed of by registered and approved waste management contractors.

The expected frequency of vessel clean-out and line pigging operations very low, in the order of once per annum.

5.2.6 *Risks and Hazards*

The quantities and types of materials stored on the site do not trigger the site as a Major Hazard Facility and it is not a notifiable facility. The only Dangerous Goods to be stored on the site are caustic soda, which is a Class 8 Dangerous Good, and Solvesso, which is a Class 9 Dangerous Good, both under the ADG Code.

Prior to the commencement of operations, the site will be registered with the DMIRS for a licence to operate a Dangerous Goods site, and the pipeline will be registered as a Dangerous Goods pipeline.

Safety Management Systems and an Emergency Response Plan will be developed for the site.



Table 7 Project Emissions and Discharges

Phase	Source of Emission or Discharge	Emission or Discharge Type	Volume and Frequency	Proposed Controls	Location (refer site plan)
Construction	Site Preparation	Asbestos Fibres	Entire site (approx. 2.5ha) Approximately 3 months	<ul style="list-style-type: none"> Asbestos Remediation Action Plan to be prepared Undertake surface-disturbing works under favourable weather conditions Use of dust suppressant and watering as required Visual monitoring at boundaries 	Unsealed areas of site – releases to air
	Unsealed Ground / Civil Works	Dust	Entire site (approx. 2.5ha) Approximately 6 months	<ul style="list-style-type: none"> Use of dust suppressant and watering as required Implementing speed restrictions for construction vehicles Construction vehicles to leave site in a clean condition Minimise number of stockpiles and height 	Unsealed areas of site – releases to air or stormwater
	Vehicle Movements	Noise	Approximately 24 months	<ul style="list-style-type: none"> Site located in an industrial area Construction hours to be limited to reasonable working hours 	Internal to site and entrance from local road
Commissioning	Pipeline Pre-Commissioning	Water	Once off event	<ul style="list-style-type: none"> Potential loss of containment as a part of testing of the pipeline – innocuous material 	Along the pipeline route



Operations	Vehicles / Vehicle Loading	Gaseous	Minor emissions from vehicles and during vehicle loading	<ul style="list-style-type: none"> Quantities are very minor and will have no impact outside site boundaries 	From vehicles and at load out gantries – released to air
	Vehicle Loading	Loss of containment	Unwanted event	<ul style="list-style-type: none"> Loading areas to drain to oil water separator for treatment – labelled “Interceptor” on plan 	Gantries, Interceptor
	Toilet	Treated Sewage	Less than 500 litres/day	<ul style="list-style-type: none"> Installation of an approved Aerobic Treatment Unit (ATU) To be installed and operated in line with manufacturer’s manual Maintenance by approved contractor 	Toilet / ATU
	Pump Operation	Noise	During filling and discharge	<ul style="list-style-type: none"> Site located in an industrial area Operation during standard working hours Low noise pumps to be used where practicable 	Pumps
	Site Generally	Contaminated Stormwater	Unwanted event	<ul style="list-style-type: none"> Impervious bunding around tanks in accordance with AS 1940 Spill kits available around site Staff appropriately trained Regular inspection and maintenance Visual leak detection for bottom of tanks Stormwater potentially contaminated with hydrocarbons to be directed towards advanced treatment device Water captured from the proposed impervious surface will be directed through the onsite infiltration traps located along the eastern boundary of the site, to be cleaned and slowly absorbed in the ground 	Refer site plan

6 Stakeholder Consultation

Stakeholder consultation that has been undertaken during the pre-approvals phase of the project is detailed in Table 8.

Table 8 Stakeholder Consultation

Stakeholder	Comments
DWER	"Pre-lodgement" meeting on the 24 th July 2019 to discuss Works Approval and licencing requirements, and suitability of pipeline route
DMIRS	"Pre-lodgement" meeting on the 23 rd July 2019 to discuss suitability of pipeline route and licencing requirements
Fremantle Ports Authority	"Pre-lodgement" meeting on the 23 rd July 2019 to discuss pipeline route and Development Approval requirements
City of Kwinana Council	"Pre-lodgement" meeting on the 24 th July 2019 to discuss Development Approval requirements
DevelopmentWA	Direct communication between GrainCorp and DevelopmentWA for lease and access
Community and Neighbouring Industries	<p>The site is located in the Kwinana Strategic Industrial Area (SIA) and the project is not anticipated to generate material impacts on the surrounding community.</p> <p>Direct contact with immediate neighbours of the project - BIS Industries and Macrofertil has been made to inform them of the proposed development.</p> <p>Ongoing involvement with the Kwinana Industries Council (KIC) is to be explored post-approval.</p>