



Works approval number W6710/2022/1

Applicant Neptune Site Services Pty Ltd
ACN 626 731 771
Registered business address 7 Southport Street, West Leederville WA 6007
DWER file number DER2022/000329

Duration 31/08/2022 to 30/08/2042

Date of issue 31/08/2022

Premises details Neptune Site Services
1 Yagan Street
PINJARRA WA 6208
Legal description -
Lot 1 on Plan 416141
As defined by the coordinates in Schedule 1 (delete if not applicable)

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 62: Solid waste depot: premises on which waste is stored or sorted, pending final disposal or re-use, other than in the course of operating — (a) a refund point (as defined in the <i>Waste Avoidance and Resource Recovery Act 2007</i> section 47C(1)) (a refund point); or (b) a facility or other place (an aggregation point) for the aggregation of containers that have been returned to refund points until those containers are accepted for processing or disposal.	20,000 tonnes per annual period

This works approval is granted to the works approval holder, subject to the attached conditions, on 31 August 2022, by:

**MANAGER WASTE INDUSTRIES
REGULATORY SERVICES**
an officer delegated under section 20 of
the *Environmental Protection Act 1986* (WA)

Works approval history

Date	Reference number	Summary of changes
31/08/2022	W6710/2022/1	New works approval for construction and time limited operation of the premises

Interpretation

In this works approval:

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

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

Works approval conditions

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

Construction phase

Infrastructure and equipment

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

Table 1: Design and construction / installation requirements

Infrastructure		Design and construction / installation requirements	Infrastructure location
1.	Waste management shed	<ol style="list-style-type: none">a) Vehicle entry and exit areas are fitted with a 'reticulated dust suppression system', being fine mist sprays, and doors.b) Shed constructed of steel cladding with all walls within 3 m of the boundary installed with additional fire resistant cladding.c) Shed construction specifications and hydrant connection.	As per Schedule 1 Figure 2
2.	Hardstand	<ol style="list-style-type: none">a) 150 mmm reinforced concrete hardstand for all areas of the waste management shed.b) All external areas that will store waste containment equipment such as skip bins must be a hardstand (as above).	

Acid sulphate soils management

2. As part of construction works, the works approval holder must:
 - (a) manage acid sulphate soils consistent with the Acid Sulfate Soil Guidelines; and
 - (b) ensure where actual acid sulfate soils (ASS) or potential acid sulfate soils (PASS) (PASS) is disposed of to an authorised facility that receipts or other acceptance records from the relevant facility, including details of the total amount of ASS or PASS material disposed is provided in the Environmental Compliance Report required under condition 3.

Compliance reporting

3. The works approval holder must within 60 calendar days of an item of infrastructure or equipment required by condition 1 being constructed and/or installed:
 - (a) undertake an audit of their compliance with the requirements of condition 1; and
 - (b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.

4. The Environmental Compliance Report required by condition 3, must include as a minimum the following:
- (a) certification by a suitably qualified engineer that the items of infrastructure or component(s) thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in condition 1;
 - (b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and
 - (c) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

Emissions

5. The licence holder must ensure that dust emitted from the premises does not unreasonably interfere with the health, welfare, convenience, comfort or amenity of any person who is not on the premises.

Time limited operations phase

Commencement and duration

6. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where the Environmental Compliance Report as required by condition 3 has been submitted by the works approval holder for that item of infrastructure.
7. The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 6 (as applicable):
- (a) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 6 for that item of infrastructure; or
 - (b) until such time as a licence for that item of infrastructure is granted in accordance with Part V of the *Environmental Protection Act 1986*, if one is granted before the end of the period specified in condition 7(a).

Time limited operations requirements and emission limits

8. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 1 is maintained and operated in accordance with the corresponding operational requirement set out in Table 1.
9. The works approval holder must only accept onto the premises waste of a type that:
- (a) does not exceed the rate at which that waste is received; and
 - (b) meets the relevant acceptance specification,
- as set out in Table 2.

Table 2: Waste acceptance criteria

Waste type	Rate at which waste is received	Acceptance specification
Building waste (from residential construction sites)	20,000 tonnes per annual period	<ul style="list-style-type: none"> i) Must only be sourced from residential construction sites that can include the following wastes: sand; brick and concrete rubble; timber; metals (steel, tin, aluminium); packaging (plastics, cupboard, paper); and ceiling and tile waste. ii) Must not include waste sourced from refurbishment and demolition sites. iii) Must not include waste that contains, or is suspected to contain, visible asbestos or ACM. iv) All unloading of accepted waste must occur within the waste management shed.

10. The works approval holder must maintain a clearly visible sign saying 'no asbestos' at the entry to the premises.
11. The works approval holder must advise all source material providers that asbestos or ACM is not accepted at the premises.
12. The works approval holder must ensure that where waste does not meet the waste acceptance criteria set out in condition 9, it is removed from the premises by the delivery vehicle or, where that is not possible, stored temporarily in a quarantined storage area or container and removed to an appropriately authorised facility within seven (7) days of receipt.
13. The works approval holder must ensure that no more than 10m³ of non-conforming waste (excluding asbestos or ACM) shall be stored in accordance with condition 12.
14. The works approval holder must ensure that any waste that does not conform to the waste acceptance criteria in condition 9 due to asbestos and /or ACM content, is contained in a manner to prevent the release of fibres to the atmosphere (wrapped in heavy duty plastic or bagged) and kept within a clearly identified, labelled, segregated and secure container prior to being removed off site to an appropriate authorised facility within 48 hours of receipt.
15. The works approval holder must ensure that the waste types specified in Table 3 are only subjected to the corresponding processes, subject to the corresponding process limits and/or specifications.

Table 3: Waste processing

Waste type	Processes	Process limits and/or specifications
Building waste	Waste sorting and storage	<ul style="list-style-type: none"> a) All sorting and storage of waste must occur within the waste management shed. b) All waste loads that could result in emissions of dust must be treated with the 'reticulated dust suppression system': <ul style="list-style-type: none"> i) at the acceptance to the waste management shed; ii) during unloading; and iii) on removal from the waste management shed. c) No waste is to be stored at the premises outside of the waste management shed.

Monitoring during time limited operations

16. The licence holder must record the total amount of waste accepted onto the premises and outputs, for each waste/ output type listed in Table 4, in the corresponding unit, and for each corresponding time period, as set out in Table 4.

Table 4: Waste accepted onto and removed from the premises

Waste type	Waste type parameters	Unit	Time period
Waste types accepted	All waste types, defined by the waste type in Condition 9, Table 2 accepted at the premises	tonnes	Each load accepted at the Premises
Waste type outputs: Building wastes	All waste types, defined by the waste type in Condition 9, Table 2 leaving the premises	tonnes	Each load leaving or rejected from the Premises
Waste type outputs: Other waste types	Waste types rejected from the premises as defined by the landfill definitions	tonnes	

Compliance reporting

17. The works approval holder must submit to the CEO a report on the time limited operations within 30 calendar days of the completion date of time limited operations or 30 calendar days before the expiration date of the works approval, whichever is the sooner.
18. The works approval holder must ensure the report required by condition 17 includes the following:
- (a) a summary of the time limited operations, including timeframes and amount of waste processed;
 - (b) a review of performance and compliance against the conditions of the works approval and the Environmental Commissioning Report; and
 - (c) where the manufacturer's design specifications and the conditions of this works approval have not been met, what measures will the works approval holder take to meet them, and what timeframes will be required to implement those measures.

Fire prevention and management

19. The works approval holder must, before commencing time limited operations, prepare, maintain and implement a Fire and Emergency Management Plan for the premises that sets out:
- (a) an assessment of fire safety risk including identification of areas where a fire might occur and conditions that might cause a fire;
 - (b) how fires will be prevented, detected, responded to, suppressed, contained and controlled addressing all waste types and stages of processing, including the sizes and separation distances waste types;
 - (c) the firefighting equipment and fire response capabilities and responsibilities; and
 - (d) a plan showing the location and layout of firefighting equipment and systems at the premises, including the layout of drainage and containment infrastructure that will assist during fire management.

Records and reporting (general)

- 20.** The works approval holder must record the following information in relation to complaints received by the works approval holder (whether received directly from a complainant or forwarded to them by the Department or another party) about any alleged emissions from the premises:
- (a) the name and contact details of the complainant, (if provided);
 - (b) the time and date of the complaint;
 - (c) the complete details of the complaint and any other concerns or other issues raised; and
 - (d) the complete details and dates of any action taken by the works approval holder to investigate or respond to any complaint.
- 21.** The works approval holder must maintain accurate and auditable books including the following records, information, reports, and data required by this works approval:
- (a) the works conducted in accordance with conditions 1 and 2;
 - (b) any maintenance of infrastructure that is performed in the course of complying with condition 8;
 - (c) of all waste loads rejected from the premises in accordance with condition 12;
 - (d) monitoring programmes undertaken in accordance with condition 16; and
 - (e) complaints received under condition 20.
- 22.** The books specified under condition 21 must:
- (a) be legible;
 - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
 - (c) be retained by the works approval holder for the duration of the works approval; and
 - (d) be available to be produced to an inspector or the CEO as required.

Definitions

In this works approval, the terms in Table 5 have the meanings defined.

Table 5: Definitions

Term	Definition
Acid Sulfate Soil Guidelines	<p>The Department of Environment Regulation has produced guidelines to assist with the assessment and management of acid sulfate soils in Western Australia. The guidelines are applicable to WA sites and have been developed on the basis of experience both here and in the eastern states. They consist of the following guidelines:</p> <ul style="list-style-type: none"> • <i>Identification and investigation of acid sulfate soils and acidic landscapes; and</i> • <i>Treatment and management of soil and water in acid sulfate soil landscapes.</i> <p>These guidelines can be accessed via the departments website at https://der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines</p>
ACM	means asbestos containing material and has the mean defined in the Department of Health 2021, <i>Guidelines for Assessment, Remediation and Management of Asbestos Contaminated Sites</i> , Western Australia
annual period	a 12 month period commencing from 1 July until 30 June of the immediately following year.
asbestos	asbestos means the asbestiform variety of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals and includes actinolite, amosite, anthophyllite, chrysolite, crocidolite, tremolite and any mixture containing 2 or more of those.
books	has the same meaning given to that term under the EP Act.
CEO	<p>means Chief Executive Officer.</p> <p>CEO for the purposes of notification means:</p> <p>Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 info@dwer.wa.gov.au</p>
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V Division 3 of the EP Act.
discharge	has the same meaning given to that term under the EP Act.
emission	has the same meaning given to that term under the EP Act.

Term	Definition
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure and/or equipment has been constructed and/or installed in accordance with the works approval.
EP Act	<i>Environmental Protection Act 1986 (WA).</i>
EP Regulations	<i>Environmental Protection Regulations 1987 (WA).</i>
premises	the premises to which this licence applies, as specified at the front of this licence and as shown on the premises map (Figure 1) in Schedule 1 to this works approval.
prescribed premises	has the same meaning given to that term under the EP Act.
suitably qualified engineer	means a suitably qualified civil or structural engineer (a person) who: <ul style="list-style-type: none"> (a) holds a Bachelor of Engineering recognised by the Institute of Engineers; and (b) has a minimum of three years of experience working in a supervisory area of civil and/or structural engineering; and (c) is an independent third party external to the works approval holder.
quarantined storage area or container	means a suitable storage receptacle (such as a bottom and side sealed skip bin) or a hardstand area that is designed to temporarily hold non-conforming waste and mitigate the release to the environment of any constituents that may arise from said waste (such as leachate).
time limited operations	refers to the operation of the infrastructure and equipment identified under this works approval that is authorised for that purpose, subject to the relevant conditions.
waste	has the same meaning given to that term under the EP Act.
works approval	refers to this document, which evidences the grant of the works approval by the CEO under section 54 of the EP Act, subject to the conditions.
works approval holder	refers to the occupier of the premises being the person to whom this works approval has been granted, as specified at the front of this works approval.

END OF CONDITIONS

Schedule 1: Maps

Premises map

The boundary of the prescribed premises is shown in Figure 1 (red outline).

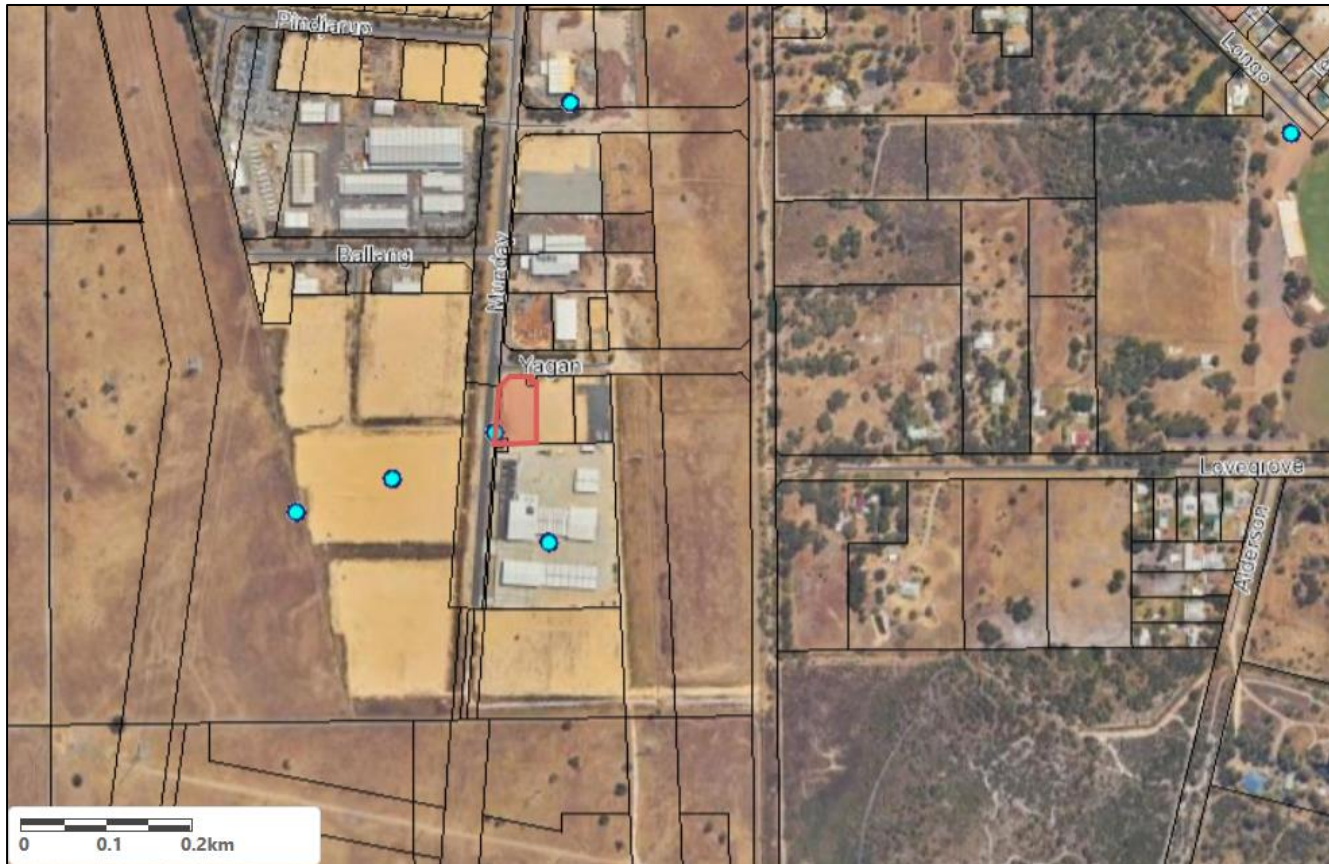


Figure 1: Map of the boundary of the prescribed premises

[W6710/2022/1](#) (31 August 2022)

IR-T05 Works approval template (v5.0) (February 2020)

The location of the proposed waste management shed in Figure 2 (red outline).

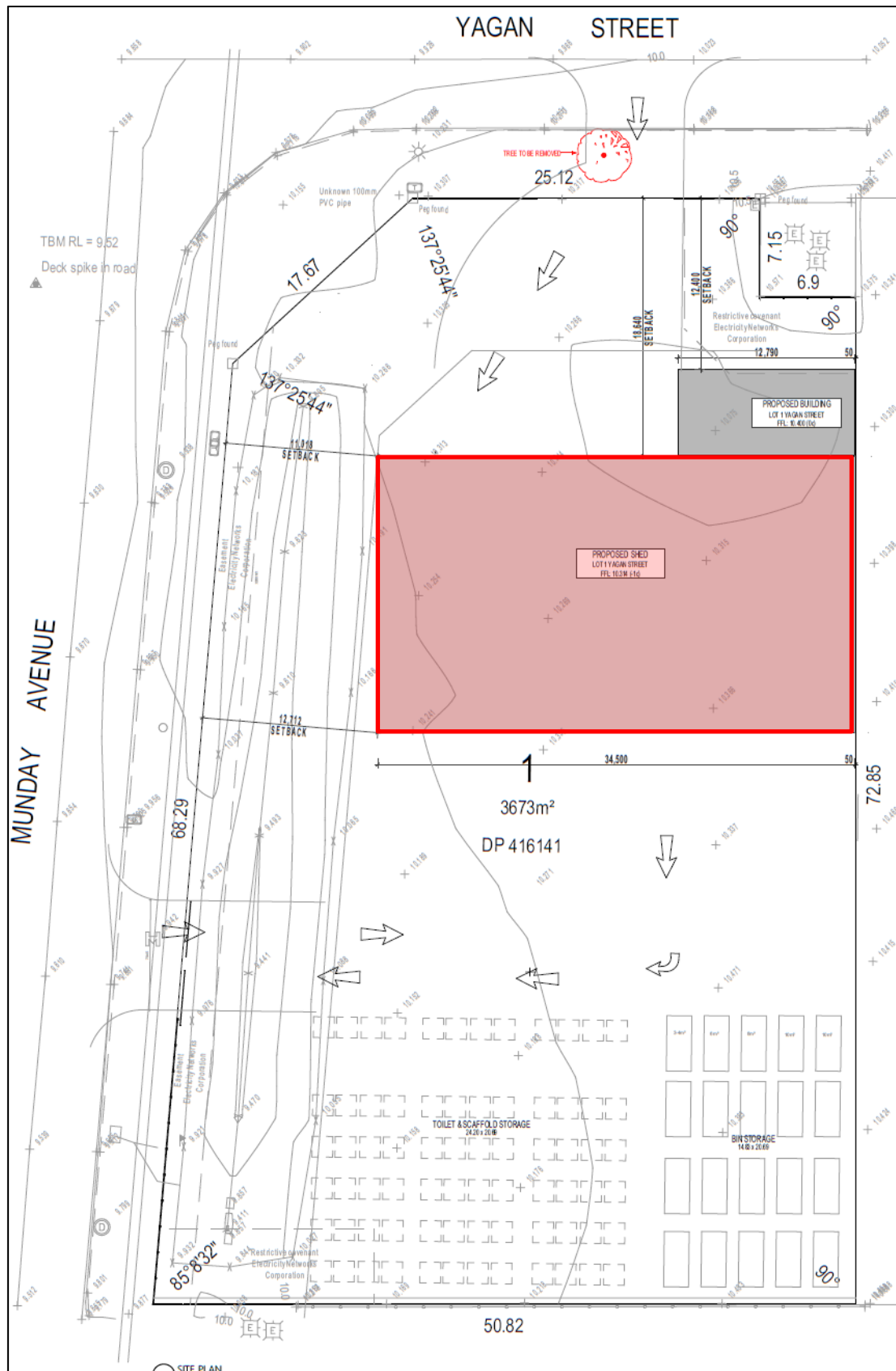


Figure 2: Plan of the prescribed premises