PLANTATION ENERGY

Plantation Energy Albany Pty Ltd ABN 99 130 302 868

Registered office
Level 1
31 Cliff Street,
Fremantle, WA, 6160

Tel: +61 0 408 564 796

Postal address
Level 1, 31 Cliff St
Fremantle, WA, 6160

Website
www.plantationenergy.com.au

1 July 2026

To Whomsoever it May Concern

Plantation Energy Albany Pty Ltd the registered owner(s) of **Lot 102 Down Road West, Drome, Western Australia**, hereby authorise **Allerding & Associates**, acting on behalf of **UPC Agri Products Pty Ltd**, to undertake the following activities in connection with the above-mentioned property:

1. **Obtain copies of all relevant development approvals**, planning approvals, permits, and any other planning-related information held by the City of Albany or any other relevant authority relating to Lot 102 Down Road West, Drome.
2. **Seek written planning advice** from the City of Albany or any other relevant authority in relation to the planning, development, and permissible use of Lot 102 Down Road West, Drome.
3. **Prepare, lodge, and correspond in relation to any Development Application** or other planning application required for Lot 102 Down Road West, Drome, including responding to requests for further information and liaising with relevant authorities on our behalf.

Signed:

Richard Allen
Director
Plantation Energy Albany Pty Ltd

Allerding & Associates
Planning, Bushfire, Advocacy and Subdivision
ABN 24 044 036 646
Celebrating Twenty Years!

26 October 2026

Our Ref: UPC DRO GE

Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331

ATTENTION: JESSICA ANDERSON

Dear Jessica

RE: DEVELOPMENT APPLICATION FOR CHANGE OF NON CONFORMING USE TO AN ANIMAL FEED PELLET PLANT: LOT 102 DOWN ROAD WEST, DROME

Please find attached our development application and accompanying reports seeking development approval for:

- a change of non conforming use from a biomass fuel pellet plant to an animal feed pellet plant to be operated by UPC Agri Products Pty Ltd, utilising the existing buildings, plant and infrastructure; and
- installation of up to two sea containers.

The attached report includes the following in support of the Application:

1. Development Application Form and letter of consent from the landowner at **Attachment 1**;
2. Certificate of Title at **Attachment 2**;
3. Development Plans at **Attachment 3**;
4. 2007 Development Approval for the biomass fuel pellet plant at **Attachment 4;**
5. Access arrangements between Lots 102 and 103 at **Attachment 5;**
6. Traffic Statement Report at **Attachment 6**;
7. Environmental Report at **Attachment 7**; and
8. Acoustic Impact Statement at **Attachment 8.**

For payment of the development application fee, please provide a tax invoice made out to UPC Agri Products Pty Ltd, or alternatively, contact Saumy Tewari of UPC Agri Products via email to saumy.tewari@upcagri.com or via phone on 0418 630 177 to arrange payment of the development application fee.

This proposal repurposes the existing biomass fuel pellet plant and infrastructure for an animal feed pellet operation and represents a sustainable outcome, reusing the existing buildings and infrastructure, whilst also providing local employment opportunities and establishment of a new local business utilising raw products grown in the locality and value adding to produce a valuable animal feed produce for local and international markets.

We look forward to the City's positive consideration of this application.

Should you require any further information, please do not hesitate to contact our office.

Yours sincerely
ALLERDING AND ASSOCIATES



AMANDA BUTTERWORTH
ASSOCIATE DIRECTOR

Encl DA Report

Cc: client

Annexure 1

Development Application Report

Development Application
Proposed Animal Feed Pellet Plant

Change of Non-Conforming Use from Biomass Fuel Pellet Plant to Animal Feed Pellet Plant

Lot 102 Down Road West, Drome

City of Albany



Prepared for: UPC Agri Products Pty Ltd

Prepared by: Allerding and Associates

OCTOBER 2026

Allerding & Associates

Town Planners, Advocates and Subdivision Designers
ABN 24 044 036 646

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 W: allerdingassoc.com

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- ATTACHMENT 3: DEVELOPMENT PLANS
- ATTACHMENT 4: 2007 DEVELOPMENT APPROVAL LETTER
- ATTACHMENT 5: ACCESS ARRANGEMENTS BETWEEN LOTS 102 AND 103
- ATTACHMENT 6: TRAFFIC STATEMENT REPORT
- ATTACHMENT 7: ENVIRONMENTAL REPORT
- ATTACHMENT 8: ACOUSTIC IMPACT STATEMENT

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Document ID: UPC DRO GE/DA Report UPC Agri Products: Lot 102 Down Road West, Drome						
Issue		Status	Prepared by:		Approved by:	
			Name	Initials	Name	Initials
1	26.10.26	FINAL	A Butterworth	AJ	A Butterworth	AJ

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1.0 INTRODUCTION

This report and accompanying Application for Development Approval is prepared on behalf of UPC Agri Products Pty Ltd (**UPC Agri Products**) seeking approval for works and a change of use for the existing infrastructure and plant at Lot 102 Down Road West, Drome (**Subject Site**) from a biomass fuel pellet plant to an animal feed pellet plant to be operated by UPC Agri Products. Refer **Figure 1** and **Figure 2** showing the location of the Subject Site and **Figure 3** being an aerial of the Subject Site. A copy of the Application for Development Approval form is provided at Attachment 1 and the Development Plans subject of this application are at **Attachment 3**.

UPC Agri Products is a leading manufacturer in animal feed. The animal feed pellets to be produced at this plant are designed to support lean muscle growth for beef, growing lambs and milk production for lactating cows.

Utilisation of the existing biomass fuel pellet plant and infrastructure for an animal feed pellet operation presents a sustainable solution, with the proximity to Commodity Ag, on the adjacent site, also providing opportunities for synergies between the two major agricultural business operations, particularly in relation to the transport of raw materials and the transportation of the animal feed pellets once produced.

This application represents the first stages of the UPC Agri Products proposal for this site, with the repurposing of the existing plant and equipment together with the removal of redundant equipment. It is ultimately proposed to replace the existing infrastructure with new plant to a modern standard as well as ultimately introducing new silos, a canola oil press and high pressure steam boiler, noting that the replacement of infrastructure will be subject of a separate application.

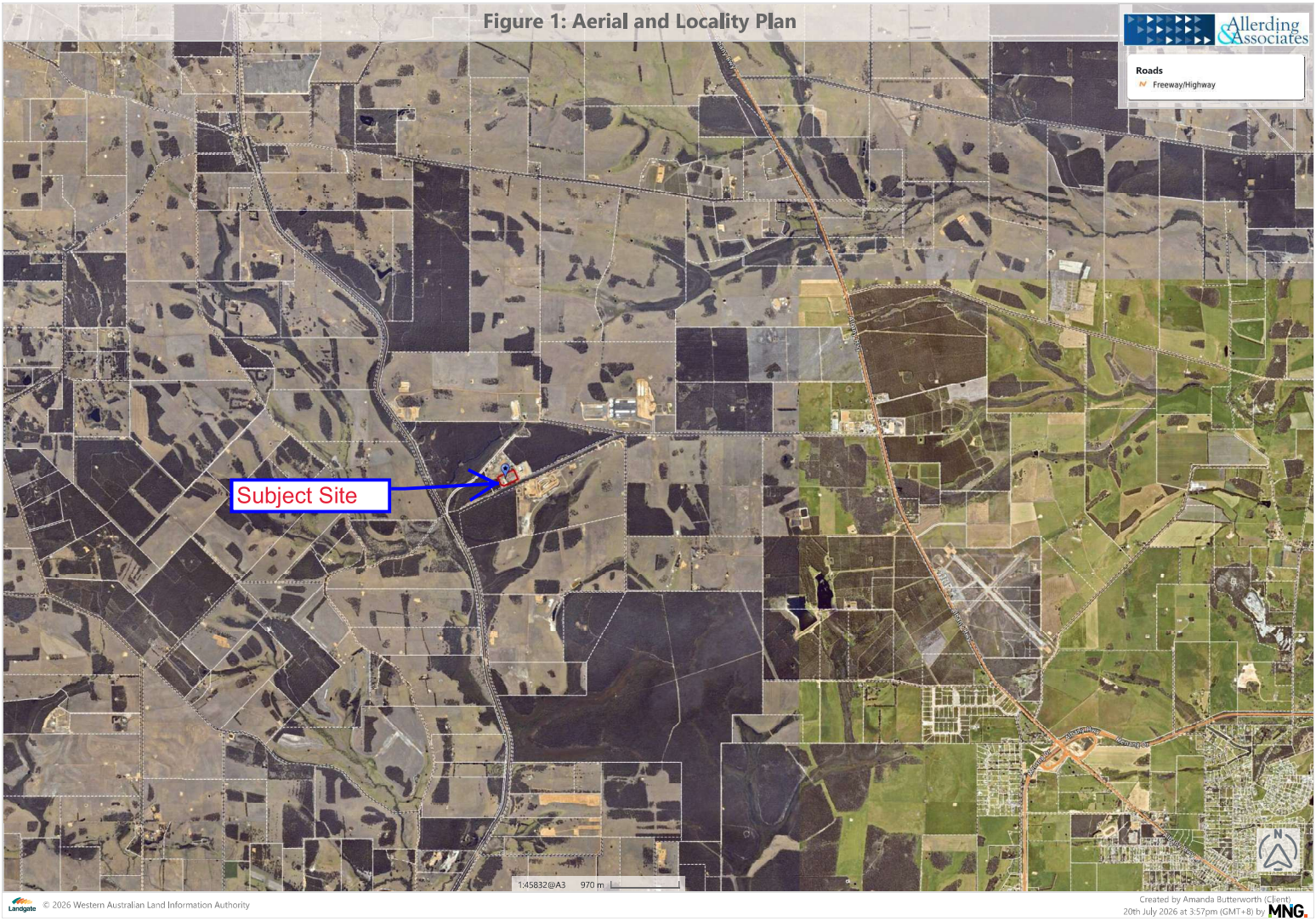
The following is enclosed in support of the Application:

1. Development Application Form and letter of consent from the landowner at **Attachment 1**;
2. Certificate of Title at **Attachment 2**;
3. Development Plans at **Attachment 3**;
4. 2007 Development Approval for the biomass fuel pellet plant at **Attachment 4;**
5. Access arrangements between Lots 102 and 103 at **Attachment 5;**
6. Traffic Statement Report at **Attachment 6**;
7. Environmental Report at **Attachment 7**; and
8. Acoustic Impact Statement at **Attachment 8.**

The plant will convert Australian-grown grains, oilseeds and agricultural by-products into higher-value manufactured outputs, directly advancing value-add objectives within the local agriculture, forestry and fisheries sectors.

The UPC Agri Products plant will become a valuable asset to the agricultural community in so much as it provides an outlet (market) for non-premium agricultural products and uses them in the production of a premium products (feed pellet). Therefore the plant has benefits to the local community beyond local jobs and making a quality product.

Figure 1: Aerial and Locality Plan



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Created by Amanda Butterworth (Client)
20th July 2026 at 3:57pm (GMT+8) by MNG.

Figure 2: Aerial Plan Down Road West



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Figure 3: Aerial of Subject Site: Lot 102 Down Road West, Drome



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2.0 BACKGROUND

The City of Albany Council, at its Ordinary Council Meeting of 16 October 2007, resolved to grant delegated authority to the Manager of Planning to issue a Notice of Planning Scheme consent for a biomass fuel pellet plant on what was described as Lot 4 Down Road West, Drome, subject to noise modelling being undertaken (Lot 4 was ultimately subdivided and the plant was approved and located on what is now described as Lot 102). Further Council resolved that if the noise modelling was to the satisfaction of the Department of Environment and Conservation, that the approval be subject to, but not limited to conditions as specified by Council. Subsequent to the Council decision, on 20 December 2007, Development Approval was granted for the biomass fuel pellet plant, subject to a number of conditions (**2007 approval**). A copy of the 2007 approval letter including conditions imposed on the development approval is provided at **Attachment 4**.

The plant subject of the 2007 approval used Blue Gum plantation harvest residues to produce biomass fuel pellets which were used as a fuel for domestic or industrial heating and combustion purposes. The development included processing buildings each of 2,000m^2, with a maximum height of 22 metres, and included silos and a stack. The approved development included an area accommodating a raw material stockpile, as well as a 1.4 hectare storage yard for a stockpile. The approved plans also included a settling pond and it was noted that the biomass fuel pellet plant would employ 15 people.

At the time of the 2007 approval being issued, the land was zoned "Special Use" under the then City of Albany Town Planning Scheme No. 3 (**TPS3**) and a "Biomass Energy Plant" was a discretionary land use.

The land was developed in accordance with the 2007 approval granted and the Biomass Fuel Pellet Plant operated for a number of years.

In terms of the planning framework, the subsequent City of Albany Local Planning Scheme No. 1 (**LPS1**) was gazetted on 28 April 2014, revoking TPS3. LPS1 contained provisions that included the Biomass Energy Plant as a Restricted Use on the Subject Site. Therefore, after revoking TPS3, the Biomass Energy Plant land use and development continued to be a conforming (discretionary) land use under LPS1.

The City of Albany Local Planning Scheme No. 2 (**LPS2**) was gazetted on 27 February 2024 and replaced LPS1 as the operative Scheme. New Restricted Use provisions pursuant to Schedule 3 of LPS2 were introduced for the Subject Site. The Restricted Use provisions for the Subject Site are detailed in LPS2 as "RU7", and the restricted use provisions restrict the permissible land uses to "Industry Light" and "Office" only.

As all uses other than "Industry Light" and "Office" were not permitted, the "Biomass Energy Plant" land use became a prohibited land use under LPS2, the "Biomass Energy Plant" land use is reasonably considered to be non-conforming.

This application seeks approval under Clause 23 of LPS2, which gives the local government discretion to approve a change of one non-conforming land use to another use that is not permitted by the Scheme.

3.0 SITE DETAILS

The particulars of the Subject Site are described in **Table 1** and a Locality Plan is included at **Figure 1**, together with an aerial image of Down Road West at **Figure 2** and an aerial of the subject site at **Figure 3**.

Table 1: Site Details

Lot Number	House Number	Deposited Plan	Volume	Folio
102	Down Road, West, Drome	416536	4048	428

A copy of the Certificate of Title and Deposited Plan are included in **Attachment 2**.

Photos of the Plant on-site are provided at **Figure 4** and **Figure 5**.



Figure 4: Existing Plant. Source: Coterra Environmental, dated June 2026



Figure 5: Biomass Fuel Pellet Plant in operation. Source: Development WA, not dated

4.0 PROPOSED DEVELOPMENT

This Application seeks approval for a change of non-conforming use from a "Biomass Fuel Pellet Plant" or "Biomass Energy Plant" to an "Animal Feed Pellet Plant". The existing buildings and existing plant and infrastructure are proposed to be retained and the equipment repurposed for the animal feed pellet plant. For this stage of development it is only intended to operate from Pellet Plant A, being the building closest to the road frontage. The only new development will be a 40 foot sea container and a 20 foot sea container, to be placed along the western elevation of the southern most pellet plant (**Pellet Plant A**). Refer the Development Plans at **Attachment 3** for the existing buildings and the location of the proposed sea containers. Some of the existing plant and infrastructure that is not proposed to be utilised by UPC Agri Products will be gradually removed.

The process for the operation of the animal feed pellet plant is generally that trucks bring in raw products, including barley, hay, canola meal, lupins as well as other products. The raw material trucks with large deliveries enter the adjacent Lot 103 and proceed through the weigh bridge located on Lot 103. Refer **Attachment 5** for a letter from Commodity Ag, the operator at Lot 103 confirming that access arrangements exist in regard to the proposed vehicle movements for UPC Agri Products using the weighbridge on Lot 103 then accessing Lot 102 after exiting the weigh bridge.

After passing through the weigh bridge, the raw material trucks then enter the Subject Site at the north western corner and proceed along the vehicle access along the rear boundary of Lot 102. The raw material of hay is deposited on-site, for temporary storage within the storage area of 1.4 hectares to the east of the existing factory buildings. This area was designated as outdoor storage in the 2007 approval. **Figure 6** and Appendix A of the Traffic Statement Report at **Attachment 6** illustrates the raw material truck vehicle movements.

Within the outdoor storage area, hay will be de-baled and chopped on-site using mobile machinery. The hay is then mixed with the other raw materials, which may be premixed. Once the pre-mix and hay have been combined and thoroughly mixed, the combined raw material will be moved to the plant's surge bin (~70 tonnes) that feeds the manufacturing plant. The surge bin is an existing structure that is located east of the pellet plant building.

The materials from the surge bin are then transported into the Pellet Plant A building via a conveyor. The machinery within the Pellet Plant building further mixes the ingredients of barley, hay, canola meal, lupins, molasses, vegetable oils, vitamins and minerals as well as feed additives. The machinery within the Pellet Plant building consist of three primary operational areas: grinding, pelleting, and cooling. Once the raw material has been through the process of grinding, the material is placed within pelletising machines. The animal feed pellets are then formed and cooled and the animal feed pellets are then transferred to the existing pellet storage bins, to the west of the pellet plant.

For delivery of the finished product, the pellet trucks proceed through the weigh bridge on the adjoining Lot 103 then enter the property and pass under the pellet storage bins (to the west of the pellet plant building) to then transport the finished product off site and/or if required proceed through the weighbridge before being transported off site. **Figure 6** illustrates the plant traffic movement plan and the development plans at **Attachment 3** illustrate the existing plant that is to be utilised for the animal feed pellet plant operations.



Figure 6: Plant Traffic Movement Plan

The proposed development for the Subject Site will be implemented in stages as detailed in the Environmental Report, refer **Attachment 7**. The stages are summarised below, noting that this application only relates to Stages 1 and 2. Stage 3 of the Plant will be subject of a separate development application.

Table 2: Proposed Project Stages

Stage	Description	Proposed Construction Works
1	Producing less than 1,000 tonnes of product per year. The purpose of this stage is to 'prove-up' the facility's capacity to manufacture animal feed, trial product formulations to develop customer markets and trial feed's nutritional value to livestock. Timeline for this activity might occur for between 1 and 6 months, provisionally starting in January 2027. No licence needed for this stage under the Environmental Protection Act 1986.	No major works proposed. This stage will use existing plant and equipment in its original configuration. Feed stocks for processing will be introduced via mobile machinery just prior to the grinding plant. The existing water supply will be used at this stage. Minor works include fitting a small-scale modular electrically powered steam generating unit.

Stage	Description	Proposed Construction Works
	City of Albany development approval needed for this stage.	
2	Producing up to 125,000 tonnes of product per year (more than 100,000 tpa). Timelines for this activity might be 1 to 3 years, starting after completion of Stage 1 above. Most of this production will be sold to the local market as animal feed. Some small shipments (containerised) of animal feed may be exported to develop international markets. A licence required for this stage under the Environmental Protection Act 1986. City of Albany development approval will be required for this stage.	No major works proposed. This stage will predominantly use existing (repurposed) plant and equipment (south plant only). The existing water supply arrangement will be used at this stage with a small-scale water treatment plant. Some limited small-scale construction works will be necessary to enable this stage. Some redundant parts of the former wood drying and fuel burning plants will be removed from site either by sales arrangements or sold for scrap.
3	Producing up to 780,000 tonnes of product per year (more than 100,000 tpa). The construction timeline for this activity might be in the order of 2 to 4 years, provisionally starting late 2027 or early 2028. Works may be staged to keep the existing plant operating to supply the local customer base. The plant in this final configuration will have a very long-term time frame in the order of 25 years or more. Most of this production will be sold to export markets and exported through berth 6 at the Port of Albany. Local markets will also be supplied at this stage of the project. Under the Environmental Protection Act 1986, a DWER works approval and a subsequent licence (amendment) are required for this specific stage. City of Albany development approval will be required for this stage.	Significant construction works which includes: • silos construction • additive storage shed construction • plant, equipment, machinery • a canola press, canola oil storage and canola meal storage • water treatment plant(s) • high pressure steam boiler using a biomass burner for power generation (surplus exported to the grid) • internal roadways • a new laboratory and offices etc. Canola meal and oil surplus to the site's requirements will be sold to local markets. Water is likely to be sourced from the Albany wastewater treatment plant and treated to meet plant specifications. The former wood drying and fuel burning plants and their associated infrastructure will be completely removed during this stage. The redundant plants, or components thereof will be sold or scrapped.

This application seeks approval for Stages 1 and 2 only, primarily utilising the existing buildings and plant, with the exception of the introduction of sea containers to accommodate a new steam boiler and the water treatment infrastructure.

The site contains two identical, independent operational plants (Pellet Plant A and Pellet Plant B), controlled by a centrally located control room and laboratory, both plants and the respective buildings accommodating the plant that presently exist. Plant A (south) is positioned closest to the site entrance and is the plant that is being utilised for the animal feed pellet operations.

A photo showing the existing machinery in the Pellet Plant is provided in **Figure 7**.

The operations within the pellet plant building involve use of a boiler to generate steam, which is required in manufacturing the animal feed pellets, noting that the boiler may be located external to the building in a sea container. In the event that the boiler cannot be accommodated within the existing building, the Development Plans at **Attachment 3** show the location of the proposed sea containers to accommodate the boiler and water treatment plant.

Any machinery that is located to the east of the pellet plant buildings that is surplus to requirements may be removed off site. However, the animal feed plant operations will utilise equipment to the east and west of the pellet plant including but not limited to the hopper/s, conveyors, surge bins, filters, fans and pellet storage bins.



Figure 7: Existing Machinery. Source Coterria Environmental. Dated June 2026.

4.1 Services

The site has access to a reticulated power supply from Down Road West.

For non-potable water, it is proposed to utilise an existing groundwater bore owned by Plantation Energy. **Figure 8** shows the area subject of the Groundwater licence 168308.

A water treatment plant will be introduced to treat the groundwater to an acceptable standard for use in the production of the animal feed pellets. The water treatment infrastructure will be located within the existing building (Pellet Plant A) if possible. Alternatively, the water treatment plant will be located in a sea container adjacent to the western elevation of the existing building (Pellet Plant A).

Potable water for drinking and kitchen use will be brought on-site as required.

It is proposed to continue to utilise the existing effluent disposal system for wastewater from the existing facilities. Staff numbers remain comparable to those outlined in the 2007 approval and therefore the existing on-site effluent disposal system connected to the toilets will remain in situ. The existing effluent disposal system utilises an on-site wastewater treatment system with an irrigation field.



Figure 8: The area subject of the Groundwater Licence 168308.
Source https://maps.water.wa.gov.au/#/webmap/register

4.2 Staffing

As outlined in Section 2.7.1 of the Environmental Report at **Attachment 7**, local staffing requirements are outlined below:

The proposed operational hours and staffing levels vary across the different stages of the project. The proposed nominal operational hours are as follows:

Stage 1:

Continuously from Monday 6am to Friday 6 am up to 24 hrs each operational day

Friday is a non-operating maintenance and modification day.

Personnel requirements will scale in alignment with project progression. Stage 1 operations are proposed to require fewer than 10 personnel on-site at any given time. This will increase incrementally as the project advances.

Stage 2:

At Stage 2 the plant will notionally operate or be capable of operating around the clock (24/7) for about 48 weeks each year, with a maximum of 16 people on site at any one time.

Operational staff are most likely to be on site for two 12 hours shifts for four or five days per week but the operational times will vary with the progress of Stage 2.

The maximum number of regular staff on-site at any one time for Stage 2 is likely to be 16 staff, which is comparable to the 15 staff detailed under the application for the 2007 approval.

4.3 Vehicle Movements

Attachment 6 contains a Traffic Statement Report on the proposed Animal Feed Pellet Plant, including a comparison against the 2007 approved biomass wood pellet plant. **Table 3** and **Table 4** provides extracts of the Traffic Statement Report:

Table 3: Estimated Traffic Volumes

Movement category	Stage 1 (per operating day)	Stage 2 (per operating day)	Peak hour
Heavy vehicle — inbound	Occasional; ~21 truck visits/yr (<1 per week)	~8 truck visits; ~16 movements	2
Heavy vehicle — outbound	Occasional; ~20 truck visits/yr (<1 per week)	~7–8 truck visits; ~15 movements	2
Light vehicle — staff	3 operators per shift (two 12-hour shifts) + 2 batching staff; ~16 movements	4 operators per shift (two 12-hour shifts), ~5 day staff, 3–4 batching contractors per shift; ~42 movements	4
Visitors / contractors	Intermittent, as required; low	Intermittent, as required; low	~≤2
Total	<1 heavy (~82/yr) + ~16 light movements; trucks as required	~31 heavy + ~42 light (~73 movements)	≤10

In Stage 1, … approximately 41 truck visits (82 movements) per year [are anticipated], *which is less than one visit per week on average. In Stage 2, … approximately 31 heavy-vehicle movements per day (about 217 per week) [are estimated]. In both stages, heavy-vehicle movements are distributed across daylight hours, with no more than two truck arrivals called in any one hour, and no heavy-vehicle movements are proposed outside daylight hours.*

Table 4: Traffic comparison of proposal against the 2007 approved biomass pellet plant

Measure	Approved — 2007 biomass plant	Proposed — Stage 1 & 2
Incoming throughput	240,000 t/yr biomass residue	~1,050 t/yr feedstock (Stage 1); up to ~131,300 t/yr (Stage 2)
Outgoing throughput	185,000 t/yr wood pellets	Up to 1,000 t/yr pellets (Stage 1); up to 125,000 t/yr (Stage 2)
Heavy vehicle movements/day	56	<1 on average, ~2 per week (Stage 1); ~31 (Stage 2)
Heavy vehicle movements/yr	14,560	~82 (Stage 1); ~10,400 (Stage 2)
Heavy vehicle peak hour	Not stated	4 (2 inbound + 2 outbound)
All vehicle movements peak hour	Not stated	≤10
Operating basis	260 days/yr	~192 days/yr (Stage 1); ~336 days/yr (Stage 2)

… at full Stage 2 capacity the proposal would generate approximately 55% of the daily heavy-vehicle movements previously approved (~31 against 56) and approximately 70% on an annual basis. Stage 1 would generate less than 1% of the approved annual heavy-vehicle movements.

In summary, the traffic generated by animal feed pellet plant is estimated to be less than that detailed under the application for the 2007 approval for the biomass fuel pellet plant.

4.4 Waste Management

At present there is no arranged waste pickup as the site is not operational and the site supervisor removes all waste and disposes all waste at the City's waste facility.

The proposed waste management strategy is as follows:

1. A skip bin will be placed on-site (adjacent to the light vehicle carpark) and all non-industrial waste will be disposed of in the skip bin. The skip bin will be emptied by a private company on an as-needed basis.

2. Any industrial waste will be taken off site and disposed of at an approved facility.

3. Any large quantities of waste oil will be collected by Wren Oil and disposed of at an approved facility.

4. As outlined in Section 2.7.4.3 of the Environmental Report, the proposed operations require water (for steam) for the manufacturing process which does not generate a wastewater stream. The process utilises clean water sourced from the groundwater bore, treats it to remove iron, and uses it for steam generation during pellet production. The reject water from the treatment process will be collected in a tank and managed by an approved wastewater carrier and consigned to an off-site treatment facility for disposal

5. As outlined in Section 2.7.4.5 of the Environmental Report, Surface water runoff is managed by a site based controlled drainage system that collects surface water. The site, by the nature of its construction, drains surface waters to the northwest corner of the premises where it collects in the existing catchment pond. Water collected within this pond is subsequently pumped to the adjacent Albany Motorplex facility across the road to the south, where it is re-used for dust suppression purposes. This arrangement of surface water management will remain in place for Stages 1 and 2. The surface water management system is currently in place and serviceable. There is no connection with the site's surface water and the nearby local drainage systems of creeks and brooks.

The waste management strategies generally remain consistent with that detailed under the application for the 2007 approval and as implemented under the 2007 approval.

4.5 Environmental Management

Consideration has been given to noise emissions and noise management, air/dust emissions and dust management and groundwater and surface water management.

Refer **Attachment 7** for an Environmental Report which provides details of the proposed operations and a comparative assessment of the proposal against the 2007 approved biomass pellet plant.

As outlined in Section 2.7.3.1 of the Environmental Report, in terms of production capacity, it states:

> *In total the former plant moved 425,000 tonnes of materials on to and from the site whereas the proposed plant will move a considerably lesser amount – totalling 250,000 tonnes per annum (40% less).*
>
> *In comparison to the former plant, the proposed plant will cause fewer vehicle emissions, vehicular noise emissions and dust emissions because fewer materials will be moved to and from the site.*

In regard to dust emissions, Section 2.7.4.1 of the Environmental Report states:

> *The former plant operated two biomass furnaces to provide a heating source for drying wood chips prior to the pelletising process. These former furnaces which emitted biomass combustion gases into the air are no longer needed.*
>
> *Wood chips arrived at the former plant with about 40% moisture and were dried to about 10% moisture before being pelletised. As such, the wood drying equipment and biomass furnaces are no longer needed for the animal feed pelletising process. These items of the former plant (gaseous emission points included) will be removed from the site during Stage 2 of the project and sold as redundant plant or scrapped for steel recovery.*

On the above basis, only two of the former six point source emissions (dust and combustion gases) will be operative thus, reducing dust and eliminating biomass combustion gas emissions by comparison to the former plant.

Section 2.7.4.6 of the Environmental Report compares noise emissions and states:

An acoustic assessment undertaken by Herring Storer Acoustics (Herring Storer, 2026) evaluated the potential noise impacts of Stage 2 compared to the site's former wood pelletising operations. The assessment found that noise emissions from the facility would be lower and would not significantly contribute to noise levels at the nearest two sensitive receptors.

As the facility may operate 24 hours per day, the most stringent assigned noise level applies during the nighttime period at 35 dB(A). To ensure the facility does not make a significant contribution to overall background noise levels, operational noise should not exceed 30 dB(A), being 5 dB(A) below the assigned night-time noise limit (Herring Storer, 2026).

Herring Storer, 2026 predicted that the night-time noise emission from the Stage 2 operations as received at the two nearest residential premises would be 15 dB(A). This is significantly below the threshold 35 dB(A) indicating that the proposed Stage 2 operations will not unacceptably contribute to noise received at nearby residential premises. Herring Storer, 2026 also noted that at Stage 2 noise emission would be compliant with the Environmental Protection (Noise) Regulations 1997 for all operational times.

Further in relation to noise, **Attachment 8** provides an acoustic impact statement, prepared by acoustic consultants Herring Storer, which is the same company that prepared the noise modelling for the 2007 Biomass Pellet Plant approval. This acoustic assessment is referred to in the Environmental Report. The acoustic impact assessment concludes as follows:

The resultant assessable noise level during the night period is 15 dB(A) from the proposed operations, which is predominantly due to the removal of use of the hammer mills. At this noise level, it would be considered as not significantly contributing to the received noise and therefore would be compliant with the Environmental Protection (Noise) Regulations 1997 for all time periods.

Section 2.7.4.7 of the Environmental Report, in regard to traffic concludes as follows:

UPC Agri Products has prepared a Traffic Statement Report for the site which advises that Stage 2 will generate relatively modest levels of traffic on established roadways and their surrounding networks which are designed to accommodate the number and type of vehicle movements to be generated. As the overall number of vehicle movements will be lower by about 40% than that which occurred with the former plant, a lesser traffic impact is expected.

The following **Table 5** is taken from the Environmental Report (Table 4.1) which provides a comparison of the 2007 approved biomass fuel pellet plant to the proposed animal feed pellet plant, in terms of environmental impacts.

Table 5: Environmental impact comparison of the proposal against the 2007 approved biomass pellet plant

Item, issue or plant area	Former Biomass Plant	Project Stage 2	Impacts Less, the same or more
Utilities	Included a workshop for vehicle and mobile equipment maintenance. Included refuelling capacity for diesel powered vehicles. Included a small treatment plant for wastewater from toilets and ablution blocks.	The proposed project does not include a workshop or diesel refuelling capacity. The wastewater treatment plant for toilets and ablution blocks will be retained.	Potentially less impacting.
Production rate	Approved for 185,000 tpa of finished products and 245,000 tpa of raw materials.	Project estimates production up to 125,000 tpa and 125,000 tpa raw materials	Potentially less impacting.
Raw material storage	About 6,000 tonnes of wood chips were stored on-site.	About 1,200 tonnes of hay will be stored on average.	Although stored quantities will be lower, the same level of impact (negligible) is expected.
Point source emissions: • Particulates (dust) • Gaseous emissions from biomass combustion (smoke)	Six emission points emitted noise and dust to air. Two of the six emission points also emitted gases from biomass combustion (smoke).	The proposed project will reduce the number of emission points from six to two, reducing noise and dust. The emissions from the two emission sources will remain equal to or less than the previous operations for those point sources.	Less impacting, because only 2 of the former 6 point source (dust and noise) emissions will remain. The emission of biomass combustion gases (smoke) will be eliminated.
Fugitive emissions	Approved for 185,000 tpa of finished products and 245,000 tpa of raw materials. In total 430,000tpa of materials could be moved each year.	Project estimates production up to 125,000 tpa and 125,000 tpa raw materials (250,000tpa in total).	Although production rates and raw material movements will be lower, the same level of fugitive emissions (negligible) might occur.
Process wastewater	The former plant did not generate a process wastewater stream.	The proposed plant does not generate a process wastewater stream. Reject water from the treatment plant will be collected and disposed off-site.	The same.
Bore water usage	The former plant did not require water for its process.	The proposed plant requires bore water for the process. A DWER groundwater licence is in place to	Potentially more impacting on groundwater resources because the process requires bore water for steam generation. A DWER

Item, issue or plant area	Former Biomass Plant	Project Stage 2	Impacts Less, the same or more
		manage water abstraction.	groundwater licence is in place to manage water abstraction. Whilst the proposal has increased water usage, there will be no more dust, waste, noise emissions as a result of the increased water usage.
Process solid wastes	The former plant did not generate a solid waste stream.	The proposed plant does not generate a solid waste stream.	The same.
Groundwater and surface water	The former plant did not discharge wastewater to groundwater. It also included a controlled drainage system for surface water management and water reuse on the Motorplex site.	The proposed plant does not propose to discharge process related wastewater to the groundwater and it will use the existing controlled drainage system.	The same. No impacts to groundwater. Surface waters are captured for re-use.
Noise	Noise generated by the former plant was primarily associated with residue handling equipment (loaders and conveyors), the drying circuit, hammermill, and screening processes. With the exception of the residue storage yard and drying circuit, the pellet production facility was housed within an enclosed building, which substantially reduced noise emissions	Noise emissions in Stage 2 will be lower than noise emissions from the former wood pelletising operations because the north plant will not be operating and the external processing plant will also not be operating as it is to be removed.	Less impacting, because 1/3rd of the plant and equipment will be removed and only the southern plant will be operating. Compliance with the Noise Regulations is predicted at nearby residential premises.
Traffic	Approved for 185,000 tpa of finished products and 245,000 tpa of raw materials to be transported on roadways.	Project estimates production up to 125,000 tpa and 125,000 tpa raw materials to be transported on roadways	Fewer emissions and less noise because of significantly reduced number of vehicle movements.
Flora and Vegetation	No impacts were identified at the operational stage. Some limited clearing occurred at the construction stage.	The project does not involve the clearing of any vegetation.	Less impacting because no vegetation will be cleared.
Fauna	No impacts were identified at the operational stage	The project does not impact fauna.	The same – no impacts expected.
Heritage	No impacts were identified at the operational stage	No impacts have been identified.	The same – no impacts expected.

Item, issue or plant area	Former Biomass Plant	Project Stage 2	Impacts Less, the same or more
Bushfire	Management plans were not finalised for the former plant before it went into 'care and maintenance.'	A dedicated Bushfire Emergency Plan is currently being prepared for the site.	Potentially less impacting because the risks are being actively managed.

In summary, this table demonstrates that the proposed animal feed pellet plant overall will have less environmental impact when compared to the 2007 approved biomass fuel pellet plant.

5.0 CONSIDERATION UNDER THE PLANNING FRAMEWORK

The following provides an assessment of the proposal under the relevant state and local planning framework.

5.1 State Planning Policy 3.7 Bushfire

State Planning Policy 3.7 Bushfire (**SPP3.7**) provides the foundation for land use planning decisions in designated bushfire prone areas. Areas within Western Australia have been designated as bushfire prone by the Department of Fire and Emergency Services (D**FES**) Commissioner, and the Map of Bushfire Prone Areas identifies the parts of the State that are designated as bushfire prone. A map depicting the Site with the Bushfire Prone Areas overlay is included as **Figure 9.**



Figure 9: Bushfire Prone Mapping. Source mngaccess.com.au

Clause 4 of SPP 3.7 provides as follows with respect to the application of the Policy:

> *Where the planning proposal or development is within an area designated as bushfire prone on the Map of Bush Fire Prone Areas, and:*
>
> - *results in the intensification of development (or land use); or*
> - *results in an increase of visitors, residents or employees; or*
> - *adversely impacts or increases the bushfire risk to the subject or surrounding site(s),*
>
> *then the following trigger the application of the policy:*
>
> *…*
>
> - *a development application where the development site(s) has a BAL rating above BAL-LOW, where the application is for the:*
>   - *construction of a habitable building (single house or ancillary dwelling) on a lot more than 1, 100 m2, which is not connected to reticulated water; and/ or*
>   - *construction and/or use of a habitable building (other than a single house or ancillary dwelling), for a vulnerable land use.*

Further, Clause 7 of SPP 3.7 states:

> *Strategic planning, subdivisions and development applications to which this policy applies are to be accompanied by a bushfire management plan, prepared in accordance with the Guidelines…*

The accompanying guidelines also state at Clause 1.2.1 that:

> *Examples of when SPP 3.7 and the Guidelines may not apply, include but are not limited to: a development application for a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building:*
>
> *– where the application does not result in an increase of occupants on-site; and/or*
>
> *– where there is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development.*
>
> [emphasis added]

On the basis that the proposed change of use has a comparable number of staff and the proposal is not considered to represent an increase in bushfire hazard, a Bushfire Management Plan has not been prepared. A Bushfire Management Plan will be prepared for Stage 3 when the site is redeveloped.

A Bushfire Emergency Plan is currently being prepared. It is anticipated that a condition of development approval will require submission of a Bushfire Emergency Plan prior to the commencement of operations. It is proposed to lodge and seek approval of the Bushfire Emergency Plan prior to the commencement of operations.

5.2 State Planning Policy 2.9: Water

Plan WA identifies that the Subject Site is within the Priority 2 Water Source Protection Area and that it is within 1 kilometre of significant wetlands.

In regard to the Subject Site being within a Priority 2 Water Source Protection Area, this related to the Country Areas Water Supply for the Marbellup Brook Catchment Area. By notice published in the Government Gazette on 19 May 2026, the Marbellup Brook Catchment Area was abolished.

In regard to the proposal being within 1 kilometre of a wetland/waterway, the proposal will continue to utilise the same water management strategies as the approved biomass fuel pellet plant and will therefore will not create any adverse impact upon the wetland/waterway.

As this application does not propose any new buildings or additional impervious surfaces, stormwater management will continue to be in accordance with the approved Lot 4 Down Road, Mirambeena, Albany: Storm Water Management Plan, prepared by Opus and dated 29 February 2008.

The proposal is considered to satisfy the policy objectives of State Planning Policy 2.9: Water.

5.3 City of Albany Local Planning Scheme No. 2 (LPS2)

The Subject Site is zoned General Industry under LPS2.

5.3.1 General Industry zone

The objectives of the General Industry zone are detailed in Clause 16 Table 2 of LPS and comment in regard to each objective is provided in **Table 6** as follows:

Table 6: Assessment under the Objectives of the General Industry Zone

Objective	Comment
To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.	The proposed change of use from a biomass fuel pellet plant to an animal feed pellet plant represents a minor change in use and a similar industrial activity that was subject of the 2007 approval. Both the biomass fuel pellet plant and an animal feed pellet plant are industrial in nature, with operations that are not appropriate to be located in close proximity to residential and other sensitive land uses (due to potential noise, dust and odour impacts) and therefore the proposal satisfies this objective. Notwithstanding, this application is considered to have a comparable or lessened potential impact on residential and other sensitive land uses due to the management strategies proposed to be implemented.
To accommodate industry that would not otherwise comply with the performance standards of light industry.	The proposed change of use from a biomass fuel pellet plant to an animal feed pellet plant (Industry land use) represents a change in use but the animal feed pellet plant land use (just like the biomass fuel pellet plant) would not comply with the performance standards of light industry. On this basis the animal feed pellet plant (and the biomass fuel pellet plant) satisfies this objective of the General Industry zone

Objective	Comment
	Notwithstanding, it is proposed to implement management plans to minimise the potential for emissions from the plant such as noise and dust.
Seek to manage impacts such as noise, dust and odour within the zone	The EPA Guidance for the Assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land Uses details a buffer distance of 500 metres for an animal feed manufacturing business. As outlined in the Environmental Report and Acoustic Impact Assessment, the closest residence is 1.7 kilometres from the Subject Site. It is proposed that noise, dust and odour would be managed in accordance with management plans approved by the City. A technical noise report, by an acoustic consultant, accompanies this application, which verifies that noise at the closest sensitive receiver would comply with the Environmental Protection (Noise) Regulations 1997. As outlined in the Environmental Report, the dust emissions of the proposal will be less than the 2007 approved wood pellet plant on the basis that four of the dust sources have been removed and the emission of smoke has been eliminated. The proposed animal feed pellet plant will not generate any offensive odours and given the distance from the Plant to the closest dwelling, any odour emissions are unlikely to be detected at the closest residence. The Scheme also contains Special Control Area 8 – Down Road West Special Control Area buffer (SCA8), which contains provisions to not allow sensitive land uses within the Industry Buffer Area designated on the Scheme Map. Any associated environmental impacts would be at an acceptable level outside of the SCA8 buffer and on this basis, the objective is considered to be satisfied.

5.3.2 Restricted Use

Clause 20 of LPS2 states that land that is specified in Schedule 3 of LPS2 may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

The provisions of Schedule 3: Restricted Use and more specifically RU7 apply to the Subject Site. The former Lots 94 and 100 referred to in the description of land under RU7 were subdivided to create Lots 102 and 103. Schedule 3 RU7 restricts the land uses on the Subject Site to "Industry Light" and "Office".

Schedule 3 also details the conditions upon which the Restricted Use applies. Responses to these conditions under RU7 are detailed in **Table 7** below.

Table 7: Restricted Use Conditions

Condition	Comment
(1) Development of the land shall generally be in accordance with a Local Development Plan.	The City has not endorsed a development plan for this location. Approval of this application is sought under the provisions of Clause 23 of LPS2 in regard to changes to a non-conforming use.

Condition	Comment
	Clause 56 (2) of the Deemed Provisions under the Planning and Development (Local Planning Schemes) Regulations 2015 details that a decision maker may approve an application for development approval in a location where "a local development plan may be prepared but for which no local development plan has been approved by the local government" if the local government is satisfied that "the proposed development does not conflict with the principles of orderly and proper planning." In the context of this application, as outlined in this report, the animal feed pellet plant operations are considered to have less noise and dust emissions and less traffic impact as compared to the 2007 approval for the wood pellet plant and therefore, it is considered that approval of the development would not conflict with the principles of orderly and proper planning.
(2) Environmental Management	
(a) Environmental management is to be implemented by the applicants within the framework provided by an Environmental Management Plan for the land approved by the local government and the responsible state department/s.	This Development Application Report includes details of how dust, noise and other emissions are to be addressed. The Mirambeena Timber Processing Precinct Environmental Management Plan 2005 provides key principles and environmental management strategies but notes that where appropriate, proponents will prepare an operations Environmental Management Plan. Similar to the 2007 approval, a condition requiring monitoring against the standards set down in the Environmental Management Plan would be appropriate. A more comprehensive site specific Environmental Management Plan will be prepared for Stage 3 (subject of a separate development application).
(b) Within this framework, individual proposals by industries seeking to locate in this zone may be required to address the following:	
i. Demonstrate that sustainability principles have been incorporated in their proposal;	The proposal is sustainable in that it seeks to utilise the existing plant for an alternative similar purpose, with less emissions. Collected surface water and storm water from the site is temporarily stored in a settling pond on-site and it is then transported to the adjoining lot being the Motorsport facility, where the water is used for wetting of the motor sport track, thus ensuring sustainable use of water. Opportunities for sustainability are also maximised by the co-location with Commodity Ag through increased efficiencies, particularly relating to transport of raw materials and the finished animal pellets.
ii. Demonstrate that environmental impact criteria can be met within the	An Acoustic Impact Statement, prepared by an acoustic consultant accompanies this application (refer **Attachment 8**). That report concludes as follows:

Condition	Comment
management area on a cumulative basis in accordance with the sound power assigned level in the Environmental Management Plan;	Given the operations could be 24 hours, the most stringent assigned noise level would be 35 dB(A), or the night period. To ensure the noise emissions form the feed mill do not significantly contribute to the noise received at the noise sensitive premise, it needs to meet a noise level of 30 dB(A) or 5 dB less than the assigned noise level. The resultant assessable noise level during the night period is 15 dB(A) from the proposed operations, which is predominantly due to the removal of use of the hammer mills. At this noise level, it would be considered as not significantly contributing to the received noise and therefore would be compliant with the Environmental Protection (Noise) Regulations 1997 for all time periods. The Acoustic Impact Statement also demonstrates that the noise from this plant is modelled to be less than the noise modelled for the 2007 wood pellet plant. The application is considered to satisfy this criterion.
iii. Comply with guidelines in the Landscaping and Visual Resource Management Plan;	The proposal seeks to retain and reuse the existing buildings and utilise the approved storage area. All existing vegetation on-site and within the adjacent road reserve will be retained. With the only development proposed being two sea containers, which are located behind the building, and all vegetation on-site being retained, the proposal is not considered to have any potential for an adverse impact upon visual resource protection.
iv. Establish a Spill Response Procedure;	The Hazardous Materials and Storage Handling Management Strategies detailed in the Mirambeena Timber Processing Precinct EMP will be implemented, as required, noting that it is not proposed to store diesel or other hazardous chemicals on-site.
v. Prepare a Traffic Management Strategy;	A traffic statement report is provided at **Attachment 6** to this report. This demonstrates that traffic numbers are comparable to or less than the 2007 approval and that the vehicle numbers can be safely accommodated within the road network.
vi. Prepare a Waste Management Strategy; and	The management strategies principles detailed in Table 7 and 8 of the Mirambeena Timber Processing Precinct EMP have been given due regard in the waste management strategy, noting that the waste management strategy is detailed in Section 4.4 of this report. Effluent Waste • As outlined in Section 4.4 of this report, the effluent disposal system is operational and wastewater from the development will be disposed of via the existing effluent disposal system. Water waste • As outlined in Section 2.7.4.3 of the Environmental Report, the proposed operations require water (for steam) for the

Condition	Comment
	manufacturing process which does not generate a wastewater stream. The process utilises clean water sourced from the groundwater bore, treats it to remove iron, and uses it for steam generation during pellet production. The reject water from the treatment process will be collected in a tank and managed by an approved wastewater carrier and consigned to an off-site treatment facility for disposal Stormwater • As outlined in Section 2.7.4.5 of the Environmental Report, surface water runoff is managed by a site based controlled drainage system that collects surface water. The site, by the nature of its construction, drains surface waters to the northwest corner of the premises where it collects in the existing catchment pond. Water collected within this pond is subsequently pumped to the adjacent Albany Motorplex facility across the road to the south, where it is re-used for dust suppression purposes. This arrangement of surface water management will remain in place for Stages 1 and 2. The surface water management system is currently in place and serviceable. There is no connection with the site's surface water and the nearby local drainage systems of creeks and brooks. Waste management on-site will focus on waste minimisation, re-use and recycling where possible. The waste management details provided in this report and its accompanying reports constitute the Waste Management Strategy.
vii. Prepare a Hazardous Materials Management Strategy including a Quantitative Risk Assessment (QRA).	The Hazardous Materials and Storage Handling Management Strategies detailed in Section 5 of the Mirambeena Timber Processing Precinct EMP will be implemented as required, however as it is not proposed to store any hazardous materials on-site, this matter has not been specifically addressed in this application.
(c) The local government may waive the requirement for any of the above investigations where it can demonstrate that the proposal would have minimal or insignificant impacts.	This development is considered to have less impact compared with the approved wood pellet plant approved in 2007, as demonstrated throughout this report. The matters above are responded to, but as no hazardous materials are to be stored on-site, matters iv and vii are not considered relevant to this application. In addition, as the only new development proposed is two sea containers located behind the front of the building and all existing vegetation will be retained, Visual Resource Management has not been specifically addressed.
(d) The management of the undeveloped portion of the site which contains the creek-line and remnant vegetation shall be the subject of an agreement between landowners, which is to be arranged by the responsible state department/s for land development, to the local government's satisfaction.	Not relevant to this application.

Condition	Comment
(3) Visual Impact Management (a) The local government shall require the implementation and maintenance of the landscaping and tree/shrub planting in accordance with the Landscaping and Visual Resource Management Plan as a condition of development approval	As this application proposes to utilise the existing buildings and approved storage area and retain the existing landscaping, a visual impact assessment has not been carried out.

We are advised that the City are in receipt of a Scheme Amendment request seeking to delete the restricted use provisions under RU7 of Schedule 3. In the event that the RU7 restricted use provisions were deleted, the application would not be non-conforming and the proposal would fall under an "industry" land use, which is permitted in the General Industry zoning.

The approved biomass fuel pellet plant (2007 approval) is a non-conforming use (as it does not comply with Restricted Use (RU7) provisions) and this application seeks approval pursuant to Clauses 22 and 23 of LPS2. It is considered that the animal feed pellet plant satisfies the requirements of Clauses 22 and 23 of LPS2. For these reasons the application is considered capable of approval under Clauses 22 and 23 of LPS2, notwithstanding the provisions of RU7 under Schedule 3 of LPS2.

5.3.3 Special Control Areas

Clause 36 of LPS2 details that special control areas as marked on the Scheme Map and that the purpose, objectives and additional provisions that apply to each special control area is set out in Schedule 8: Table 18. The Subject Site is included in the following special control areas:

- Special control area 2 – public drinking water source areas (SCA2); and
- Special control area 8 – Down Road West Special Control Area buffer (SCA8).

The following provides responses to the matters detailed in Table 18 in relation to SCA2 and SCA8.

SCA2

The objective of SCA2 is to identify and protect public drinking water source areas. In regard to the Subject Site being within a public drinking water source area, this relates to the Subject Site being located within the Country Areas Water Supply for the Marbellup Brook Catchment Area. By notice published in the Government Gazette on 19 May 2026, the Marbellup Brook Catchment Area was abolished. Therefore, approval of this application is consistent with the objective of SCA2 in that the site is not located within a public drinking water source area and will not adversely impact upon any public drinking water source areas

In regard to the purposes of SCA2, as the Subject Site is not within a public drinking water source area approval of the application would be consistent with the objectives of SCA2.

Details of and responses to the additional provisions of SCA2 are detailed in **Table 8** below, together with comment in relation to each purpose detailed

Table 8: Responses to SCA2 Additional Provisions

Additional Provision	Comment
There are four proclaimed Public Drinking Water Source Areas designated on the Scheme Map as follows: (a) Marbellup Brook Catchment Area (b) South Coast Water Reserve (c) Limeburners Creek Catchment Area (d) Angove Creek Catchment Area	The subject site was located within the Marbellup Brook Catchment Area, however, that has now been abolished and therefore these provisions are no longer relevant to the Subject Site and this application.
a) All development in the special control area requiring planning approval shall be subject to the local government's discretion, notwithstanding that the use may be permitted elsewhere in the Scheme. b) In considering proposals within the special control area, the local government may require preparation of a water management report to demonstrate the appropriate protection, management and use of water resources.	a) A development application has been lodged and is to be considered by the City. b) The water management strategies remain unchanged from that included in the 2007 approval.
a) The local government shall refer all applications for development approval to responsible state department/s for comment. b) Notwithstanding the land use permissibility set out in Table 3. – Zoning Table, a use which is identified as incompatible within the relevant priority area classification shall not be approved, unless risks or impacts associated with the proposed land use can be adequately managed or mitigated, to the specifications of the local government in consultation with relevant referral agency.	a) It is noted that the application may be referred to DWER for comment. b) As the site is no longer within a public drinking water source protection area, the land uses permissible under the priority area classification are no longer relevant.
In determining or making recommendation on an application for development approval or subdivision, the local government shall have due regard to: a) Water resource setback requirements identified elsewhere in this Scheme, and; b) advice of responsible State department/s; c) Recommendations of the relevant drinking water source protection report or land use and water management strategy	The following responses are provided in regard the specific matters detailed in this clause: a) Water resource setbacks are no longer relevant as the Marbellup Brook Catchment Area was abolished and the Subject Site is no longer located within a water resource area. b) It is noted that the City will have due regard to any comments from responsible State departments. Preliminary consultation was undertaken with DWER at two meetings including an on site meeting, and there was broad support by DWER for the proposal. c) As the site is no longer located within a drinking water source protection area, this is no longer a relevant consideration.

Additional Provision	Comment
d) The potential risk of contamination to the public drinking water source area resulting from a proposed land use and/or development; e) The retention of native vegetation and protection of wetlands and waterways; f) The drainage characteristics of the land, including surface and groundwater flow, and the adequacy of proposed measures to meet water quality targets and manage run-off and drainage.	d) As the site is no longer located within a drinking water source protection area, the potential risk to contamination to the public drinking water source area is considered negligible. e) The application proposes to retain all existing vegetation and reuse existing buildings. Therefore, this clause is considered to be satisfied. f) The drainage strategy is to continue to utilise the drainage strategy approved under the 2007 approval. Run off is managed and does not pose an adverse risk to water quality targets.
Development must be connected to reticulated sewerage, where required in accordance with responsible state department/s policy or guidelines	Reticulated sewerage is not available.

In summary, it is considered that approval of this application would be broadly consistent with the objectives and provisions of SCA2, noting that the Marbellup Brook Catchment Area was abolished and the Subject Site is no longer located within a water resource area.

SCA8

The purpose of SCA8 is "… to limit sensitive uses that may be impacted by industrial operations at the General Industry zone located north of Down Road West." The additional provisions that apply to SCA8 are to prohibit sensitive uses within the industrial buffer area. This application is consistent with the provisions of SCA8 in that it is an industrial land use and it does not propose a sensitive land use.

5.3.4 Non-conforming use

Clause 22 of LPS2 details the provisions in relation to non-conforming uses. In relation to the provisions of Clause 22, the following summary is provided:

- Development Approval was issued by the City on 20 December 2007 for a biomass fuel pellet plant. At the time that the 2007 approval was issued by the City, the land was zoned "Special Use" under the City of Albany Town Planning Scheme No. 3 (**TPS3**) and a "Biomass Energy Plant" was a discretionary land use;

- Works were carried out on-site in accordance with the development approval and the land was used for a biomass fuel pellet plant in accordance with the development approval;

- The subsequent City of Albany Local Planning Scheme No. 1 (**LPS1**) was gazetted on 28 April 2014, revoking the City of Albany Town Planning Scheme No. 3. LPS1 included the Subject Site within Scheduled 3: Restricted Uses. Clause 4.6 of LPS1 restricted land uses to only those listed under Schedule 3. Restricted Use Site 1 (RU1) applied to the Subject Site and adjacent lots (Lots 94, 100 and 9001) and the RU1 provisions included a Biomass Energy Plant as one of a number of Restricted Uses that was a listed discretionary land uses for the specified lots. Therefore, the

Biomass Energy Plant continued to be a conforming (discretionary) land use under LPS1 and the development approval (for the continued operations of the Biomass Energy Plant) during the time that LPS1 was operational continued to be valid and with the land use conforming with the provisions of LPS1.

- The City of Albany Local Planning Scheme No. 2 (**LPS2**), which is the current operative scheme, was gazetted on 27 February 2024 and replaced LPS1 as the operative Scheme. A biomass fuel pellet plant and a biomass energy plant are not listed land uses under the Zoning Table of LPS2. The land use of a biomass fuel pellet plant is reasonably considered to be an "Industry" land use under the zoning table and provisions of LPS2. The Subject Site is currently subject of a Restricted Use provision pursuant to Schedule 3 of LPS2. The Restricted Use provisions for the Subject Site are detailed as RU7, which limits the permissible land uses to "Industry Light" and "Office" only.

- As a "biomass energy plant" is not reasonably considered to be either an "Industry Light" or "Office" land use, upon the gazettal of LPS2, the biomass fuel pellet plant became a prohibited land use under LPS2, therefore the land use of a biomass fuel pellet plant became a non-conforming land use.

Noting that the biomass fuel pellet plant land use discontinued more than 6 months ago, Clause 22 (2) (b) of LPS2 gives the local government the discretion to allow a period of in excess of 6 months to elapse since the discontinuance of the non-conforming use, whilst still maintaining a non-conforming use right. This application seeks the local government to utilise their discretion to allow the non-conforming use right to continue, noting that the biomass fuel pellet plant land use has discontinued for more than 6 months.

Clause 23 (1) of LPS2 gives the local government the discretion to:

a) Alter or extend a non-conforming use of land; or

b) Erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

c) Repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

d) Change the use of land from a non-conforming use to another use that is not permitted by the Scheme (my emphasis added)

In this case pursuant to Clause 23 (1)(d), it is proposed to change the use of land from a non-conforming use to another use that is not permitted by the Scheme. More specifically this application seeks approval for a change of non-conforming land use from a "biomass fuel pellet plant" to an "animal feed pellet plant", which would more generally fit within an "Industry" land use as defined under LPS2.

It is highlighted that this application proposes to utilise the existing buildings and equipment at a similar or reduced scale to that detailed in the 2007 approval and application.

Clause 23 (3) details that a local government can grant development approval for a change of use where, in the opinion of the local government, the proposed change of use:

(a) Is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) Is closer to the intended purpose of the zone in which the land is situated.

The following responses are provided in relation to the above-mentioned matters.

Is less detrimental to the amenity of the locality than the existing non-conforming use

Noise

The Acoustic Impact Statement provided at **Attachment 8** provides a direct comparison of the noise levels for the 2007 approved plant and the proposed operations for the animal feed pellet plant, noting that:

- For the 2007 approved operations, the noise level received at the closest residence was modelled to be 23 dB(A); and
- For the proposed animal feed pellet plant operations, the noise level received at the closest residence is modelled to be 15 dB(A);

The Acoustic Impact Assessment highlights that the animal feed pellet plant does not require the hammer mills (which were operational for the biomass fuel pellet plant) and therefore the noise produced on-site for the animal feed pellet plant is less and therefore the noise from the animal feed pellet plant will be less detrimental to the amenity of the locality than the existing non-conforming use.

Other impacts are detailed in the Environmental Report and are summarised in **Table 9** below.

Table 9 Summary of Environmental impacts when compared to 2007 approval

Item, issue or plant area	Impact on the amenity of the locality when compared to the existing non-conforming use
Utilities	Potentially less impacting.
Production rate	Potentially less impacting.
Raw material storage	Although stored quantities will be lower, the same level of impact (negligible) is expected.
Point source emissions: • Particulates (dust) • Gaseous emissions from biomass combustion (smoke)	Less impacting, because only 2 of the former 6 point source (dust and noise) emissions will remain. The emission of biomass combustion gases (smoke) will be eliminated.
Fugitive emissions	Although production rates and raw material movements will be lower, the same level of fugitive emissions (negligible) might occur.
Process wastewater	No change.
Bore water usage	Whilst the proposal has increased water usage, there will be no more dust, waste, noise emissions as a result of the increased water usage.
Process solid wastes	No change.
Groundwater and surface water	The same. No impacts to groundwater. Surface waters are captured for re-use.
Noise	Less impacting, because 1/3rd of the plant and equipment will be removed and only the southern plant will be operating. Compliance with the Noise Regulations is predicted at nearby residential premises.

Item, issue or plant area	Impact on the amenity of the locality when compared to the existing non-conforming use
Traffic	Fewer emissions and less noise because of significantly reduced number of vehicle movements.
Flora and Vegetation	No change
Fauna	No change – no impacts expected.
Heritage	No change – no impacts expected.
Bushfire	Potentially less impacting because the risks are being actively managed.

In addition, we refer to the conclusion of the Environmental Report (refer **Attachment 7**), which reads as follows:

> *Coterra Environment concludes from the preceding sections of this report that the proposed project at Stage 2 will bring about a lower impact on the environment than that which occurred from the former wood pelletising plant's operations. This is primarily due to the following:*
>
> - *The lower production level (125,000 t versus 185,000 t of finished products)*
> - *Lower raw material volumes (125,000 t versus 245,000 t)*
> - *Animal feed pellets produce less dust than wood pellets*
> - *Fewer point source (noise and dust) emissions to the environment (two emission points versus six)*
> - *The elimination of point sources emitting biomass combustion gases (smoke) to the environment*
> - *Less machinery in operation resulting in lower noise emissions*
> - *Lower traffic volumes resulting in fewer fugitive emissions, less dust and lower noise emissions.*

In summary, the amenity impacts of the animal feed pellet plant are individually either equal to or less than the 2007 approval for the biomass fuel pellet plant. Given the primary impacts of noise and dust/smoke and traffic are reduced, the proposal is considered to be less detrimental to the amenity of the locality than the existing non-conforming use.

<u>Is closer to the intended purpose of the zone in which the land is situated</u>

Comment is provided in **Table 6** in relation to an assessment of the proposal under the objectives of the General Industry zone.

Whilst Clause 23 (3) does reference the intended purpose of the zone, what renders this proposal as non-conforming is the restricted use provisions (RU7) under Schedule 3. Given the proposed management practices to be implemented on-site, and that Environmental Report concludes that "the proposed project at Stage 2 will bring about a lower impact on the environment than that which occurred from the former wood pelletising plant's operations", it is reasonable to conclude the proposed animal feed processing plant will be closer to the "Industry Light" permissible land use, but

noting that the proposal is not considered to be an "Industry Light" land use.

For the reasons outlined above and throughout this report, it is considered that this proposal satisfies the requirement of Clause 23 (3) (b) for the proposed use being closer to the intended purpose of the zone.

5.3.5 Additional Requirements

Schedule 5 (Table 12) of LPS2 details additional requirements that apply to specific zones in the Scheme area. **Table 10** below provides an assessment of the proposal subject of this application in regard to the provisions detailed in Schedule 5 (Table 12) of LPS2:

Table 10: Additional Requirements Table

Requirement	Comment
The following general additional requirements apply to development in the General Industry and Light Industry zones, unless otherwise stated: Setbacks • Primary street setback: 9m • Side and rear setbacks: Nil	No change to setbacks are proposed, noting that the proposed sea container buildings are located behind the front elevation of existing building (Pellet Plant A).
Landscaping 10% of the site area is to be landscaped.	No new landscaping is proposed. All existing landscaping will be retained and landscaping will be in accordance with the 2007 approved revegetation and landscaping plan.
Effluent Disposal i. Where an industrial activity involves the production and discharge of industrial or noxious liquid effluent, the local government will require the development to either: 1) If the effluent (types and/or volumes) is suitable for disposal into the reticulated sewer network, connect the activity to the Water Corporation reticulated sewerage system; or 2) If the effluent is not suitable for disposal into the reticulated sewer network, it is serviced by an on-site collection and disposal system designed to treat the effluent and prevent pollution of ground or surface water. ii. The local government may require that a development application for industrial development is accompanied by a waste management plan which details: 1) The type and quantity of waste likely to be generated; 2) Adequate location(s) on-site for the temporary storage of waste;	The Subject Site does not have access to reticulated sewerage. The site has an existing on-site effluent disposal system that is for the staff ablution facilities that is operational and will be suitable to service the ongoing operations for the animal feed pellet plant. In regard to waste management, waste will generally be disposed of generally in accordance with the principles of the Mirambeena Timber Processing Precinct Environmental Management Plan and more specifically in accordance with the details provided in Section 4.4 of this report.

Requirement	Comment
3) Methods for removing waste from the site with a focus on waste minimisation, re-use and recycling. iii Where a development is likely to generate contaminants capable of being transported via stormwater, the local government will require a stormwater management plan which is to demonstrate that stormwater will be of acceptable quality when discharged to the receiving environment.	As no additional paved surfaces are proposed as part of this application stormwater management will continue to be in accordance with the approved Lot 4 Down Road, Mirambeena, Albany: Storm Water Management Plan, prepared by Opus and dated 29 February 2008.
Access All premises within the General and Light Industry zones shall be provided with: 1) A sealed and/or paved access way to a minimum width of 5 m connecting the premises with the street; 2) A designated loading/unloading area on-site, designed so that delivery vehicles leave and enter the street in forward gear; 3) Screening of any open storage areas from public view by a wall, a fence and/or landscaping.	The Subject Site has a sealed crossover measuring 6 metres in width, connecting the premises with the street. Vehicles requiring weighing will proceed to the west of the Subject Site and utilise the 20 metre sealed crossover to Lot 103 (162) Down Road, West Drome and then pass over the weighbridge and then enter the Subject Site via the sealed access at the north western corner of the subject site (refer to Appendix A of the Transport Statement Report at **Attachment 6**). The Plant Traffic Movement Plan provided as Appendix A to the Traffic Statement Report shows the location of the pellet loadout/truck stop where trucks are unloaded and the "pad for raw materials". The Plant Traffic Movement Plan illustrates that all traffic movements are capable of and are required to enter and leave the site in a forward gear. The 'pad for raw materials' has been approved for that use in the 2007 development approval. Existing vegetation partially screens the open storage area.
Building Facade The façade of the building(s) erected within the General and Light Industry zones shall be constructed with materials and of a design in keeping with the character of the area and generally should be a factory applied coloured metal sheet or panel, or of masonry construction.	It is not proposed to change or alter the existing approved buildings. The proposed sea containers will be located behind the front elevation of the existing building. It is noted that Clause 8 of the City's Local Planning Policy 1.2 – Shipping Containers states that the City consider shipping containers to be consistent with industrial amenity. Therefore, the use of sea containers is also considered acceptable.
Buffers All industrial developments shall: 1) Provide any required buffer areas around land uses in accordance with the Environmental Protection Authority's Guidance Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses. A lesser separation distance may be considered where a site-specific study	The Subject Site has been approved for use and development for a biomass fuel pellet plant and this application proposes a change of use to an animal feed pellet plant. As detailed throughout this report and as demonstrated in the Environmental Report, the proposed animal feed pellet plant has less environmental impact as compared to the approved

Requirement	Comment
has demonstrated that a lesser distance will not cause unacceptable impacts on any adjoining/nearby sensitive uses; or 2) Undertake development to reduce potential impact (noise, dust, odour) to sensitive land uses. Design is to demonstrate how potential impacts are being avoided.	biomass fuel pellet plant. The EPA Guidance statement recommends a 500 metre separation distance from an animal feed manufacturing plant to a sensitive receptor. As illustrated in Figure 4 of the Environmental Report, there are no sensitive receptors within 500 metres of the boundary of the Subject Site, the closest residence is 1.7km from the Subject Site.

5.4 Local Planning Policy 1.9: Waste Management

The City's Local Planning Policy 1.9 (LPP1.9) is relevant to this proposal. Details of the waste management strategies are as follows:

At present there is no arranged waste pickup as the site is not operational and the site supervisor removes all waste and disposes all waste at the City's waste facility.

The proposed waste management strategy once operational with a full complement of staff is as follows:

1. A skip bin will be placed on-site (adjacent to the light vehicle carpark) and all non-industrial waste will be disposed of in the skip bin. The skip bin will be emptied by a private company on an as-needed basis.

2. Any industrial waste will be taken off site and disposed of at an approved facility.

3. Any large quantities of waste oil will be collected by Wren Oil and disposed of at an approved facility.

4. Waste water from the treatment of groundwater obtained from the bore will be collected in a tank and managed by an approved wastewater carrier and consigned to an off-site treatment facility for disposal

The waste management strategy is considered to be fit for purpose and broadly consistent with the 2007 approval.

5.5 Local Planning Policy 1.2: Shipping Containers

The City's Local Planning Policy 1.2 (LPP1.2) is relevant to this proposal as up to two (2) sea/shipping containers may be placed on-site.

In regard to the provisions of Clause 5 of LPP1.2, the following is relevant:

- It is not proposed to stack the sea/shipping containers;

- The shipping containers will not be located over septic tanks, leach drains or utilities;

- The shipping containers will not be located in an area designated for parking, vehicle manoeuvring, bin storage or landscaping; and

- The shipping containers are not proposed to be located in the front setback area or in front of the existing buildings on-site.

It is noted that Clause 8 states that shipping containers are consistent with industrial amenity.

The use and location of the shipping containers is considered to be broadly consistent with LPP1.2.

5.6 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**) have introduced a set of Deemed Provisions within Schedule 2 that automatically form part of LPS2 (**Deemed Provisions**).

Clause 67(2) of Schedule 2 deals with matters to be considered by Local Government and includes the following key provisions relevant to this Application as detailed in **Table 11**.

Table 11 – Matters to be Considered

	Matters to be Considered	Comment
a)	*The aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other Local Planning Scheme operating within the Scheme area;*	The proposal represents utilisation of an existing development for producing animal feed pellets. Approval of the application would be consistent with the aims and provisions of the Scheme.
b)	*The requirements of orderly and proper planning including any proposed Local Planning Scheme or Amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the Local Government is seriously considering adopting or approving;*	At the time of lodgement of this development application, we are advised that the City has received a scheme amendment request seeking to remove: • the Special Control Area 2 – public drinking water source area over this subject site; and • the Restricted Use 7 provisions over this site which prohibit land uses other than Industry Light and Office. This application is lodged as a change of non-conforming use on the basis that the proposed animal feed pellet operations are less detrimental to the amenity of the locality and closer to the intended purpose of the zone when compared to the 2007 approved wood pellet plant operations.
c)	*Any approved State Planning Policy;*	Relevant State Planning Policies are addressed in this report. Whilst the land is identified as being bushfire prone, the proposal does not intensify the use and therefore a bushfire management plan is not required. However, a condition to require a bushfire emergency plan would be acceptable to the Applicant.

	Matters to be Considered	Comment
		Approval of the application is broadly consistent with SPP2.9, which has been addressed in this report. The Application complies with the relevant objectives and/or provisions of the applicable state planning policies.
d)	*Any Environmental Protection Policy approved under the Environmental Protection Act 1986 section 31(d);*	Not relevant to this application. The Acoustic Impact Statement from the acoustic consultant details that the noise from the animal feed pellet plant will be less than the modelled noise from the approved wood pellet plant and be compliant with the Environmental Protection (Noise) Regulations 1997 in terms of noise received at the closest residence.
e)	*Any Policy of the Commission;*	Not relevant to this application.
f)	*Any Policy of the State;*	Not relevant to this application.
fa)	*Any Local Planning Strategy for this Scheme endorsed by the Commission;*	The City's Local Planning Strategy, endorsed in 2019, identifies the Subject Site as General Industry. The Subject Site is within the Mirambeena Strategic Industrial Area, and the Strategy outlines the strategic direction to "support the growth of strategic and service industry" and to maintain and protect existing general industry land. Approval of the application would be consistent with the provisions of the City's Local Planning Strategy.
g)	*Any Local Planning Policy for the Scheme area;*	Consideration under the relevant Local Planning Policies is detailed in this report. Approval of the application would be broadly consistent with the objectives and provisions of LPP1.2 and 1.9.
h)	*Any Structure Plan or Local Development Plan that relates to the development;*	Not relevant to this application as there is no adopted Local Development Plan over the Subject Site.
i)	*Any report of the review of the Local Planning Scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;*	Not relevant to this application.
j)	*In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*	Not relevant as the land is not reserved.
k)	*The built heritage conservation of any place that is of cultural significance;*	Not relevant to this application.
l)	*The effect of the proposal on the cultural heritage significance of the area in which the development is located;*	Not relevant to this application.
m)	*The compatibility of the development with its setting including:* *i. The compatibility of the development with the desired future character of its setting; and* *ii. The relationship of the development to development on adjoining land or on other land in the locality including, but not limited*	As outlined in this report, all environmental impacts are equal to or less than that from the biomass fuel pellet plant under the 2007 approval. The site sits adjacent to the Albany Motorplex and Commodity Ag, which is used for transportation of agricultural products as well as other land zoned General Industry that currently

	Matters to be Considered	Comment
	to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	contains a plantation. The development is consistent and compatible with its setting
n)	*The amenity of the locality including the following:* *i. Environmental impacts of the development;* *ii. The character of the locality;* *iii. Social impacts of the development;*	The potential amenity impacts of this proposal are considered, overall, to be less than the potential amenity impacts of the 2007 approved biomass fuel pellet plant. The Acoustic Impact Statement from the acoustic consultant details that the noise from the animal feed pellet plant will be less than the modelled noise from the approved wood pellet plant and be compliant with the *Environmental Protection (Noise) Regulations 1997* in terms of noise received at the closest residence. There will be no change to the character of the area as no new development is proposed. There are no social impacts as a result of this proposal. The proposal is not considered to have an adverse impact upon the locality
o)	*The likely effects of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*	With no development proposed (other than the potential placement of 2 sea containers on-site), the existing stormwater management practices will continue with stormwater being directed to the drainage basin on-site.
p)	*Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*	With no development proposed, (other than the potential placement of 2 sea containers on-site), the existing landscaping will be retained.
q)	*The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk;*	Whilst the land is identified as being bushfire prone, the proposal does not intensify the use and therefore a bushfire management plan is not required. However, a condition to require a bushfire emergency plan would be acceptable to the Applicant.
r)	*The suitability of the land for the development taking into account the possible risk to human health or safety;*	The land has been approved for a similar use and this development will have similar and/or reduced impacts and will not present a risk to human health or safety.
s)	*The adequacy of:* *i. The proposed means of access and egress from the site; and ;* *ii. Arrangements for the loading, unloading, manoeuvring and parking of vehicles;*	The proposal utilises the approved access arrangements. Down Road West is an approved RAV Network road and vehicle numbers are less than that for the 2007 approval. All vehicles will enter the site in a forward gear, load and/or unload on-site and leave in a forward gear. Refer attached Traffic Statement Report at **Attachment 6**.
t)	*The amount of traffic likely to be generated by the development particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*	The proposal utilises the approved access arrangements.

	Matters to be Considered	Comment
		Down Road West is an approved RAV Network road and vehicle numbers are less than that for the 2007 approval. Refer attached Traffic Statement Report at **Attachment 6**. It is considered that the existing road network is capable of and has capacity for accommodating the anticipated vehicle volume without any safety issues arising.
u)	*The availability and adequacy for the development of the following:* *i. Public transport services;* *ii. Public utility services;* *iii. Storage management and collection of waste;* *iv. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);* *v. Access by older people and people with disability;*	The site does not have access to public transport nor does the site provide access to older people or people with disabilities. The site has suitable access to power and non potable water. Potable water (for drinking purposes) will be brought on-site on an as-needed basis as was the case under the 2007 approval. Refer to the waste management strategy provided in this report. This is considered to be acceptable for the development proposal. The application does not propose any new development other than up to two sea containers. On site toilets are provided and the number of staff on-site at any one time is comparable to the 2007 approval.
v)	*The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;*	The proposal will not have any adverse impact on any community service. The community benefit will be the introduction of a new business into the locality and associated economic benefits and local employment opportunities to the locality and the City.
w)	*The history of the site where the development is to be located;*	In 2007, the City approved the construction of the facility to accommodate a biomass fuel pellet plant. This proposal has less impact, overall, as compared to the approved biomass fuel pellet plant.
x)	*The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*	As the development will create less noise, dust and environmental impacts, the overall impact on the community is considered to be reduced, when compared to the biomass fuel pellet plant under the 2007 approval. The proposed development will have a positive impact on the community with the opportunity for local employment at the Plant and any indirect local business opportunities on regard to the on going operations of the plant.
y)	*Any submissions received on the Application;*	The Applicant would welcome the opportunity to provide a response to any submissions received in the event that the application is advertised.
za)	*The comments or submissions received from any authority consulted under Clause 66;*	The Applicant met on-site with relevant government agencies and the City prior to lodging the application and the feedback from that on-site meeting was generally positive.

	Matters to be Considered	Comment
		The Applicant would welcome the opportunity to provide a response to any submissions from any authority received in the event that the application is advertised.
Zb)	*Any other planning considerations the Local Government considers appropriate.*	This proposal, repurposing the building and infrastructure, represents a sustainable use of existing infrastructure and buildings. The proposed development provides an alternative market for grain products that may not have been suitable for other markets, thus providing a sustainable outcome in terms of economic and environmental outcomes.

6.0 CONCLUSION

This application seeks approval for Stages 1 and 2 of the proposed animal feed pellet plant at Lot 102 Down Road West, Drome, primarily involving the reuse and repurposing of the existing buildings, plant and infrastructure associated with the former biomass fuel pellet plant.

The assessment demonstrates that the proposal is consistent with the industrial character and objectives of the General Industry zone and represents an appropriate and sustainable reuse of established industrial infrastructure. Importantly, the proposed use will have an overall **equal or lesser impact** than the previously approved biomass fuel pellet plant, including reduced noise, dust and emissions and lower traffic volumes.

The proposal is considered to satisfy the requirements of Clauses 22 and 23 of LPS2, including that the proposed use is less detrimental to the amenity of the locality and closer to the intended purpose of the zone than the existing non-conforming use. The proposal is also broadly consistent with the applicable State and local planning framework.

The proposal seeks approval for UPC Agri Products to repurpose a disused plant to produce a premium animal feed pellet product and provides a market for use of non-premium agricultural produce raw products, to manufacture in to a product sought on the local, national and international market. This proposal also provides an opportunity for local employment in a business that seeks to value-add to local produce. This proposal is considered to represent a long term valuable asset to the local community, with sustainable outcomes in terms of positive environmental, economic and social outcomes.

In conclusion, the proposal is considered to represent orderly and proper planning outcome and will not result in unacceptable impacts on the surrounding locality, but in fact provides a positive outcome for the community utilising a disused plant and local produce, creating employment and a premium product to sell to the local and ultimately international market. It is therefore respectfully requested that the City of Albany exercise its discretion under Clauses 22 and 23 of LPS2 and grant development approval for the proposal, subject to reasonable and relevant conditions.

Attachment 1

Development Application Form and letter of consent from the landowner

PLANTATION ENERGY

Plantation Energy Albany Pty Ltd ABN 99 130 302 868

Registered office
Level 1
31 Cliff Street,
Fremantle, WA, 6160

Tel: +61 0 408 564 796

Postal address
Level 1, 31 Cliff St
Fremantle, WA, 6160

Website
www.plantationenergy.com.au

1 July 2026

To Whomsoever it May Concern

Plantation Energy Albany Pty Ltd the registered owner(s) of **Lot 102 Down Road West, Drome, Western Australia**, hereby authorise **Allerding & Associates**, acting on behalf of **UPC Agri Products Pty Ltd**, to undertake the following activities in connection with the above-mentioned property:

1. **Obtain copies of all relevant development approvals**, planning approvals, permits, and any other planning-related information held by the City of Albany or any other relevant authority relating to Lot 102 Down Road West, Drome.
2. **Seek written planning advice** from the City of Albany or any other relevant authority in relation to the planning, development, and permissible use of Lot 102 Down Road West, Drome.
3. **Prepare, lodge, and correspond in relation to any Development Application** or other planning application required for Lot 102 Down Road West, Drome, including responding to requests for further information and liaising with relevant authorities on our behalf.

Signed:

Richard Allen
Director
Plantation Energy Albany Pty Ltd

Attachment 2

Certificates of Title

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
4048	**428**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 102 ON DEPOSITED PLAN 416536

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PLANTATION ENERGY ALBANY PTY LTD OF LEVEL 1 31 CLIFF STREET FREMANTLE 6160
(T Q280969) REGISTERED 14/1/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. P874004 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 1/2/2024.
2. Q307354 MORTGAGE TO STANBAL PTY. LTD. OF 25 SIXTH AVENUE KENSINGTON WA 6151 REGISTERED 6/2/2025.
3. Q307355 MORTGAGE TO RYELEIGH HOLDINGS PTY LTD OF 17 NANSON STREET WEMBLEY WA 6014 REGISTERED 6/2/2025.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP416536
PREVIOUS TITLE:	2697-958
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ALBANY

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Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 102-103

Locality and Local Government

Locality	DROME
Local Government	CITY OF ALBANY

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	163837

Survey Details

Survey Method	Conventional Survey
Field Records	148119
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the ----
(a) * survey; and/or
(b) * calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Andrew Le Fort
2023.11.08 08:57:23 +08'00'

ANDREW JOHN LEFORT Licensed Surveyor	Date

Survey Organisation

Name	HARLEY DYKSTRA PTY LTD (BUNBURY)
Address	BUNBURY 6231
Phone	97926000
Fax	97219611
Email	info@harleydykstra.com.au
Reference	21929

Amendments

Version	Lodgement Type	Amendment Description	Date
1	New Plan	Lodged	29/11/2019
2	Amendment Plan	Plan Examination Requirements	09/12/2019
3	Replacement Plan	Add spatial memorial	13/01/2020
4	Replacement Plan	New WAPC Number	

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
102	DP54723	PT LOT 94	2697-958	
103	DP26236	LOT 100	2212-308	
	DP54723	PT LOT 94	2697-958	

Former Tenure Interest and Notifications

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
	100/DP26236	Application to surrender		DOC K689190	EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 54723. REGISTERED 19/8/2008.	
	94/DP54723	Application to surrender	LOTS 102-103	DOC K757018	LEASE TO PLANTATION ENERGY AUSTRALIA PTY LTD OF LEVEL 2, 45 STIRLING HIGHWAY, NEDLANDS EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 30/10/2008.	
	94/DP54723	Application to discharge		DP54723	EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 54723 AND INSTRUMENT K689190.	
(A)	100/DP26236	Brought forward (in full)	LOT 103	DOC K691070	MEMORIAL	ENVIRONMENTAL PROTECTION ACT 1986

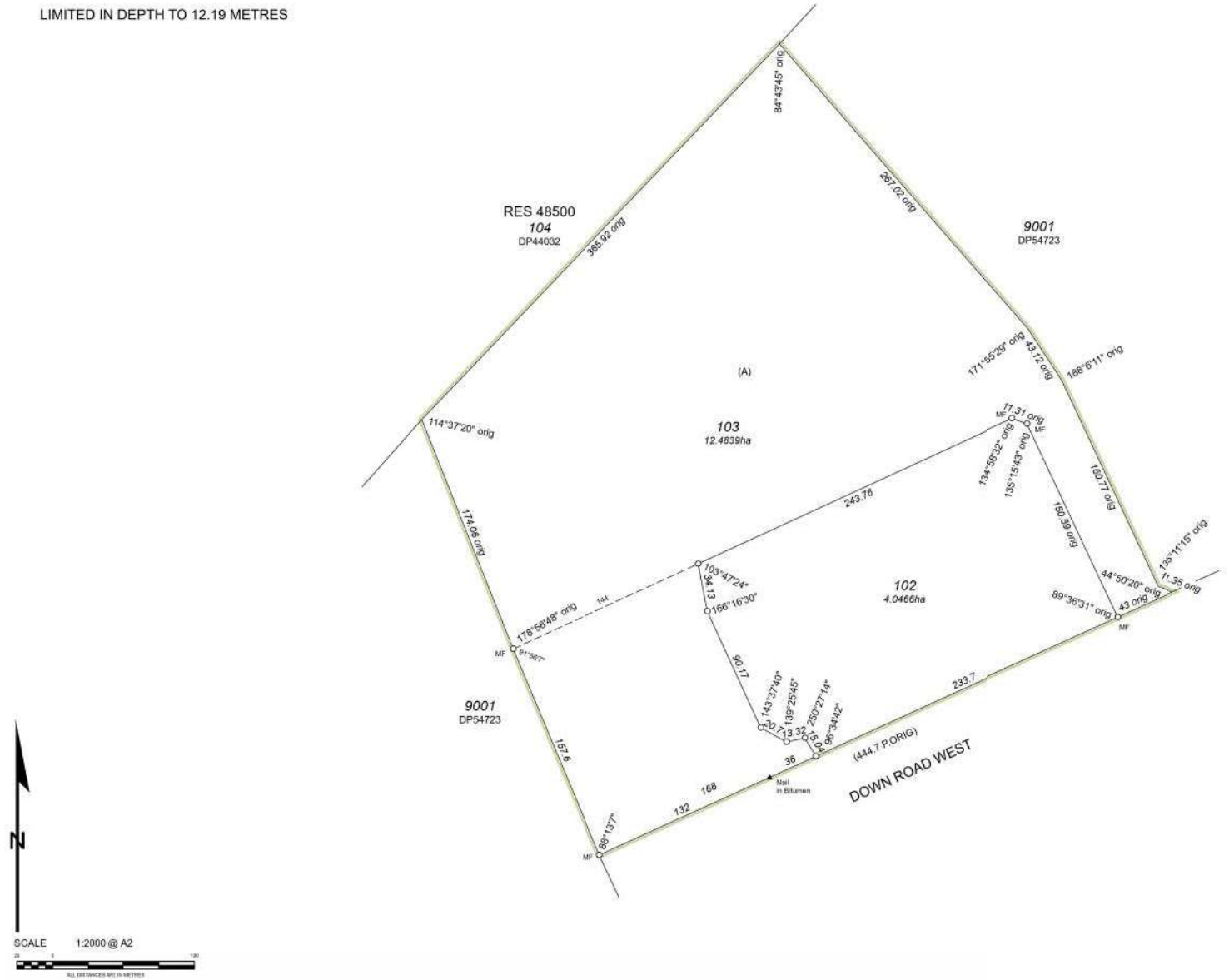
New Memorials and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Hazards or Other Factors)	SEC. 165 OF THE P&D ACT 2005	DOC P874004	LOT(S) 102-103		Bushfire Prone Area

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LIMITED IN DEPTH TO 12.19 METRES



Harley Dykstra

ADDITIONAL SHEETS	SHEET		SHEETS	VERSION NUMBER	DEPOSITED PLAN
ENDORSEMENT SHEET	2	OF	2	4	416536

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Lodgement and Examination

Lodgement Date	29/11/2019
Version 4 Submission Date	08/11/2023
Examination Date	08/11/2023

Western Australian Planning Commission

Planning Approval	Yes
Reference	163837



Delegate under S. 16 P&D Act 2005	Date

In Order For Dealings

Subject To
- Section 165 of the P&D Act 2005
- Lodgement of relevant dealings to resolve interests/notifications as specified in the Former Tenure Interests and Notifications table

7.12.2023

For Inspector of Plans and Surveys / Authorised Land Officers	Date

Plan Approved

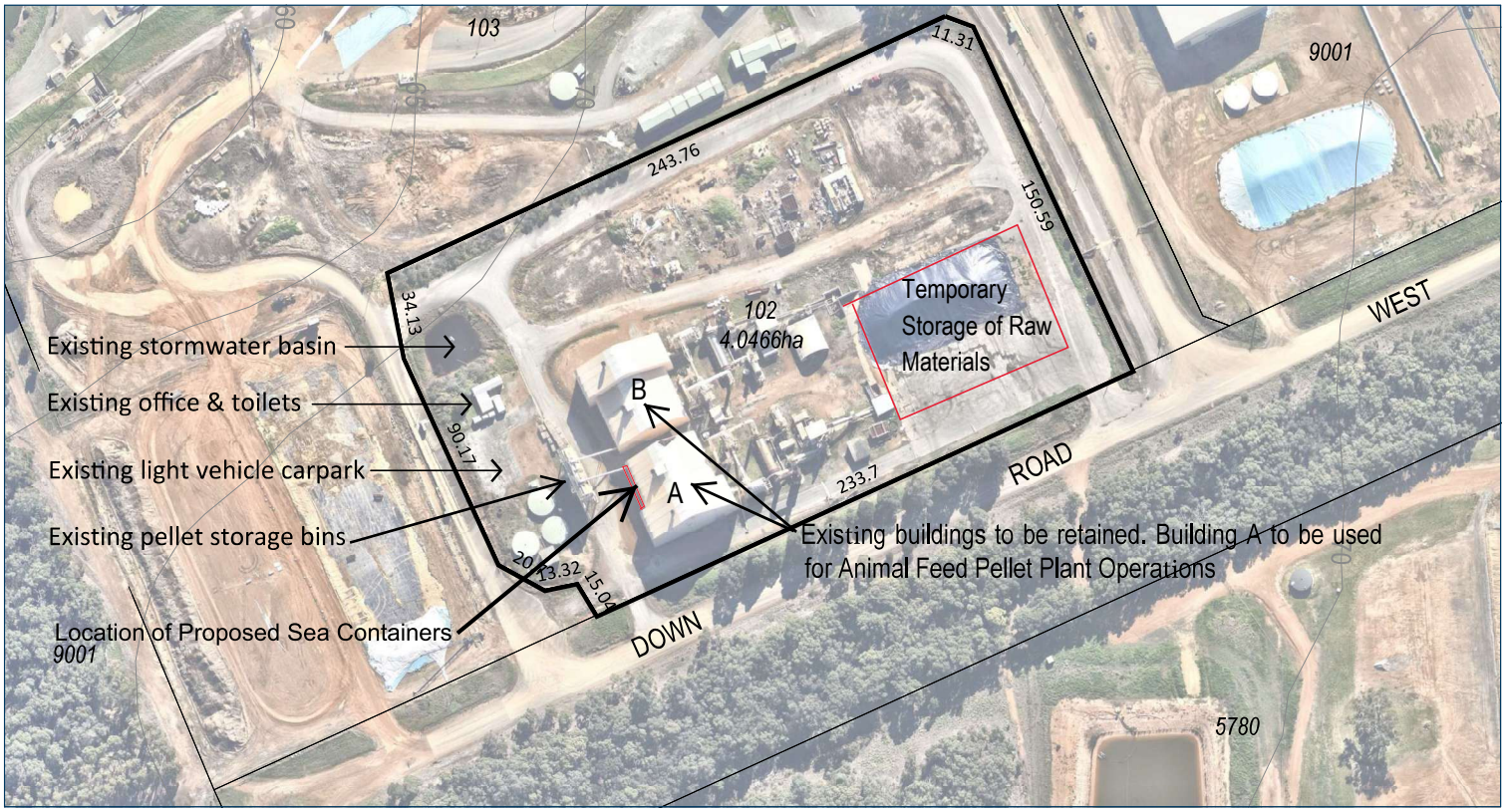
1.2.2024

Inspector of Plans and Surveys / Authorised Land Officer	Date

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Attachment 3

Development Plans



EXISTING DEVELOPMENT TO BE RETAINED
PROPOSED ANIMAL FEED PELLET PLANT

LOT 102 DOWN ROAD WEST, DROME
Client: UPC Agri Products Pty Ltd

CITY OF ALBANY

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SCALE: 1:1500
ORIGINAL PLAN SIZE: A3

JOB CODE:
UPC DRO GE

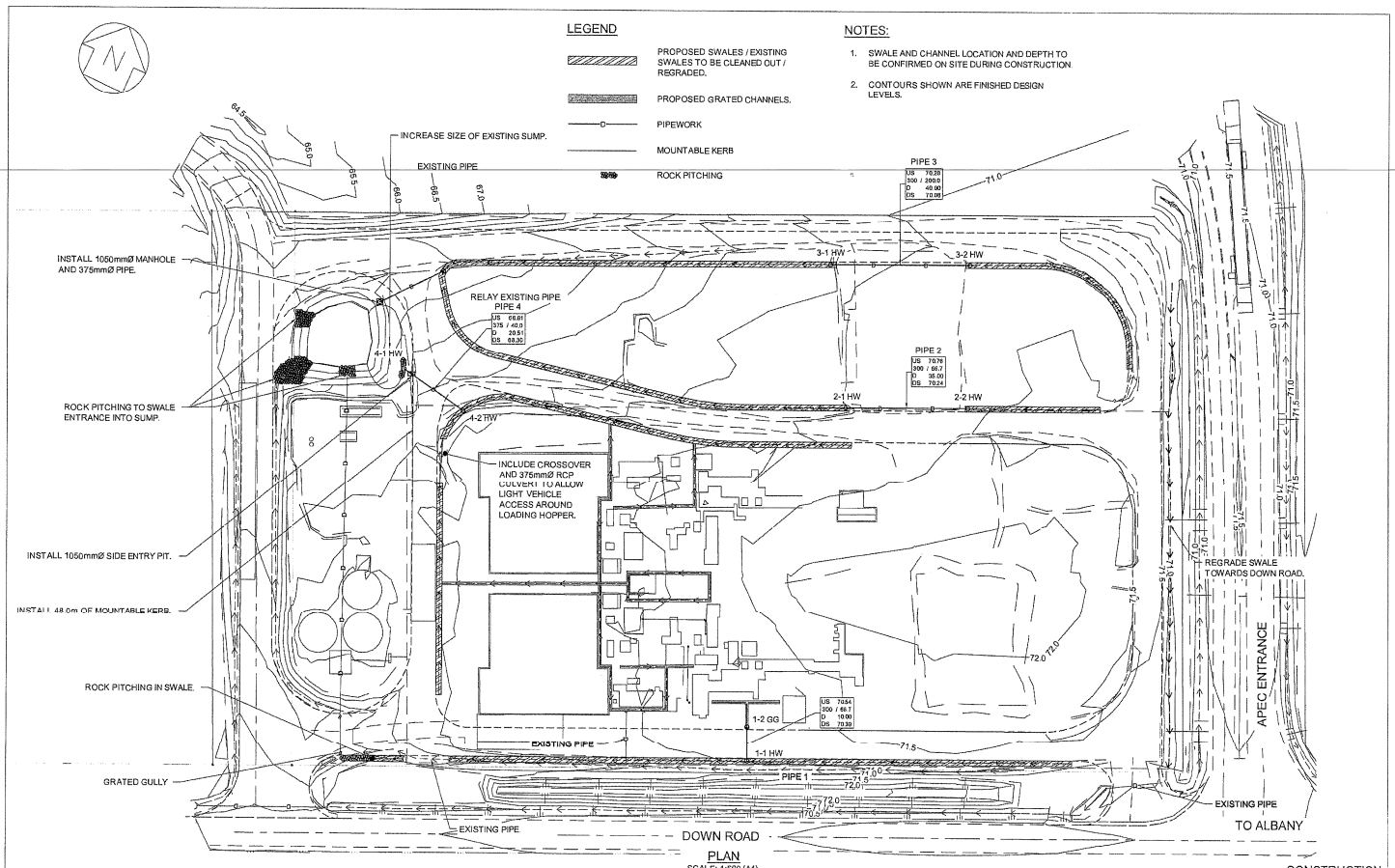
DATE:
19.10.2026

LEGEND:

SUBJECT LAND -

Allerding & Associates
Town Planners, Advocates
and Subdivision Designers

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 | W: allerdingassoc.com



CONSTRUCTION

ISSUED FOR CONSTRUCTION

Date: 26-7-10

Sign:

Revision	Amendment	Approved	Revision Date
RA	ISSUED FOR APPROVAL	AB	6/7/10
RB	SIZE OF PIPES AMENDED	AB	6/7/10
R0	ISSUED FOR CONSTRUCTION	AB	8/7/10

PLANTATION ENERGY

OPUS

Albany Office
PO Box 1230
Albany, WA 6330
Western Australia
Tel: +61 8 9842 0158

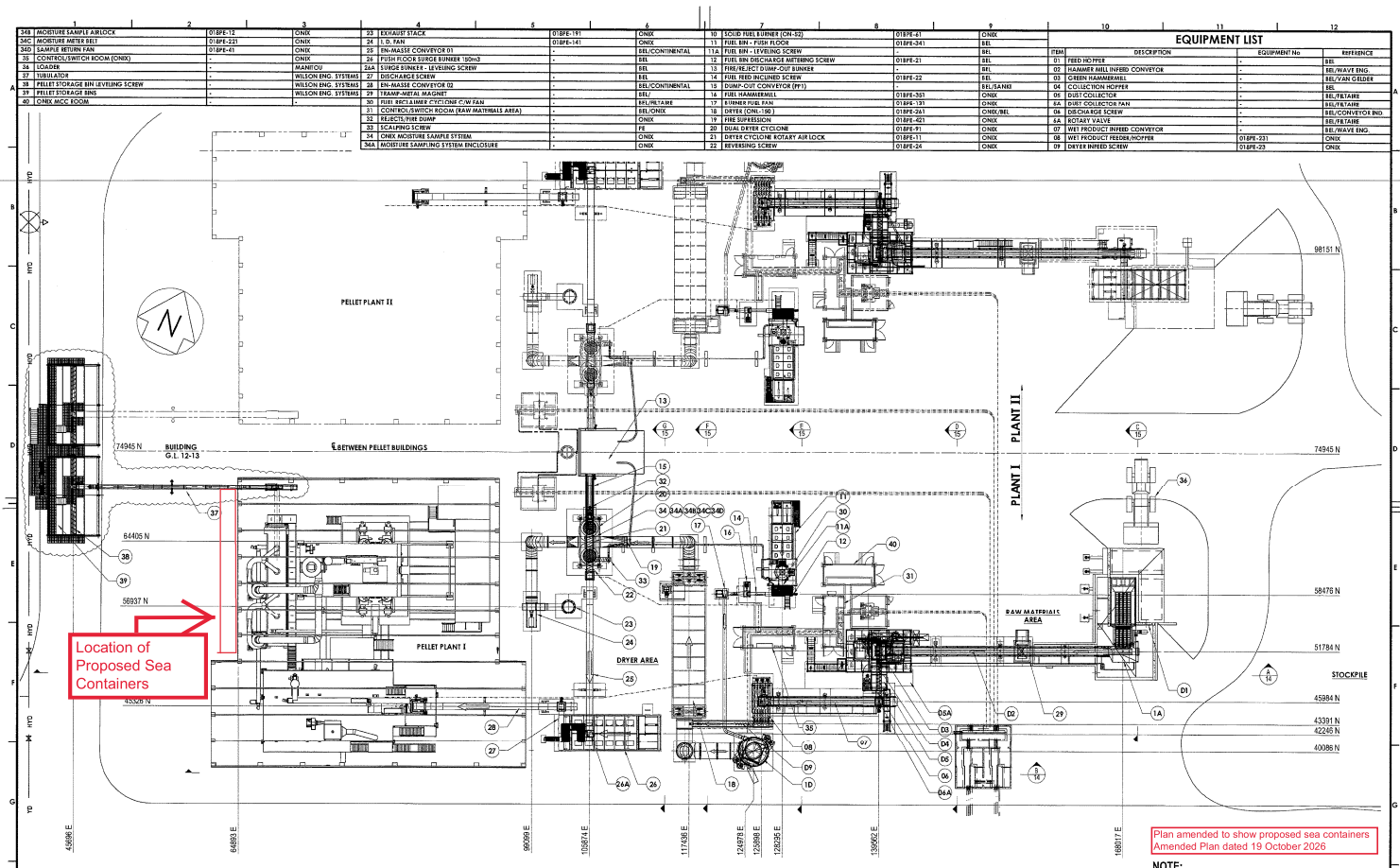
Drawn	Designed	Approved	Revision Date
M Eadbrugh	M Eadbrugh	A Barker	03/02/2010

Filename	Scale	Drawing No.	Sheet No.	Revision
W-APE00 08 / 001ZA	1:500 (A1)	AY_WAPE0008(1)	2	0

Project: PLANTATION ENERGY
DOWN ROAD, ALBANY
PROPOSED CIVIL WORKS

Sheet: DRAINAGE TREATMENTS

Original Sheet Size A1 [841x594] Plot Date: 26/07/2010 @ 12:22 g:\jobs\plant energy\wape0008.dwm ed...\construction\acad\layouts\wape0008(1).1-2_8-12_i0.dwg 2



34B	MOISTURE SAMPLE AIRLOCK	01BFE-12	ONIX	23	EXHAUST STACK	01BFE-191	ONIX	10	SOLID FUEL BURNER (ON-52)	01BFE-61	ONIX
34C	MOISTURE METER 5813	01BFE-221	ONIX	24	I. D. FAN	01BFE-141	ONIX	11	FUEL BIN - PUSH FLOOR	01BFE-341	BEL
34D	SAMPLE RETURN FAN	01BFE-41	ONIX	25	EN-MASSE CONVEYOR 01	-	BEL/CONTINENTAL	11A	FUEL BIN - LEVELING SCREW	-	BEL
35	CONTROL/SWITCH ROOM (ONIX)	-	ONIX	26	PUSH FLOOR SURGE BUNKER 150m3	-	BEL	12	FUEL BIN DISCHARGE METERING SCREW	01BFE-21	BEL
36	LOADER	-	MANITOU	26A	SURGE BUNKER + LEVELING SCREW	-	BEL	13	FIRE/REJECT DUMP-OUT BUNKER	-	BEL
37	TUBULATOR	-	WILSON ENG. SYSTEMS	27	DISCHARGE SCREW	-	BEL	14	FUEL FEED INCLINED SCREW	01BFE-22	BEL
38	PELLET STORAGE BIN LEVELING SCREW	-	WILSON ENG. SYSTEMS	28	EN-MASSE CONVEYOR 02	-	BEL/CONTINENTAL	15	DUMP-OUT CONVEYOR (PF1)	-	BEL/SANKI
39	PELLET STORAGE BINS	-	WILSON ENG. SYSTEMS	29	TRAMP-METAL MAGNET	-	BEL/	16	FUEL HAMMERMILL	01BFE-351	ONIX
40	ONIX MCC ROOM	-	-	30	FUEL RECLAIMER CYCLONE C/W FAN	-	BEL/PETAIRE	17	BURNER FUEL FAN	01BFE-131	ONIX
				31	CONTROL/SWITCH ROOM (RAW MATERIALS AREA)	-	BEL/ONIX	18	DRYER (ONL-150)	01BFE-261	ONIX/BEL
				32	REJECTS/FIRE DUMP	-	ONIX	19	FIRE SUPRESSION	01BFE-421	ONIX
				33	SCALPING SCREW	-	FE	20	DUAL DRYER CYCLONE	01BFE-91	ONIX
				34	ONIX MOISTURE SAMPLE SYSTEM	-	ONIX	21	DRYER CYCLONE ROTARY AIR LOCK	01BFE-11	ONIX
				34A	MOISTURE SAMPLING SYSTEM ENCLOSURE	-	ONIX	22	REVERSING SCREW	01BFE-24	ONIX

EQUIPMENT LIST

ITEM	DESCRIPTION	EQUIPMENT No	REFERENCE
01	FEED HOPPER	-	BEL
03	HAMMER MILL INFEED CONVEYOR	-	BEL/WAVE ENG.
03	GREEN HAMMERMILL	-	BEL/VAN GELDER
04	COLLECTION HOPPER	-	BEL
05	DUST COLLECTOR	-	BEL/PETAIRE
6A	DUST COLLECTOR FAN	-	BEL/PETAIRE
06	DISCHARGE SCREW	-	BEL/CONVEYOR IND.
6A	ROTARY VALVE	-	BEL/PETAIRE
07	WET PRODUCT INFEED CONVEYOR	-	BE./WAVE ENG.
08	WET PRODUCT FEEDER/HOPPER	01BFE-231	ONIX
09	DRYER INFEED SCREW	01BFE-23	ONIX

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

NOTE:
- REFER TO DRAWING 5952-00-12 FOR SITE PLAN LAYOUT.

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BRIGHTWATER ENGINEERS LTD.
ISSUED FOR CONSTRUCTION

SIGNATURE

DATE 26/07/2010

REV	REVISION DESCRIPTION	BY	APP.	DATE
D	FOR CONSTRUCTION	SH	SH	26/07/10
K	GENERAL UPDATE	DS	SH	26/06/2009
J	GAP BETWEEN BUILDINGS CHANGED	JMD	SH	22/10/08
H	UPDATES	JMD	SH	13/10/08
G	PELLET MILL BUILDING UPDATES	JMD	SH	01/09/08
F	UPDATES PER DESIGN BRIEF 28/05/08	JMD	PL	30/05/08
E	DRIER AREA EQUIPMENT MOVED	JMD	PL	24/04/08
D	EQUIPMENT UPDATES	JMD	PL	28/02/08

CAD FILE TYPE	AUTODESK AUTOCAD 2009 MECHANICAL
CAD FILENAME	5952-00-13_D.DWG

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS FROM	TO	TOLERANCE	DIMENSIONS WITH DECIMALS NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1000mm	±1.5mm	XX DECIMALS	±0.05
1000mm	3000mm	±2.0mm		

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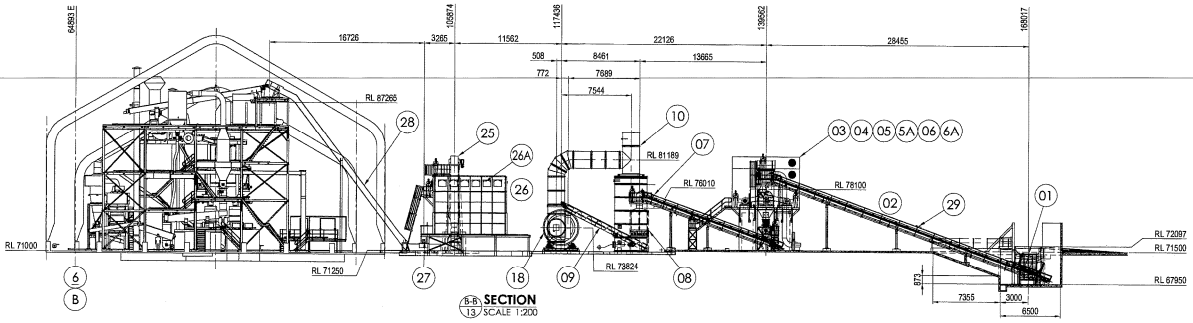
	BY	DATE
CHECK		
DESIGN ENG	PL	06/11/2007
DRAFTING		
PRODUCTION		
PROJECT APPROVED		

PLANTATION ENERGY
RAW MATERIALS & DRYER AREAS
EQUIPMENT LIST AND LAYOUT

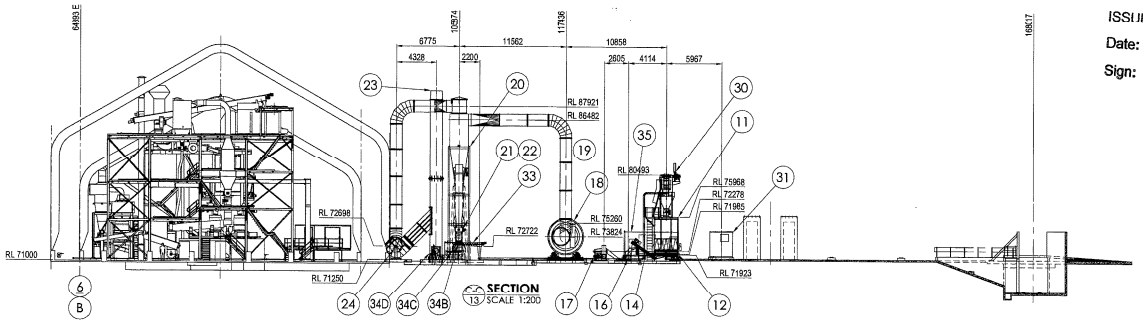
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NOTE:
- REFER TO DRAWING 5952-00-12 FOR SITE PLAN LAYOUT.
- REFER TO DRAWING 5952-00-13 FOR EQUIPMENT LIST.



B-B / 13 SECTION
SCALE 1:200



C-C / 13 SECTION
SCALE 1:200

ISSUED FOR CONSTRUCTION
Date: 10/11/08
Sign:

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FOR INFORMATION ONLY

REV.	REVISION DESCRIPTION	BY	APP.	DATE
J	GAP BETWEEN BUILDINGS CHANGED	JMD	SH	22/10/08
H	UPDATES	JMD	SH	13/10/08
G	PELLET MILL BUILDING UPDATES	JMD	SH	01/09/08
F	UPDATES PER DESIGN BRIEF 28/05/08	JMD	PL	30/05/08
E	DRIER AREA EQUIPMENT MOVED	JMD	PL	24/04/08
D	EQUIPMENT UPDATES	JMD	PL	28/02/08
C	DESIGN REVIEW UPDATES	JMD	MF	27/11/07
B	EQUIPMENT LIST UPDATED	JMD	PL	19/11/07

CAD FILE TYPE	AUTOCAD / AUTOCAD LT 2004
CAD FILENAME	5952-00-12 TO 20 K-IN PROGRESS.DWG

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1000mm	±1.5mm	XX DECIMALS	±0.05
1000mm	3000mm	±2.0mm		

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DRAWN		CHECKED	
JMD	06/11/07	P.L	06/11/2007

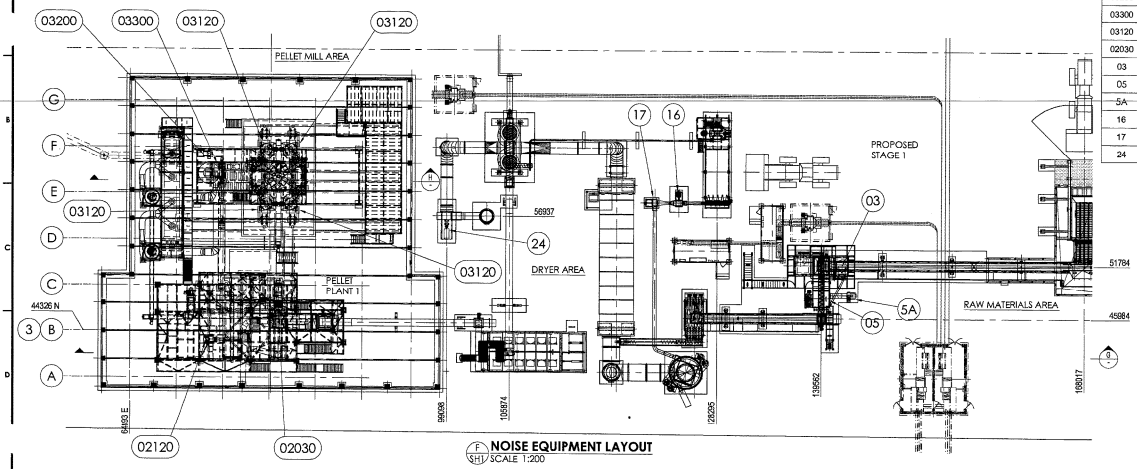
PLANTATION ENERGY
RAW MATERIAL & FINISHED PRODUCT
EQUIPMENT LAYOUT SECTIONS 1

SIZE	SCALE	DRAWING NUMBER	SHEET NO.	REV.
A1	1:200	5952-00-14	1 / 1	J

NOTE:
- REFER TO DRAWING 5952-00-12 FOR SITE PLAN LAYOUT.
- REFER TO DRAWING 5952-00-13 FOR EQUIPMENT LIST.

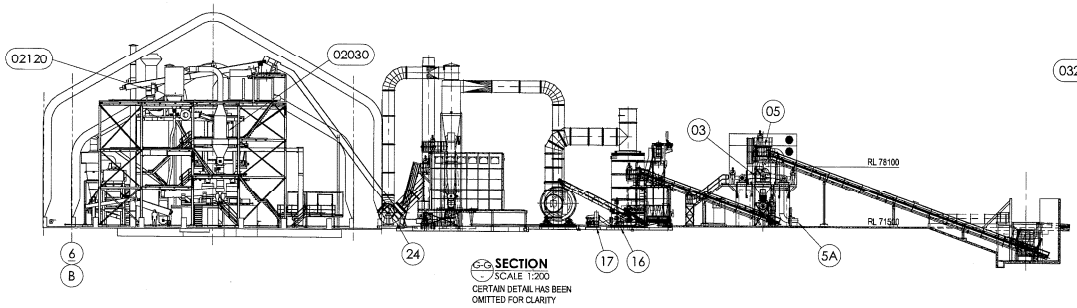
NOISE EQUIPMENT TABLE

ITEM No	AREA	TYPE	MANUFACTURER	NOISE LEVEL DBA
02120	PELLET MILL	FAN	KAHL	75
03200	PELLET MILL	FAN	KAHL	68
03300	PELLET MILL	FAN	KAHL	77
03120	PELLET MILL	PELLET MILL	KAHL	80
02030	PELLET MILL	HAMMER MILL	KAHL	90
03	RAW MATERIALS	GREEN HAMMER MILL	VAN GELDER	84
05	RAW MATERIALS	DUST COLLECTOR	FILTAIRE	
5A	RAW MATERIALS	DUST COLLECTOR FAN	FILTAIRE	
16	DRIER	HAMMER MILL	ONIX	95 - 100
17	DRIER	BLOWER	ONIX	85
24	DRIER	ID FAN	ONIX	103

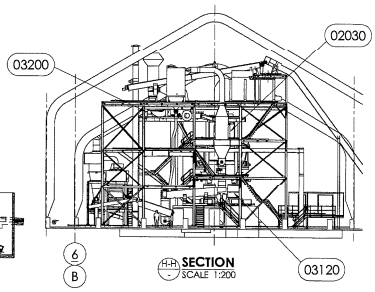


F SH1 NOISE EQUIPMENT LAYOUT
SCALE 1:200

ISSUED FOR CONSTRUCTION
Date: 10/11/08
Sign:



G-G SECTION
SCALE 1:200
CERTAIN DETAIL HAS BEEN OMITTED FOR CLARITY



H-H SECTION
SCALE 1:200

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
J	GAP BETWEEN BUILDINGS CHANGED	JMD	SH	22/10/08
H	UPDATES	JMD	SH	13/10/08
G	PELLET MILL BUILDING UPDATES	JMD	SH	01/09/08
F	UPDATES PER DESIGN BREIF 28/05/08	JMD	PL	30/05/08
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D	EQUIPMENT UPDATES	JMD	PL	28/02/08
C	DESIGN REVIEW UPDATES	JMD	MF	27/11/07
B	EQUIPMENT LIST UPDATED	JMD	PL	18/11/07
CAD FILE TYPE	AUTOCAD / AUTOCAD LT 2004			
CAD FILENAME	5952-00-12 TO 20 X-IN PROGRESS.DWG			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

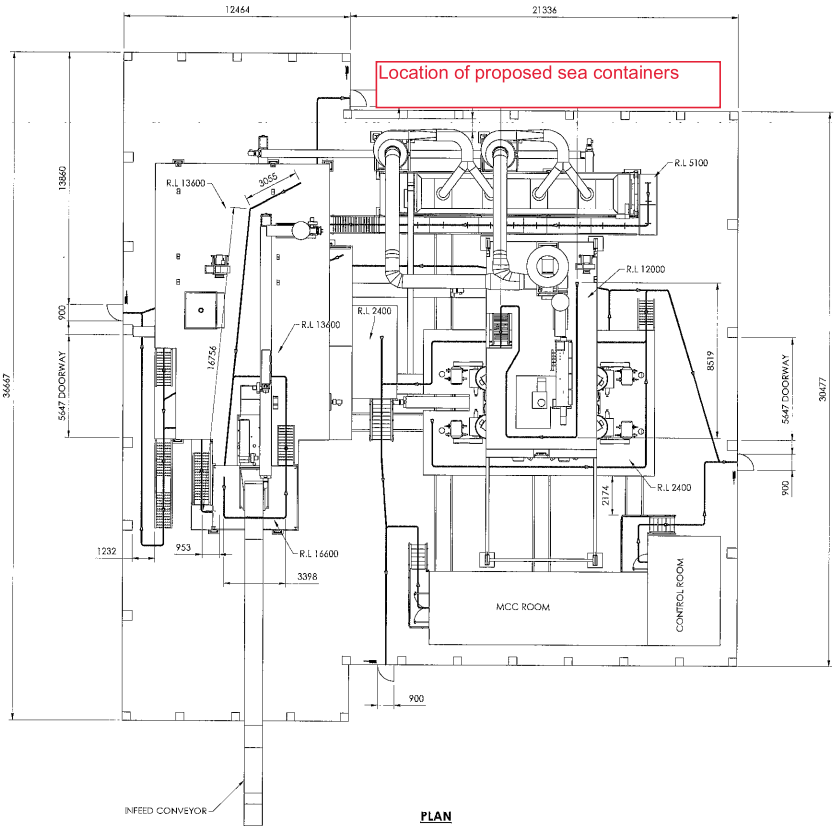
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FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	± 1.0mm	X DECIMALS	± 0.1
300mm	1000mm	± 1.5mm	XX DECIMALS	± 0.05
1000mm	3000mm	± 2.0mm		

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DRAWN		CHECKED	
JMD	06/11/07	P.L	04/11/2007

PLANTATION ENERGY
RAW MATERIAL & FINISHED PRODUCT
NOISE EQUIPMENT LAYOUT

SIZE	SCALE	DRAWING NUMBER	SHEET NO.	REV.
A1	1:200	5952-00-20	1 / 1	J



PLAN

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

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REV	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
CAD FILE TYPE	AUTODESK INVENTOR 2009			
CAD FILENAME	5952-00-60 sht1.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETERS
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

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FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
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1000mm	3000mm	±2.0mm		

ISO 9001 Certified

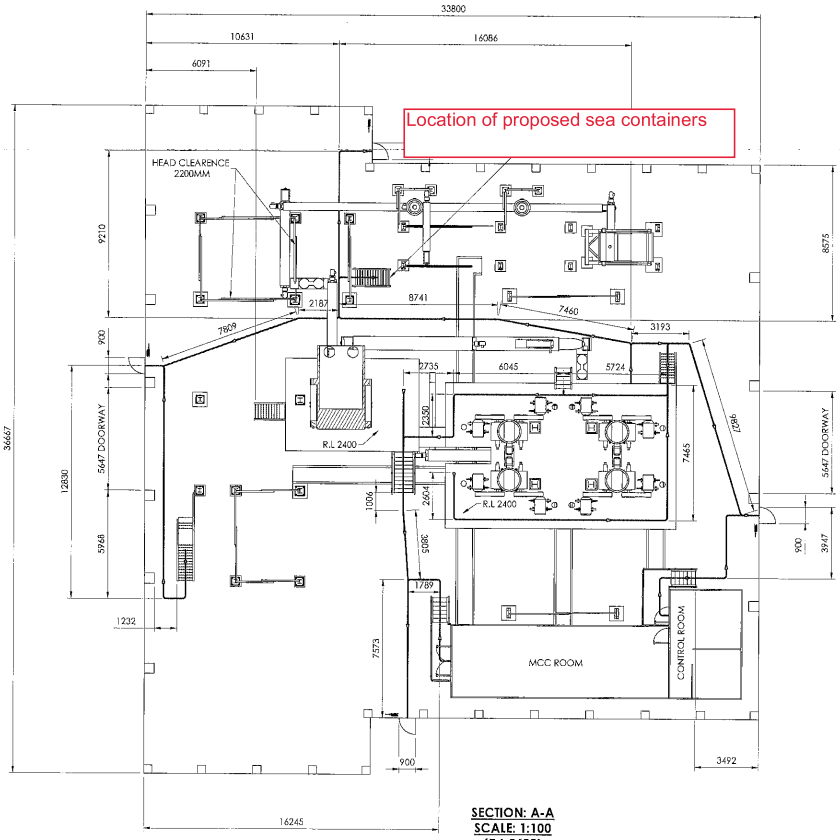
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	APP	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:100	5952-00-60	1 / 10	D

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SECTION: A-A
SCALE: 1:100
(R.L 2400)

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
CAD FILE TYPE	AUTODESK INVENTOR 2009			
CAD FILENAME	5952-00-60 sht2,3 & 4 5.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
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ISO9001 Certified

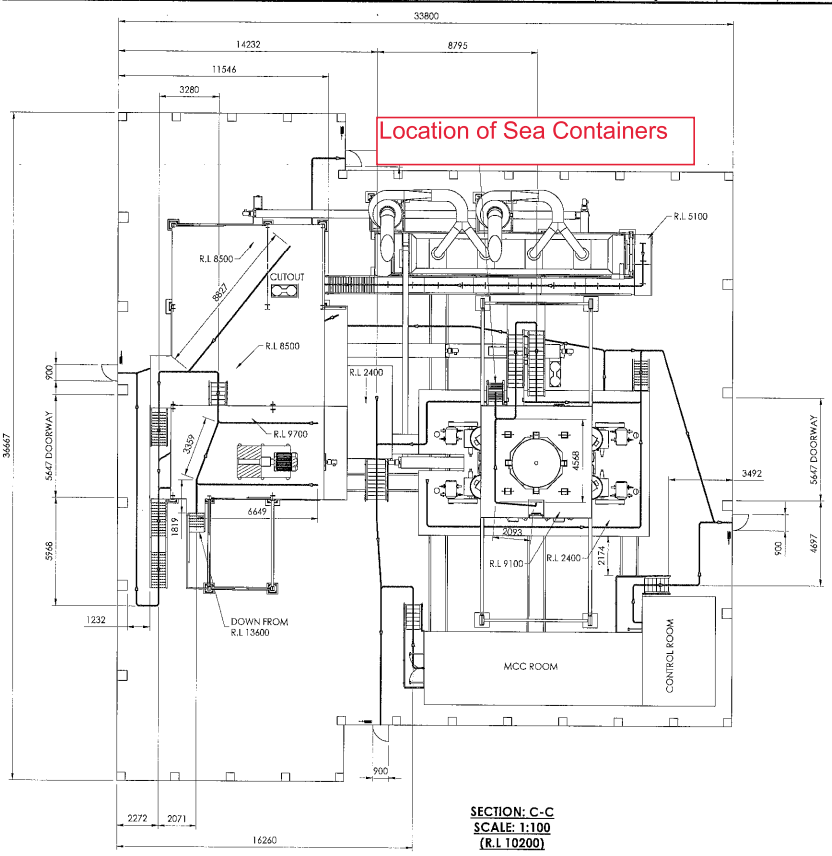
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	APP	DATE
3D MODEL	MJC	5/04/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:75	5952-00-60	3/ 10	D

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SECTION: C-C
SCALE: 1:100
(R.L 10200)

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
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CAD FILENAME	5952-00-60 sht2,3 & 4 5.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSION FROM	TO	TOLERANCE	DIMENSIONS WITH DECIMALS NO. OF DECIMALS	TOLERANCE
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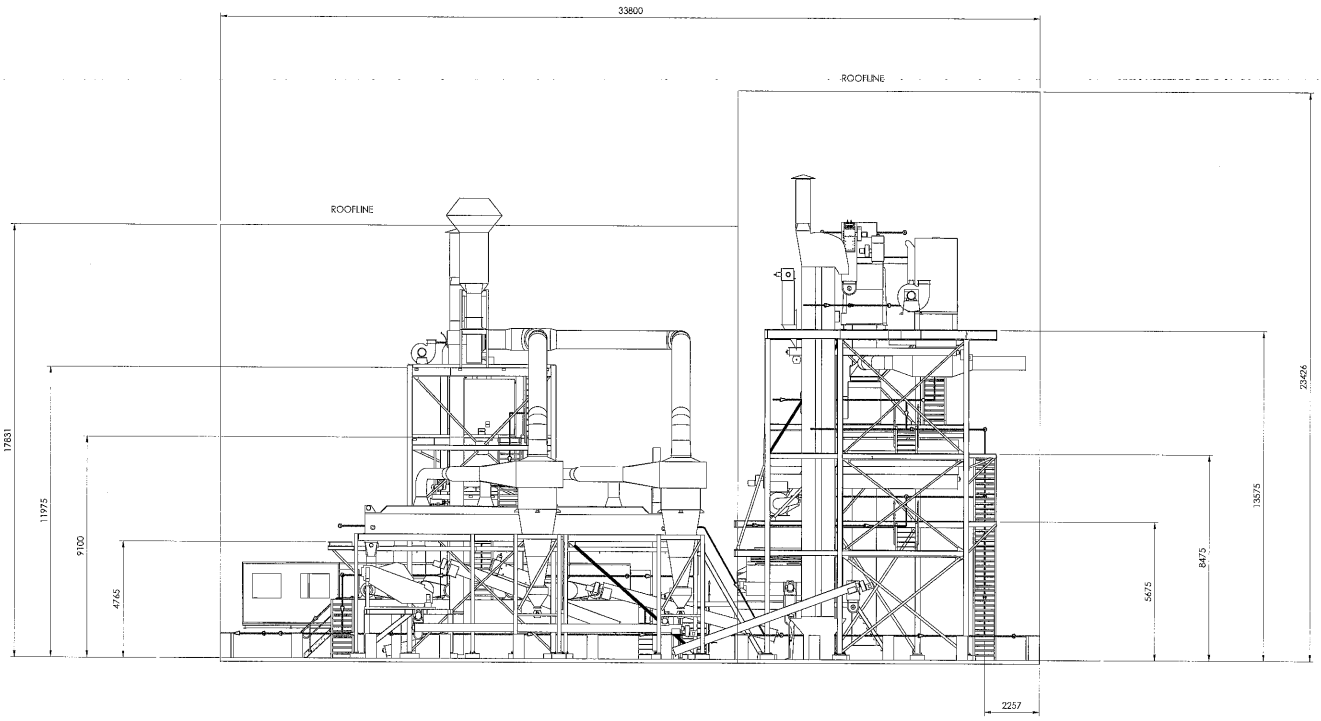
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	APP.	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:75	5952-00-60	5/ 10	D

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SIDE VIEW

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

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A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008

CAD FILE TYPE	AUTODESK INVENTOR 2009
CAD FILENAME	5952-00-60 sht7.idw

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

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FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
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300mm	1800mm	±1.5mm	XX DECIMALS	±0.05
1800mm	3000mm	±2.0mm		

Bureau Veritas Certified

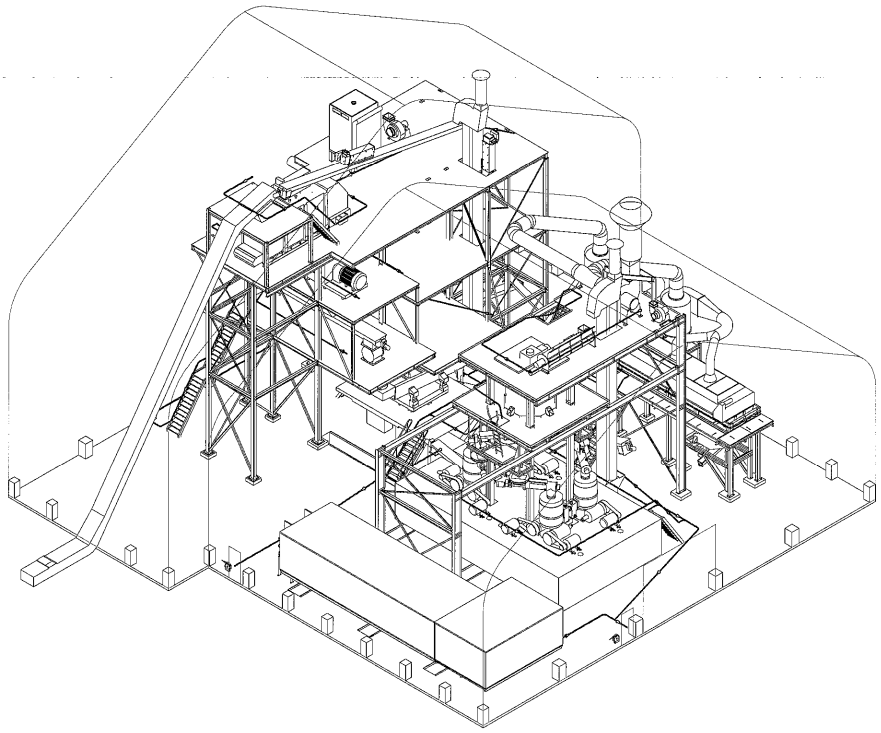
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(P) +64 3 543 5300 (F) +64 3 543 5301 WWW.BRIGHTWATER.CO.NZ

	APP	DATE
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PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:75	5952-00-60	7/ 10	D

C:\Documents and Settings\steven1\My Documents\Local Work\PELLET PLANT\5952-00-60 sht7.idw



ISOMETRIC VIEW

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
CAD FILE TYPE	AUTODESK INVENTOR 2009			
CAD FILENAME	5952-00-60 sht9.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1200mm	±1.5mm	XX DECIMALS	±0.05
1200mm	3600mm	±2.0mm		

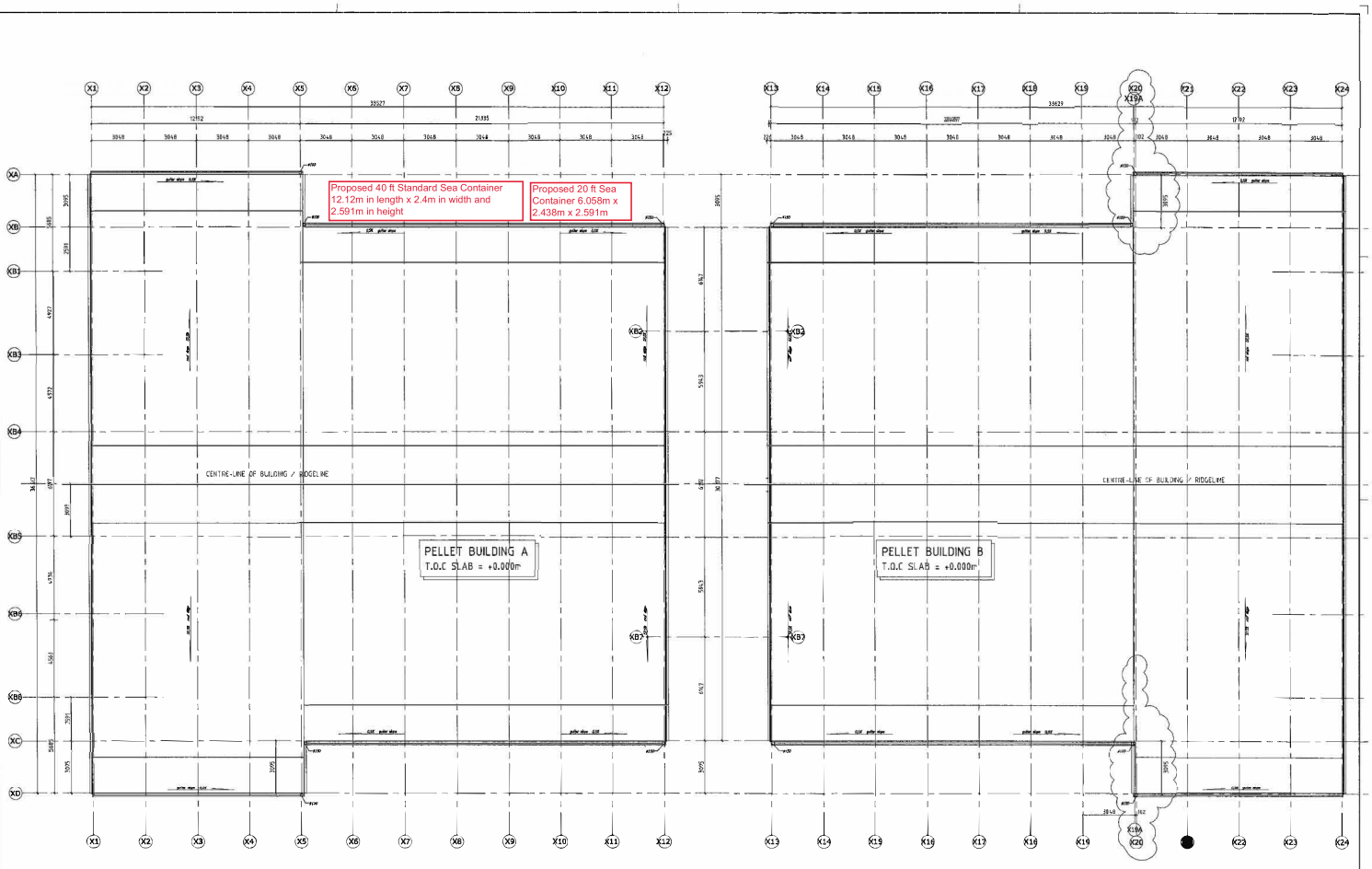
Brightwater
7 SPENCER PLACE, BRIGHTWATER, NELSON, NEW ZEALAND.
(P) +64 3 543 5300 (F) +64 3 543 5301 WWW.BRIGHTWATER.CO.NZ

	APP	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:100	5952-00-60	9/ 10	D

C:\Documents and Settings\steven\My Documents\Local Work\PELLET PLANT\5952-00-60 sht9.idw



ISSUED FOR CONSTRUCTION

Date: 14/04/09

Sign:

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS.
2. BUILDING TO LOT TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT OF EXCAVATION.
3. SUB-CONTRACTOR TO ADVISE BUILDER OF ANY DIVERGION FROM THE INFORMATION ON THIS PLAN.
4. ALL CONSTRUCTION AND DETAILS ARE TO BE IN ACCORDANCE WITH THE LATEST A.C.C AND BUILDING CODE OF AUSTRALIA.
5. DO NOT SCALE DRAWINGS.
6. ANY DISCREPANCIES TO BE CLARIFIED/ RESOLVED BY SUBCONTRACTOR BEFORE COMMENCEMENT OF WORK.

REV	DATE	DM.	COMMENTS
3	08.04.09	LC	REVS TO GRID, ISSUED FOR CONSTR.
4	19.09.08	LC	ISSUED FOR BLICENSE / CONSTRUCTION

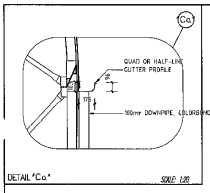
CLIENT/PROJECT
PLANTATION ENERGY Pty Ltd
BIO-MASS FUEL PELLET PLANT

PROJECT ADDRESS
405 DOWN ROAD,
DROME, ALBANY

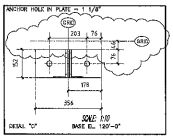
DRAWING TITLE
BUILDINGS A & B
ROOF PLANS AND SEA CONTAINER PLAN

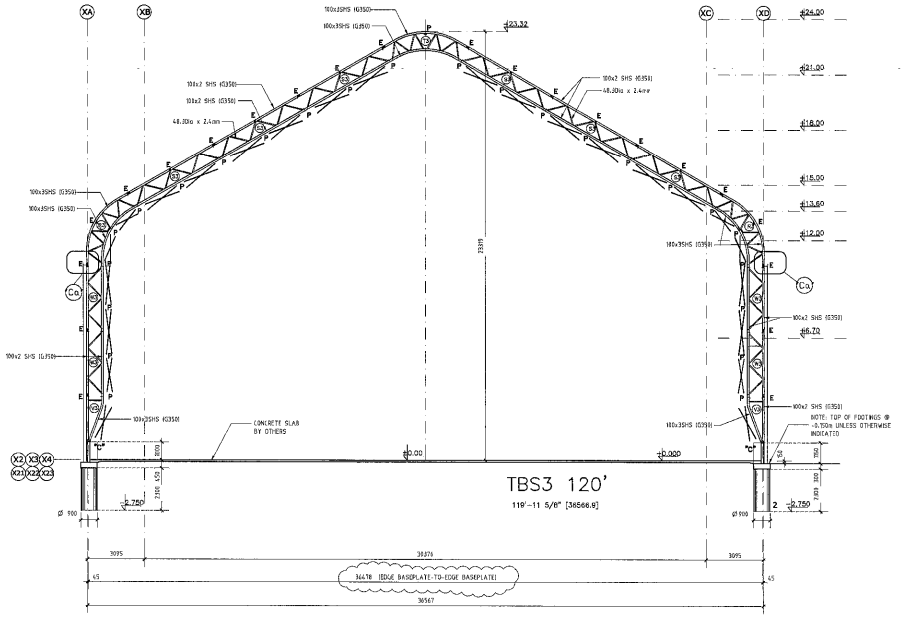
SCALE 1:100 | DATE 19.10.26 | JOB NO. 08-001
DRAWN BY: L.CRAIGIE | CHECKED BY:
SHEET SIZE A1 | DWG. No. A2 7

DeCoDa Pty Ltd
ARCHITECTS AND BUILDERS
P.O Box 1-4, Kingsway WA 6065
Mob. 0405131329, Fax. (08) 9303 4991
E-mail: craigie@decoda.com.au



DETAIL C - GUTTER
SCALE 1:100





CROSS-SECTION, GRIDS 2-4 & 21-23
TBS3 120' TRUSS PROFILE
SCALE 1:100

TBS3 (120')	
TRUSS CHORDS (OUTER CHORDS)	194x3.0mmSHS
CROSS CABLES	12.7mm Dia.
BRACED PURLINS	101.6mm Dia x 3.0mm
RIDGE PURLINS	101.6mm Dia x 3.0mm
SUPPORT PURLINS	SHS 76.2mm x 3.0mm

ISSUED FOR CONSTRUCTION
Date: 14/04/09
Sign:

REFER ARCHITECTURAL DWGS A01 & A02 FOR SET-OUT DIMENSIONS OF PILES, CONCRETE UPSTANDS AND ANCHOR BLOTS

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORK.
2. BUILDERS SET-OUT TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT OF EXCAVATION.
3. SUB-CONTRACTOR TO ADVISE BUILDER OF ANY DEVIATION FROM THE INFORMATION ON THIS PLAN.
4. ALL CONSTRUCTION AND DETAILS ARE TO BE IN ACCORDANCE WITH THE LATEST SAA AND BUILDING CODE OF AUSTRALIA.
5. DO NOT SCALE DRAWINGS.
6. ANY DISCREPANCIES TO BE CLARIFIED/ RESOLVED BY SUBCONTRACTOR BEFORE COMMENCEMENT OF WORK.

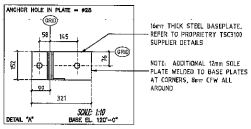
REV	DATE	DN.	COMMENTS
B	12.04.09	LC	REVISED, ISSUED FOR CONSTRUCTION
A	22.02.19	LC	REVISED, ISSUED FOR BLUESKE
3	19.05.08	LC	REVISED, ISSUED FOR BLUESKE
2	19.05.08	LC	ISSUED FOR BLUESKE / CONSTRUCTION

CLIENT/PROJECT
PLANTATION ENERGY Pty Ltd
BIO-MASS FUEL PELLET PLANT
PROJECT ADDRESS
408 DOWN ROAD,
DRONE, ALBANY

DRAWING TITLE
BUILDINGS A AND B - CROSS SECTIONS
GRIDS 2-4 AND GRIDS 21-23

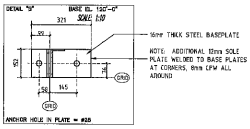
DeCoDa Pty Ltd
ARCHITECTS AND BUILDERS
P.O Box 14, Kingsway WA 6065
Mob. 0405131379, Fax. (08) 9303 4991
E-mail: tonight@iinet.net.au

SCALE	DATE	JOB No.
1:100, 1:10	12/04/09	08-001
DRAWN BY	CHECKED BY	DWG. No.
L.GRANGE		S5 B
		SHEET SIZE A1



16mm THICK STEEL BASEPLATE. REFER TO PROPRIETRY TSC3100 SUPPLIER DETAILS

NOTE: ADDITIONAL 12mm SOLE PLATE WELDED TO BASE PLATES AT CORNERS, 6mm CFW ALL AROUND

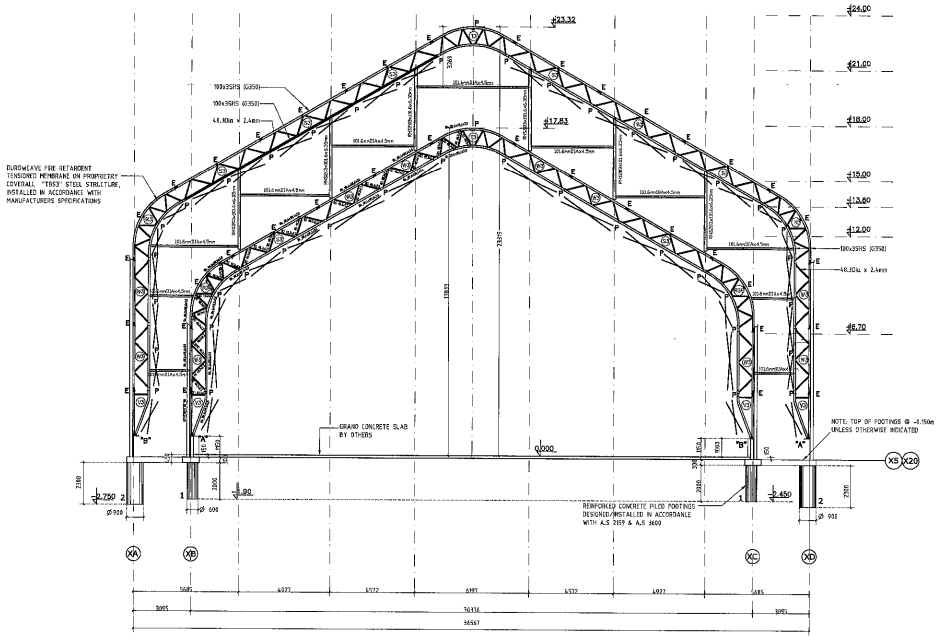


16mm THICK STEEL BASEPLATE

NOTE: ADDITIONAL 12mm SOLE PLATE WELDED TO BASE PLATES AT CORNERS, 8mm CFW ALL AROUND

TBS3 (120°)	
TRUSS OUTER CHORDS	104mm x1.6mm SHS
CROSS CABLES	12.7mm Dia.
BRACED PURLINS	101.6mm Dia. x 3.0mm
RIDGE PURLINS	101.6mm Dia. x 3.0mm
SUPPORT PURLINS	SHS 76.2 x 3.6mm

TBS3 (100°)	
TRUSS OUTER CHORDS	120x2.0mmSHS/140x3.0mmSHS
CROSS CABLES	8mm Dia.
BRACED PURLINS	101.6mm Dia x 3.0mm
RIDGE PURLINS	101.6mm Dia x 3.0mm
SUPPORT PURLINS	SHS 76.2 x 3.6mm



CROSS-SECTIONS GRIDS 5 & 20
SCALE 1:100

ISSUED FOR CONSTRUCTION
Date: 08/04/09
Sign:

REFER ARCHITECTURAL DWGS A01-A02 AND B01-B02 FOR SET-OUT DIMENSIONS OF PILES, CONCRETE UPSTANDS AND ANCHOR BOLTS

GENERAL NOTES

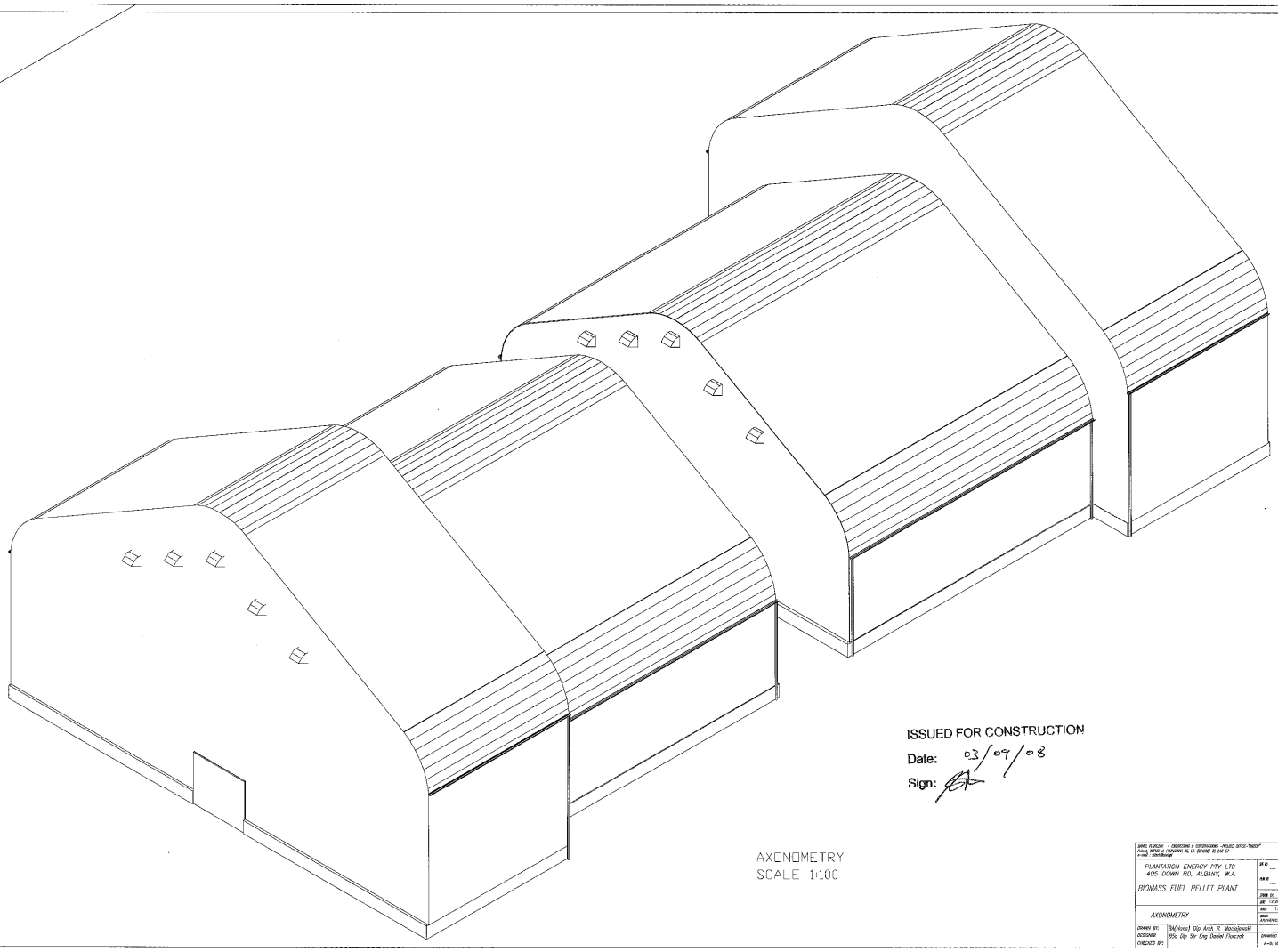
1. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORK.
2. BUILDING SET-OUT TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT OF EXCAVATION.
3. NON-CONTRACTOR TO ADVISE BUILDER OF ANY DEVIATION FROM THE INFORMATION ON THIS PLAN.
4. ALL CONSTRUCTION AND DETAILS ARE TO BE IN ACCORDANCE WITH THE LATEST S.A.A. AND BUILDING CODE OF AUSTRALIA
5. DO NOT SCALE DRAWINGS.
6. ANY DISCREPANCIES TO BE CLARIFIED / RESOLVED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK.

REV	DATE	DR.	COMMENTS
3	21.02.09	LC	REVISED, ISSUED FOR B.LICENSE
4	31.03.90	LC	REVISED, ISSUED FOR B.LICENSE

CLIENT/PROJECT
PLANTATION ENERGY Pty Ltd
BIO-MASS FUEL PELLET PLANT
PROJECT ADDRESS
405 DOWN ROAD,
DRONE, ALBANY
DRAWING TITLE
BUILDINGS A AND B - CROSS SECTIONS
GRIDS 5 & 20

DeCoDa Pty Ltd
ARCHITECTS AND BUILDERS
P.O Box 14, Kingsway WA 6065
Mob. 0405131379, Fax. (08) 9303 4991
E-mail: feraigle@decoda.com.au

SCALE	DATE	JOB No.
1:100, 1:10	24/02/09	08-001
DRAWN BY: L.FRAIGE	CHECKED BY:	DWG. No. S8 7
	SHEET SIZE A1	



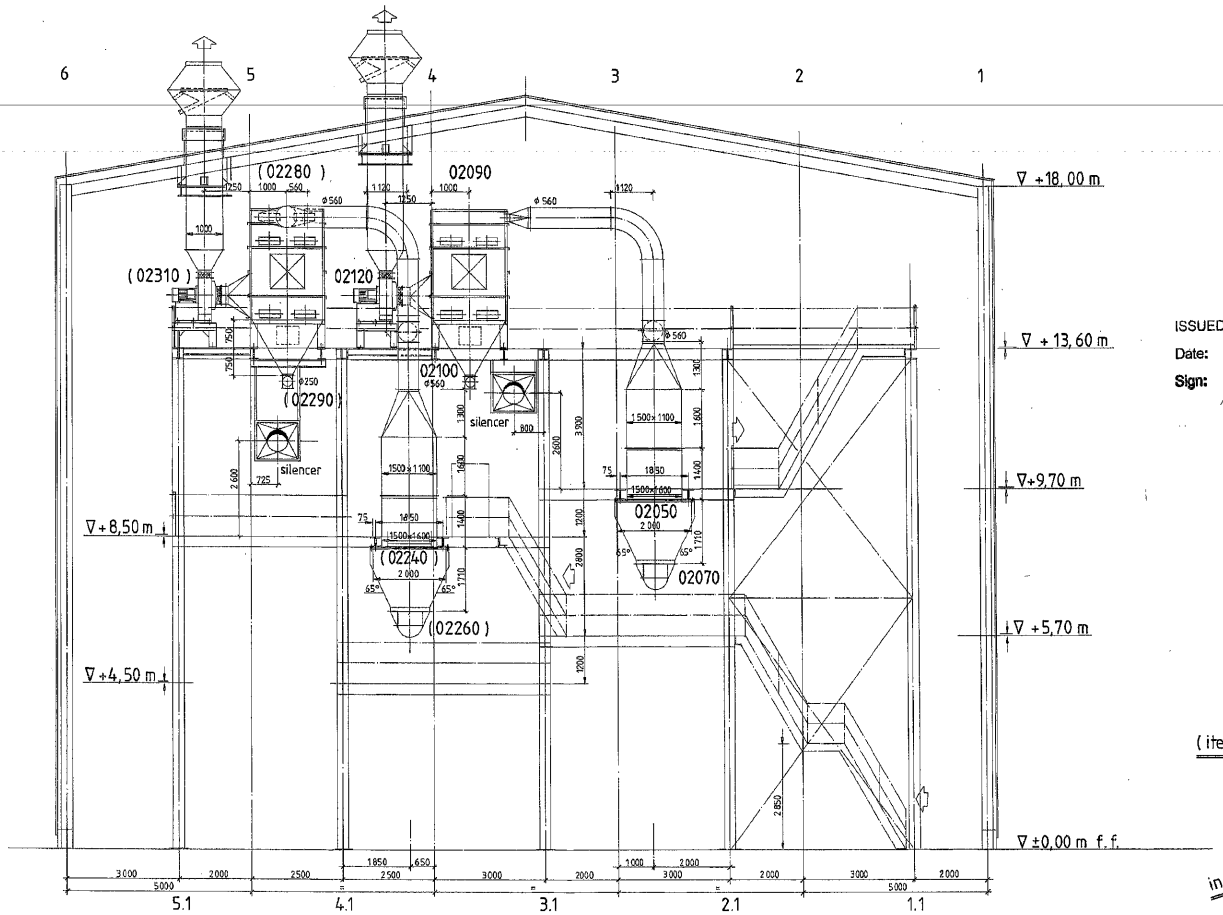
ISSUED FOR CONSTRUCTION

Date: 03/09/08

Sign:

AXONOMETRY
SCALE 1:100

PLANTATION ENERGY PTY LTD 405 DOWN RD, ALBANY, W.A.	
BIOMASS FUEL PELLET PLANT	
AXONOMETRY	
DRAWN BY:	BA(Hons) Dip Arch ?? Mieszkowski
DESIGNED BY:	BSc Dip Sir Eng Daniel Fiscarelli
CHECKED BY:	



ISSUED FOR CONSTRUCTION

Date: 01-09-2008

Sign:

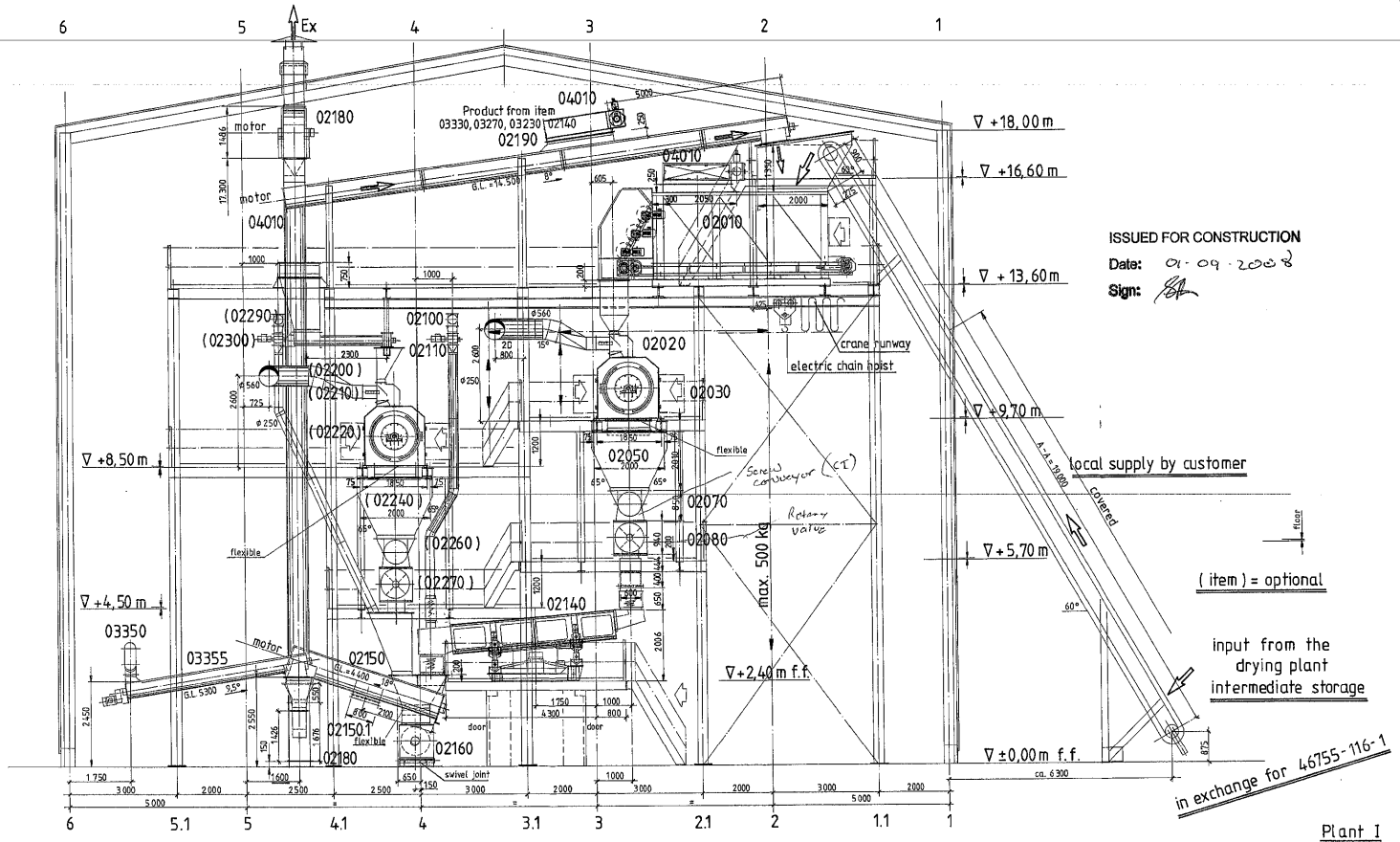
(item) = optional

in exchange for 46755-116-1

09.11.07

Plant I

		1:50	Rehn	Rehn	assembling plan section A - B
		Datum	13.10.07		
		Gepr.			
		Kopie			
		KAHL			46755-119-1
		ZERMUS KAHL GmbH & Co KG			
Ind.	Änderung	Datum	Name	Norm	Ers. f. / Ers. d.


Ex
Product from item 03330, 03270, 03230
02140
02190
04010
02180
motor
02010
02020
02030
02050
02070
02080
02100
02110
02140
02150
02150.1
02160
02180
(02200)
(02210)
(02220)
(02240)
(02260)
(02270)
(02290)
(02300)
03350
03355
crane runway
electric chain hoist
flexible
swivel joint
door
max. 500 kg
∇ +18,00 m
∇ +16,60 m
∇ +13,60 m
∇ +9,70 m
∇ +8,50 m
∇ +5,70 m
∇ +4,50 m
∇+2,40 m f.f.
∇ ±0,00 m f.f.
local supply by customer
covered
floor
(item) = optional
input from the drying plant intermediate storage
in exchange for 46755-116-1
ISSUED FOR CONSTRUCTION
Date: 01.09.2008
Sign:
6
5.1
5
4.1
4
3.1
3
2.1
2
1.1
1
Plant I
10.11.07
assembling plan section B - C
KAHL
46755-120-1

Attachment 4

2007 Development Approval for the biomass fuel pellet plant

Our Ref : A195699/PA22042/P275266
Cross Ref : ICR7036188
Your Ref :
Enquiries : Ian Humphrey

COPY

20 December 2007

Plantation Energy Ltd (Attention: Mr Dick Allen)
Level 2
45 Stirling Highway
Nedlands WA 6009

Dear Sir/Madam

PROPOSED BIOMASS FUEL PELLET PLANT - 405 DOWN ROAD DROME WA 6330

Thank you for your application for Planning Scheme Consent for Biomass Fuel Pellet Plant at the above property. The application has been approved subject to the conditions stipulated on the attached Planning Scheme Consent P275266.

All conditions of the Planning Scheme Consent must be complied with. With regard to the additional information submitted to satisfy several of the conditions attached to the consent , I will be writing to you in due course, separately.

Should you have any queries or wish to discuss this matter, please do not hesitate to contact me on 9841 9223 or via email ianh@albany.wa.gov.au.

Yours faithfully

Ian Humphrey
Senior Planning Officer

TOWN PLANNING SCHEME 3 - DISTRICT SCHEME

GRANT OF PLANNING CONSENT

File Ref:	A195699	**Application No:**	P275266
Corro No:	PA22042	**Date:**	20 December 2007

Owner of Land: Western Australian Land Authority
Locked Bag 5
Perth Business Centre
Perth Bc WA 6849

Applicant: Plantation Energy Ltd (Attention: Mr Dick Allen)
Level 2
45 Stirling Highway
Nedlands WA 6009

Planning consent is hereby GRANTED for:

(Lot) **105** (Loc) **5779** (Property) **405 Down Road, Drome.**

for the purpose of: **Biomass Fuel Pellet Plant**

and carry out development in accordance with the approved plans dated 20 December 2007 subject to the Schedule of Conditions specified on pages two (2), three (3) and four (4) of this Consent.

If development is not substantially commenced within two years, a fresh approval must be obtained before commencing or continuing development.

It should be noted that this is a planning consent only and is not a building licence. You are advised that before commencing any construction a building licence must be obtained, and before occupancy of the building the conditions of your planning consent must be complied with.

SCHEDULE OF CONDITIONS:

A. Conditions to be complied with prior to issue of a Building Licence:

A1 A detailed traffic movement plan being supplied and approved, prior to the issue of a building licence. This should include details of Down Road West being upgraded by the applicant adjacent to the designated truck access/egress point, inclusive of asphalt surfacing for truck turning movements, and to investigate the necessity to provide a right turn pocket and an acceleration lane for trucks exiting the property.

A2 A schedule of materials and colours for the buildings, silos and stacks being supplied.

A3 A detailed landscape showing size, species, location and reticulation of trees and shrubs to be planted or retained, being submitted to Council for approval prior to the issue of a building licence.

A4 The new crossover/s being constructed to Council's specifications with detailed plans being submitted and approved by Council prior to their construction.

A5 A permit from Council is required prior to any work being carried out within the road reserve, and should a detailed plan to confirm that vehicle sightlines, whilst entering and exiting the site would not be affected.

A6 A detailed dust management plan (including a detailed site assessment) being submitted and approved by the Council, prior to the issuing of the building licence. The development will need to comply with the details agreed thereafter.

A7 Detailed plans and specifications of the proposed method of stormwater management being submitted for approval by Council prior to the issue of a building licence. Such plans should identify invert levels, cover levels and pipe size and grade. The stormwater management system must be designed and certified by a practicing civil engineer.

A8 A geotech report being submitted and approved by Council prior to the issuing of a building licence. The report shall include (but not limited to) details of the winter ground water levels, soil classification and the pavement design.

B. Conditions to be complied with prior to occupancy:

B1 All the internal roads, circulation and parking areas and the storm water management system as agreed in conditions A1 and A6 above, being constructed and operable prior to the operation of the development.

B2 The machinery used and the activities conducted on-site shall be installed and attenuated to ensure that the land use complies at all times with the Environmental Protection (Noise) Regulations 1997, and the noise levels predicted in the report prepared by Herring Storer & Associates (Ref 8349-1-05212-02).

B3 The noise control systems specified in the report prepared by Herring Storer & Associates (Ref 8349-1-05212-02) are to be constructed and tested prior to the full time operation of the plant, to ensure identified noise levels are not exceeded. If exceedance is experienced, alternative measures are to be identified, approved by Council and implemented to reduce noise impacts.

B4 All land indicated as landscaped area on the approved plan being developed prior to, or concurrently with the practical completion of the building(s) to the satisfaction of Council. Landscaping areas should contain at least one tree capable of growing to a height of 3 metres or more for every 10m2 of area. All landscaped areas are to be maintained in good condition thereafter.

C. Conditions of an ongoing nature:

C1 The development shall be strictly undertaken in accordance with the plans, reports and undertakings provided by the applicant in the information supplied with the development application and the details submitted to satisfy the conditions on this decision notice.

C2 The machinery used and activities conducted on-site shall at all times comply with the Environmental Protection (Noise) Regulations 1997 and the Environmental Management Plan for the Down Road Timber Processing Precinct.

C3 The applicant shall monitor the performance of the plant against the standards set down in the Environment Management Plan and the noise levels predicted in the report prepared by Herring Storer & Associates (Ref 8349-1-05212-02) annually for the first three years following the commencement of operation and then biennially thereafter and provide suitable responses to any area where the requirements are not being met.

C4 Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being marked out and maintained in good repair.

C5 All runoff from impervious surfaces being contained within the property and disposed of to Council's satisfaction.

C6 No vehicle parts, equipment, machinery, tools of trade or materials connected with the process being stored, either temporarily or permanently, on any part of the lot other than within the industrial unit or its service yard.

C7 No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or service courts, where provided.

C8 The loading and unloading of goods to and from the premises shall be carried on entirely within the site at all times and shall be undertaken in a manner so as to cause minimum interference with other vehicular traffic.

C9 No signs are to be erected on the lot without Council's approval, in accordance with the City Of Albany's Sign Bylaws.

C10 Access to ablution facilities and potable water is to be provided on-site to the satisfaction of Council.

C11 Appropriate water storage and pumping facilities shall be developed onsite to combat a fire upon the site and adequate reserves of water shall be maintained within those storage facilities at all times.

C12 Any lighting device is to be so positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries, or interfere with aircraft movements associated with the Harry Riggs Albany Regional Airport.

C13 No processes are to be conducted in the approved buildings, or machinery installed, that may cause a detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit at any level above that specified in the agreed submission documentation and the Environmental Management Plan for the Down Road Timber Processing Precinct.

ADVICE TO THE APPLICANT:

All development is required to comply with the Building Regulations and the Building Code of Australia;

Development is required to comply with all relevant Health regulations.

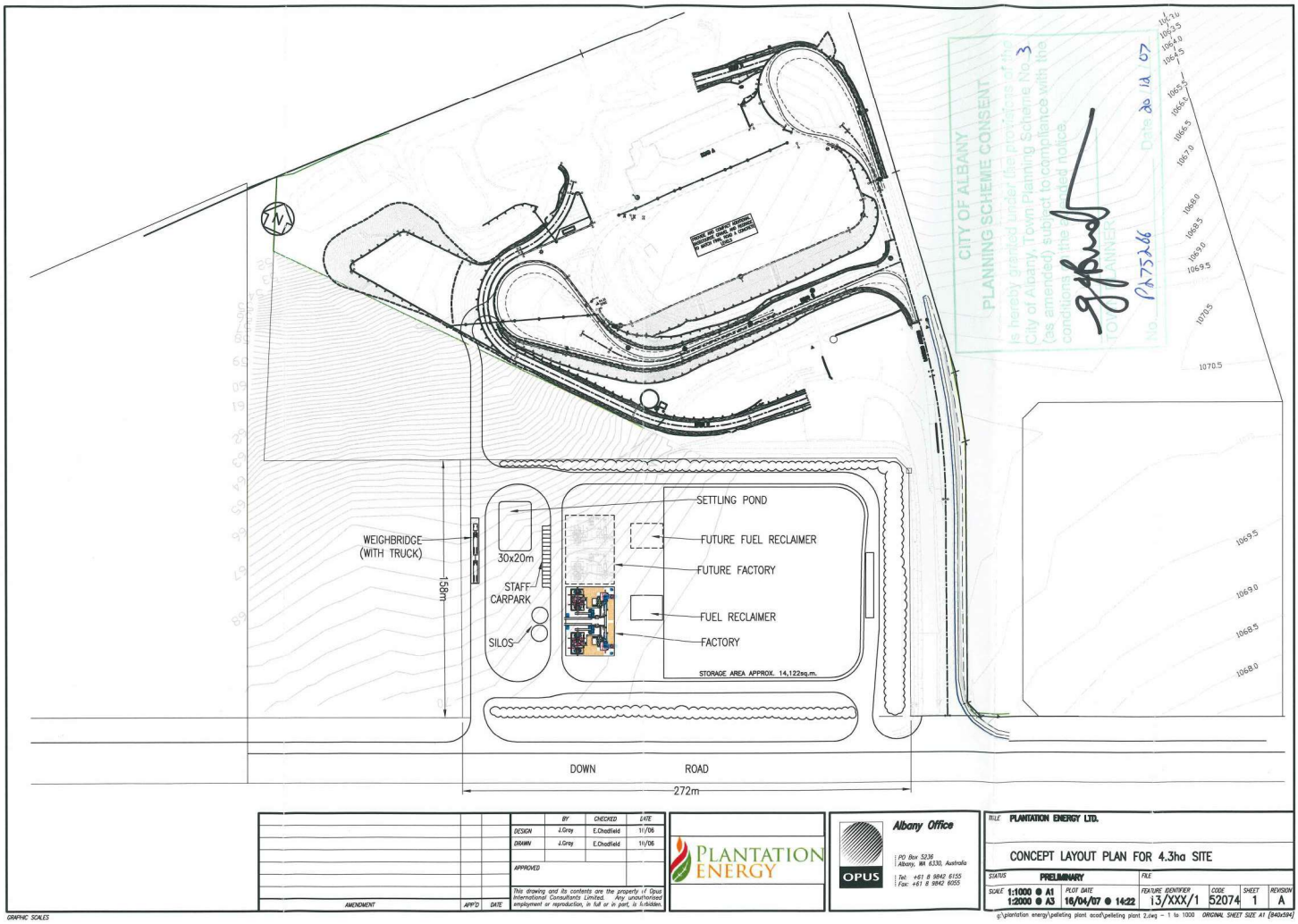
The applicant is encouraged to submit copies of the monitoring reports prepared for the site to the City of Albany.

NOTES:

This Planning Scheme Consent contains the following number of conditions: **25**

You may appeal against any condition contained in this consent provided it is lodged within twenty-eight (28) days of the date of issue. The Planning Section of the Development Services Team can provide further information regarding this, or alternatively, refer to www.sat.justice.wa.gov.au, with reference to section 250 (1) of the Planning and Development Act (2005) (as amended).

Graeme Bride
Manager of Planning and Ranger Services.



AMENDMENT	APP'D	DATE

	BY	CHECKED	DATE
DESIGN	J.Gray	E.Chadfield	11/06
DRAWN	J.Gray	E.Chadfield	11/06
APPROVED			

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PLANTATION ENERGY

OPUS
Albany Office
PO Box 5236
Albany, WA 6330, Australia
Tel. +61 8 9842 6155
Fax. +61 8 9842 6055

TITLE: PLANTATION ENERGY LTD.

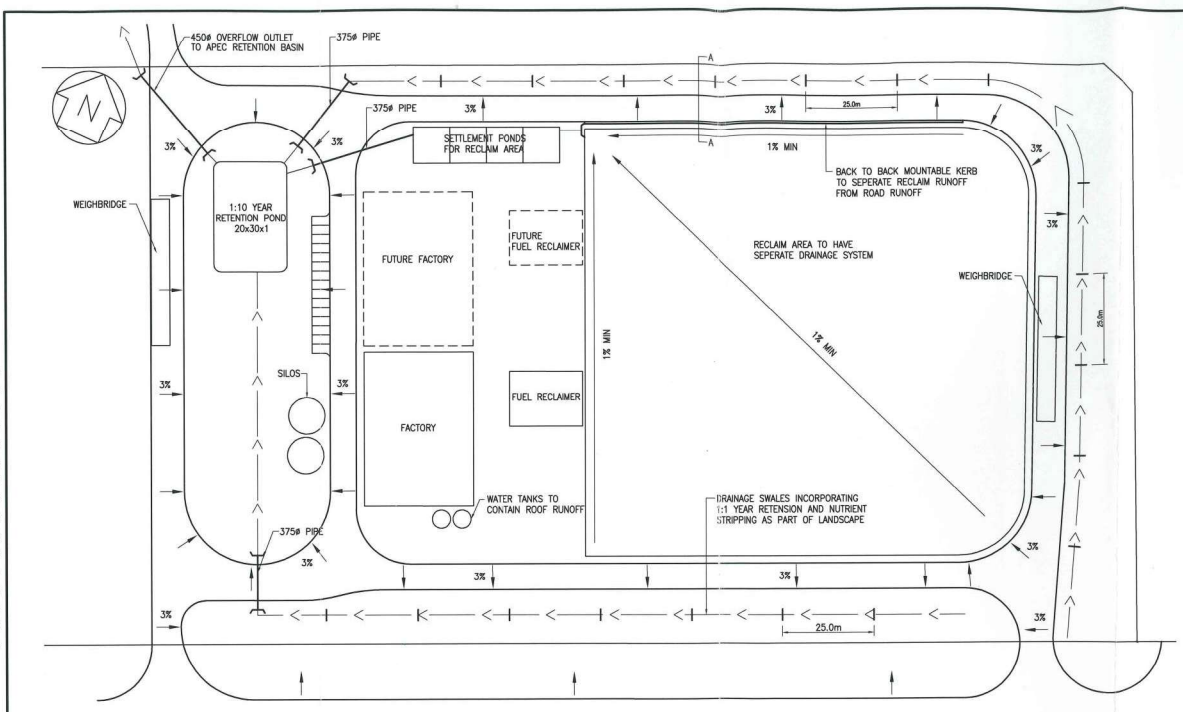
CONCEPT LAYOUT PLAN FOR 4.3ha SITE

STATUS: PRELIMINARY | FILE:

SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
1:1000 ● A1 1:2000 ● A3	16/04/07 ● 14:22	13/XXX/1	52074	1	A

GRAPHIC SCALES

g:\plantation energy\pelleting plant acad\pelleting plant 2.dwg – 1 to 1000 ORIGINAL SHEET SIZE A1 [840x594]



DRAINAGE AREAS

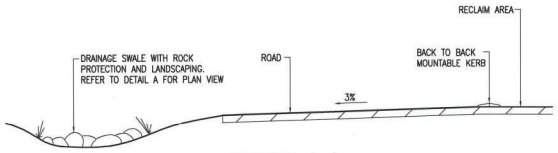
PRE DEVELOPMENT

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PINES	25655.6m	0.2
BUSH/GRASS	3978.5m	0.3
UNSEALED ROAD	1632m	0.5

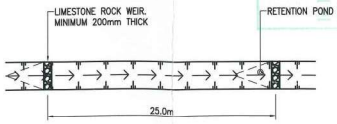
POST DEVELOPMENT

	AREA	C
ROOF	2558m	0.95
LANDSCAPE	8160m	0.20
RECLAIMER	14698m	0.95
ROAD	7896m	0.95
AREA 1	4366m	0.30
AREA 2	4914m	0.30
TOTAL	42592m	

CITY OF ALBANY
PLANNING SCHEME CONSENT
Date 20 11 07
Ref No. P175306
Development hereby granted under the provisions of the City of Albany, Town Planning Scheme No. 3 (as amended) subject to compliance with conditions and advice noted.



SECTION A–A
1:100 A3



DETAIL A–DRAINAGE SWALE
1:100 A3

AMENDMENT	APP'D	DATE

	BY	CHECKED	DATE
DESIGN	J.Gray	E.Chadfield	8/07
DRAWN	J.Gray	E.Chadfield	8/07
RECOMMEND	E.Chadfield		
APPROVED	E.CHADFIELD		8/07

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PLANTATION ENERGY
CLIENT

OPUS
Albany Office
PO Box 5236
Albany, WA 6330, Australia
Tel: +61 8 9842 6155
Fax: +61 8 9842 6055

TITLE: PLANTATION ENERGY
PELLETING PLANT
LOT 4 DOWN ROAD – ALBANY

DRAINAGE CONCEPT PLAN

STATUS	FILE
PRELIMINARY	WAPE0004/002ZA

SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
1:500 ● A1 1:1000 ● A3	10/08/07 ● 16:20	13/547/3	52074	1	A

g:\plantation energy\wape0004 down rd\pcad\13_547_3_52014.dwg – Sheet 1 ORIGINAL SHEET SIZE A1 (840x594)

GRAPHIC SCALES

Attachment 5

Access arrangements between Lots 102 and 103

COMMODITY AG
Supply Chain Management

Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331

ATTENTION: JESSICA ANDERSON

Dear Jessica

DEVELOPMENT APPLICATION FOR ANIMAL FEED PELLET PLANT
LOT 102 DOWN ROAD WEST, DROME

We refer to the Application for development approval lodged with the City for the change of non confirming use from a wood pellet plant to an animal feed pellet plant at Lot 102 Down Road West Drome, with the animal feed pellet plant to be operated by UPC Agri Products Pty Ltd.

Planet Ag Pty Ltd is the owner of Lot 103 (162) Down Road West, being the lot that adjoins Lot 102 along its western, northern and eastern boundaries.

Planet Ag Pty Ltd (operating as Commodity Ag) has a weigh bridge located on Lot 103, adjacent to western boundary of Lot 102. We confirm that there is an arrangement between UPC Agri Products Pty Ltd and Commodity Ag to allow UPC Agri Products Pty Ltd to utilise the weighbridge located on Lot 103.

There are existing vehicular access points between Lot 102 and 103 allowing vehicles associated with the UPC Agri Products Pty Ltd to cross onto Lot 103, primarily to utilise the weighbridge.

Planet Ag Pty Ltd, owner of Lot 103 confirm that UPC Agriproducts Pty Ltd has consent to enter Lot 103 and that the Plant Traffic Movement Plan accompanying the development application has been cited and that access arrangements are in place which permit access to Lot 102 via Lot 103.

We trust this assists the City in its positive consideration of this development application.

Yours sincerely

16/10/26

Head of Operations
Andrew Melville
Commodity Ag

Attachment 6

Traffic Statement Report

Traffic Statement Report

Stage 1 and Stage 2 Operations — Lot 102, Down Road West, Drome, Albany WA

1. Purpose and Proposal

UPC Agri Products Pty Ltd proposes to recommission the former biomass fuel pellet plant at Lot 102 Down Road West, Drome, as an animal feed pellet manufacturing facility. The site sits within the Down Road Precinct of the Mirambeena Strategic Industrial Area, and the proposal represents a return to productive industrial operation of a facility that has stood idle. This Traffic Statement Report accompanies the Development Application seeking approval for a change of non-conforming use from a Biomass Fuel Pellet Plant to an Animal Feed Pellet Plant, noting that the plant's essential character — receiving bulk agricultural material, pelletising it, and dispatching the product — remains as before.

The City has requested a Traffic Statement Report to accompany this application. This statement responds to that requirement for Stage 1 (up to 1,000 t/yr) and Stage 2 (up to 125,000 t/yr).

Overall, this report indicates that the proposal will generate a relatively modest level of traffic on a road and surrounding network already established and designed to accommodate the number or type of vehicle movements generated by this proposal, with heavy vehicle movements anticipated to be less than the vehicle movements outlined in the application for the former biomass fuel pellet plat that was approved by the City in 2007.

2. Site, Road Network and Suitability

The site is within the Down Road Precinct of the Mirambeena Strategic Industrial Area, approximately 14 km north of Albany. Down Road West is a sealed two-way Access Road, approximately 9 m wide within an 80 m reserve, and connects via Down Road to Albany Highway. The approved Restricted Access Vehicle (RAV) route from the site along Down Road West, to Down Road then connecting to Albany Highway, accommodates oversized B-doubles up to 27.5 m and links the site to the regional freight network. Port-bound traffic can use the Albany Ring Road (Menang Drive) to access the Port of Albany while bypassing the town centre.

The existing road, crossovers and internal access arrangements were established for the former wood pellet operation and are considered adequate for Stage 1 and Stage 2 traffic. No road upgrade is considered necessary for the proposed level of activity; however, UPC Agri Products would engage with the City if specific pavement works were required through the assessment process.

3. Operations and Traffic Generation

Traffic generation has been assessed on the operations basis confirmed by UPC Agri Products' Plant Operations Manager. Stage 1 is limited to a throughput of up to 1,000 t/yr, with the plant operating from 6am Monday to 6am Friday on a four-days-on, three-days-off pattern (up to about 192 operating days per year over 48 weeks) and well below its nominal plant rate of approximately 650 t/week. Stage 2 will produce approximately 2,600 t/week (125,000 t/yr), with the plant operating 24 hours a day, seven days a week, with scheduled maintenance stops (about 336 operating days per year over 48 weeks). Inbound feedstock is taken as 1.05 times pellet output to allow for moisture and process losses, and all heavy vehicles are assumed to carry a 50 t payload. Figures are rounded up.

Movement category	Stage 1 (per operating day)	Stage 2 (per operating day)	Peak hour
Heavy vehicle — inbound	Occasional; ~21 truck visits/yr (<1 per week)	~8 truck visits; ~16 movements	2
Heavy vehicle — outbound	Occasional; ~20 truck visits/yr (<1 per week)	~7–8 truck visits; ~15 movements	2
Light vehicle — staff	3 operators per shift (two 12-hour shifts) + 2 batching staff; ~16 movements	4 operators per shift (two 12-hour shifts), ~5 day staff, 3–4 batching contractors per shift; ~42 movements	4
Visitors / contractors	Intermittent, as required; low	Intermittent, as required; low	~≤2
Total	<1 heavy (~82/yr) + ~16 light movements; trucks as required	~31 heavy + ~42 light (~73 movements)	≤10

Operating pattern. Heavy vehicles are called to site on an as-required basis rather than to a fixed schedule. In Stage 1, trucks are called only as required, totalling approximately 41 truck visits (82 movements) per year, which is less than one visit per week on average. In Stage 2, trucks are called seven days a week, averaging approximately 31 heavy-vehicle movements per day (about 217 per week). In both stages, heavy-vehicle movements are distributed across daylight hours, with no more than two truck arrivals called in any one hour, and no heavy-vehicle movements are proposed outside daylight hours.

Comparison with 2007 approved biomass pellet plant

Measure	Approved — 2007 biomass plant	Proposed — Stage 1 & 2
Incoming throughput	240,000 t/yr biomass residue	~1,050 t/yr feedstock (Stage 1); up to ~131,300 t/yr (Stage 2)
Outgoing throughput	185,000 t/yr wood pellets	Up to 1,000 t/yr pellets (Stage 1); up to 125,000 t/yr (Stage 2)
Heavy vehicle movements/day	56	<1 on average, ~2 per week (Stage 1); ~31 (Stage 2)
Heavy vehicle movements/yr	14,560	~82 (Stage 1); ~10,400 (Stage 2)
Heavy vehicle peak hour	Not stated	4 (2 inbound + 2 outbound)

All vehicle movements peak hour	Not stated	≤10
Operating basis	260 days/yr	~192 days/yr (Stage 1); ~336 days/yr (Stage 2)

In our assessment, at full Stage 2 capacity the proposal would generate approximately 55% of the daily heavy-vehicle movements previously approved (~31 against 56) and approximately 70% on an annual basis. Stage 1 would generate less than 1% of the approved annual heavy-vehicle movements. As the development subject of this application does not generate more than 10 vehicle trips in the peak hour, a transport impact assessment is not required under the WAPC Transport Impact Assessment Guidelines. So this report is prepared as a Traffic Statement Report.

4. Traffic Routes, Site Access and Internal Circulation

Inbound feedstock is expected to be drawn principally from the Great Southern agricultural catchment and to approach the site via the regional road network, Albany Highway, Down Road and Down Road West. Both Albany Highway and Down Road form part of the established freight route serving the Mirambeena Strategic Industrial Area. Outbound pellets will be dispatched to regional customers or, in due course, to export markets through the Port of Albany. Port-bound traffic can use the Albany Ring Road (Menang Drive), which links the arterial network to the port while bypassing the Albany town centre. Domestic movements may distribute across Albany Highway, South Coast Highway and Chester Pass Road according to customer destination.

The site has four designated egress points onto Down Road West (refer Appendix A), with heavy and light vehicles segregated to minimise on-site conflict. Heavy vehicles follow a one-way perimeter loop to either the raw-material pad or pellet loadout before leaving through the shared final exit. Light vehicles use a separate entry and route to the on-site car park, away from the heavy-vehicle loop. This arrangement confines heavy-vehicle interaction with Down Road West to the designated truck entries and shared exit and retains the circulation pattern established for the former pellet operation.

Access point functions

Access point	Function
1 — First Entry	Heavy-vehicle entry for pellet and raw-material trucks.
2 — Second Entry	Alternate heavy-vehicle entry for pellet and raw-material trucks.
3 — Light Vehicles	Dedicated staff and visitor entry to the on-site car park.
4 — Final Exit	Single shared exit to Down Road West for all vehicle types.

Operating controls, queuing and parking

Heavy vehicles will be called to site on an as-required basis rather than to a fixed daily timetable, with loads generally based on a standard Albany haulage payload of approximately 50 tonnes. Vehicle movements will be distributed across daylight hours, with no more than two truck arrivals called in any one hour, and no movements are proposed outside daylight hours. Trucks will not be called during the operations shift-change hour, and day-staff and batching-contractor changeovers will be scheduled outside that hour. The peak-hour figure of four heavy-vehicle movements (two inbound, two outbound) is therefore a managed ceiling rather than an estimate. At the assessed traffic levels, queuing onto Down Road West is not anticipated; the existing weighbridge and loadout arrangements have capacity to receive vehicles without queuing to the public road. The existing car park provides five light-vehicle bays, sufficient for Stage 1 and 2 staffing.

5. Conclusion

This application seeks approval for the recommissioning of an existing approved industrial facility, to a use materially similar in character to that formerly conducted there. In traffic terms the proposal generates fewer heavy-vehicle movements per day than the previous approval.

For these reasons, the traffic impact of the application is assessed as minor and comparable to and/or less than the vehicle movements previously approved. The anticipated traffic volumes can be accommodated on the surrounding road network, which is approved to accommodate industrial and freight movements, and the existing access and internal circulation arrangements are considered adequate for the proposed level of activity. Accordingly, no traffic-related infrastructure modifications are considered necessary, subject to any standard conditions the City may consider appropriate.

APPENDIX A — PLANT TRAFFIC MOVEMENT PLAN



Figure A1: Plant traffic movement plan — truck and light-vehicle routes, access points, direction of travel and stopping locations

APPENDIX B — BASIS OF PREPARATION

This statement has been prepared in-house by UPC Agri Products using the company's direct operational knowledge of the plant, its installed equipment and proposed production and dispatch arrangements, together with published road-classification and network information maintained by Main Roads Western Australia and the City of Albany.

Vehicle-movement figures are planning-level estimates derived from the confirmed Stage 1 and Stage 2 production rates, operating patterns and staffing levels. Peak-hour movements have been assessed on a deliberately conservative basis and should be regarded as an upper-bound planning scenario rather than the expected hourly traffic level.

No independent traffic survey or vehicle count has been undertaken for this statement. Should the City require further detail, independent verification of assumptions or figures, or assessment by a suitably qualified traffic consultant, UPC Agri Products can provide or arrange the additional information required.

APPENDIX C — INTERNAL TRAFFIC MANAGEMENT POLICY

This appendix sets out the internal traffic management requirements that apply to vehicles and drivers within the UPC Agri Products site boundary, supplementing the traffic generation and access arrangements described in the body of this statement.

Vehicles and site entry

Vehicles entering the site fall into the following categories:

- Mobile plant, including forklifts used in raw material and product handling
- Delivery vehicles, including the heavy vehicles described in Section 3
- Company vehicles operated by UPC Agri Products
- Employee and contractor private vehicles
- Contractor vehicles engaged for maintenance or other works
- Visitor vehicles

The following entry conditions apply to all drivers and vehicle occupants:

- Report to the site office and sign in before proceeding
- Note any hazards identified for the driver's area prior to commencing work
- People under 18 years of age are not permitted on site without the prior permission of the Operations Manager
- A hard hat, high-visibility vest and steel-capped boots are the minimum PPE required on site

Traffic management and parking

The following requirements apply to vehicles and drivers on site:

- A maximum site speed limit of 10 km/h applies throughout the site
- Parking is permitted only in the designated car parking area referred to in Section 4; no parking is permitted on the internal roadway or heavy-vehicle circulation route, which is to be always kept clear for emergency vehicle access
- The use of mobile phones while driving on site is strictly prohibited
- All vehicles entering site must be roadworthy and, where applicable, currently registered
- Drivers of company vehicles must hold a current Australian driver's license appropriate to the vehicle being driven
- Manufacturer-fitted safety devices, including seatbelts, must be maintained, operational and always used in moving vehicles
- Contractor and maintenance vehicles operating within the plant's working area must display a flashing amber beacon or, at minimum, use hazard lights while moving
- Drivers and other vehicle occupants should remain aware of other vehicle movements around the site before exiting a vehicle

Safe loads

Drivers are responsible for their own loads and must ensure they are secured in accordance with current Western Australian traffic legislation requirements.

Incident reporting

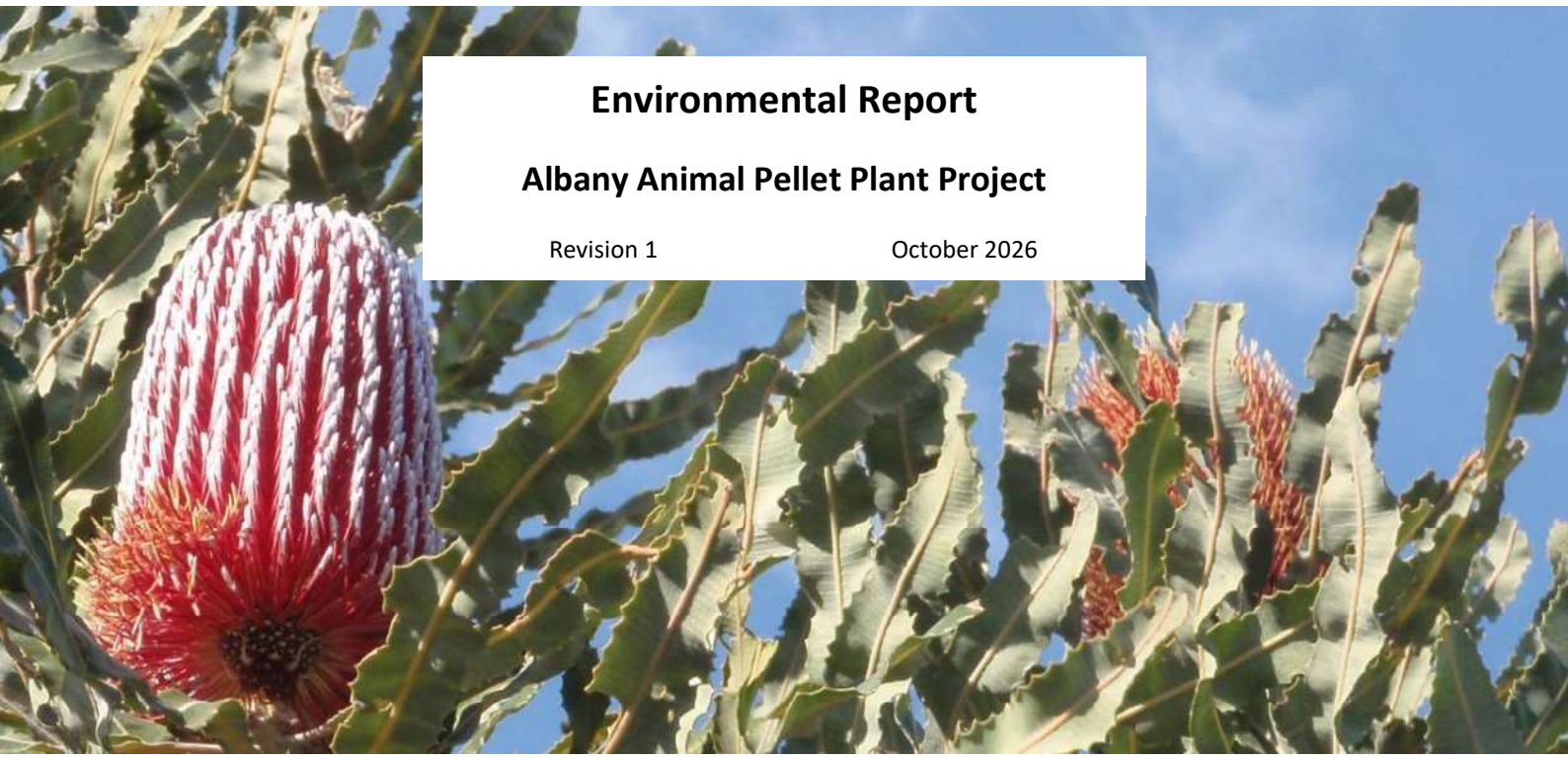
Any traffic-related incident or near miss occurring on site is to be reported to the Operations Manager, with an incident/near-miss report completed before the driver concerned leaves the site.

By entering the site, drivers and other vehicle occupants acknowledge that they have read, understood and agreed to comply with this policy. A person who fails to comply with these requirements will be asked to leave the site.

Attachment 7

Environmental Report

COTERRA ENVIRONMENT



Environmental Report

Albany Animal Pellet Plant Project

Revision 1 October 2026

CALIBRE | COMMITMENT | COLLABORATION

This report was prepared by: Coterra Pty Ltd trading as COTERRA ENVIRONMENT
ABN: ABN: 92 143 411 456
Our Ref: UPCDRO02
Author(s): P. Byrnes & H. Nguyen
Reviewer: S. Harley
Report Version: Revision 1
Date: October 2026

This report was prepared for:
UPC Agri Products Pty Ltd
Suite 7, 13 Hickson Road
Dawes Point NSW 2000

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1 Introduction

1.1 Background

UPC Agri Products Pty Ltd (UPC Agri Products; the proponent) is proposing to develop the Albany Animal Pellet Plant Project at Lot 102 (formerly Lot 4) Down Road West, Drome. The site is located within the Mirabeeena Strategic Industrial Area (SIA). Figure 1 through to Figure 6 provide the location of the premises in the context of the surrounding land and land uses.

The site contains infrastructure formerly utilised by Plantation Energy for manufacturing densified biomass fuel pellets (wood pellets). The former site was approved in 2007, constructed and then commissioned in 2008. It operated intermittently from 2008 through to 2019 when it last operated. The site has been in '*care and maintenance'* since 2019.

The core pelletising machinery and equipment can be relatively easily re-purposed and integrated with mobile equipment to facilitate the production of livestock and animal feed pellets. This is because the pellets will have the same size, shape and form as the wood pellets that were previously produced.

Photographs of the premises are provided in Plate 1-1 and Plate 1-2 below.



Plate 1-1: Image of the premises



Plate 1-2: Aerial image of premises

Source: Left image from Coterra Environment (5 June 2026) and right image from DevelopmentWA (n.d.)

1.2 The Project

The proposed facility will primarily manufacture animal feed pellets composed of wheat or barley straw alongside conventional feed components such as grains, hulls, meal and bran. The process also requires steam to help form the feed pellets and initially a modular transportable unit will be installed while a permanent unit using biomass or reject wood is constructed for later stages of the project.

Following production, the final product will be temporarily stored before being transported via the existing road network in coordination with Commodity Ag for off-site storage and distribution to customers. At later stages of the project, feed pellets will be stored at and exported from, Commodity Ag's facility near to Berth 6 at the Albany Port.

It is proposed to implement the proposal in three stages, noting that the proposal would ultimately make the premises prescribed pursuant to the *Environmental Protection Regulations 1987* requiring an *Environmental Protection Act 1986* (EP Act) works approval and a licence.

The project will use a large quantity of locally produced agricultural products, add value to them and ultimately employ up to 50 local people.

Table 1-1 sets out a summary of the proposed project stages.

Table 1-1: Proposed Project Stages

Stage	*Description*	*Proposed construction works*
1	Producing less than 1,000 tonnes of product per year. The purpose of this stage is to 'prove-up' the facility's capacity to manufacture animal feed, trial product formulations to develop customer markets and trial feed's nutritional value to livestock. Timeline for this activity might occur for between 1 and 6 months, provisionally starting in January 2027. No EP Act licence needed for this stage. City of Albany approval needed for this stage.	No major works proposed. This stage will use existing plant and equipment in its original configuration. Feed stocks for processing will be introduced via mobile machinery just prior to the grinding plant. The existing water supply will be used at this stage. Minor works include fitting a small-scale modular electrically powered steam generating unit.
2	Producing up to 125,000 tonnes of product per year (more than 100,000 tpa). Timelines for this activity might be 1 to 3 years, starting after completion of Stage 1 above. Most of this production will be sold to the local market as animal feed. Some small shipments (containerised) of animal feed may be exported to develop international markets. DWER licence required for this stage. City of Albany approval will be required for this stage.	No major works proposed. This stage will predominantly use existing (repurposed) plant and equipment (south plant only). The existing water supply arrangement will be used at this stage with a small-scale water treatment plant. Some limited small-scale construction works will be necessary to enable this stage. Some redundant parts of the former wood drying and fuel burning plants will be removed from site either by sales arrangements or sold for scrap.
3	Producing up to 780,000 tonnes of product per year (more than 100,000 tpa). The construction timeline for this activity might be in the order of 2 to 4 years, provisionally starting late 2027 or early 2028. Works may be staged to keep the existing plant operating to supply the local customer base. The plant in this final configuration will have a very long-term time frame in the order of 25 years or more. Most of this production will be sold to export markets and exported through berth 6 at the Port of Albany. Local markets will also be supplied at this stage of the project. DWER works approval and a subsequent licence (amendment) are required for this specific stage. City of Albany approval will be required for this stage.	Significant construction works which includes: • silos construction • additive storage shed construction • plant, equipment, machinery • a canola press, canola oil storage and canola meal storage • water treatment plant(s) • high pressure steam boiler using a biomass burner for power generation (surplus exported to the grid) • internal roadways • a new laboratory and offices etc. Canola meal and oil surplus to the site's requirements will be sold to local markets. Water is likely to be sourced from the Albany wastewater treatment plant and treated to meet plant specifications. The former wood drying and fuel burning plants and their associated infrastructure will be completely removed during this stage. The redundant plants, or components thereof will be sold or scrapped.

At Stage 1 and 2, only the south plant will be put into service manufacturing animal feed pellets. The north plant has been partially decommissioned with the removal of key items of plant and equipment and will not be utilised. Stage 3 will see both plants refurbished and enhanced with new plant and equipment to meet the production targets.

1.3 Benefits of the Project

The proposed project will recommission and expand on the decommissioned timber pellet facility in Albany, transforming it into a technologically advanced, vertically integrated livestock feed and animal feed producing facility. Former machinery and facilities from the previous plant will be repurposed and re-used to facilitate the production of these products (Plate 1-3).

The plant will manufacture scientifically formulated, pelletised livestock feeds for cattle and sheep, supported by complementary biomass combustion operations and onsite cold-pressing of canola seed. Together, these activities convert Australian-grown grains, oilseeds and agricultural by-products into higher-value manufactured outputs, directly advancing value-add objectives within the local agriculture, forestry and fisheries sectors.



Plate 1-3: Former machinery in the Southern Plant

1.4 Purpose of this Report

This report provides supporting information to the Development Application being lodged with the City of Albany for Stages 1 and 2 of the project.

Project Stage 3 will be subject to a separate development application and its own specific regulatory approvals as Stage 3 involves significant construction works.

Officers at the City of Albany have advised that discretionary approval may be granted for the project (Stages 1 & 2) on the basis that the predicted environmental impacts of the project are less than or equivalent to the impacts that occurred from the former wood pelletising plant.

This report builds on the *Densified Biomass Fuel Pellet Plant Down Road West, Mirambeena Environmental Management Plan* prepared for Plantation Energy (Environ, 2007).

The plant was previously approved on 20 December 2007 by the City of Albany in the process of granting the Planning Scheme Consent for Plantation Energy's biomass fuel pellet plant.

2 Project Description

2.1 Land Tenure Overview

The project is situated on Lot 102 on Deposited Plan DP416536. Plantation Energy owns the land, while UPC Agri Products owns the onsite buildings and manufacturing equipment having purchased it from Plantation Energy in 2025. The commercial relationship between the two entities is established via a lessor-lessee arrangement, with the final settlement occurring on 31 July 2025. Following this arrangement, the company formally changed its name from 'Harley Survey Group Pty Ltd' to UPC Agri Products on 6 February 2026, the legal entity remains unchanged.

2.2 Local Planning Framework

Lot 102 is zoned 'General Industry' under the City of Albany Town Planning Scheme No. 2 (Landgate, 2026a; Figure 4). Adjoining lots to the west, north and east are also zoned 'General Industry'. Across the road to the south of Down Road, is 'Special Use Zone 7' which allows for the additional uses of Recreation – Private Club Premises for motorsport.

Properties further afield in the immediate surrounding areas are zoned 'Priority Agriculture', generally supporting pastoral and other agricultural land uses.

The site is also contained within 'Special Control Area 8 – Down Road West Special Control Area Buffer' which seeks to limit sensitive uses that may be impacted by industrial operations at the 'General Industry' zone located north of Down Road West. In addition, the Scheme contains restricted use provisions applicable to this site which currently restrict land uses to light industry and office. However, planning approval for Stages 1 and 2 will be sought under the non-conforming uses rights provisions of the Scheme.

2.3 Land Use History

A review of historical aerial photography (Landgate, 2026b; Appendix 1) indicates that the site has been completely cleared of native vegetation prior to 2003, with only a small portion of vegetation remaining in the northwestern corner of the site (Appendix 1 - Plate 7-1). The site was then populated with planted blue gum trees and subsequently cleared around 2010 to facilitate the development of the biomass fuel pellet plant and surrounding development including the Motorplex site across Down Road south of the site (Appendix 1 - Plate 7-2 and Plate 7-3). It was noted that the biomass fuel pellet plant planning consent was approved by the City of Albany on 20 December 2007 (Application No. P275266) with conditions pursuant to the *Planning and Development Act 2005* (PD Act).

The site has remained cleared since this time, while industrial and rural development have steadily intensified in the surrounding area.

The previous proposal by Plantation Energy envisaged a holistic approach for the management and removal of blue gum residual from within managed plantations within the Great Southern region. Plantation Energy was developed to utilise excess residue, and in turn produces sustainable product with international market demand.

2.4 Mirambeena Strategic Industrial Area

The Mirambeena SIA is a 130 ha industrial precinct located approximately 12 km north of Albany in Western Australia's Great Southern region (Department of Jobs, Tourism, Science and Innovation, 2023; Figure 4). Managed by DevelopmentWA, the land has been specifically planned to support resource-based downstream processing, advanced manufacturing, logistics and associated commercial activities (Department of Jobs, Tourism, Science and Innovation, 2023). The precinct has already attracted investment from former wood pellet manufacturers and several other industrial proponents, demonstrating its suitability for large scale processing and export-oriented operations.

2.5 Project Land Use Compatibility

The project aligns strongly with the strategic objectives of the Mirambeena SIA mentioned above where it is to be located. It supports the precinct's vision of fostering value-added industrial activity, regional economic growth and localised employment creation. By establishing operations within an area specifically designated for industrial processing and manufacturing, the project leverages existing planning frameworks, industrial infrastructure and established transport, rail and export networks. Furthermore, the presence of similar industrial projects within the precinct highlights the area's established capability to accommodate the project.

2.6 Surrounding Land Use

Regarding the surrounding land use, the site is bordered by the Albany Motorplex across the road to the south, areas zoned for general industry to the north, west and east (Figure 3). Directly adjacent to the site's north, west and east are premises occupied by Commodity Ag (Figure 3).

Due to this significant separation distance from rural residential properties, and in consideration of the recommended EPA buffer distance (EPA, 2005) and the Special Control Area already in place limiting sensitive uses in the vicinity, no adverse impacts are anticipated from an animal feed manufacturing facility (Figure 3).

2.7 Project Overview

The proposed facility will primarily manufacture animal feed pellets composed of wheat or barley straw alongside conventional feed components such as grains, hulls, meal and bran. Following production, the final product will be temporarily stored in overhead bins currently located on site before being transported via the existing road network in coordination with Commodity Ag. Some products will be exported through the Port of Albany to establish overseas markets.

The project has three distinct stages, however only the first two stages will be relevant for this report, being:

1. Initial trial operations to prove-up the facility (1 to 6 months duration).
2. Utilisation of the existing pelletising plants at intermediate rates (up to 125,000 tpa).

Proposed production activities will be implemented in sequential stages to steadily scale operations up to full capacity. Detailed descriptions of each relevant development stage are outlined in Table 1-1 set out above. The existing plant arrangement and its emission control devices are set out in Appendix 2.

Operation of the plant at Stage 2 makes the premises prescribed pursuant to the *Environmental Protection Regulations 1987* as follows in Table 2-1.

Table 2-1: Prescribed Premises

Category	Description	Production or design capacity	Activity proposed to be undertaken at Albany Pellet Plant	Prescribed premises (Yes/No)
23	Animal feed manufacturing: premises (other than premises within category 15 or 16) on which animal food is manufactured or processed.	1,000 tonnes per year	Stage 1 – Less than 1,000 tonnes of product per year	No
			Stage 2 – 125,000 tonnes of product per year.	Yes

Source: Environmental Protection Regulations 1987

The proposed project design incorporates two identical, independent operational plants (Plant 1 and Plant 2), controlled by a centrally located control room and laboratory. Plant 1 (south) is positioned closest to the site entrance. As detailed in Appendix 2, both processing lines will feature three primary operational areas: grinding, pelleting and cooling.

UPC Agri Products and Coterra Environment met with officers of the Department Water and Environmental Regulation (DWER) on 25 June 2026 providing a briefing on Stages 1, 2 and 3 of the project. At this meeting there was general consensus that a licence should be sought for Stage 2 of the project as plant and infrastructure already existed on site and no new works were contemplated to operate the plant for animal feed manufacturing purposes. A licence application is currently being prepared and it is expected to be lodged with DWER in October or November 2026. Stage 2 operations will not commence until planning approval and an EP Act licence are in place for Stages 1 and 2. A works approval and a licence amendment will subsequently be needed for Stage 3 of the project

2.7.1 Proposed Operational Hours

The proposed operational hours and staffing levels vary across the different stages of the project.

The proposed nominal operational hours for Stage 1 are detailed below:

Time: Continuously from Monday 6am to Friday 6 am

Hours: up to 24 hrs each operational day

Friday is a non-operating maintenance and modification day.

Personnel requirements will scale in alignment with project progression. Stage 1 operations are proposed to require fewer than 10 personnel onsite at any given time. This will increase incrementally as the project advances.

At Stage 2 the plant will notionally operate or be capable of operating around the clock (24/7) for about 48 weeks each year, with a maximum of 16 people on site at any one time. Operational staff are most likely to be on site for two 12 hours shifts for four or five days per week but the operational times will vary with the progress of Stage 2.

2.7.2 Site Utilities

The site is supplied with the following utilities set out in Table 2-2 below.

Table 2-2: Site Utilities

Utility	*Comments*
Electricity	The site is supplied with a grid based 22 kV high voltage power source. It is stepped down to 440 volts by transformers on site. There is sufficient capacity within the plant's existing system to supply the project.
Steam	A temporary low pressure electrically powered steam boiler is to be installed. It is likely to be housed within a sea container type structure possibly located outside of the south plant if room is not available within the existing building
Gas	The site is not supplied with gas.
Scheme water	The site is not supplied with scheme water. The site manages its own potable water supply. Bore water is supplied to the ablution block.
Process water	The site is supplied with good quality bore water which is stored in one of three storage tanks. will be treated (to remove iron) for process related purposes - raising steam for incorporation into the process.
Water Treatment plant	A small-scale water treatment plant will be installed (to remove iron) for water supplied to the steam boiler. The treatment plant is likely to be housed within a sea container type structure possibly located outside of the south plant if room is not available within the existing building
Fire water	The site manages its own fire water supply system with large storage tanks on site (see Plate 2-1 which show the green tanks). Bore water is supplied to fire water tanks. Fire water

	pumps are electrically driven. A backup diesel system is also installed and is currently operable.
Sewerage	The site has no access to a reticulated sewerage system. The site has its own wastewater treatment system for toilets and ablution blocks.
Waste collection services	The site is not supported with a waste collection service from the City of Albany. It manages its own waste to local landfills.
Mobile equipment workshop	No workshop for routine maintenance of and repairs to vehicles and mobile equipment is proposed.
Diesel refuelling	No diesel storage to refuel vehicles, plant and equipment is proposed. Refuelling of mobile plant and machinery will occur off site.

The proposed temporary low pressure steam boiler that is required to supply the manufacturing process with steam will be electrically powered (requiring about 150 kW). Sufficient electrical capacity exists within the on-site power system to supply the steam boiler.

The former plant's fire water system will be serviced and recommissioned. Fire hydrants will be flow-tested for compliance with current standards, expired fire extinguishers will be replaced, and the weekly, monthly, quarterly, six-monthly and annual maintenance program will resume.

2.7.3 Finished Products and Raw Materials

2.7.3.1 Production Rate

The UPC Agri Products 2026 report advises that the proposed plant might manufacture up to 125,000 tonnes of animal feed pellets per year whereas the former wood pelletising plant manufactured up to the approved amount of 187,000 tonnes per annum (35% less production). Likewise, the proposed plant will bring about an equivalent 125,000 tonnes of raw materials on to the site compared to the former plant which brought up to 240,000 tonnes of wood chips on to the site.

In total the former plant moved 425,000 tonnes of materials on to and from the site whereas the proposed plant will move a considerable lesser amount – totalling 250,000 tonnes per annum (40% less).

In comparison to the former plant, the proposed plant will cause fewer vehicle emissions, vehicular noise emissions and dust emissions because fewer materials will be moved to and from the site.

2.7.3.2 Finished Products

UPC Agri Products proposes to manufacture premium animal feed pellets at these premises. Its product range is identified on the company website at upcagri.com.

Animal feed pellets are formulated using Australian ingredients, including:

- Barley
- Hay
- Canola meal
- Lupins
- Molasses
- Vegetable oils
- Vitamins and minerals
- Feed additives and rumen enhancers.

The existing plant includes large, elevated storage bins for manufactured feed pellets, as shown in Plate 2-1 and Plate 2-2 below.



Plate 2-1: Finished product storage bins_1



Plate 2-2: Finished product storage bins_2

Source: Coterra Environment (5 June 2026)

The elevated product storage bins allow trucks to drive underneath for direct loading. Outbound loaded trucks are weighed on the weighbridge next to the plant to ensure correctly weighed amounts of pellets are loaded for off-site transport and storage.

UPC Agri Products advises that its animal feed pellets are quality controlled to ensure a minimum pellet durability index (PDI)– generally a pellet with durability of 95% as a minimum. This means there will be almost no dust during and after the pelletising process. UPC Agri Products has advised it will achieve the minimum PDI by the addition of pellet binding agents (lignosulfonate, molasses, limestone, starch, gluten, vegetable oil, etc.) combined with heating and compaction pressure to form a robust 6 mm pellet.

M. Kinnear, the former Production Manager and current Plant Operations Manager (M. Kinnear, *pers. comm*., 29 September 2026) has advised that wood pellets are formulated from wood particles that are smaller in size than that from which animal feed pellets are made, and therefore less dust can be expected from animal feed pellets.

2.7.3.3 Raw Materials

Raw materials, except for hay, will be stored off site at Commodity Ag and pre-mixed to specified formulation before arriving on site.

Hay will be stored on site at the location where wood chips were formerly stored, being the bitumen area to the east side of the premises.

Enough hay will be stored on site for about one week's production – approximately 1,200 tonnes in total. M. Kinnear (*pers. comm*., 29 September 2026) has advised that the former plant held on average about 6,000 tonnes of wood chips at the same location.

Hay will be de-baled and chopped on site using mobile machinery (with attachments) before it is added and mixed with the pre-mix for the plant that arrives from Commodity Ag (from the neighbouring site). Once the pre-mix and hay have been combined and thoroughly mixed it will be moved to the plant's surge bin (~70 tonnes) that feeds the manufacturing plant. The raw material surge bin is shown below on Plate 2-3 and Plate 2-4.



Plate 2-3: Raw material surge bin_1



Plate 2-4: Raw material surge bin_2

Source: Coterra Environment (5 June 2026)

***Note:** the surge bin is to the left of centre.*

2.7.4 Emissions to the Environment

2.7.4.1 Point Source (dust) Emission to Air

Particulate matter (PM) (dust) that will be generated by the manufacturing process is to be managed by emission control devices to ensure compliance with relevant air quality standards. The project incorporates high efficiency pollution control devices on the south plant which are:

- **Continuous Pulse-Jet Bag Filter (Item No. 02090):** This unit continuously collects and manages fine, dry particulate matter from the primary process air stream using automated pulse-jet cleaning to maintain filtration efficiency. No change is proposed to this unit as it is currently in a serviceable condition. It vents through the building to the atmosphere.
- **Radial Fan (Item No. 03300):** Working in conjunction with the cyclone separator, this system typically achieves a 50% to 80% collection efficiency for coarser PM before the cleaned air stream is discharged into the atmosphere. No change is proposed to this unit and it is currently in a serviceable condition. It vents through the building to the atmosphere.
- **Spot Filters (Item No. 04010.1/2/3/4/5):** These units provide localised dust control at individual material transfer points and press outlets. Operating on a low volume, short-cycle duty cycle, these pulse-cleaned bags vent internally to manage localised dust within the facility rather than venting to atmosphere. No changes are proposed to these units and they are currently in serviceable condition.

These components address the two principal potential (dust) emission points identified within the plant's production process. Through these which are described in the process flow diagram set out at Appendix 2, the potential for offsite air quality impacts is minimised. The northern plant has been partially decommissioned and will not be put back into service at Stage 2 of the project.

M. Kinnear (*pers. comm*., 29 September 2026) advised that the dust emissions from point sources are expected to be equivalent to (if not better than) the emissions that occurred from the former plant.

The former plant operated two biomass furnaces to provide a heating source for drying wood chips prior to the pelletising process. These former furnaces which emitted biomass combustion gases into the air are no longer needed.

Wood chips arrived at the former plant with about 40% moisture and were dried to about 10% moisture before being pelletised. As such, the wood drying equipment and biomass furnaces are no longer needed for the animal feed pelletising process. These items of the former plant (gaseous emission points included) will be removed from the site during Stage 2 of the project and sold as redundant plant or scraped for steel recovery.

On the above basis, only two of the former six point source emissions (dust and combustion gases) will be operative thus, reducing dust and eliminating biomass combustion gas emissions by comparison to the former plant.

2.7.4.2 Fugitive Emission to Air

The site is not expected to be a significant source of fugitive dust for the following reasons:

- Finished products are not stored on site
- Limited amounts of raw materials will be stored on site
- The site has advanced dust controls as set out above
- Fewer materials will be move to and from the site than formerly occurred while the plant was manufacturing wood pellets.

2.7.4.3 Process Wastewater

The proposed operations require water (for steam) for the manufacturing process which does not generate a wastewater stream. The process utilises clean water sourced from the groundwater bore, treats it to remove iron, and uses it for steam generation during pellet production.

The reject water from the treatment process will be collected in a tank and managed by an approved wastewater carrier and consigned to an off-site treatment facility for disposal.

2.7.4.4 Process Solid Wastes

The animal feed pelletising process does not generate a solid waste steam. Only small quantities of solid waste might be generated from general plant activities and occasionally spilt or damaged products. These will be managed by the site and consigned to local landfills.

2.7.4.5 Surface Water Management

Surface water runoff is managed by a site based controlled drainage system that collects surface waters and excludes the ingress of water outside of the controlled drainage area. The site, by the nature of its construction, drains surface waters to the northwest corner of the premises where it collects in the catchment pond shown at Plate 2-5 below. Water collected within this pond is subsequently pumped to the adjacent Albany Motorplex facility across the road to the south, where it is re-used for dust suppression purposes. This arrangement of surface water management will remain in place for Stages 1 and 2.

The surface water management system is currently in place and serviceable. There is no connection with the sites surface water and the nearby local drainage systems of creeks and brooks.



Plate 2-5: Surface Water Collection Pond located northwest corner of the site.

Source: Coterra Environment (5 June 2026)

The site is located near the Marbellup Brook catchment. However, the proposed project has no process related wastewater or surface water discharges to the environment, and as such no adverse impacts on the catchment's water quality or hydrological systems are anticipated.

2.7.4.6 Noise

Noise generated by the former biomass timber pellet plant was primarily associated with residue handling equipment (loaders and conveyors), the drying circuit, hammermills, and screening processes. With the exception of the residue storage yard and drying circuit, the pellet production facility was housed within an enclosed building, which reduced noise emissions. Historically, (M. Kinnear - *pers. comm*., 29 September 2026) no noise complaints were recorded in relation to operations at the site from the former plant.

The Stage 1 and Stage 2 plant will generate noise from onsite machinery and equipment with noise levels which are predicted to be lower than those associated with the former wood pelletising operations. This is primarily because the external processing plant that previously operated on the site will not be operated at Stages 1 and 2.

The two nearest residential premises shown on Figure 4 are located approximately 1.7 and 1.9 km from the site.

An acoustic assessment undertaken by Herring Storer Acoustics (Herring Storer, 2026) evaluated the potential noise impacts of Stage 2 compared to the site's former wood pelletising operations. The assessment found that noise emissions from the facility would be lower and would not significantly contribute to noise levels at the nearest two sensitive receptors.

As the facility may operate 24 hours per day, the most stringent assigned noise level applies during the night-time period at 35 dB(A). To ensure the facility does not make a significant contribution to overall background noise levels, operational noise should not exceed 30 dB(A), being 5 dB(A) below the assigned night-time noise limit (Herring Storer, 2026).

Herring Storer,2026 predicted that the night-time noise emission from the Stage 2 operations as received at the two nearest residential premises would be 15 dB(A). This is significantly below the threshold 35 dB(A) indicating that the proposed Stage 2 operations will not unacceptably contribute to noise received at nearby residential premises. Herring Storer, 2026 also noted that at Stage 2 noise emission would be compliant with the *Environmental Protection (Noise) Regulations 1997* for all operational times.

2.7.4.7 Traffic

UPC Agri Products has prepared a Traffic Statement Report for the site which advises that Stage 2 will generate relatively modest levels of traffic on established roadways and their surrounding networks which are designed to accommodate the number and type of vehicle movements to be generated. As the overall number of vehicle movements will be lower by about 40% than that which occurred with the former plant, a lesser traffic impact is expected.

3 Environmental Aspects

3.1 Climate

The nearest Bureau of Meteorology (BoM) weather station to the site is the Albany Station (no. 009500), located approximately 17 km southeast of the site (BoM, 2026).

The Albany region experiences a Mediterranean climate with warm, dry summers and cool, wet winters. Recent records of temperatures range from a mean maximum of 22.9°Celcius (°C) in February, to a mean minimum of 8.3°C in July BoM, 2026).

Annual mean rainfall is 921.1 millimetres (mm), with the highest mean rainfall occurring in July (142.6 mm) and lowest mean rainfall occurring in February (22.4 mm) (BoM, 2026).

Strongest winds experienced at the Albany Station are summer morning easterly and afternoon easterly's. In winter, strongest winds in the morning arise from a north-westerly direction, and afternoon winds from a north-westerly direction (BoM, 2026).

3.2 Topography, Geology and Soils

The site's topography is generally flat, with elevations ranging from approximately 66 to 70 metress Australian Height Datum (m AHD) (Landgate, 2026a; Figure 5). The lowest elevations occur in the northwestern corner of the site, increasing gradually toward the central area, while the remainder of the site maintains a relatively uniform elevation.

Regional mapping of geology of the site is representative of one distinct geological unit (DEMIRS, 1984; Figure 5):

- **Sand (Czs)**: white, grey or brown; commonly contains iron pisoliths and overlies laterite.

The site extends across one broad-scale soil unit, which is further subdivided into one soil subsystem, being (DPIRD, 2026; Figure 5):

- **Redmond System**: Undulating plateau with scattered depressions, in the east of the Albany Sandplain Zone. Sandy gravel, pale deep sand, non-saline wet soils and grey sandy duplex. Marri-jarrah forest, swamp yate-paperbark-sheoak woodland and heath.
    - **Dempster Crest Phase (242ReDMc)**: Sands and laterite on elongate crests; Jarrah-Albany Blackbutt-Marri forest.

Land degradation risks vary across the 242ReDM soil subsystem unit. The 242ReDMc unit is primarily at risk of wind erosion due to their sandy composition (DPIRD, 2026). Specific risk categories for each soil unit are outlined in Table 3-1.

Table 3-1: Land Degradation Risks

Land Degradation Risk Category	242ReDMc
Water Erosion	<3% of map unit has a very high to extreme hazard
Wind Erosion	>70% of map unit has a high to extreme hazard
Flood Hazard	<3% of the map unit has a moderate to high hazard
Salinity Risk	<3% of map unit has a moderate hazard
Waterlogging and Inundation	<3% of map unit has a moderate to very high risk

Source: DPIRD (2026)

3.2.1 Acid Sulfate Soil

Regional scale mapping indicates the entire site is not mapped as having acid sulfate soils (ASS) risk occurring within 3 m of natural soil surface (Landgate, 2025a). The project at Stages 1 and 2 is not proposing any ground disturbing works.

3.3 Hydrology

3.3.1 Groundwater

Regional groundwater information for the area is limited. Historical hydrogeological investigations indicate that groundwater occurrence is influenced by local geological conditions, with groundwater typically associated with more permeable subsurface materials (ENV, 2007). The depth to the water table is known to be at least 10 m below the plateau to the north of the site and further investigations previously undertaken by ENV (2004) intercepted groundwater at a depth of 1.4 m within the valley floor area of the precinct.

The site was previously located within a formerly designated Priority 3 PDWSA; however, this designation was removed following the gazettal of the *Country Areas Water Supply (Marbellup Brook Catchment Area) Abolition Order 2026* on 12 May 2026. As a result, the City of Albany is now able to consider amendments to its Scheme to remove the associated 'restricted use' provisions.

DWER has confirmed that no Public Drinking Water Source Area (PDWSA) is present within the site, following the abolition of the former PDWSA designation (S. Tillman, *pers. comm*., 17 September 2026).

The previous plant was assessed and managed in accordance with the requirements applicable to a Priority 3 PDWSA, necessitating a range of groundwater and surface water protection measures and controls. With the abolition of the PDWSA, the site is no longer subject to these restrictions, reducing the regulatory constraints associated with groundwater protection. However, the former controls to protect groundwater and surface water will remain.

Accordingly, potential impacts on groundwater and surface water are expected to be comparable to those associated with the former plant, which operated under the more stringent management framework of the previous Priority 3 PDWSA.

UPC Agri Products will utilise an existing groundwater bore currently owned by Plantation Energy. Water access will be managed through a sublease agreement with Plantation Energy, who remains the official license holder. The details of this water permit are outlined below in Table 3-2.

Table 3-2: Groundwater Licence

Licence Number	Licence Holder	Aquifer	Licence Allocation	Expiry Date
168308	Plantation Energy	Bremer West – Superficial	4,000 kL	31 August 2028

Source: DWER (2026b)

3.3.2 Surface Water and Geomorphic Wetlands

No surface water features or geomorphic wetlands intersect the site (Landgate, 2026a; Figure 6). An existing retention pond had been previously constructed in the northwestern corner of the site, where ground elevations are lowest, to collect surface runoff (see Section 2.7.4.3).

The closest water surface feature is the Marbellup Brook located approximately 2.1 km west of the site (Landgate, 2026a).

3.4 Flora and Vegetation

The site has been extensively modified by historical land uses and is entirely cleared of native remnant vegetation. Initial clearing was undertaken to support agricultural activities, with further disturbance associated with the development of the former biomass fuel pellet plant and its related infrastructure. The site remains in a cleared condition.

A flora survey conducted for the broader Mirambeena Timber Processing Precinct by ATA (2000) found that vegetation within the area was predominantly comprised of introduced grasses, pasture species and herbs, with only limited remnants of native vegetation present prior to construction of the biomass fuel pellet plant (ENV, 2007).

The previous proposal described in ENV (2007) for the former plant included the removal of remnant native vegetation to construct the car park and pond. These works have already been completed, and the site is now devoid of native vegetation.

Given the site's long history of disturbance and clearing for agriculture and industrial development, it is considered highly unlikely to support any flora of conservation significance or any Threatened Ecological Communities.

The project does not require any vegetation clearing nor will it have any potential direct or indirect impacts on flora and vegetation.

3.5 Fauna

The site is largely devoid of remnant native vegetation and provides limited fauna habitat due to its extensive historical disturbance, minimal vegetation cover and industrial plant and equipment on site. A fauna assessment undertaken by ATA Environmental (2000) within the broader area recorded a range of native fauna species, including fish, amphibians, reptiles, birds and mammals. These species were considered to be widespread and commonly distributed throughout the south-west of Western Australia, and no fauna of conservation significance was recorded during the survey (ATA Environmental, 2000; ENV 2007).

Desktop database searches undertaken by ATA Environment (2000) identified a number of conservation significant fauna species that may potentially occur within the wider region. While some bird species may utilise the area as part of broader movement corridors or for occasional foraging, the site is not known to provide significant breeding or habitat resources for these species (ATA Environmental, 2000).

The ATA Environmental (2000) survey also recorded evidence of several introduced fauna species, including rabbits, foxes and house mice, indicating the highly modified nature of the surrounding environment. Given the site's cleared condition, limited habitat values and history of disturbance, it is considered unlikely to support significant populations of conservation-significant fauna.

However, vermin and vector species (mice, rats and pigeons) may be attracted to the site due to the nature of the proposed operations, particularly because of the presence of animal feed products.

Vermin and vectors will be actively managed through existing operational management measures and controls, including the following:

- Ongoing surveillance
- Vaping and fumigation
- Utilisation of suitable insecticides or rodenticides
- Hiring local licensed contractors (as required).

For any sick or injured fauna encountered during project operations, the City of Albany Rangers or Department of Biodiversity Conservation and Attractions (DBCA – ph 9842 4500) will be contacted for assistance and advice on the appropriate management and handling procedures.

Based on all of the above, risks to native fauna are expected to be negligible and equivalent to the impacts that occurred at the former plant.

3.6 Heritage

There are no known lodged or registered Aboriginal heritage sites located within or in proximity to the site (DPLH 2026; City of Albany, 2026).

There is no non-Aboriginal heritage places located within or adjacent to the site (Heritage Council 2026; City of Albany, 2026).

A historical archaeological and ethnographic survey of the broader Mirambeena Timber Processing Precinct was undertaken by Australian Interaction Consultants (2000) in accordance with the *Aboriginal Heritage Act 1972*. The assessment incorporated both desktop investigations and field surveys and did not identify any Aboriginal heritage sites or areas of cultural significance within the precinct (Australian Interaction Consultants, 2000). Based on the findings of the survey, no known heritage constraints were identified within the study area (ENV, 2007).

3.7 Bushfire

The entirety of the site is mapped as being within a Bush Fire Prone Area, as defined by the Department of Fire and Emergency Services (DFES) (Landgate, 2026a). These areas are defined as being subject to, or likely subject to bushfire attack and are identified by the presence of and proximity to bushfire prone vegetation and includes both the area containing the bushfire prone vegetation and a 100 m buffer zone immediately surrounding it.

Bushfire Management Plans for the former plant were not finalised prior to it going in a '*care and maintenance*' state in 2019.

A dedicated Bushfire Emergency Plan is currently being prepared for the site.

4 Summary of Comparative Impacts and Management

A comparison of the former biofuel timber pellet plant and the proposed Stage 2 Albany animal pellet plant has been undertaken to identify and evaluate the environmental impacts of the current proposal in the context of the previously approved development and operations. A summary of the key environmental impact comparisons is presented in Table 4-1 below.

Table 4-1: Summary of comparative impacts and management

Item, issue or plant area	Former Biomass Plant	Project Stage 2	Impacts Less, the same or more
Utilities	Included a workshop for vehicle and mobile equipment maintenance. Included refuelling capacity for diesel powered vehicles. Included a small treatment plant for wastewater from toilets and ablution blocks.	The proposed project does not include a workshop or diesel refuelling capacity. The wastewater treatment plant for toilets and ablution blocks will be retained.	Potentially less impacting.
Production rate	Approved for 185,000 tpa of finished products and 245,000 tpa of raw materials.	Project estimates production up to 125,000 tpa and 125,000 tpa raw materials	Potentially less impacting.
Raw material storage	About 6,000 tonnes of wood chips were stored on site.	About 1,200 tonnes of hay will be stored on average.	Although stored quantities will be lower, the same level of impact (negligeable) is expected**.**
Point source emissions: • Particulates (dust) • Gaseous emissions from biomass combustion (smoke)	Six emission points emitted noise and dust to air. Two of the six emission points also emitted gases from biomass combustion (smoke).	The proposed project will reduce the number of emission points from six to two, reducing noise and dust. The emissions from the two emission sources will remain equal to or less than the previous operations for those point sources.	Less impacting, because only 2 of the former 6 point source (dust and noise) emissions will remain. The emission of biomass combustion gases (smoke) will be eliminated.
Fugitive emissions	Approved for 185,000 tpa of finished products and 245,000 tpa of raw materials. In total 430,000tpa of materials could be moved each year.	Project estimates production up to 125,000 tpa and 125,000 tpa raw materials (250,000tpa in total).	Although production rates and raw material movements will be lower, the same level of fugitive emissions (negligeable) might occur.
Process wastewater	The former plant did not generate a process wastewater stream.	The proposed plant does not generate a process wastewater stream. Reject water from the treatment plant will be collected and disposed off-site.	The same.

Item, issue or plant area	Former Biomass Plant	Project Stage 2	Impacts Less, the same or more
Bore water usage	The former plant did not require water for its process.	The proposed plant requires bore water for the process. A DWER groundwater licence is in place to manage water abstraction.	Potentially more impacting on groundwater resources because the process requires bore water for steam generation. A DWER groundwater licence is in place to manage water abstraction. Whilst the proposal has increased water usage, there will be no more dust, waste, noise emissions as a result of the increased water usage.
Process solid wastes	The former plant did not generate a solid waste stream.	The proposed plant does not generate a solid waste stream.	The same.
Groundwater and surface water	The former plant did not discharge wastewater to groundwater. It also included a controlled drainage system for surface water management and water reuse on the Motorplex site.	The proposed plant does not propose to discharge process related wastewater to the groundwater and it will use the existing controlled drainage system.	The same. No impacts to groundwater. Surface waters are captured for re-use.
Noise	Noise generated by the former plant was primarily associated with residue handling equipment (loaders and conveyors), the drying circuit, hammermill, and screening processes. With the exception of the residue storage yard and drying circuit, the pellet production facility was housed within an enclosed building, which substantially reduced noise emissions	Noise emissions in Stage 2 will be lower than noise emissions from the former wood pelletising operations because the north plant will not be operating and the external processing plant will also not be operating as it is to be removed.	Less impacting, because 1/3rd of the plant and equipment will be removed and only the southern plant will be operating. Compliance with the Noise Regulations is predicted at nearby residential premises.
Traffic	Approved for 185,000 tpa of finished products and 245,000 tpa of raw materials to be transported on roadways.	Project estimates production up to 125,000 tpa and 125,000 tpa raw materials to be transported on roadways	Fewer emissions and less noise because of significantly reduced number of vehicle movements.
Flora and Vegetation	No impacts were identified at the operational stage. Some limited clearing	The project does not involve the clearing of any vegetation.	Less impacting because no vegetation will be cleared.

Item, issue or plant area	Former Biomass Plant	Project Stage 2	Impacts Less, the same or more
	occurred at the construction stage.		
Fauna	No impacts were identified at the operational stage	The project does not impact fauna.	The same – no impacts expected.
Heritage	No impacts were identified at the operational stage	No impacts have been identified.	The same – no impacts expected.
Bushfire	Management plans were not finalised for the former plant before it went into '*care and maintenance*.'	A dedicated Bushfire Emergency Plan is currently being prepared for the site.	Potentially less impacting because the risks are being actively managed.

5 Consultation

5.1 Commodity Ag

Commodity Ag is a Western Australian-owned and operated agricultural supply chain company that delivers grain from paddock to port. The company manages an integrated business encompassing farming, road transport and cattle backgrounding operations throughout the Great Southern region.

In late 2022, Commodity Ag acquired a grain cleaning and storage facility in Albany, expanding its existing operations and enhancing its ability to provide both domestic and export supply chain services to customers (Richardson, 2023). Supported by strategically located storage facilities near Albany and Drome, a dedicated transport pathway and an export berth serviced by its own mobile bulk loading system, Commodity Ag offers a cost-effective supply chain solution (Commodity Ag, n.d.).

Commodity Ag operate from Lot 103 (No. 162) Down Road West, Drome being the lot to the rear and western side of UPC Agri Products' premises.

The proponent has been actively working with Commodity Ag to establish a collaborative partnership. Commodity Ag will provide valuable support in the storage, transport and export of products. Leveraging its established transport networks and industry expertise will enhance logistical efficiencies and provide operational benefits to the project through access to existing local infrastructure and professional services.

5.2 Department of Water and Environmental Regulation

On 25 June 2026, a preliminary meeting was held with Officers from DWER, UPC Agri Products and Coterra Environment to discuss the project, its future direction, and the approvals necessary for Stages 1, 2 and 3. Coterra suggested that a licence would be necessary for Stage 2, a works approval for Stage 3 and when Stage 3 is operational, a licence amendment would be necessary for the longer term operations.

The meeting resulted in a positive outcome, with the DWER expressing support for the proposal and general support for the proposed approval pathway. Following this, a collaborative site visit was undertaken on 10 August 2026, providing an opportunity for a site walkthrough and further discussion regarding the project's development, environmental considerations and approval requirements.

A licence application for Stage 2 is planned to be lodged with DWER on or before 30 November 2026.

5.3 City of Albany

A preliminary meeting was held between the proponent and the City of Albany on 9 July 2026 to discuss the project and the anticipated approval pathway. The meeting provided valuable insight into the City's expectations and identified key environmental considerations that may require further assessment as the project progresses.

In response, this report has been prepared to demonstrate that the current proposal is expected to result in a lower overall environmental impact than the previously approved plant. The assessment has been undertaken to assist the City in understanding the environmental merits of the proposal and to support informed decision-making regarding the project's progression.

City of Albany Officers also attended the 10 August 2026 site visit for a site walkthrough and further discussions regarding the future development of the project, potential environmental considerations, and the proposed approval pathway forward.

6 Conclusion

Coterra Environment concludes from the preceding sections of this report that the proposed project at Stage 2 will bring about a lower impact on the environment than that which occurred from the former wood pelletising plant's operations. This is primarily due to the following:

- The lower production level (125,000 t verses 185,000 t of finished products)
- Lower raw material volumes (125,000 t verses 245,000 t)
- Animal feed pellets produce less dust than wood pellets
- Fewer point source (noise and dust) emission to the environment (two emission points verses six)
- The elimination of point sources emitting biomass combustion gases (smoke) to the environment
- Less machinery in operation resulting in lower noise emissions
- Lower traffic volumes resulting in fewer fugitive emissions, less dust and lower noise emissions.

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Figures



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Ph: (08) 9381 5513
Fax: (08) 9381 5514
E: info@coterra.com.au

UPC Agri Products Pty Ltd
COMPARATIVE SUPPORTING REPORT
LOT 102 DOWN ROAD WEST, DROME

SITE LOCATION

Figure 1

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Source: Cadastre - Landgate
Orthophoto - NearMaps, 05.05.26

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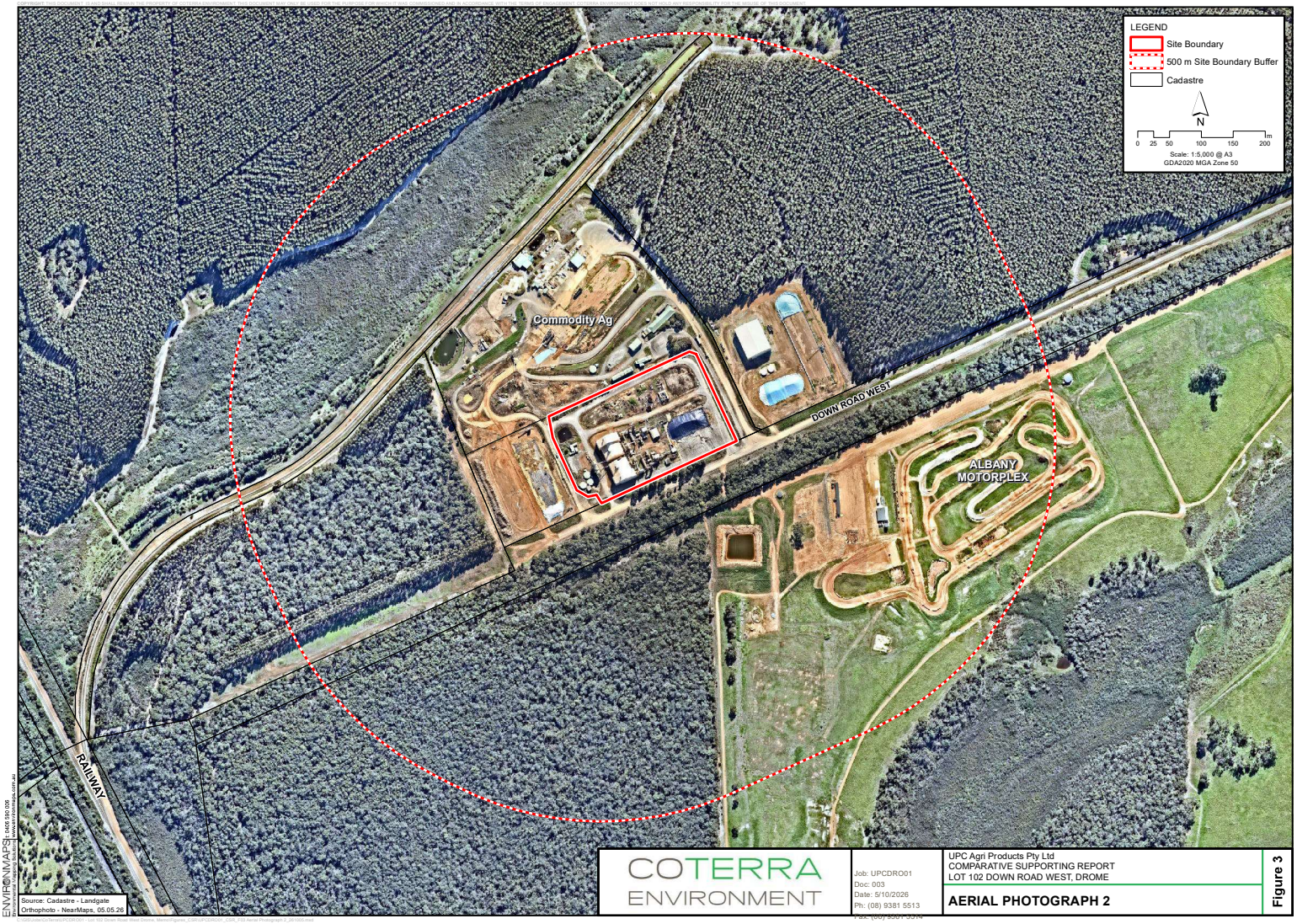
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Job: UPCDRO001
Doc: 002
Date: 5/10/2026
Ph: (08) 9381 5513
Fax: (08) 9381 5514
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AERIAL PHOTOGRAPH 1

Figure 2



Source: Cadastre - Landgate
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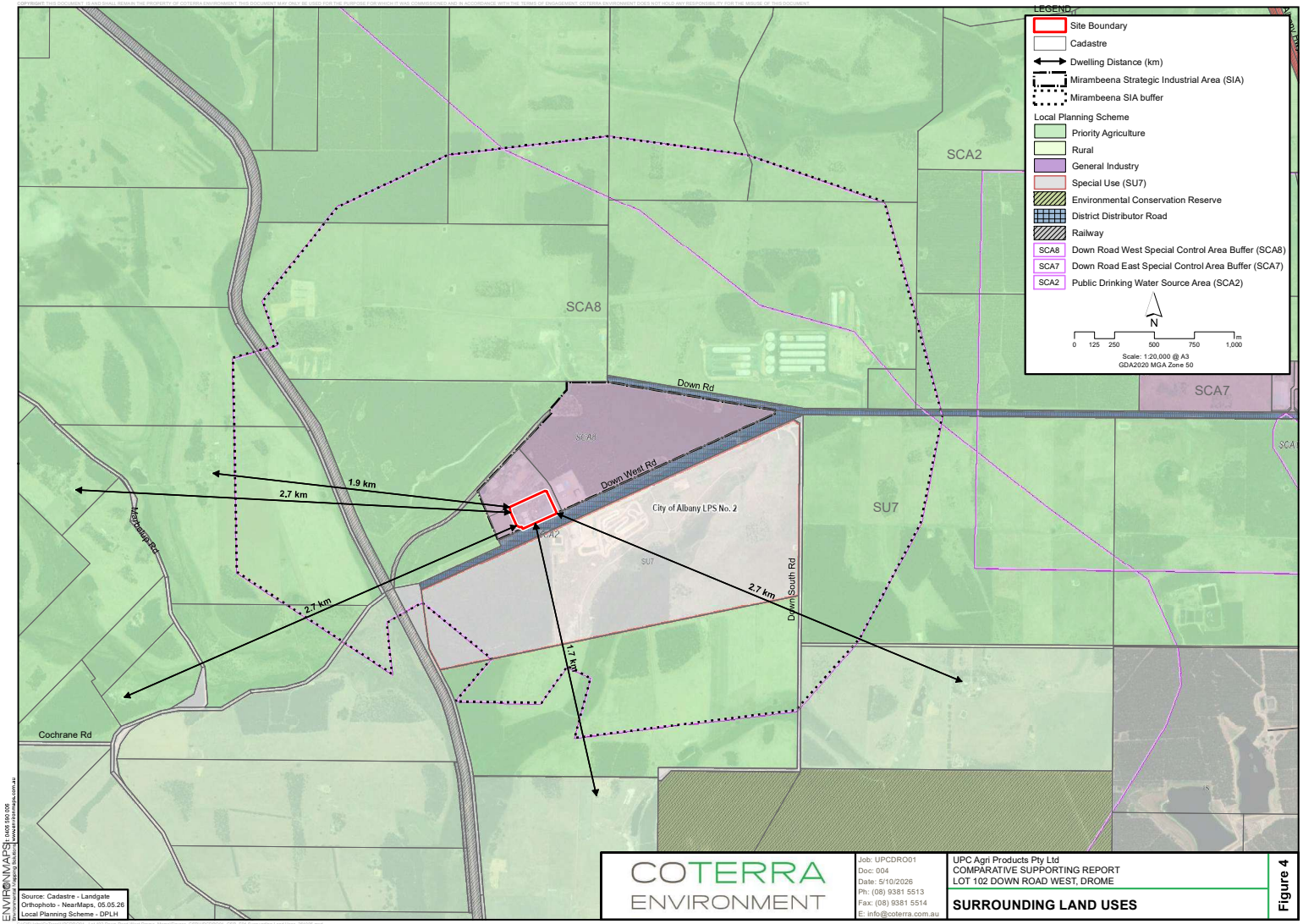
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AERIAL PHOTOGRAPH 2

Figure 3

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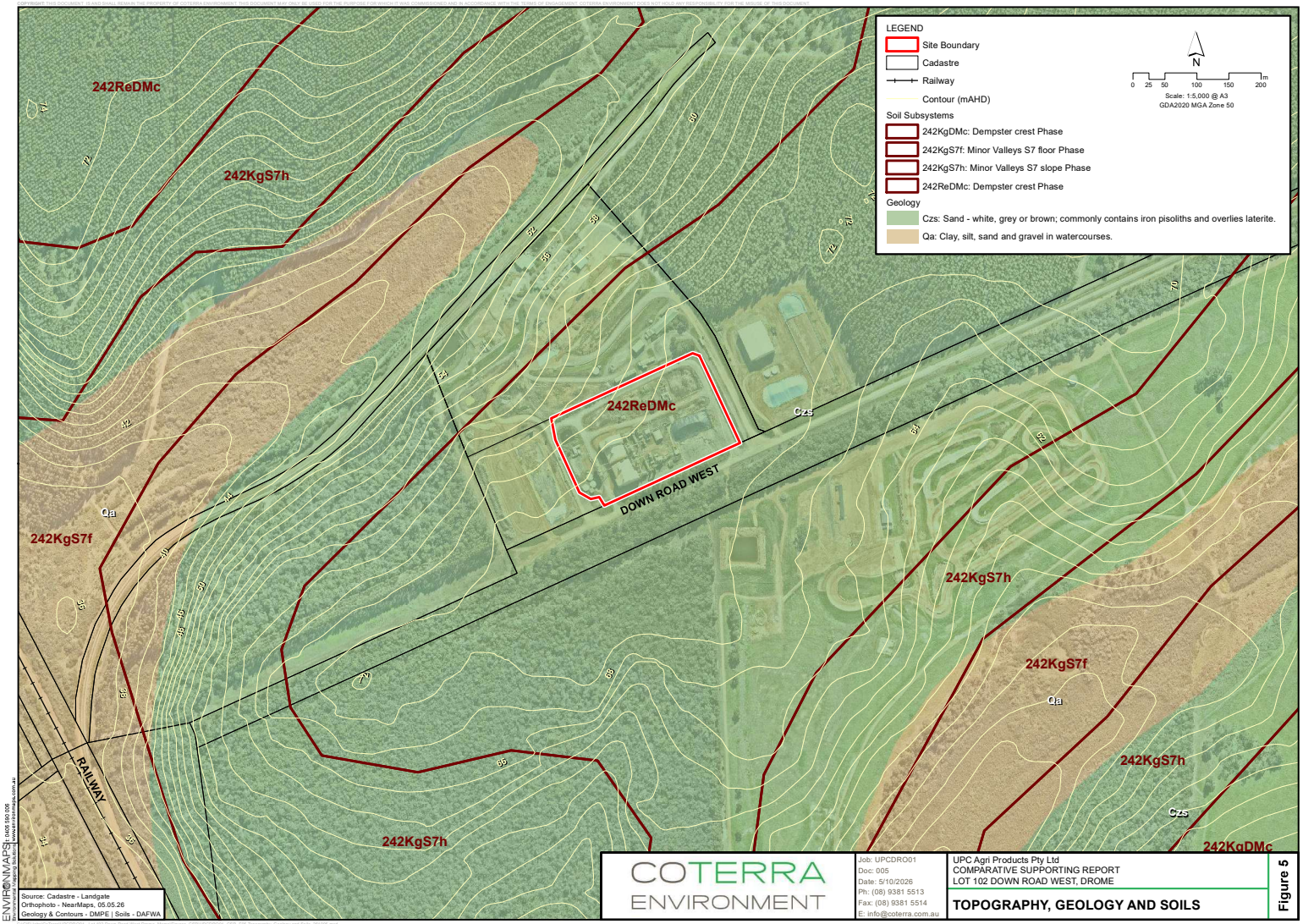
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Doc: 004
Date: 5/10/2026
Ph: (08) 9381 5513
Fax: (08) 9381 5514
E: info@coterra.com.au

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COMPARATIVE SUPPORTING REPORT
LOT 102 DOWN ROAD WEST, DROME

SURROUNDING LAND USES

Figure 4



Source: Cadastre - Landgate
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Geology & Contours - DMPE | Soils - DAFWA

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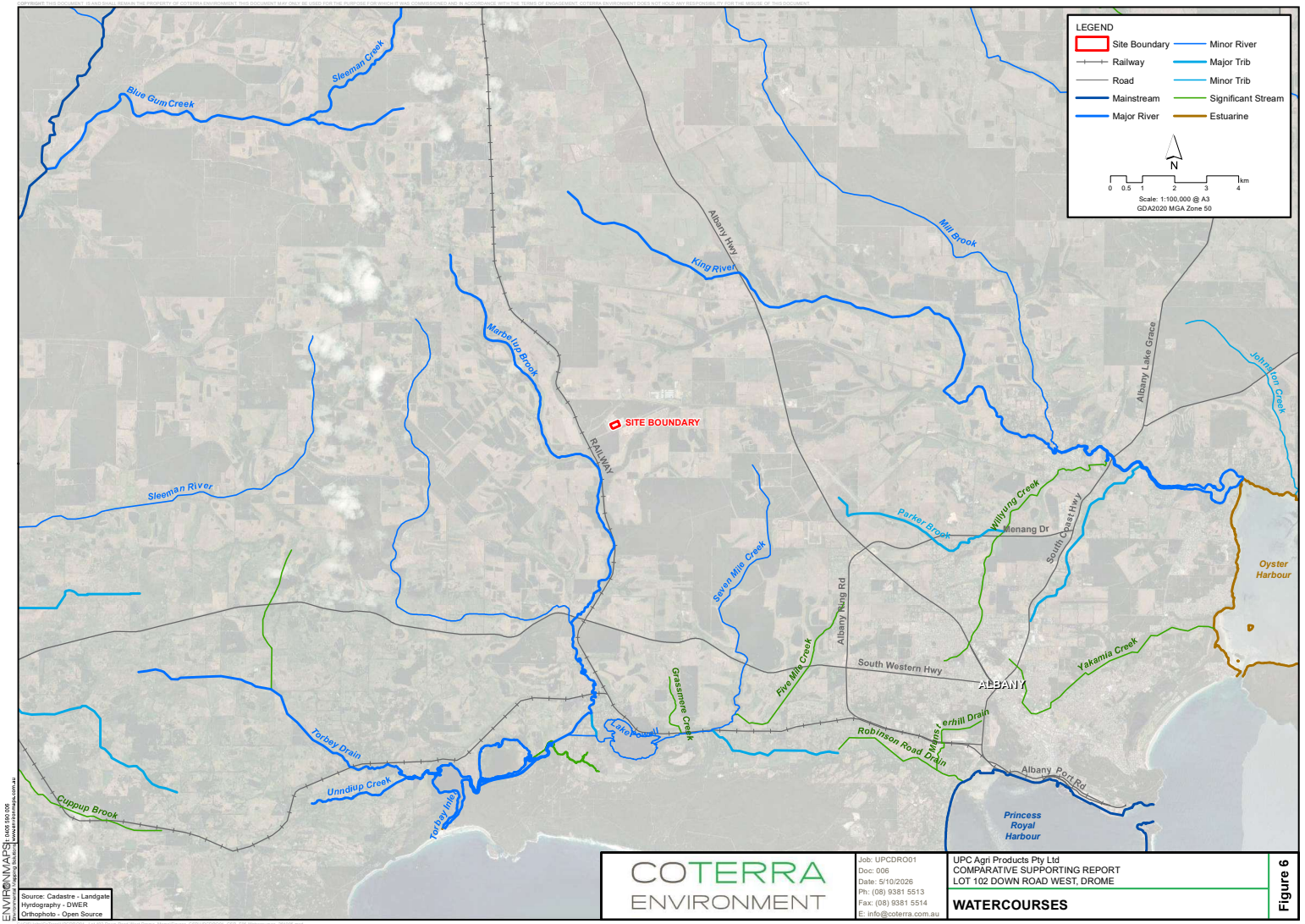
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Ph: (08) 9381 5513
Fax: (08) 9381 5514
E: info@coterra.com.au

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LOT 102 DOWN ROAD WEST, DROME

TOPOGRAPHY, GEOLOGY AND SOILS

Figure 5

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Ph: (08) 9381 5513
Fax: (08) 9381 5514
E: info@coterra.com.au

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LOT 102 DOWN ROAD WEST, DROME

WATERCOURSES

Figure 6

Appendix 1 Historical Aerial Photographs



Plate 7-1: February 2003



Plate 7-2: January 2007



Plate 7-3: April to June 2010



Plate 7-4: January 2014

Source: Landgate (2026b)



Plate 7-5: February 2016



Plate 7-6: May 2020



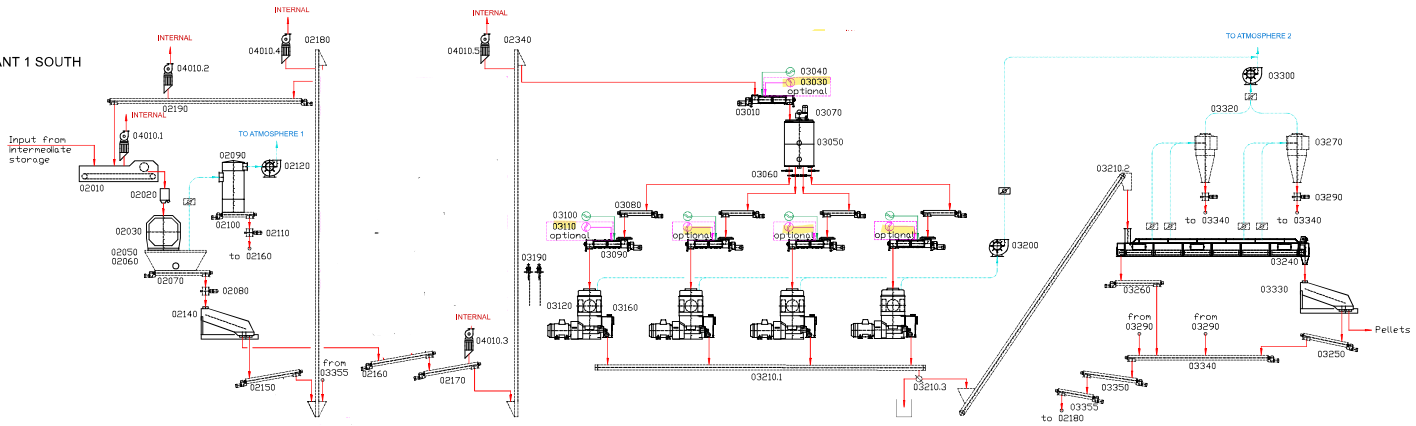
Plate 7-7: December 2022



Plate 7-8: April 2024

Source: Landgate (2026b)

Appendix 2 Flow Diagram – Albany Animal Pellet Plant



AIR STREAMS

02120 Vents to atmosphere
03300 Vents to atmosphere
04010.1 Vents Internally
04010.2 Vents Internally
04010.3 Vents Internally
04010.4 Vents internally
04010.5 Vents Internally

H					Datum	Name	Benennung
G					Bearb. 07.06.2021	Berger	Flowdiagram
F					Gepr. 10.06.2021	Wolfram	Fließdiagramm
E					Ag.Gepr. 21.01.2022	Wolfram	
D					Plantation Energy		
C							Zeichnungsnummer 46755-000-1B
B	diverses	21.11.07	FB				Blatt 1
A	Engb. Schleusen	18.09.07	FB				Bl.
Zust.	Änderung	Datum	Name	Urspr.			Ers. f.: Ers. d.:

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Understanding the Existing Eqipment Flowsheet

The purpose of this document is to elucidate the flowsheet and provide a legend to read it.

General note :

02xxx = Grinding plant, **03xxx = Pelleting & cooling plant**, **04xxx = Miscellaneous (spot filters)**. Items marked **★ Steam injection point** are highlighted in orange on the flowsheet.

The Red Lines indicate Product/Material Flow, The Blue lines indicate air-exhaust and cooling Airflow.

Legend for Group 2 Equipment:

Item No.	Equipment Type	Description
02010	**Proportioning Desk**	Controlled chip infeed to grinding plant. ~12 m3 capacity; double-strand scraper chain, homogenising windlass. Motors: 1.1 kW (chain) + 5.5 kW (windlass). Receives from intermediate storage.
02020	**Heavy-Particle Separator**	Upstream separator removing stones, metals and dense foreign bodies. Case with inspection door, heavy-particle collector and integrated permanent magnet.
02030	**Hammer Mill – HM R 13.12**	Primary hammer mill, symmetric grinding chamber (reversible). 450 kW / 1,500 rpm three-phase motor. Capacity 15-20 t/h at 10% MC. Exchangeable hammer frame; screen fastened by tension chains.
02050	**Bin Following Mill**	Low-pressure buffer bin (~6 m3) receiving ground product from mill. Top flange to mill and vent filter; bottom flange to discharge system.
02060	**Level Indicator – FFL**	Rotating-wing level indicator for bin (wall-mounted). Reaction-torque microswitch; potential-free contact output.
02070	**Conveying Screw – SF 800**	800 mm diameter screw, ~7,000 mm length, safety flap and proximity switch. Drive: 2.2 kW geared motor.
02080	**Cellular Wheel Lock – SL 800**	800 mm rotary valve for depressurised separation of ground product from filter airstream. Drive: 2.2 kW.

Item No.	Equipment Type	Description
02090	**Filter – FI R 92-09**	Continuous pulse-jet bag filter, 92 m2 filtering surface, polyester felt cartridges. Compressed-air dedusting with adjustable pulse/dead times. Mill aspiration duty. Discharges to atmosphere.
02100	**Conveying Screw – SF 250**	250 mm diameter screw, ~7,000 mm length. Drive: 1.5 kW geared motor.
02110	**Cellular Wheel Lock – SL 250**	250 mm rotary valve at filter dust discharge. Drive: 0.55 kW.
02120	**Radial Fan – RVM 031x280**	Mill aspiration fan, 16,800 m3/h capacity, balanced impeller, rubber-metal buffers. Drive: 22.0 kW.
02140	**Screening Machine – 3x9/2x2F**	Two-deck shaker screen, 2x9 m2 total surface. Sizes ground product into two fractions. Eccentric bearing drive: 7.5 kW.
02150	**Conveying Screw – SF 630**	630 mm diameter, ~6,000 mm length; transfers oversize fraction from screen. Drive: 2.2 kW.
02160	**Conveying Screw – SF 630**	630 mm diameter, ~7,000 mm length. Routes fines / undersize fraction onward. Drive: 2.2 kW.
02170	**Conveying Screw – SF 630**	630 mm diameter, 6,000 mm length. Drive: 2.2 kW.
02180	**Elevator – EV 500x280**	Vertical bucket elevator, ~12,000 mm height. Belt and bucket design, return stop, belt-skewing and speed monitors. Drive: 2.2 kW.
02190	**Conveying Screw – SF 500**	500 mm diameter, 14,000 mm length; cross-plant transfer. Drive: 2.2 kW.
02190.1	**Conveying Screw – SF 500 (sub-run)**	Continuation / branch of item 02190. Same specification.
02200	**Vibration Feeder**	Optional uniform-feed vibration feeder for second grinding station. Conveying channel with magnet vibrator.
02210	**Heavy-Particle Separator**	Optional second separator upstream of second mill. Same construction as 02020.
02220	**Hammer Mill – HM R 13.06**	Optional second hammer mill with manual screen exchange during operation. 200 kW / 1,500 rpm.

Item No.	Equipment Type	Description
		Symmetric grinding chamber; crusher-jaw interrupted screen.
02230	**Additional Equipment – Hammer Mill**	Optional monitoring package for second mill: bearing and chamber temperature sensors, under pressure monitoring.
02240	**Bin Following Mill**	Low-pressure buffer bin (~6 m3) for second mill discharge. Same as 02050.
02250	**Level Indicator – FFL**	Optional rotating-wing level indicator for second mill discharge bin. Same as 02060.
02260	**Conveying Screw – SF 630**	630 mm, ~9,000 mm length. Second mill fines transfer. Drive: 2.2 kW.
02270	**Cellular Wheel Lock – SL 630**	630 mm rotary valve for depressurised separation. Drive: ~3.0 kW.
02280	**Filter – FI 42**	Optional 42 m2 pulse-jet bag filter for second mill aspiration. Same construction as 02090.
02290	**Filter-Conveying Screw – TS 200**	200 mm filter dust screw, ~6,000 mm length. Drive: 1.1 kW.
02300	**Cellular Wheel Lock – SL 200**	200 mm rotary valve under filter discharge. Drive: ~0.37 kW.
02310	**Radial Fan – RV M 31x140-55**	Optional second mill aspiration fan, 8,400 m3/h. Drive: 15 kW.
02320	**Fan Accessories – RV M 31x140-55**	Optional compensators and manually actuated throttle flap for 02310.
02330	**Conveying Screw – SF 630**	630 mm, ~9,000 mm length. Second mill product transfer. Drive: 2.2 kW.
02340	**Elevator – EV 630x400**	Vertical bucket elevator ~15,000 mm height for second grinding station. Belt-skewing and speed monitors. Drive: 4.0 kW.
02155	**Conveying Screw (optional branch)**	Optional short transfer screw at base of second screening section (~6,000 mm, 630 mm dia). Shown as optional on flowsheet.

Legend for Group 3 Equipment:

Item No.	Equipment Type	Description
03010	**Mixing Conditioner – MK 800**	Horizontal mixer conditioning dry meal with water, steam and liquids before pelleting. Stainless-steel mixing tube with adjustable paddles, steam injection device, surface temperature sensor. Drive: 22 kW.
03030	**Steam Proportioning System – DK 80** ★ Steam injection point	DN80 steam dosing to mixing conditioner (03010). Pneumatic 2/2-way shut-off valve (auto-closes at standstill). Servo-valve with 4-20 mA electropneumatic positioner.
03040	**Water Proportioning System – WD GLI 15**	Water dosing to mixing conditioner. Capacity 160-1,600 l/h at 3-10 bar. Inductive flow meter, solenoid shut-off, servo-valve with 4-20 mA positioner.
03050	**Bin with Agitator – RWB 2720-2**	Pre-bin / surge hopper ~20 m3 (2,700 mm dia x 3,770 mm high) with central agitator. Stores conditioned meal before press feeding. Agitator drive: 37 kW.
03060	**Outlet Slide – SC EP**	Electropneumatic gate slide (280 mm x 580 mm). Double-action pneumatic cylinder, 5/2-way valve, limit switches for position feedback. Eight units total.
03070	**Level Limit Switch**	Capacitive bar probe (bin wall-mounted) with auto-compensation and adjustable sensitivity. Min/max changeover function. Eight units total.
03080	**Proportioning Screw – D 315**	Dosing screw (315 mm) feeding each press from pre-bin. Drive: 4.0 kW with frequency converter and impulse transmitter for gravimetric control. Eight units total.
03090	**Mixing Screw – M 500**	Final conditioning mixer-screw between proportioning screw and press, adding water and optional steam. Special mixing paddles; swivels away from press for access. Drive: 18.5 kW. Eight units total.
03100	**Water Proportioning System – WD GLI 15**	Per-press water dosing, 25-250 l/h at 3-10 bar, inductive flow meter, servo-valve. Eight units total.

Item No.	Equipment Type	Description
03110	**Steam Proportioning System – DK 32** ★ Steam injection point	Optional per-press DN32 steam dosing to mixing screws (03090). Auto steam shut-off at standstill; 4-20 mA electropneumatic positioner. Eight units total.
03120	**Pelleting Press – Flat Die 60-1250**	KAHL flat-die pelleting press. Pan-grinder head with flame-hardened steel rollers, worm gear in oil bath, oil-pump bearing lubrication. Excludes die. Eight units total (4 per train).
03160	**Press Outlet Box**	Stainless-steel press discharge box with reversing flap, inspection opening, control socket and aspiration connection. Eight units total.
03200	**Aspiration System – Pelleting Press**	Centralised vapour extraction from all 8 presses via stainless-steel suction pipework, manual control flaps, stainless-steel vapour fan (2.2 kW) and trace heating. Exhausts to cooler filter.
03210.1	**Round Bottom Paddle Conveyor**	Collects pellets from presses (side 1).
03210.2	**Pocket (Rubber Belt) Conveyor**	Inclined rubber belt conveyor fitted with moulded pockets/cleats, used for cross-plant pellet transfer in the route to the cooling belt circuit.
03210.3	**Transition Point**	Transfer/transition point where the pellet stream passes between conveying sections en route to the cooling belt
03220	**Conveying Screw – SF 315**	315 mm diameter, ~4,000 mm length. Fines/rejects return. Drive: 2.2 kW.
03230	**Belt Cooler – BK 2010-06**	Horizontal one-storey belt cooler, 12,800 mm long x 2,600 mm wide (21.3 m2 surface). Product stationary on perforated stainless-steel belt during cooling. Frequency-converter belt drive. Outlet: ambient + 10-15 K.
03240	**Outlet Box for Pellets**	Cooler discharge box with 2 rotating-wing level indicators signalling pile-up.
03250	**Discharge Screw – SF 315**	315 mm diameter, ~4,000 mm length. Discharges cooled pellets to vibratory screen. Drive: 2.2 kW.

Item No.	Equipment Type	Description
03260	**Conveying Screw for Fines – SF 250**	250 mm diameter, 6,000 mm length. Returns fines from cooler area. Drive: 2.2 kW.
03270	**Cyclone – OZ 1600**	1,600 mm cyclone separating fines from cooler exhaust air. Tangential inlet, vertical clean-air outlet, accessible cleaning flap with limit switch. Four units total.
03280	**Filter – FI 200-09**	Optional 200 m2 pulse-jet bag filter for cooler exhaust air polishing. Needled polyester felt cartridges.
03290	**Cellular Wheel Lock – SL 250**	250 mm rotary valve under cyclone/filter dust discharge. Drive: ~0.55 kW. Four units total.
03300	**Radial Fan – RVM 031x710-55**	Cooler exhaust air fan, 42,600 m3/h capacity, balanced impeller. Drive: 55 kW. Discharges to atmosphere
03320	**Air Pipings – Cooler to Filter/Fan**	15 m ductwork with 4 bends, shaped parts, transition pieces and connection elements routing cooling air from belt cooler to cyclones and fan.
03330	**Vibratory Screen – SI V 1600x2500**	Circular vibratory screen (1,600 mm x 2,500 mm) for final pellet sizing after cooling. Excenter drive, motor vibrator 4.0 kW, dust-tight lining, coil springs.
03340	**Conveying Screw for Fines – SF 250**	250 mm diameter, ~18,500 mm length. Fines return from vibratory screen. Drive: 3.0 kW. Four units total.
03350	**Conveying Screw for Fines – SF 250**	250 mm diameter, 5,000 mm length. Short fines return loop. Drive: 2.2 kW.
03355	**Conveying Screw for Fines (sub-item)**	Short fines transfer screw referenced on drawing in the 03340/03350 fines return circuit. Specification consistent with SF 250 series.
03970	**Venting / Aspiration Unit (bin area)**	Dust vent or aspiration connection shown on pre-bin (03050) area of flowsheet.

Legend for Group 4 Equipment

Item No.	Equipment Type	Description
04010.1	**Spot Filter**	Bag-type spot filter (~4.0 m² filtering surface) with cleaning unit and fan. Positioned at grinding plant infeed / proportioning desk area. Vent discharges internally.
04010.2	**Spot Filter**	Spot filter at screening machine / elevator head area. Vent discharges internally.
04010.3	**Spot Filter**	Spot filter at second (optional) grinding section filter discharge. Vent discharges internally.
04010.4	**Spot Filter**	Spot filter at second elevator / upper conveying section. Vent discharges internally.
04010.5	**Spot Filter**	Spot filter at pelleting press infeed area. Vent discharges internally.

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Level 1, 98 Colin Street
West Perth WA 6005

T (08) 9381 5513

www.coterra.com.au
info@coterra.com.au



Attachment 8

Acoustic Impact Statement

EMAIL TRANSMITTAL

REF:	37254-3-26375
TO:	UPC AGRI Products Pty Ltd
ATTENTION:	Saumy Tewari
ADDRESS:	Saumy.tewari@upcagri.com
FROM:	Paul Daly
DATE:	6 October 2026
SUBJECT:	**ANIMAL FEED PELLET MANUFACTURING FACILITY – MIRAMBEENA SIA** **ACOUSTIC IMPACT STATEMENT**

Saumy,

As per your request, an assessment of the noise emissions from the proposed pellet manufacturing facility has been undertaken.

It is understood UPC Agri Products Pty Ltd proposes to recommission the former biomass fuel pellet plant at Lot 102, Down Road West, Drome, as an animal feed pellet manufacturing facility. The site sits within the Down Road Precinct of the Mirambeena Strategic Industrial Area.

The purpose of the noise assessment was to ascertain the potential impact or change in noise emissions from the current (previous) usage of the biomass fuel pellet plant and compare them to the proposed operations for the feed mill facility. The statement of compliance is required by the City of Albany as a part of the Development Application (DA) for the facility.

PROPOSAL

It should be noted that the DA covers a staged animal feed pellet plant operation:

- Stage 1 — throughput up to 1,000 t/yr; no DWER licence required; provisional commencement January/February 2027.
- Stage 2 — throughput up to 125,000 t/yr; DWER licence required; provisional commencement after stage 1.

It is material to this assessment that actual production during the period contemplated by this application will be constrained well below the Stage 2 ceiling by the plant's installed equipment. The facility is presently equipped with a single pellet die, which limits production to 140 tons per day.

Whilst the application is for 24-hour operations and an operational capacity of 125,000 tonnes per annum, current staffing levels preclude this operational capacity and expectations are that as demand grows, so too will production, resulting in the ultimate capacity applied for.

BACKGROUND

Previously, Herring Storer Acoustics conducted the acoustic assessment for the approval process for the Biomass facility, and as such have the predictive noise model for the facility noise emissions.

It is understood the plant was built as per the specifications; hence the predictive noise model would be valid as a comparative for current noise emissions. The predictive model has been reviewed and updated to include all noise sources within the Mirambeena SIA. It is noted that there were options for noise attenuation for the proposed plant, however it is unknown if these were implemented. Hence a conservative approach has been assumed where a standard facility was constructed, without any noise control options.

Additionally, based on information provided, the pellet plant is no longer using the hammer mills as a part of the process, hence the predictive noise model can incorporate the reduction in these noise sources, and provide comparison for the proposed animal feed noise sources.

The subject site is shown in Figure 1.



FIGURE 1 – MIRAMBEENA BIOMASS SITE

CRITERIA

In terms of the most critical noise sensitive premises to the facility, the premises located 1.9km to the west of the mill has been used. Figure 3 details the receiver location map in relation to the site.

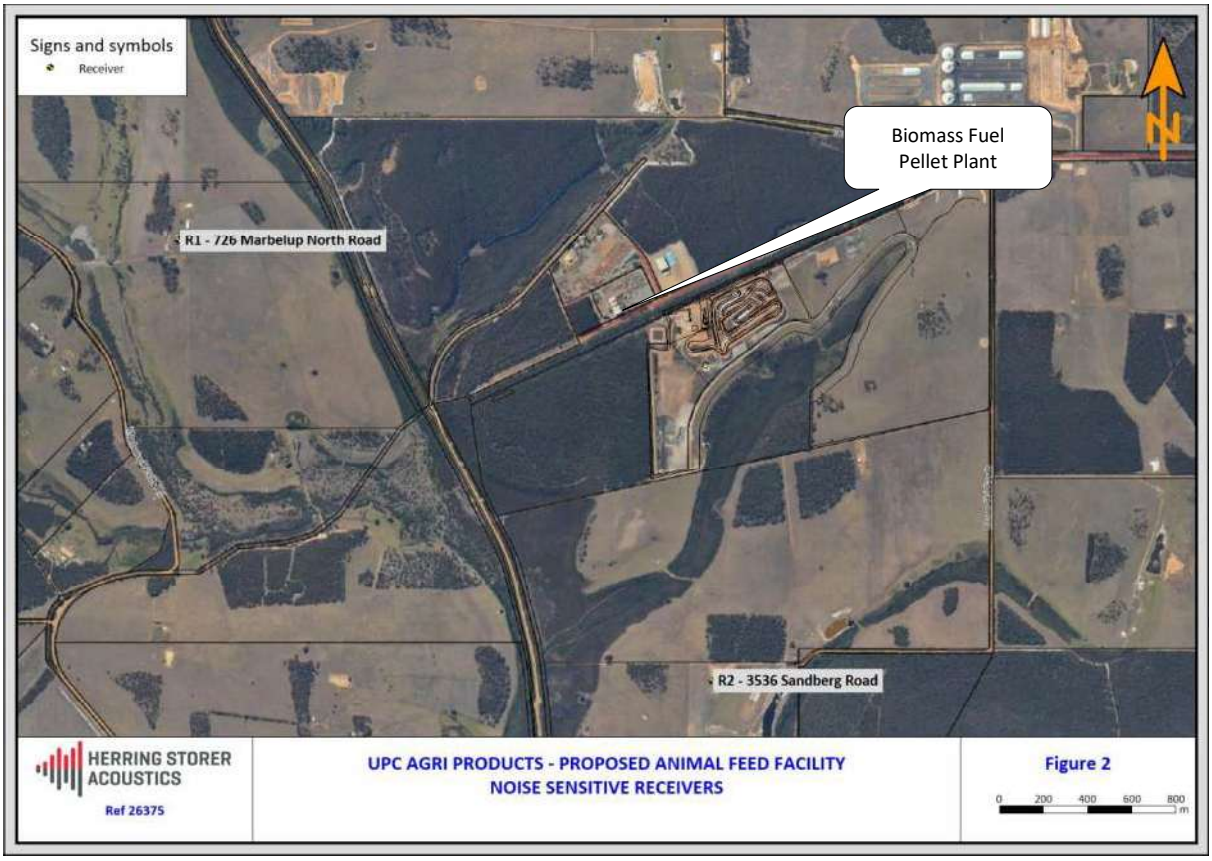


FIGURE 2 – RECEIVER LOCATION MAP

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern.

Based on the land use map, the residence to the west and south of the subject site would have an influencing factor of 0 dB as there is no land use within 450m with would influence the assigned noise level. Therefore, the assigned noise level would be as per Table 1.

TABLE 1 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		$L_{A\ 10}$	$L_{A\ 1}$	$L_{A\ max}$
Noise sensitive premises	0700 - 1900 hours Monday to Saturday (Day)	45	55	65
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40	50	65
	1900 - 2200 hours all days (Evening)	40	50	55
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35	45	55
Industrial and Utility Premises	All Hours	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

Additionally, the Regulations also stipulate that noise emitted from a site must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at any premises.

The noise emissions from the site are considered not to significantly contribute to the overall noise level at the nearest noise sensitive premises provided noise received at the premise are 5dB(A) less than the Assigned Noise Levels. The proposed feed mill is one of many noise sources in the "Mirambeena SIA" that could contribute to exceedances. As such, the noise from the facility should be 5 dB(A) less than determined assigned levels.

PREDICTIVE NOISE MODELLING

Previously, Herring Storer Acoustics conducted noise modelling for the biomass fuel wood pellet manufacturing facility. This assessment was based on provided noise data for the operations. Additionally, subsequent assessments, based on noise level measurements at the nearest highly noise sensitive premises have been undertaken. These noise measurements were of the entire Mirambeena industrial area; however, they also included the pellet facilities operations. The measurements were used to assess compliance but were also used to calibrate the predictive noise model for the operations.

The predictive noise model for the Mirambeena SIA, including the existing pellet facility, has been updated to include the proposed operations for the feed mill noise sources. Based on the operating parameters of the previous and proposed operations, the following scenarios have been calculated.

Scenario 1 – Previous Plantation Energy operations, including the milling activities.
Scenario 2 – Proposed UPC Agri operations (no milling) approximately 125,000 tons per annum (ultimate capacity).

RESULTS / ASSESSMENT

Calculated noise levels for the two scenarios are shown in Table 2 below and attached as noise contour plots.

TABLE 2 - CALCULATED NOISE LEVEL

Operating Scenario	Receiving Location Noise Level dB(A)	
	R1 (Noise Sensitive)	
Scenario 1 (Previous Operations)	23	23
Scenario 2 (Proposed Operations)	15	15

*Measured Noise level

Based on the above calculated noise levels, Table 3 contains the assessable noise levels for the proposed operations.

TABLE 3 - ASSESSABLE OUTDOOR NOISE LEVEL

Premises Receiving Noise	Assessable noise level	Time of Day	Assigned Level (dB) $L_{A\ 10}$	Compliance
R1and R2 Noise sensitive premises	15	0700 - 1900 hours Monday to Saturday (Day)	45	Complies
		0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40	Complies
		1900 - 2200 hours all days (Evening)	40	Complies
		2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35	Complies

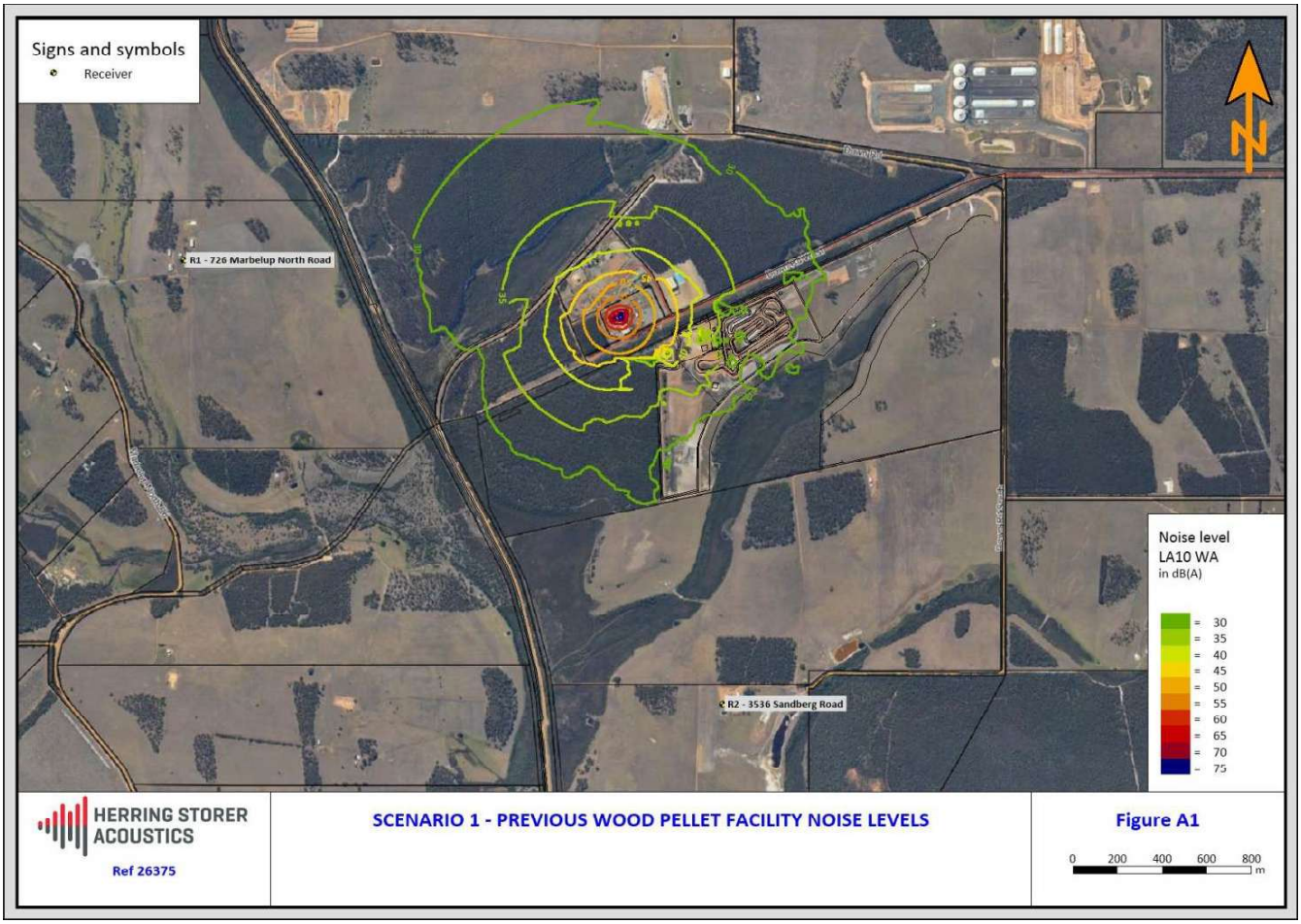
Given the operations could be 24 hours, the most stringent assigned noise level would be 35 dB(A), or the night period. To ensure the noise emissions form the feed mill do not significantly contribute to the noise received at the noise sensitive premise, it needs to meet a noise level of 30 dB(A) or 5 dB less than the assigned noise level.

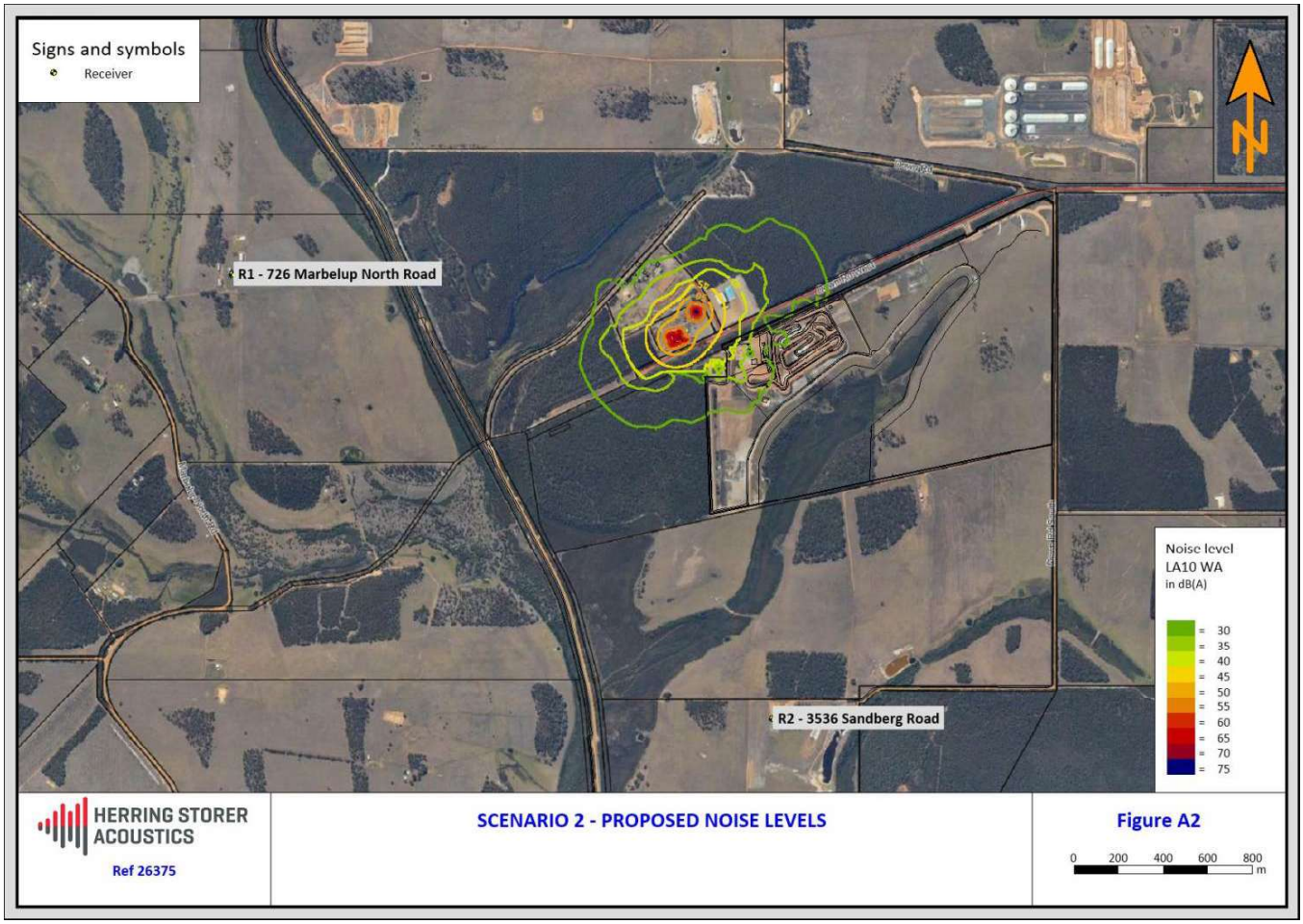
The resultant assessable noise level during the night period is 15 dB(A) from the proposed operations, which is predominantly due to the removal of use of the hammer mills. At this noise level, it would be considered as not significantly contributing to the received noise and therefore would be compliant with the *Environmental Protection (Noise) Regulations 1997* for all time periods.

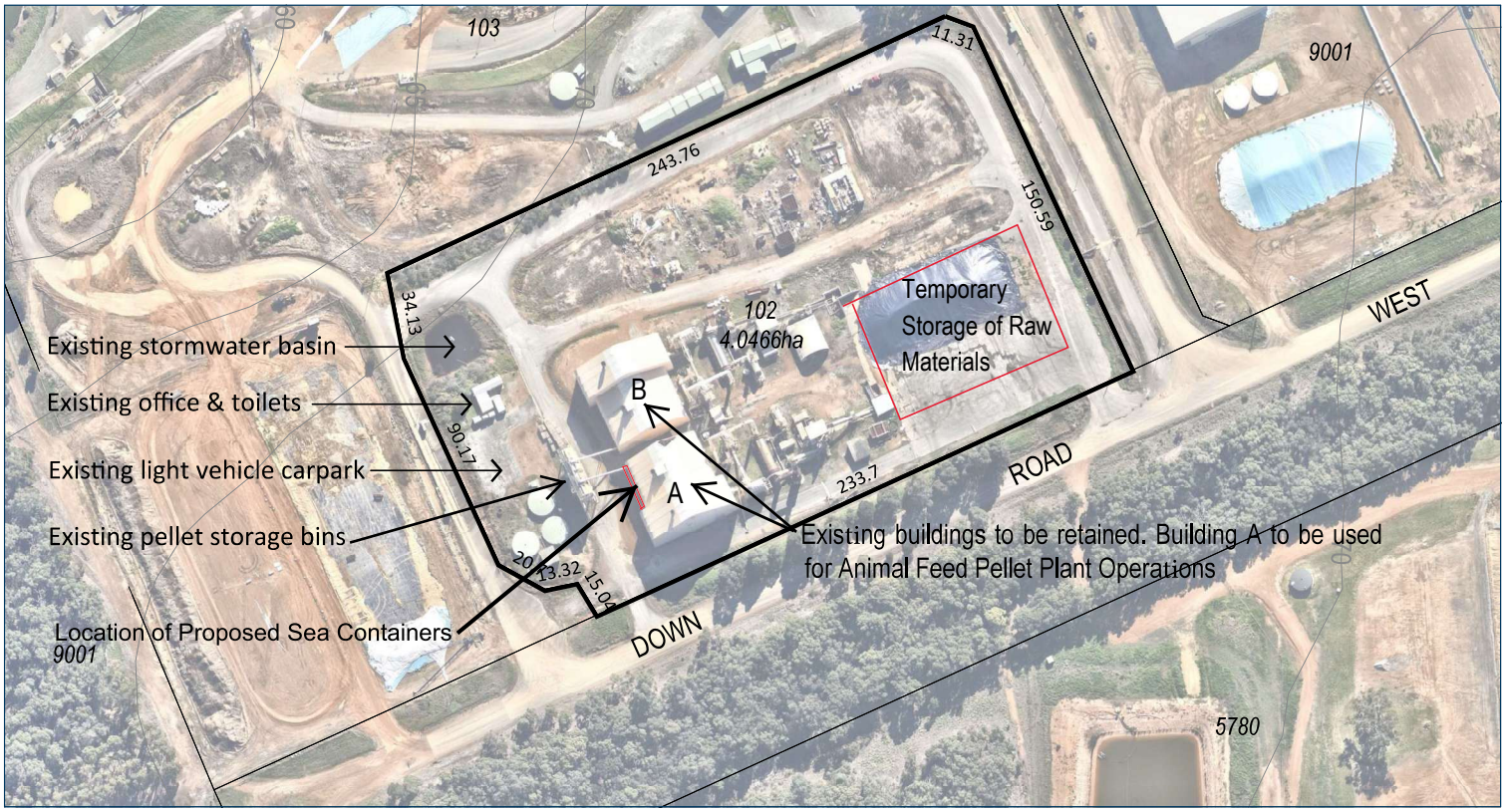
We trust this advice meets the initial requirements to satisfy the DA to the City of Albany and if any clarification is required, please don't hesitate to contact us.

Yours faithfully,
for **HERRING STORER ACOUSTICS**

Paul Daly


Signs and symbols
Receiver
R1 - 726 Marbelup North Road
R2 - 3536 Sandberg Road
Noise level
LA10 WA
in dB(A)
= 30
= 35
= 40
= 45
= 50
= 55
= 60
= 65
= 70
- 75
HERRING STORER ACOUSTICS
Ref 26375
SCENARIO 1 - PREVIOUS WOOD PELLET FACILITY NOISE LEVELS
Figure A1
0 200 400 600 800 m


Signs and symbols
Receiver
R1 - 726 Marbelup North Road
R2 - 3536 Sandberg Road
N
Noise level
LA10 WA
in dB(A)
= 30
= 35
= 40
= 45
= 50
= 55
= 60
= 65
= 70
= 75
HERRING STORER ACOUSTICS
Ref 26375
SCENARIO 2 - PROPOSED NOISE LEVELS
Figure A2
0 200 400 600 800
m



EXISTING DEVELOPMENT TO BE RETAINED
PROPOSED ANIMAL FEED PELLET PLANT

LOT 102 DOWN ROAD WEST, DROME
Client: UPC Agri Products Pty Ltd

CITY OF ALBANY

0 10 20 30 40 50 60 70 80 90 100m
SCALE: 1:1500
ORIGINAL PLAN SIZE: A3

JOB CODE:
UPC DRO GE

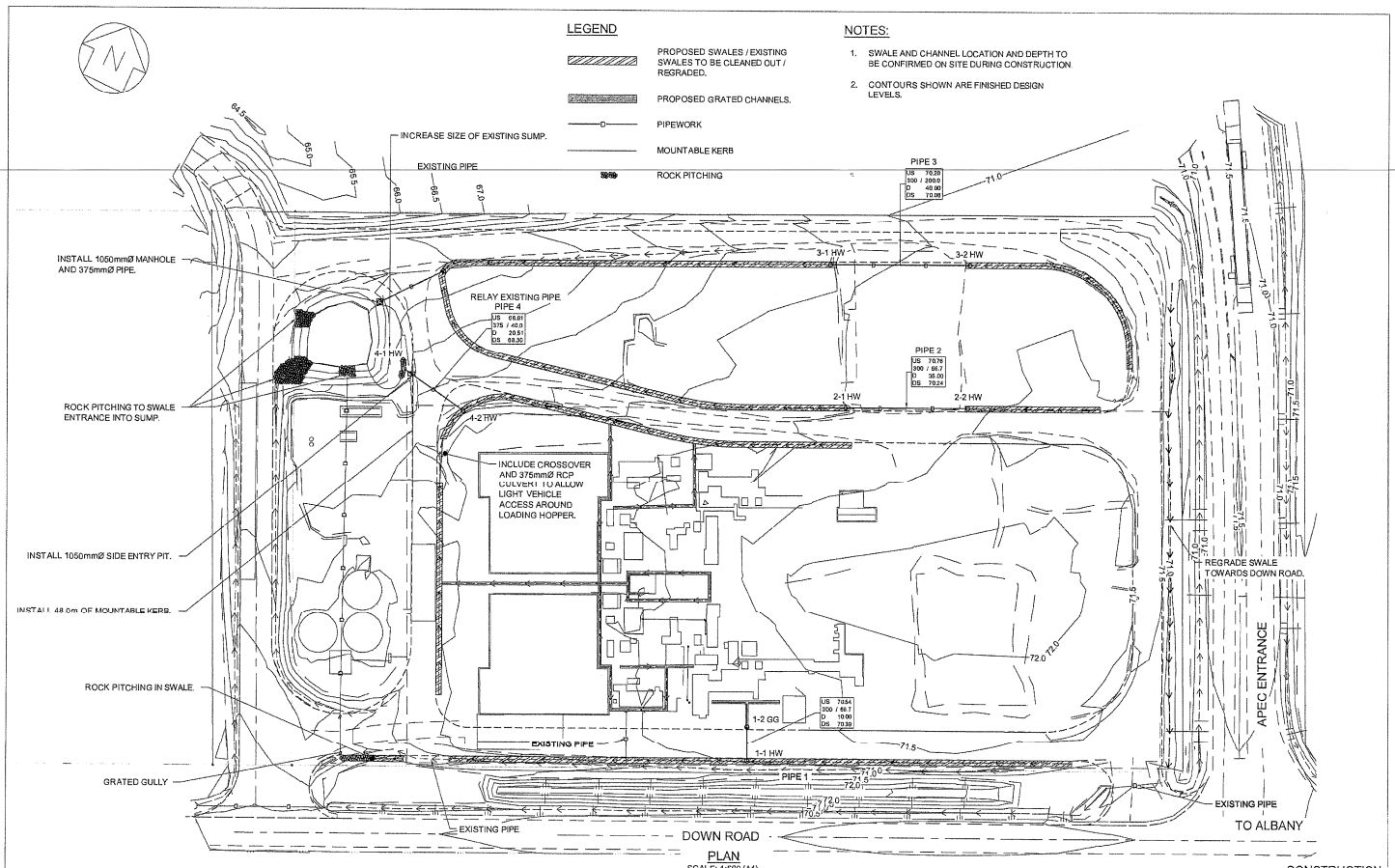
DATE:
19.10.2026

LEGEND:

SUBJECT LAND -

Allerding & Associates
Town Planners, Advocates
and Subdivision Designers

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 | W: allerdingassoc.com



CONSTRUCTION

ISSUED FOR CONSTRUCTION

Date: 26-7-10

Sign:

Revision	Amendment	Approved	Revision Date
RA	ISSUED FOR APPROVAL	AB	6/7/10
RB	SIZE OF PIPES AMENDED	AB	6/7/10
R0	ISSUED FOR CONSTRUCTION	AB	8/7/10

PLANTATION ENERGY

OPUS

Albany Office
PO Box 1230
Albany, WA 6330
Western Australia
Tel: +61 8 9842 0158

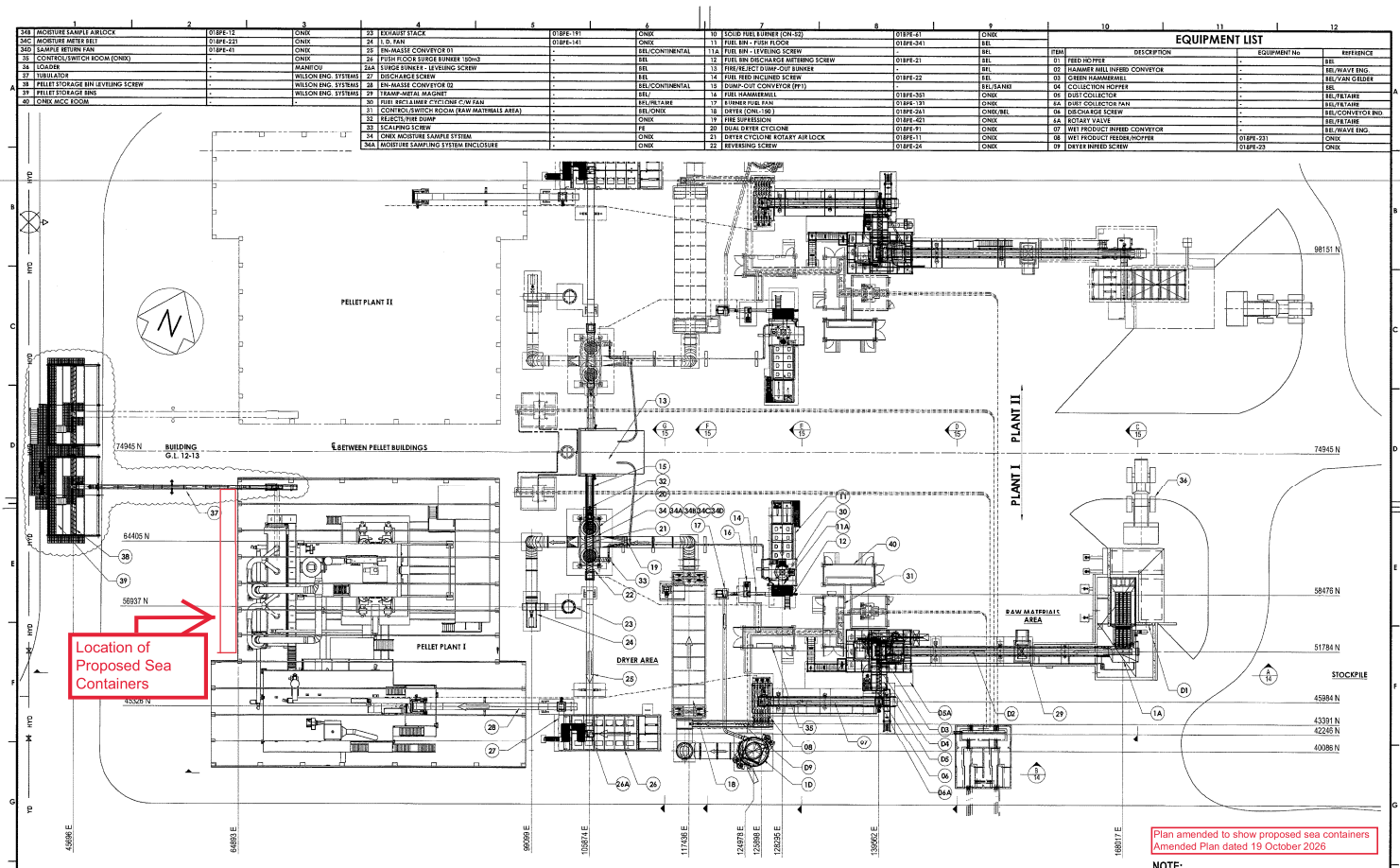
Drawn	Designed	Approved	Revision Date
M Eadbrugh	M Eadbrugh	A Barker	03/02/2010

Filename	Scale	Drawing No.	Sheet No.	Revision
W-APE00 08 / 001ZA	1:500 (A1)	AY_WAPE0008(1)	2	0

Project: PLANTATION ENERGY
DOWN ROAD, ALBANY
PROPOSED CIVIL WORKS

Sheet: DRAINAGE TREATMENTS

Original Sheet Size A1 [841x594] Plot Date: 26/07/2010 @ 12:22 g:\jobs\plant energy\wape0008.dwm ed...\construction\acad\layouts\wape0008(1).1-2_8-12_i0.dwg 2



34B	MOISTURE SAMPLE AIRLOCK	01BFE-12	ONIX	23	EXHAUST STACK	01BFE-191	ONIX	10	SOLID FUEL BURNER (ON-52)	01BFE-61	ONIX
34C	MOISTURE METER 5813	01BFE-221	ONIX	24	I. D. FAN	01BFE-141	ONIX	11	FUEL BIN - PUSH FLOOR	01BFE-341	BEL
34D	SAMPLE RETURN FAN	01BFE-41	ONIX	25	EN-MASSE CONVEYOR 01	-	BEL/CONTINENTAL	11A	FUEL BIN - LEVELING SCREW	-	BEL
35	CONTROL/SWITCH ROOM (ONIX)	-	ONIX	26	PUSH FLOOR SURGE BUNKER 150m3	-	BEL	12	FUEL BIN DISCHARGE METERING SCREW	01BFE-21	BEL
36	LOADER	-	MANITOU	26A	SURGE BUNKER + LEVELING SCREW	-	BEL	13	FIRE/REJECT DUMP-OUT BUNKER	-	BEL
37	TUBULATOR	-	WILSON ENG. SYSTEMS	27	DISCHARGE SCREW	-	BEL	14	FUEL FEED INCLINED SCREW	01BFE-22	BEL
38	PELLET STORAGE BIN LEVELING SCREW	-	WILSON ENG. SYSTEMS	28	EN-MASSE CONVEYOR 02	-	BEL/CONTINENTAL	15	DUMP-OUT CONVEYOR (PF1)	-	BEL/SANKI
39	PELLET STORAGE BINS	-	WILSON ENG. SYSTEMS	29	TRAMP-METAL MAGNET	-	BEL/	16	FUEL HAMMERMILL	01BFE-351	ONIX
40	ONIX MCC ROOM	-	-	30	FUEL RECLAIMER CYCLONE C/W FAN	-	BEL/PETAIRE	17	BURNER FUEL FAN	01BFE-131	ONIX
				31	CONTROL/SWITCH ROOM (RAW MATERIALS AREA)	-	BEL/ONIX	18	DRYER (ONL-150)	01BFE-261	ONIX/BEL
				32	REJECTS/FIRE DUMP	-	ONIX	19	FIRE SUPRESSION	01BFE-421	ONIX
				33	SCALPING SCREW	-	FE	20	DUAL DRYER CYCLONE	01BFE-91	ONIX
				34	ONIX MOISTURE SAMPLE SYSTEM	-	ONIX	21	DRYER CYCLONE ROTARY AIR LOCK	01BFE-11	ONIX
				34A	MOISTURE SAMPLING SYSTEM ENCLOSURE	-	ONIX	22	REVERSING SCREW	01BFE-24	ONIX

EQUIPMENT LIST

ITEM	DESCRIPTION	EQUIPMENT No	REFERENCE
01	FEED HOPPER	-	BEL
03	HAMMER MILL INFEED CONVEYOR	-	BEL/WAVE ENG.
03	GREEN HAMMERMILL	-	BEL/VAN GELDER
04	COLLECTION HOPPER	-	BEL
05	DUST COLLECTOR	-	BEL/PETAIRE
6A	DUST COLLECTOR FAN	-	BEL/PETAIRE
06	DISCHARGE SCREW	-	BEL/CONVEYOR IND.
6A	ROTARY VALVE	-	BEL/PETAIRE
07	WET PRODUCT INFEED CONVEYOR	-	BE./WAVE ENG.
08	WET PRODUCT FEEDER/HOPPER	01BFE-231	ONIX
09	DRYER INFEED SCREW	01BFE-23	ONIX

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

NOTE:
- REFER TO DRAWING 5952-00-12 FOR SITE PLAN LAYOUT.

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BRIGHTWATER ENGINEERS LTD.
ISSUED FOR CONSTRUCTION

SIGNATURE

DATE 26/07/2010

REV	REVISION DESCRIPTION	BY	APP.	DATE
D	FOR CONSTRUCTION	SH	SH	26/07/10
K	GENERAL UPDATE	DS	SH	26/06/2009
J	GAP BETWEEN BUILDINGS CHANGED	JMD	SH	22/10/08
H	UPDATES	JMD	SH	13/10/08
G	PELLET MILL BUILDING UPDATES	JMD	SH	01/09/08
F	UPDATES PER DESIGN BRIEF 28/05/08	JMD	PL	30/05/08
E	DRIER AREA EQUIPMENT MOVED	JMD	PL	24/04/08
D	EQUIPMENT UPDATES	JMD	PL	28/02/08

CAD FILE TYPE	AUTODESK AUTOCAD 2009 MECHANICAL
CAD FILENAME	5952-00-13_D.DWG

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS FROM	TO	TOLERANCE	DIMENSIONS WITH DECIMALS NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1000mm	±1.5mm	XX DECIMALS	±0.05
1000mm	3000mm	±2.0mm		

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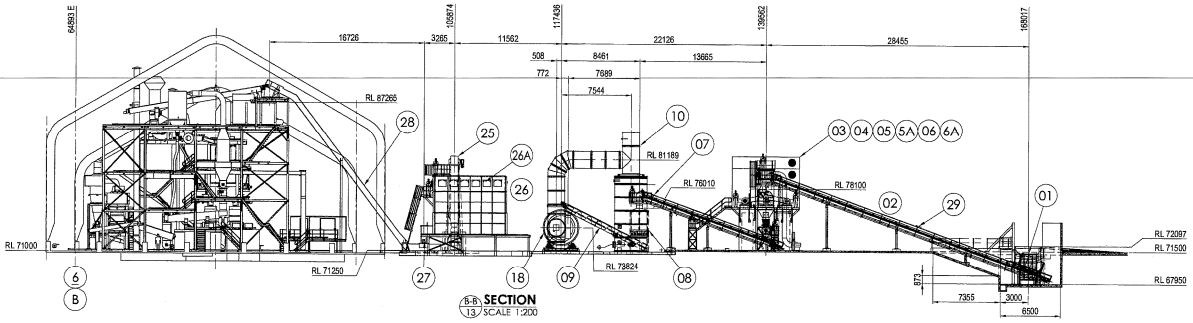
	BY	DATE
CHECK		
DESIGN ENG	PL	06/11/2007
DRAFTING		
PRODUCTION		
PROJECT APPROVED		

PLANTATION ENERGY
RAW MATERIALS & DRYER AREAS
EQUIPMENT LIST AND LAYOUT

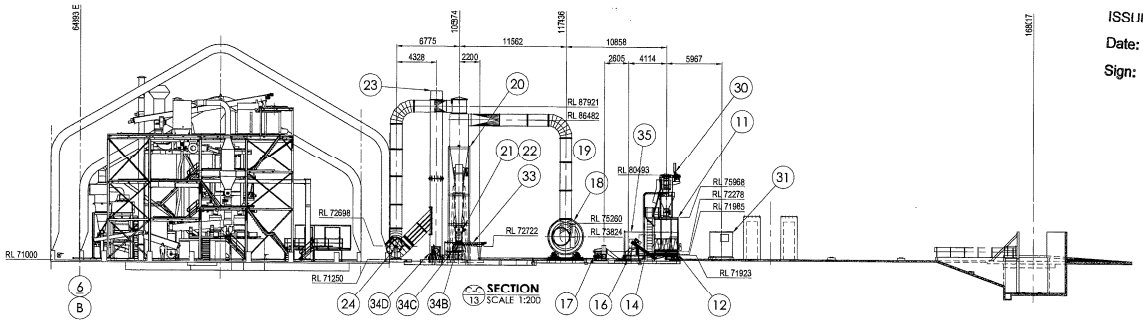
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NOTE:
- REFER TO DRAWING 5952-00-12 FOR SITE PLAN LAYOUT.
- REFER TO DRAWING 5952-00-13 FOR EQUIPMENT LIST.



B-B / 13 SECTION
SCALE 1:200



C-C / 13 SECTION
SCALE 1:200

ISSUED FOR CONSTRUCTION
Date: 10/11/08
Sign:

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FOR INFORMATION ONLY

REV.	REVISION DESCRIPTION	BY	APP.	DATE
J	GAP BETWEEN BUILDINGS CHANGED	JMD	SH	22/10/08
H	UPDATES	JMD	SH	13/10/08
G	PELLET MILL BUILDING UPDATES	JMD	SH	01/09/08
F	UPDATES PER DESIGN BRIEF 28/05/08	JMD	PL	30/05/08
E	DRIER AREA EQUIPMENT MOVED	JMD	PL	24/04/08
D	EQUIPMENT UPDATES	JMD	PL	28/02/08
C	DESIGN REVIEW UPDATES	JMD	MF	27/11/07
B	EQUIPMENT LIST UPDATED	JMD	PL	19/11/07

CAD FILE TYPE	AUTOCAD / AUTOCAD LT 2004
CAD FILENAME	5952-00-12 TO 20 K-IN PROGRESS.DWG

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1000mm	±1.5mm	XX DECIMALS	±0.05
1000mm	3000mm	±2.0mm		

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DRAWN		CHECKED	
JMD	06/11/07	P.L	06/11/2007

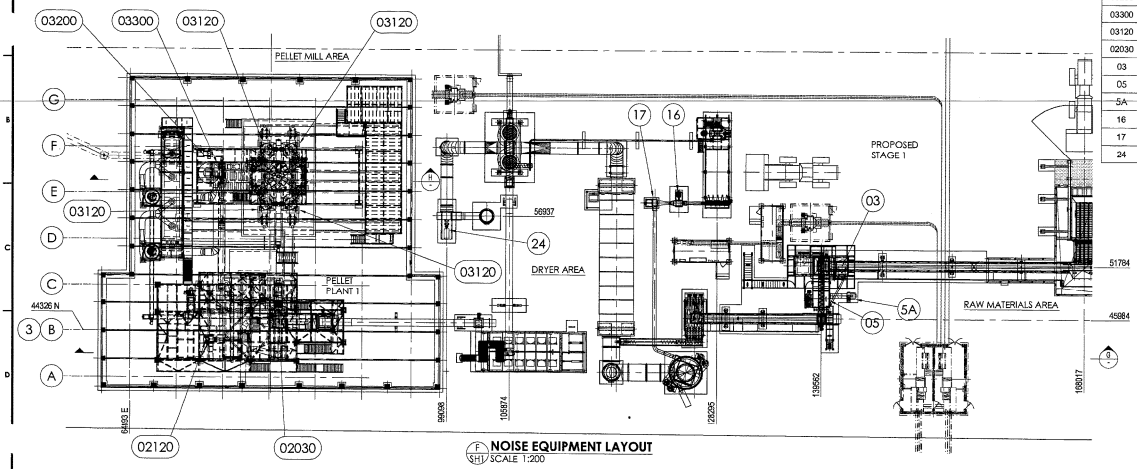
PLANTATION ENERGY
RAW MATERIAL & FINISHED PRODUCT
EQUIPMENT LAYOUT SECTIONS 1

SIZE	SCALE	DRAWING NUMBER	SHEET NO.	REV.
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NOTE:
- REFER TO DRAWING 5952-00-12 FOR SITE PLAN LAYOUT.
- REFER TO DRAWING 5952-00-13 FOR EQUIPMENT LIST.

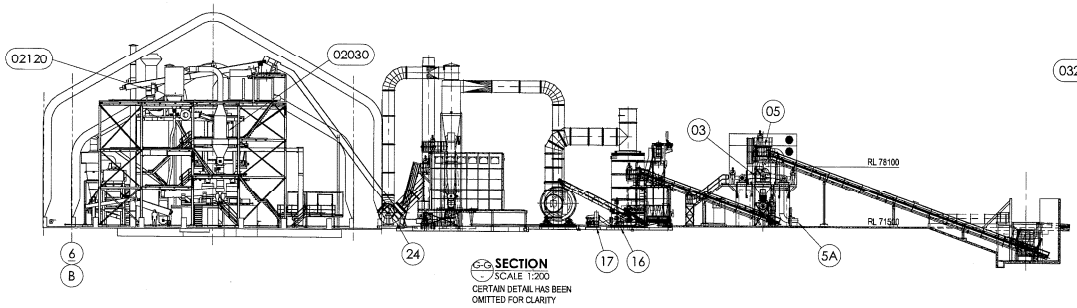
NOISE EQUIPMENT TABLE

ITEM No	AREA	TYPE	MANUFACTURER	NOISE LEVEL DBA
02120	PELLET MILL	FAN	KAHL	75
03200	PELLET MILL	FAN	KAHL	68
03300	PELLET MILL	FAN	KAHL	77
03120	PELLET MILL	PELLET MILL	KAHL	80
02030	PELLET MILL	HAMMER MILL	KAHL	90
03	RAW MATERIALS	GREEN HAMMER MILL	VAN GELDER	84
05	RAW MATERIALS	DUST COLLECTOR	FILTAIRE	
5A	RAW MATERIALS	DUST COLLECTOR FAN	FILTAIRE	
16	DRIER	HAMMER MILL	ONIX	95 - 100
17	DRIER	BLOWER	ONIX	85
24	DRIER	ID FAN	ONIX	103

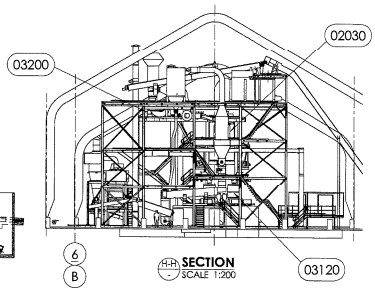


F SH1 NOISE EQUIPMENT LAYOUT
SCALE 1:200

ISSUED FOR CONSTRUCTION
Date: 10/11/08
Sign:



G-G SECTION
SCALE 1:200
CERTAIN DETAIL HAS BEEN OMITTED FOR CLARITY



H-H SECTION
SCALE 1:200

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
J	GAP BETWEEN BUILDINGS CHANGED	JMD	SH	22/10/08
H	UPDATES	JMD	SH	13/10/08
G	PELLET MILL BUILDING UPDATES	JMD	SH	01/09/08
F	UPDATES PER DESIGN BREIF 28/05/08	JMD	PL	30/05/08
E	DRIER AREA EQUIPMENT MOVED	JMD	PL	24/04/08
D	EQUIPMENT UPDATES	JMD	PL	28/02/08
C	DESIGN REVIEW UPDATES	JMD	MF	27/11/07
B	EQUIPMENT LIST UPDATED	JMD	PL	18/11/07
CAD FILE TYPE	AUTOCAD / AUTOCAD LT 2004			
CAD FILENAME	5952-00-12 TO 20 X-IN PROGRESS.DWG			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

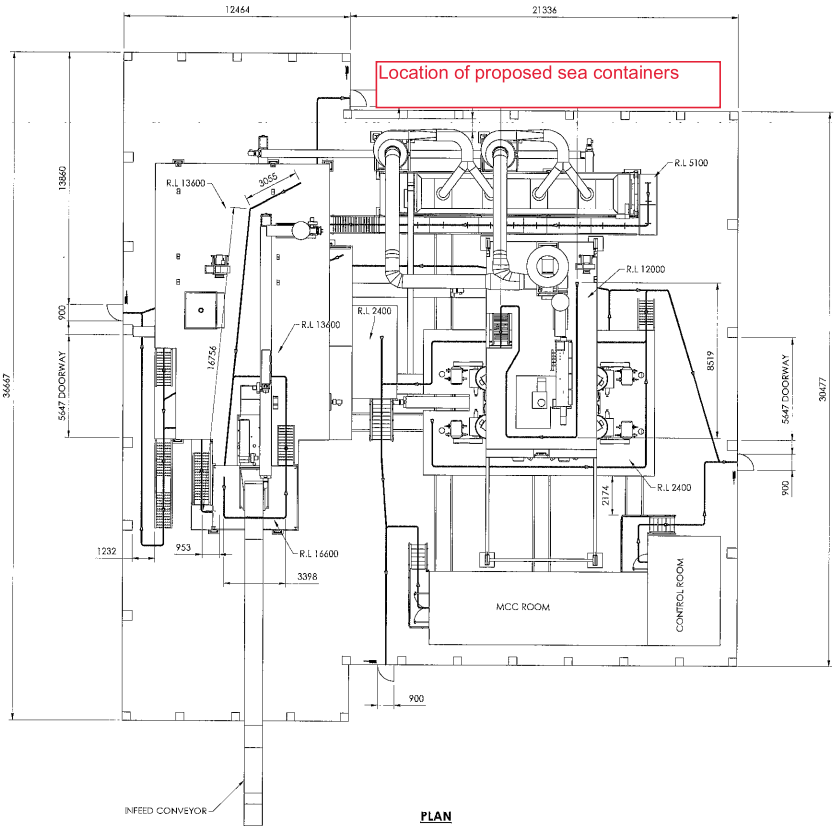
NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	± 1.0mm	X DECIMALS	± 0.1
300mm	1000mm	± 1.5mm	XX DECIMALS	± 0.05
1000mm	3000mm	± 2.0mm		

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DRAWN		CHECKED	
JMD	06/11/07	P.L	04/11/2007

PLANTATION ENERGY
RAW MATERIAL & FINISHED PRODUCT
NOISE EQUIPMENT LAYOUT

SIZE	SCALE	DRAWING NUMBER	SHEET NO.	REV.
A1	1:200	5952-00-20	1 / 1	J



PLAN

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

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REV	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
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CAD FILENAME	5952-00-60 sht1.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETERS
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
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1000mm	3000mm	±2.0mm		

ISO 9001 Certified

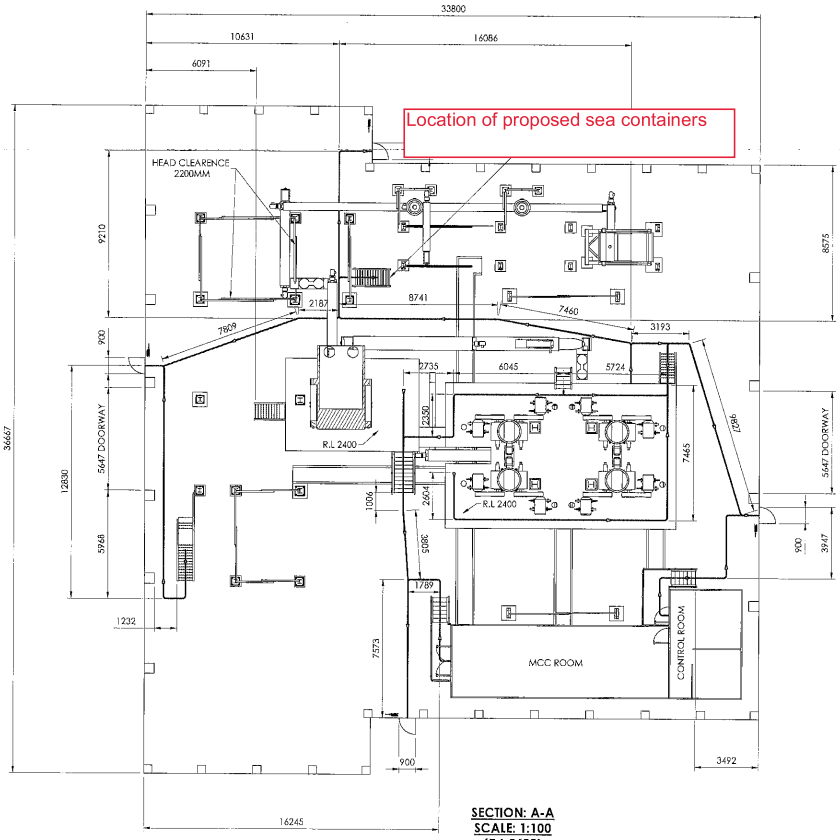
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	APP	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:100	5952-00-60	1 / 10	D

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SECTION: A-A
SCALE: 1:100
(R.L 2400)

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
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B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
CAD FILE TYPE	AUTODESK INVENTOR 2009			
CAD FILENAME	5952-00-60 sht2,3 & 4 5.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
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1000mm	3000mm	±22mm		

ISO9001 Certified

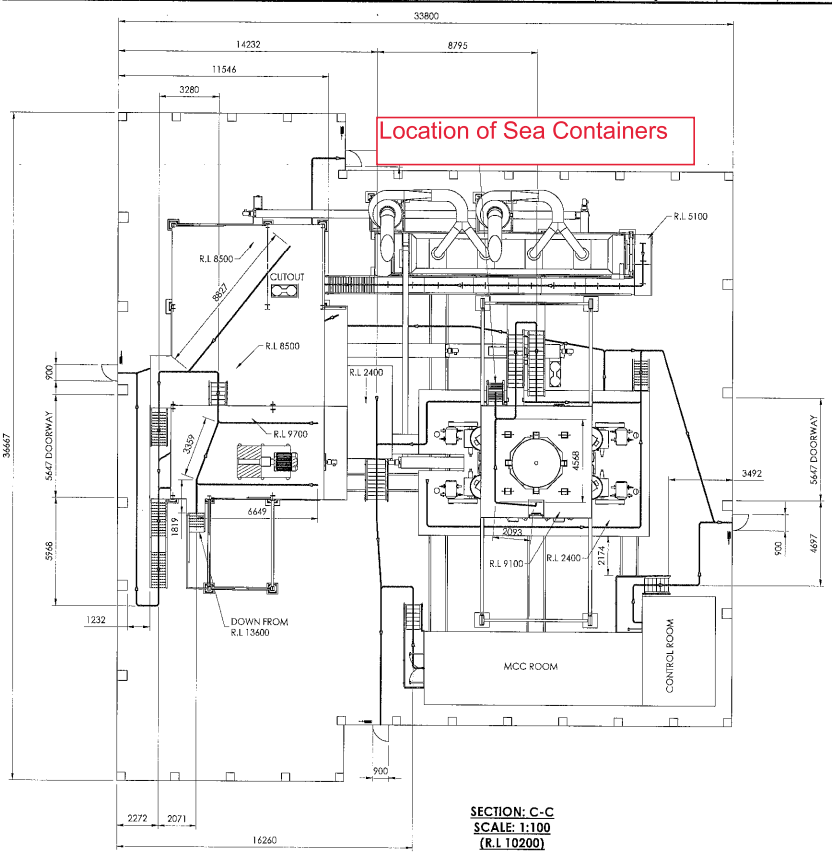
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	APP	DATE
3D MODEL	MJC	5/04/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
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SECTION: C-C
SCALE: 1:100
(R.L 10200)

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

Plan amended to show proposed sea containers
Amended Plan dated 19 October 2026

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A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
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CAD FILENAME	5952-00-60 sht2,3 & 4 5.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSION FROM	TO	TOLERANCE	DIMENSIONS WITH DECIMALS NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1800mm	±1.5mm	XX DECIMALS	±0.05
1800mm	3200mm	±2.0mm		

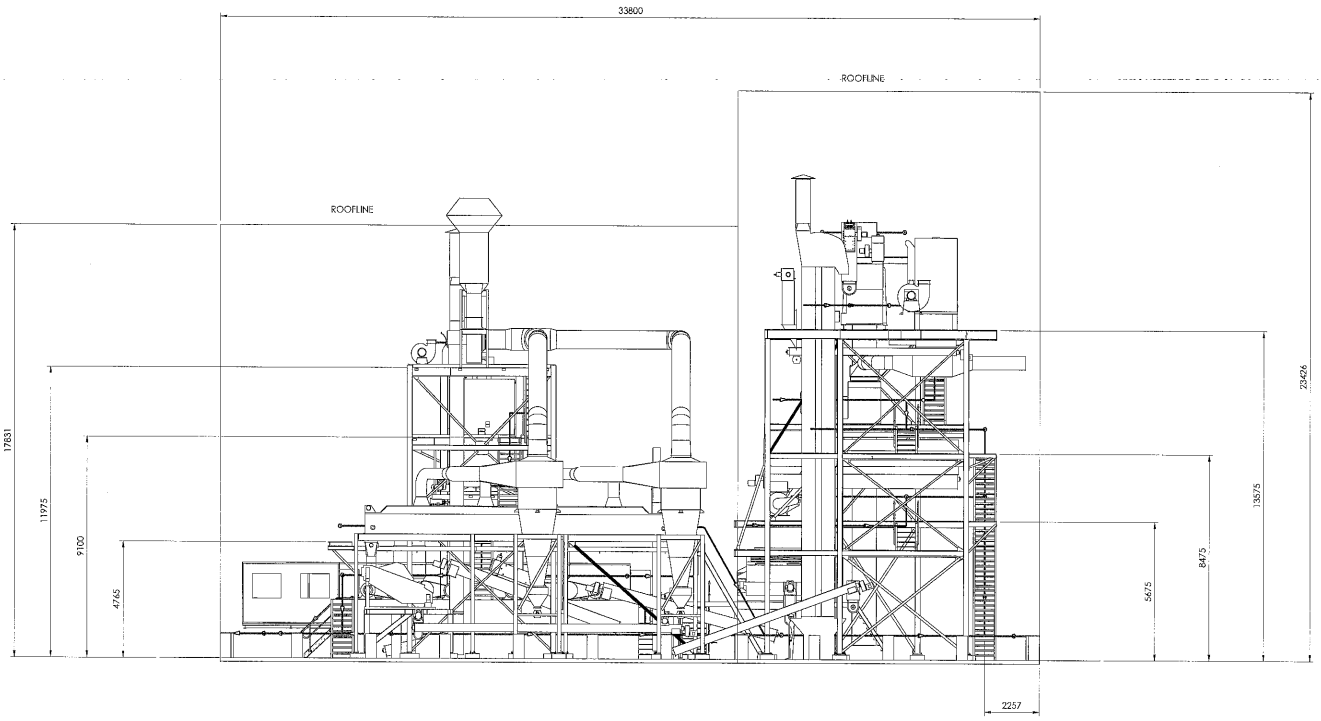
Brightwater
7 SPENCER PLACE, BRIGHTWATER, NELSON, NEW ZEALAND.
(P) +64 3 543 5200 (F) +64 3 543 5321 WWW.BRIGHTWATER.CO.NZ

	APP.	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:75	5952-00-60	5/ 10	D

C:\Documents and Settings\steven\My Documents\Local Work\PELLET PLANT\5952-00-60 sht2,3 & 4 5.idw



SIDE VIEW

NOTE:
ALL STAIR TREADS MINIMUM 750MM WIDE CLEAR
HOSE REEL BESIDE EACH ACCESS DOOR

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008

CAD FILE TYPE	AUTODESK INVENTOR 2009
CAD FILENAME	5952-00-60 sht7.idw

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1800mm	±1.5mm	XX DECIMALS	±0.05
1800mm	3000mm	±2.0mm		

Bureau Veritas Certified

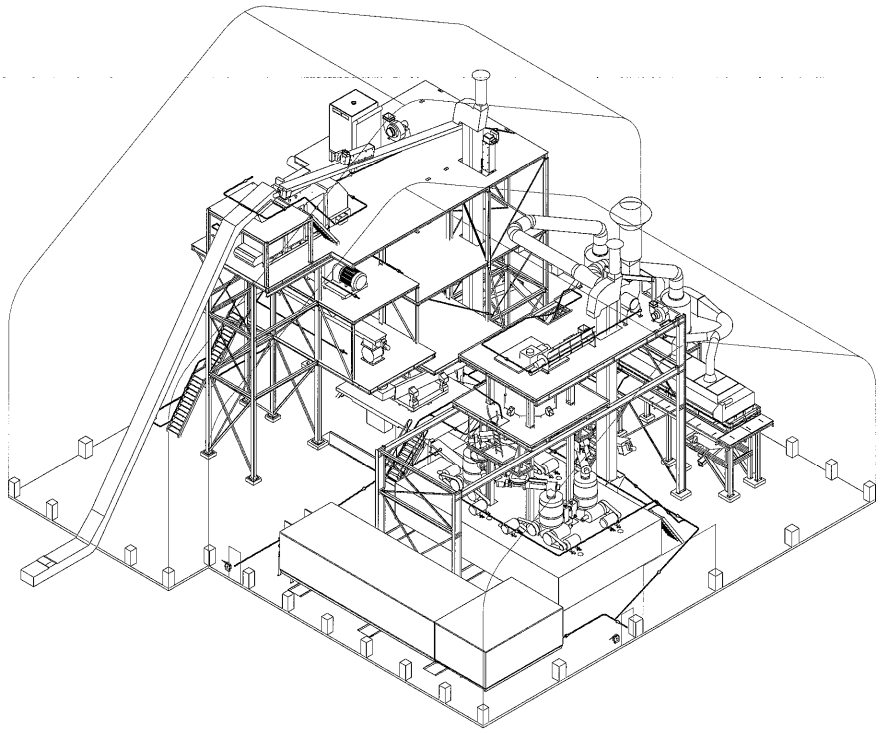
Brightwater
7 SPENCER PLACE, BRIGHTWATER, NELSON, NEW ZEALAND.
(P) +64 3 543 5300 (F) +64 3 543 5301 WWW.BRIGHTWATER.CO.NZ

	APP	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:75	5952-00-60	7/ 10	D

C:\Documents and Settings\steven1\My Documents\Local Work\PELLET PLANT\5952-00-60 sht7.idw



ISOMETRIC VIEW

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REV.	REVISION DESCRIPTION	BY	APP.	DATE
D	DRAWING ISSUED FOR INFORMATION	SF	SH	1/08/2008
C	DRAWING ISSUED FOR INFORMATION	SF	SH	21/07/2008
B	DRAWING ISSUED FOR INFORMATION	SF	SH	17/07/2008
A	DRAWING ISSUED FOR INFORMATION	SF	SH	14/07/2008
CAD FILE TYPE	AUTODESK INVENTOR 2009			
CAD FILENAME	5952-00-60 sht9.idw			

DO NOT SCALE
DIMENSIONS IN MILLIMETRES
DRAFTING STANDARD: AS1100.101-1992

TOLERANCE TABLE

NOMINAL DIMENSIONS			DIMENSIONS WITH DECIMALS	
FROM	TO	TOLERANCE	NO. OF DECIMALS	TOLERANCE
0	300mm	±1.0mm	X DECIMALS	±0.1
300mm	1200mm	±1.5mm	XX DECIMALS	±0.05
1200mm	3600mm	±2.0mm		

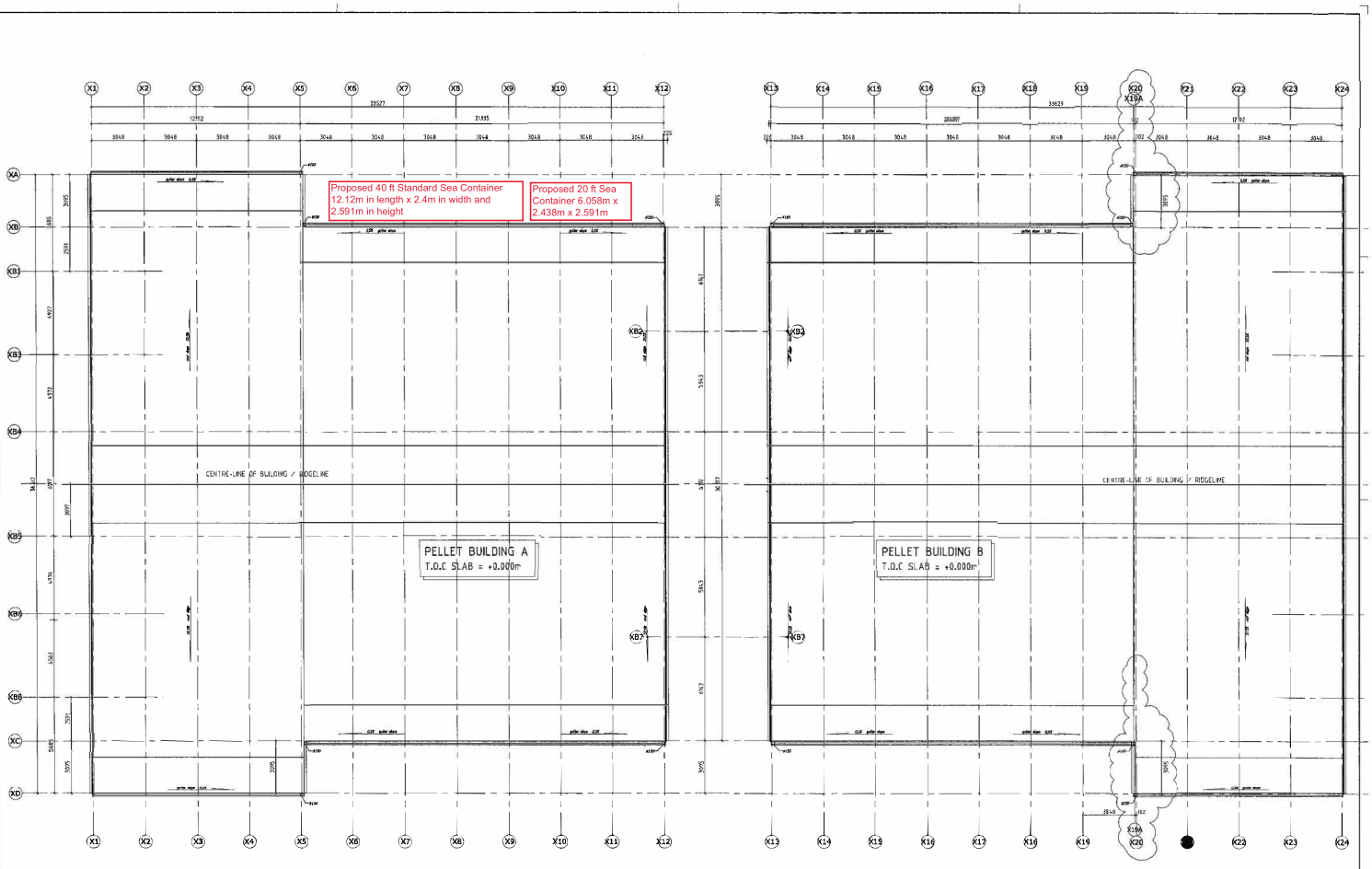
Brightwater
7 SPENCER PLACE, BRIGHTWATER, NELSON, NEW ZEALAND.
(P) +64 3 543 5300 (F) +64 3 543 5301 WWW.BRIGHTWATER.CO.NZ

	APP	DATE
3D MODEL	MJC	3/06/2008
PRODUCTION		
SALES		
DESIGN	SH	14/07/2008
DRAFTING	SH	14/07/2008

PLANTATION ENERGY
PELLET PLANT
EGRESS ROUTES

SIZE	SCALE	DRAWING NUMBER	SHEET	REV
A1	1:100	5952-00-60	9/ 10	D

C:\Documents and Settings\steven\My Documents\Local Work\PELLET PLANT\5952-00-60 sht9.idw



ISSUED FOR CONSTRUCTION

Date: 14/04/09

Sign:

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS.
2. BUILDING TO LOT TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT OF EXCAVATION.
3. SUB-CONTRACTOR TO ADVISE BUILDER OF ANY DIVERGION FROM THE INFORMATION ON THIS PLAN.
4. ALL CONSTRUCTION AND DETAILS ARE TO BE IN ACCORDANCE WITH THE LATEST A.C.C AND BUILDING CODE OF AUSTRALIA.
5. DO NOT SCALE DRAWINGS.
6. ANY DISCREPANCIES TO BE CLARIFIED/ RESOLVED BY SUBCONTRACTOR BEFORE COMMENCEMENT OF WORK.

REV	DATE	DM.	COMMENTS
3	08.04.09	LC	REVS TO GRID, ISSUED FOR CONSTR.
4	19.09.08	LC	ISSUED FOR BLICENSE / CONSTRUCTION

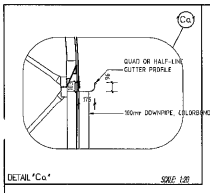
CLIENT/PROJECT
PLANTATION ENERGY Pty Ltd
BIO-MASS FUEL PELLET PLANT

PROJECT ADDRESS
405 DOWN ROAD,
DROME, ALBANY

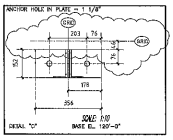
DRAWING TITLE
BUILDINGS A & B
ROOF PLANS AND SEA CONTAINER PLAN

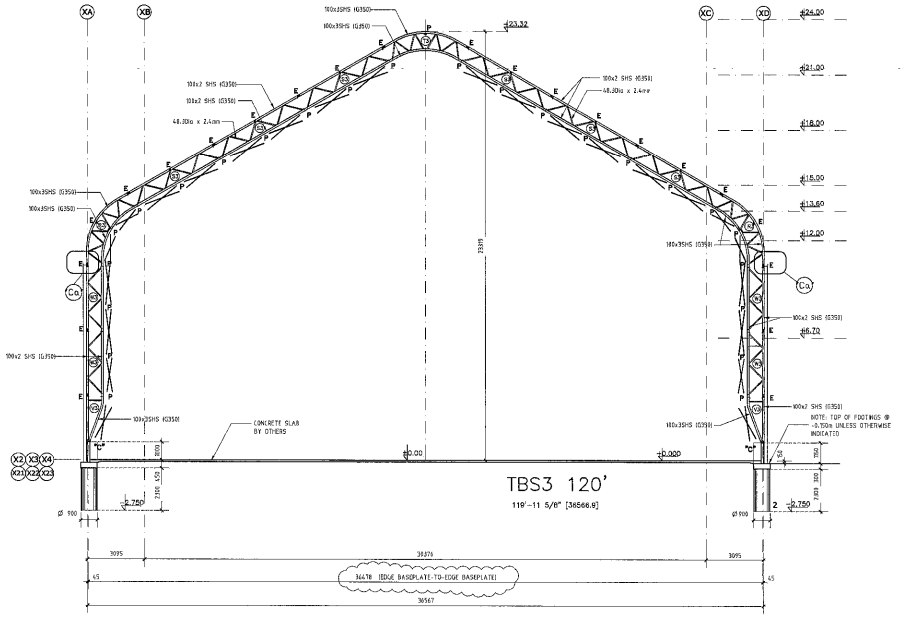
SCALE 1:100 | DATE 19.10.26 | JOB NO. 08-001
DRAWN BY: L.CRAIGIE | CHECKED BY:
SHEET SIZE A1 | DWG. No. A2 7

DeCoDa Pty Ltd
ARCHITECTS AND BUILDERS
P.O Box 1-4, Kingsway WA 6065
Mob. 0405131329, Fax. (08) 9303 4991
E-mail: craigie@decoda.com.au



DETAIL C - GUTTER
SCALE 1:100





CROSS-SECTION, GRIDS 2-4 & 21-23
TBS3 120' TRUSS PROFILE
SCALE 1:100

TBS3 (120')	
TRUSS CHORDS (OUTER CHORDS)	194x3.0mmSHS
CROSS CABLES	12.7mm Dia.
BRACED PURLINS	101.6mm Dia x 3.0mm
RIDGE PURLINS	101.6mm Dia x 3.0mm
SUPPORT PURLINS	SHS 76.2mm x 3.0mm

ISSUED FOR CONSTRUCTION
Date: 14/04/09
Sign:

REFER ARCHITECTURAL DWGS A01 & A02 FOR SET-OUT DIMENSIONS OF PILES, CONCRETE UPSTANDS AND ANCHOR BLOTS

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORK.
2. BUILDERS SET-OUT TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT OF EXCAVATION.
3. SUB-CONTRACTOR TO ADVISE BUILDER OF ANY DEVIATION FROM THE INFORMATION ON THIS PLAN.
4. ALL CONSTRUCTION AND DETAILS ARE TO BE IN ACCORDANCE WITH THE LATEST SAA AND BUILDING CODE OF AUSTRALIA.
5. DO NOT SCALE DRAWINGS.
6. ANY DISCREPANCIES TO BE CLARIFIED/ RESOLVED BY SUBCONTRACTOR BEFORE COMMENCEMENT OF WORK.

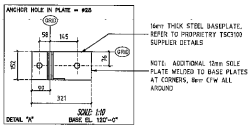
REV	DATE	DN.	COMMENTS
B	12.04.09	LC	REVISED, ISSUED FOR CONSTRUCTION
A	22.02.19	LC	REVISED, ISSUED FOR BLUESKE
3	19.05.08	LC	REVISED, ISSUED FOR BLUESKE
2	19.05.08	LC	ISSUED FOR BLUESKE / CONSTRUCTION

CLIENT/PROJECT
PLANTATION ENERGY Pty Ltd
BIO-MASS FUEL PELLET PLANT
PROJECT ADDRESS
408 DOWN ROAD,
DRONE, ALBANY

DRAWING TITLE
BUILDINGS A AND B - CROSS SECTIONS
GRIDS 2-4 AND GRIDS 21-23

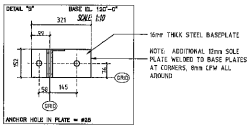
DeCoDa Pty Ltd
ARCHITECTS AND BUILDERS
P.O Box 14, Kingsway WA 6065
Mob. 0405131379, Fax. (08) 9303 4991
E-mail: tonight@iinet.net.au

SCALE	DATE	JOB No.
1:100, 1:10	12/04/09	08-001
DRAWN BY	CHECKED BY	DWG. No.
L.GRANGE		S5 B
		SHEET SIZE A1



16mm THICK STEEL BASEPLATE. REFER TO PROPRIETRY TSC3100 SUPPLIER DETAILS

NOTE: ADDITIONAL 12mm SOLE PLATE WELDED TO BASE PLATES AT CORNERS, 6mm CFW ALL AROUND

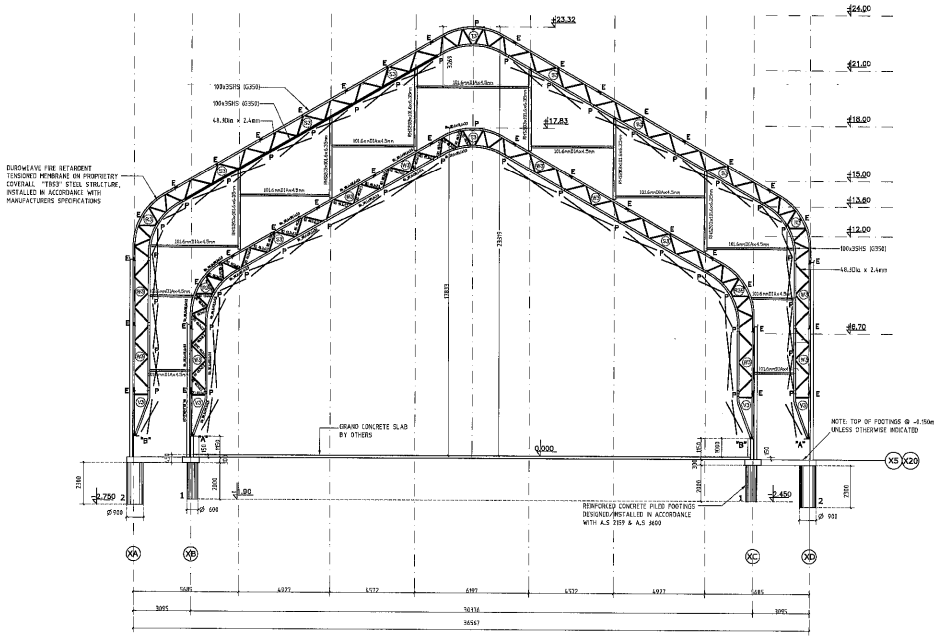


16mm THICK STEEL BASEPLATE

NOTE: ADDITIONAL 12mm SOLE PLATE WELDED TO BASE PLATES AT CORNERS, 8mm CFW ALL AROUND

TBS3 (120°)	
TRUSS OUTER CHORDS	104mm x1.6mm SHS
CROSS CABLES	12.7mm Dia.
BRACED PURLINS	101.6mm Dia. x 3.0mm
RIDGE PURLINS	101.6mm Dia. x 3.0mm
SUPPORT PURLINS	SHS 76.2 x 3.6mm

TBS3 (100°)	
TRUSS OUTER CHORDS	120x2.0mmSHS/140x3.0mmSHS
CROSS CABLES	8mm Dia.
BRACED PURLINS	101.6mm Dia x 3.0mm
RIDGE PURLINS	101.6mm Dia x 3.0mm
SUPPORT PURLINS	SHS 76.2 x 3.6mm



CROSS-SECTIONS GRIDS 5 & 20
SCALE 1:100

ISSUED FOR CONSTRUCTION
Date: 08/04/09
Sign:

REFER ARCHITECTURAL DWGS A01-A02 AND B01-B02 FOR SET-OUT DIMENSIONS OF PILES, CONCRETE UPSTANDS AND ANCHOR BOLTS

GENERAL NOTES

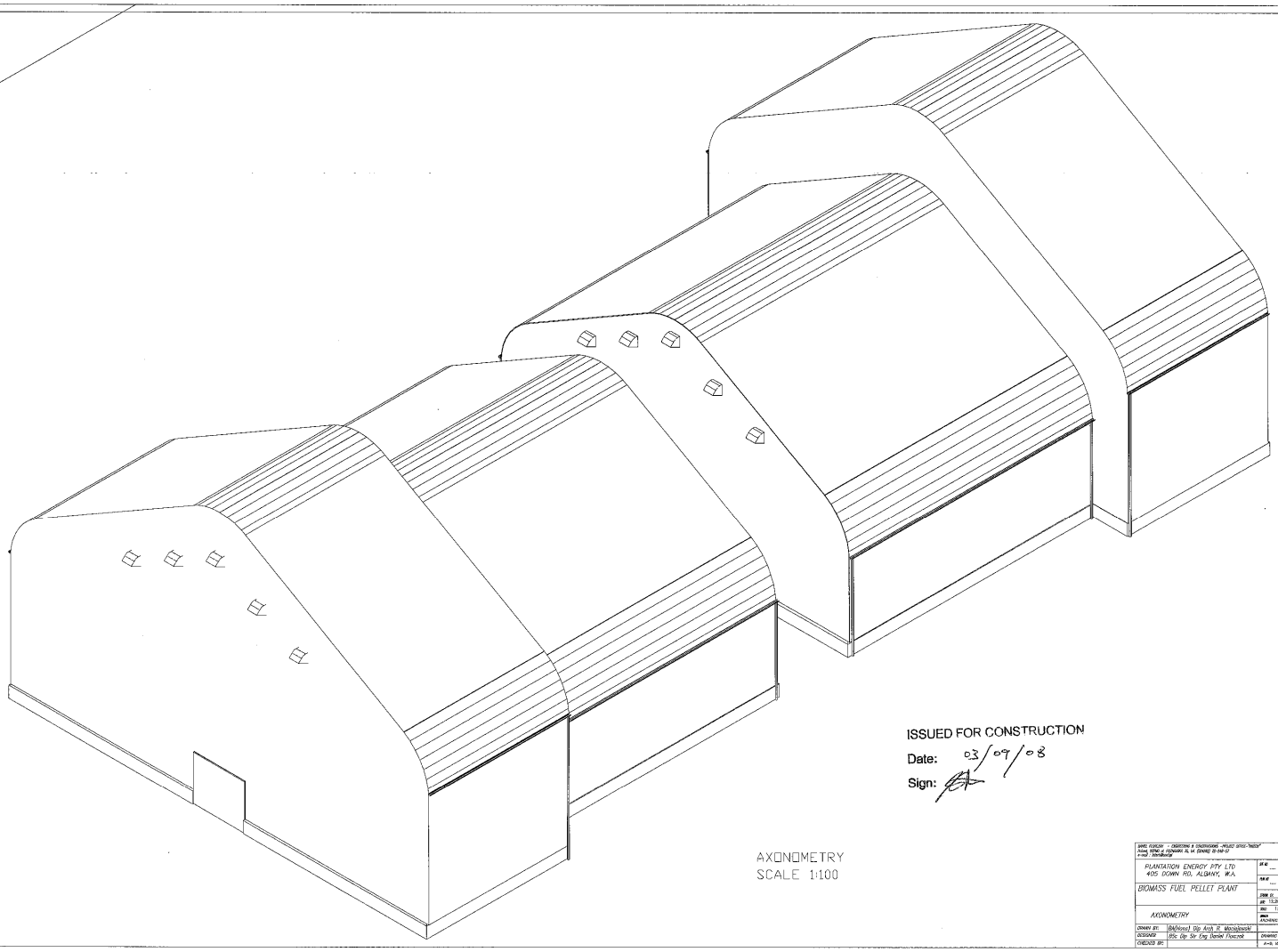
1. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORK.
2. BUILDING SET-OUT TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT OF EXCAVATION.
3. NON-CONTRACTOR TO ADVISE BUILDER OF ANY DEVIATION FROM THE INFORMATION ON THIS PLAN.
4. ALL CONSTRUCTION AND DETAILS ARE TO BE IN ACCORDANCE WITH THE LATEST S.A.A. AND BUILDING CODE OF AUSTRALIA
5. DO NOT SCALE DRAWINGS.
6. ANY DISCREPANCIES TO BE CLARIFIED / RESOLVED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK.

REV	DATE	DR.	COMMENTS
3	21.02.09	LC	REVISED, ISSUED FOR B.LICENSE
4	31.03.90	LC	REVISED, ISSUED FOR B.LICENSE

CLIENT/PROJECT
PLANTATION ENERGY Pty Ltd
BIO-MASS FUEL PELLET PLANT
PROJECT ADDRESS
405 DOWN ROAD,
DRONE, ALBANY
DRAWING TITLE
BUILDINGS A AND B - CROSS SECTIONS
GRIDS 5 & 20

DeCoDa Pty Ltd
ARCHITECTS AND BUILDERS
P.O Box 14, Kingsway WA 6065
Mob. 0405131379, Fax. (08) 9303 4991
E-mail: feraigle@decoda.com.au

SCALE	DATE	JOB No.
1:100, 1:10	24/02/09	08-001
DRAWN BY: L.FRAIGE	CHECKED BY:	DWG. No. S8 7
	SHEET SIZE A1	



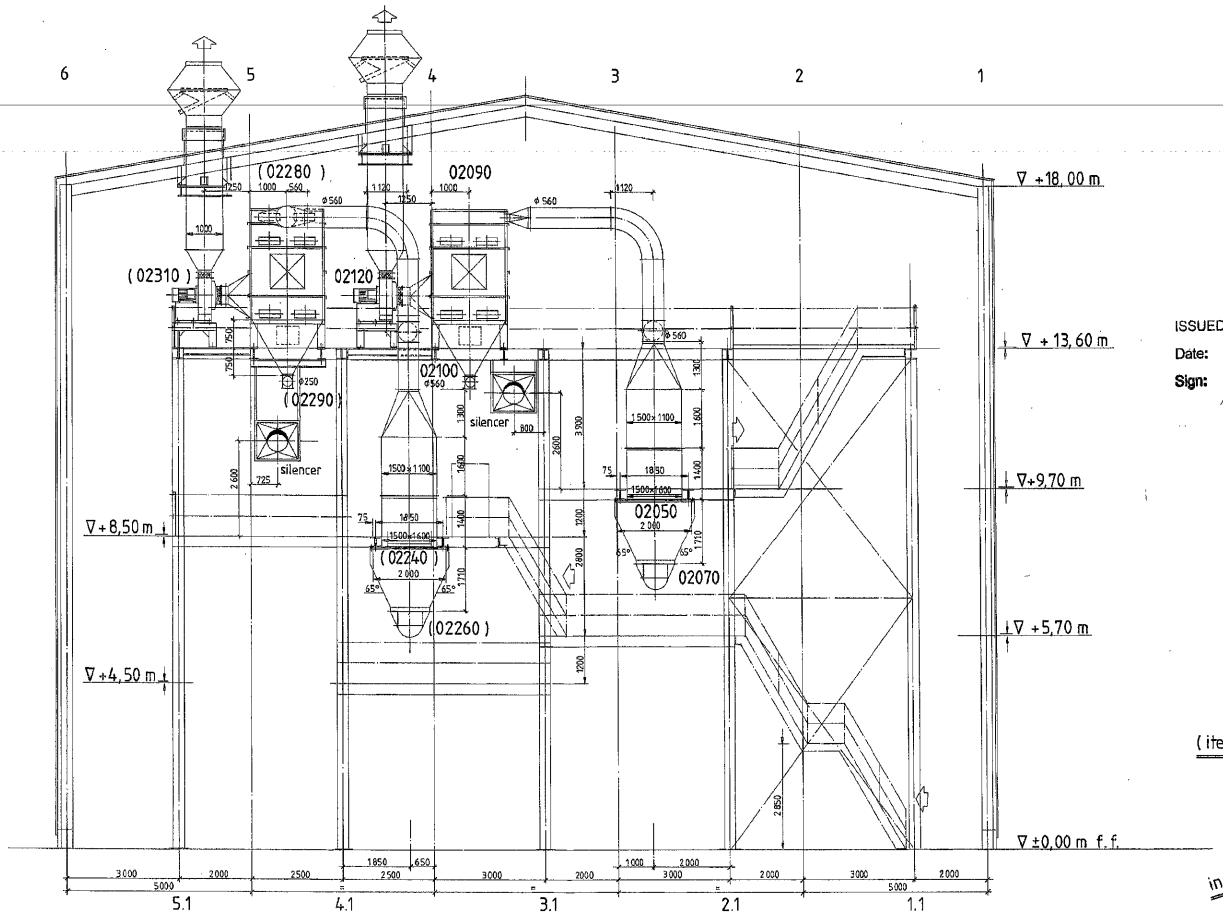
ISSUED FOR CONSTRUCTION

Date: 03/09/08

Sign:

AXONOMETRY
SCALE 1:100

PLANTATION ENERGY PTY LTD 405 DOWN RD, ALBANY, W.A.	
BIOMASS FUEL PELLET PLANT	
AXONOMETRY	
DRAWN BY:	BA(Hons) Dip Arch ?? Mieszkowski
DESIGNED BY:	BSc Dip Sir Eng Daniel Fiscarelli
CHECKED BY:	



ISSUED FOR CONSTRUCTION

Date: 01-09-2008

Sign:

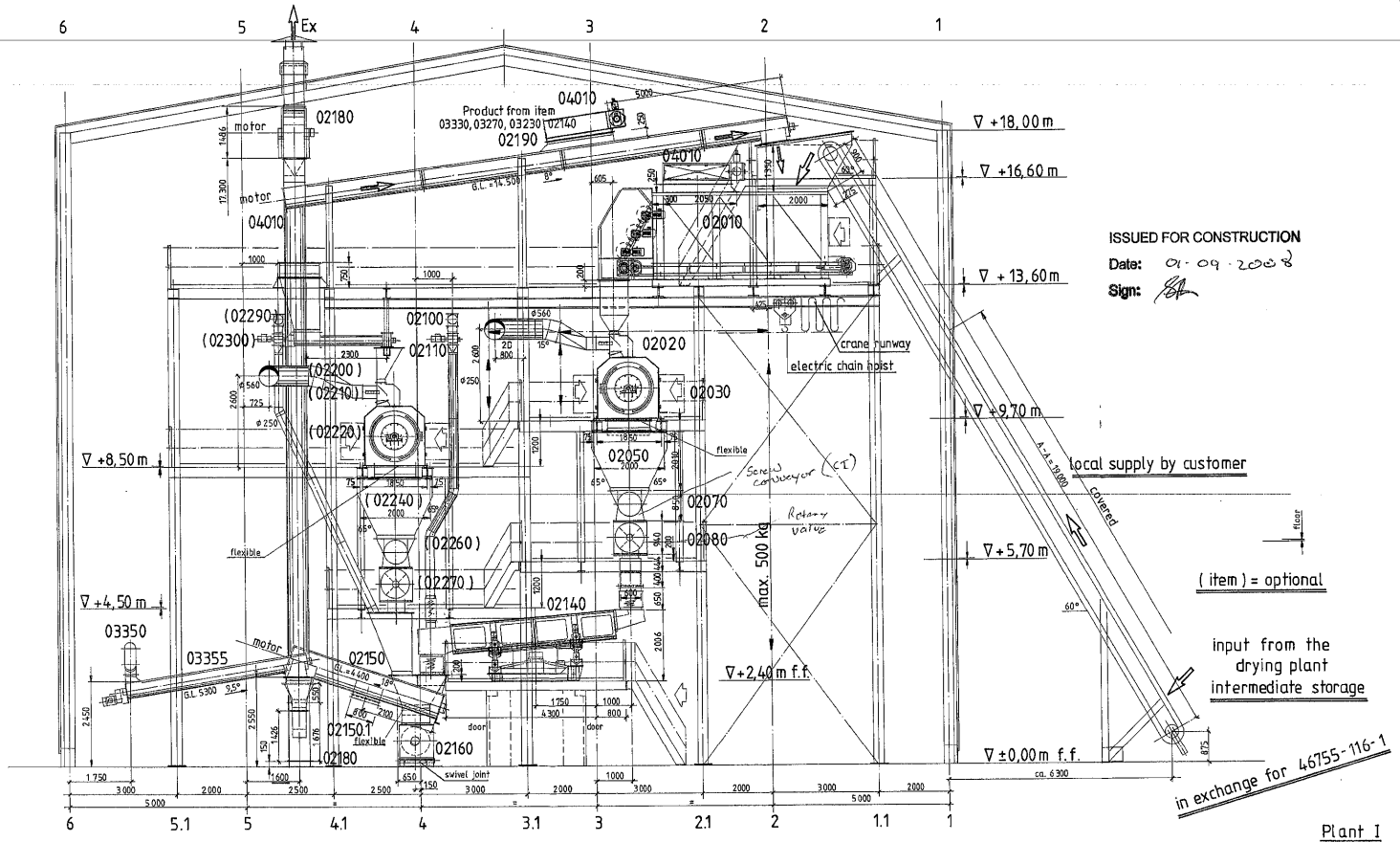
(item) = optional

in exchange for 46755-116-1

09.11.07

Plant I

		1:50	Rehn	Rehn	assembling plan section A - B
		Datum	13.10.07		
		Gepr.			
		Kopie			
		KAHL			46755-119-1
		ZERMUS KAHL GmbH & Co KG			
Ind.	Änderung	Datum	Name	Norm	Ers. f. / Ers. d.


Ex
Product from item 03330, 03270, 03230
02140
02190
04010
02180
motor
02010
02020
02030
02050
02070
02080
02100
02110
02140
02150
02150.1
02160
02180
(02200)
(02210)
(02220)
(02240)
(02260)
(02270)
(02290)
(02300)
03350
03355
crane runway
electric chain hoist
flexible
swivel joint
door
max. 500 kg
∇ +18,00 m
∇ +16,60 m
∇ +13,60 m
∇ +9,70 m
∇ +8,50 m
∇ +5,70 m
∇ +4,50 m
∇+2,40 m f.f.
∇ ±0,00 m f.f.
local supply by customer
covered
floor
(item) = optional
input from the drying plant intermediate storage
in exchange for 46755-116-1
ISSUED FOR CONSTRUCTION
Date: 01.09.2008
Sign:
6
5.1
5
4.1
4
3.1
3
2.1
2
1.1
1
Plant I
10.11.07
assembling plan section B - C
KAHL
46755-120-1