



<b>Licence number</b>	L9442/2024/1	
<b>Licence holder</b>	Community Resources Limited	
<b>ACN</b>	622 913 384	
<b>Registered business address</b>	Level 2, Bridgepoint, 1 Manning Street, TUNCURRY NSW 2428	
<b>DWER file number</b>	DER2024/000211	
<b>Duration</b>	13/08/2024 to	12/08/2034
<b>Date of issue</b>	13 August 2024	
<b>Premises details</b>	Soft Landing Limited 26 Achievement Way Wangara WA 6065  Legal description - Lot 6 on Plan 17244 Certificate of Title Volume 1860 Folio 464 As defined by the coordinates in Schedule 2	

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i> )	Assessed production capacity
Category 61A: Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land.	5,000 tonnes per annum

This licence is granted to the licence holder, subject to the attached conditions, on 13 August 2024, by:

Abbie Crawford  
MANAGER, WASTE INDUSTRIES  
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

## Licence history

Date	Reference number	Summary of changes
13/08/2024	L9442/2024/1	Licence granted.

## Interpretation

In this licence:

- (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 licence:
  - (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 licence requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this licence.

## Licence conditions

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

### Infrastructure and equipment

1. The licence holder must ensure that the site infrastructure and equipment listed in Table 1 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 1.

**Table 1: Infrastructure and equipment requirements**

Site infrastructure and equipment	Operational requirement	Infrastructure location
Warehouse	<ul style="list-style-type: none"> <li>Buildings must be fully enclosed; and</li> <li>Hardstands and roofs must be maintained to be free of leaks and defects.</li> </ul>	As depicted in Schedule 1, Figure 2
Steel press	<ul style="list-style-type: none"> <li>Only operated inside the warehouse; and</li> <li>Must be maintained and in good working order at all times.</li> </ul>	As depicted in Schedule 1, Figure 2
Form balers		
Bed base splitter		
All on-site fire management and prevention equipment	<ul style="list-style-type: none"> <li>All on-site fire management and prevention equipment including, but not limited to:               <ul style="list-style-type: none"> <li>- fire hydrants and</li> <li>- hose reels</li> </ul>               to be stored so access is not impeded by infrastructure or equipment used in site operations; and             </li> <li>Must be maintained and in good working order at all times.</li> </ul>	As depicted in Schedule 1, Figure 2
Stormwater system	<ul style="list-style-type: none"> <li>All outside drains to be kept free of waste at all times; and</li> <li>All internal drains must be closed off to retain any spillage or firewater within the hardstand area.</li> </ul>	As depicted in Schedule 1, Figure 2

### Waste acceptance and processing

2. The licence holder must only accept onto the premises waste of a waste type that:
  - (a) does not exceed the corresponding rate at which waste is received; and
  - (b) meets the corresponding acceptance specification,
 as set out in Table 2.

**Table 2: Types of waste authorised to be accepted onto the premise**

Waste type	Rate at which waste is received	Acceptance specification
Putrescible waste	3,700 tonnes per annual period	Mattresses/ensemble bed bases or similar foam containing furniture.
E-waste (including white goods)	1,300 tonnes per annual period	Electronic, electrical and battery-powered items that have been discarded or no longer in working order.

3. The licence holder must ensure that where waste does not meet the waste acceptance criteria set out in condition 2, it is removed from the premises by the delivery vehicle or, where that is not possible, stored in a quarantined storage area or container and removed to an appropriately authorised facility as soon as practicable.
4. The licence holder must ensure that the waste types specified in Table 3 are only subjected to the corresponding process(es), subject to the corresponding process limits and/or specifications.

**Table 3: Waste processing**

Waste type	Process(es)	Process and storage specifications
Putrescible waste - Mattresses/ensemble bed bases or similar foam containing furniture	Receipt, handling, storage and processing prior to removal offsite.	<ul style="list-style-type: none"> <li>No more than 750 units stored at any one time;</li> <li>Must be stored and processed within an enclosed warehouse as depicted in Schedule 1, Figure 2; and</li> <li>All waste types must be removed from the premises weekly.</li> </ul>
E-waste (including white goods)	Receipt, handling, storage and processing prior to removal offsite.	<p>All electronic waste:</p> <ul style="list-style-type: none"> <li>Must be stored and processed within an enclosed warehouse as depicted in Schedule 1, Figure 2;</li> <li>No more than 90 units stored at any one time;</li> <li>E-waste must be stored within 1 m<sup>3</sup> bins;</li> <li>Large white goods must be stored on a hardstand;</li> <li>White goods must be degassed by a licenced operator; and</li> <li>No more than 100 kilograms of refrigerant gases to be stored on the premises at any one time.</li> </ul>

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5. The licence holder must:
- (a) erect and maintain suitable fencing to prevent unauthorised access to the site;
  - (b) ensure that any entrance gates to the premises are securely locked when the premises is unattended; and
  - (c) undertake regular inspections of all security measures and repair damage as soon as practicable.

**Emissions and discharges**

6. The licence holder shall immediately recover, or remove and dispose of, spills of environmentally hazardous materials including fuel, oil, or other hydrocarbons, whether inside or outside an engineered containment system.
7. The licence holder shall ensure that all material used for the recovery, removal, and/or disposal of environmentally hazardous materials is stored in an impermeable container prior to disposal at an appropriately authorised facility.
8. The licence holder must take all reasonable and practicable measures to prevent stormwater run-off becoming contaminated by the activities and operations undertaken at the premises.

**Fire and emergency management**

9. The licence holder must ensure that no waste is burnt on the premises.
10. The licence holder must immediately notify the CEO of:
- (a) any fire on the premises; and/or
  - (b) any accident, malfunction, or emergency which results or could result in the discharge of fire-fighting washwater or other wastes from the premises.
11. The licence holder must prepare and implement a Fire and Emergency Management Plan that is consistent with Australian Standard AS3745. The plan must include, but not be limited to:
- (a) notification procedures for fire and major spill incidents;
  - (b) how fires will be prevented, detected, responded to, suppressed, contained and controlled for all approved activities addressing all waste types and for all stages of the waste handling, sorting and processing;
  - (c) in the event of a fire occurring at the premises, how impacts to the environment and human health will be mitigated;
  - (d) how staff will be trained in fire and emergency response on an ongoing, annual basis;
  - (e) details on the firefighting equipment in place and/or accessible at the premises and the fire response capabilities and responsibilities;
  - (f) a premises map displayed at the front of the premises depicting after-hours contact details, plus the location and layout of:
    - (i) fire hose reels, hydrants and isolation points;
    - (ii) electrical isolation points;
    - (iii) sub-surface drainage infrastructure, including details on flow direction and off-site discharge locations (if applicable);
    - (iv) sandbags to be used on external drains;

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- (v) system shutdown points; and
- (vi) fire response access points to the premises;
- (g) hazmat manifest displayed at front of the premises; and
- (h) how fire water can be prevented from draining into stormwater drains.

## Monitoring

- 12.** The licence holder must record the total amount of waste accepted onto the premises, for each waste 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 into the premises**

Waste type	Unit	Frequency
Putrescible waste - Mattresses/ensemble bed bases or similar foam containing furniture	Tonnes	Each load arriving at the premises
E-waste	Tonnes	

- 13.** The licence holder must record the total amount of waste removed from the premises, for each waste type listed in Table 5, in the corresponding unit, and for each corresponding time period set out in Table 5.

**Table 5: Waste removed from the premises**

Waste type	Unit	Frequency
Recyclable scrap metal, timber, foam, textiles, plastics and steel	Tonnes	Each load leaving the premises
E-waste	Tonnes	
Refrigerant gases	Kilograms	

## Records and reporting

### Records

- 14.** The licence holder must record the following information in relation to complaints received by the licence 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 licence holder to investigate or respond to any complaint.

- 15.** The licence holder must maintain accurate and auditable books including the following records, information, reports, and data required by this licence:
- (a) the calculation of fees payable in respect of this licence;
  - (b) any maintenance of infrastructure that is performed in the course of complying with condition 1 of this licence;
  - (c) monitoring programmes undertaken in accordance with condition 12 and 13 of this licence; and
  - (d) complaints received under condition 14 of this licence.
- 16.** The books specified under condition 15 must:
- (a) be legible;
  - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
  - (c) be retained by the licence holder for the duration of the licence; and
  - (d) be available to be produced to an inspector or the CEO as required.

### Reporting

- 17.** The licence holder must:
- (a) undertake an audit of their compliance with the conditions of this licence during the preceding annual period, and
  - (b) prepare and submit to the CEO an Annual Audit Compliance Report in the approved form by 30 August each year.

## Definitions

In this licence, the terms in Table 6 have the meanings defined.

**Table 6: Definitions**

Term	Definition
ACN	Australian Company Number
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates are available on the Department's website).
annual period	a 12 month period commencing from 1 July until 30 June of the immediately following year.
AS3745	means the Australian Standard AS3745 Planning for Emergencies in Facilities
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer of the department. "submit to / notify the CEO" (or similar), means either: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 or: <a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a>
department; DWER	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
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.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA)
E waste	means electronic, electrical and battery-powered items that have been discarded or no longer in working order. Covers a range of items used in commercial, industrial and residential premises and includes, but is not limited to, televisions, computers, mobile phones, kitchen appliances and audio/visual equipment.
licence	refers to this document, which evidences the grant of a licence by the CEO under section 57 of the EP Act, subject to the specified conditions contained within.



Term	Definition
licence holder	refers to the occupier of the premises, being the person specified on the front of the licence as the person to whom this licence has been granted.
premises	refers to 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 licence.
prescribed premises	has the same meaning given to that term under the EP Act.
Quarantined storage area or container	<p>means a designated storage area or container that is:</p> <ul style="list-style-type: none"> <li>• clearly labelled;</li> <li>• separated and isolated from other waste storage and processing areas; and</li> <li>• designated to contain all non-conforming waste and prevent and mitigate the release to the environment of emissions that may arise from the waste; and</li> </ul> <p>where that waste contains asbestos or ACM, meets the requirements under Part 3, Division 6 of the Environmental Protection (Controlled Waste) Regulations 2004.</p>
waste	has the same meaning given to that term under the EP Act.

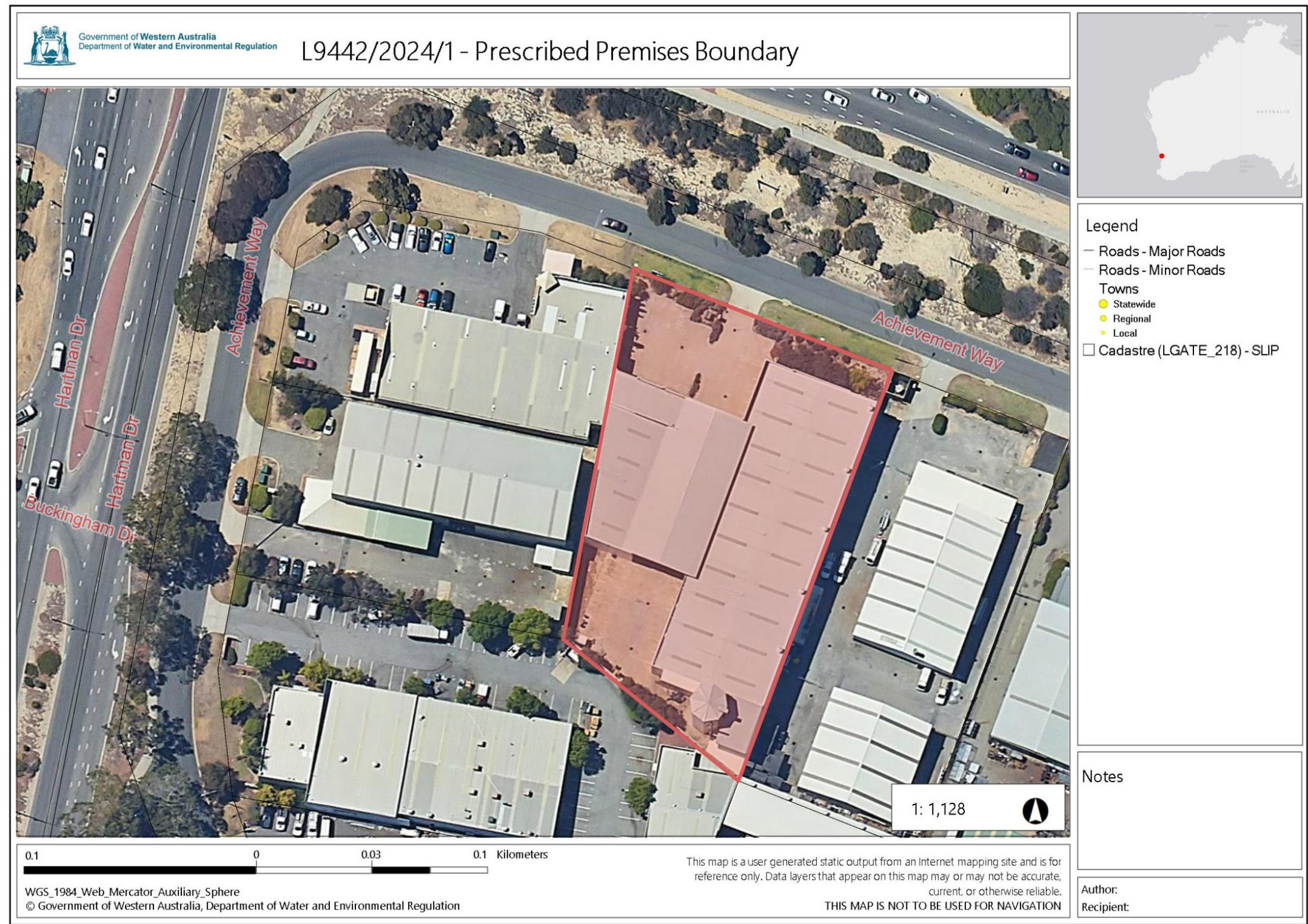
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**END OF CONDITIONS**

Schedule 1: Maps

Premises map

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





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Figure 2: Premises layout Plan

## Schedule 2: Premises boundary

The corners of the premises boundary are the coordinates listed in Table 7.

**Table 7: Premises boundary coordinates (GDA2020)**

	Easting	Northing	Zone
1.	389205.87602	6482445.35934	50
2.	389260.44630	6482425.09440	50
3.	389229.09564	6482340.97035	50
4.	389191.83436	6482369.50925	50