



Licence number	L3028/2025/1	
Licence holder	Quanxin Pty Ltd	
ACN	670 373 065	
Registered business address	Suite 10, 8 Welshpool Road EAST VICTORIA PARK WA 6101	
DWER file number	INS-0003028	
Duration	08/01/2026 to	28/02/2027
Date of issue	08/01/2026	
Premises details	Xenon Recycle 14 Vinnicombe Drive CANNING VALE 6155 Legal description - Part of Lot 981 on Deposited Plan 410204 Certificate of Title Volume 2944 Folio 855	

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed design capacity
Category 57: Used tyre storage (general)	Up to 4,800 tyres at any one time
Category 61A: Solid waste facility	10,000 tonnes/year

This licence is granted to the licence holder, subject to the attached conditions, on 8 January 2026, by:

Grace Heydon

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

Licence history

Date	Reference number	Summary of changes
11/11/2024	W6890/2024/1	Works approval granted.
18/09/2025	W6890/2024/1	Amendment to extend time-limited operations to allow for processing of licence application.
08/01/2026	L3028/2025/1	Licence granted, refer APP-0029076.

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;
 - (iii) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
 - (iv) 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

- 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
1.	External bunded area	a) The bitumen hardstand and perimeter bunding must be maintained free of leaks and defects to ensure a permeability of $\leq 1 \times 10^{-9}$ m/sec. b) A maximum of 3 shipping containers to be located on the premises.	As specified in Schedule 1, Figure 2
2.	Warehouse and awning area	a) Concrete and bitumen hardstands must be maintained free of leaks and defects to ensure a permeability of $\leq 1 \times 10^{-9}$ m/sec. b) Must be secure at all times to prevent unauthorised access to the building. c) Western roller door of the warehouse must be closed during operation of the shredder and de-beader.	As specified in Schedule 1, Figure 2
3.	External area west of warehouse	a) Must not be used for storage of whole or shredded tyres or any other material capable of creating contamination.	As specified in Schedule 1, Figure 2
4.	Quarantine storage area/container	a) Container used for temporary storage of non-conforming waste must be impermeable.	As specified in Schedule 1, Figure 2
5.	Equipment used for processing waste tyres (including shredder and de-beader)	a) Must only be housed and operated inside the warehouse on the premises. b) Must be operated in a manner that ensures noise emissions comply with the Environmental Protection (Noise) Regulations 1997.	As specified in Schedule 1, Figure 2
6.	Generator	a) Must only be operated during business hours. b) Must be operated in a manner that ensures noise emissions comply with the Environmental Protection (Noise) Regulations 1997.	As specified in Schedule 1, Figure 2
7.	All on-site stormwater management and containment	a) Isolation valves on sub-surface collection pits and pipework must be maintained and operated to isolate contaminated water from entering the soakage pits when a fire is detected.	As specified in Schedule 1, Figure 2

	Site infrastructure and equipment	Operational requirement	Infrastructure location
8.	All on-site fire management and prevention equipment (including minimum 3 fire hydrants and 2 fire hose reels)	<p>a) All on-site fire management and prevention equipment to be stored so access is not impeded by infrastructure or equipment used in site operations.</p> <p>b) All on-site fire management and prevention equipment must be maintained in good working order, in accordance with AS 1851, and capable of controlling and extinguishing a waste material fire within the premises.</p> <p>c) Signage at the front of the premises is to be maintained with up-to-date information for first responders, including:</p> <ul style="list-style-type: none"> (i) after hours contact number (ii) location and layout of fire hose reels, hydrants and isolation valve (iii) a list of materials that are accepted at the site <p>d) Site access points are to be kept clear and maintained to ensure adequate access by emergency response vehicles.</p>	As specified in Schedule 1, Figure 2
9.	Site perimeter fencing	<p>a) Must be maintained to prevent unauthorised access to the site.</p> <p>b) Entrance gates to the premises must be securely locked when the premises is unattended.</p>	As specified in Schedule 1, Figure 2

Waste acceptance and processing

Waste acceptance

2. The licence 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 ^{1,2}
Used tyres	Up to 10,000 tonnes per annual period	<p>a) Whole, unburnt tyres only.</p> <p>b) Must not allow the number of used tyres on the premises to exceed 4,800 tyres at any one time.</p>

Note 1: Additional requirements for the acceptance of controlled waste (including tyres) are set out in the *Environmental Protection (Controlled Waste) Regulations 2004*.

Note 2: Additional requirements for calculating the number of used tyres are set out in the *Environmental Protection Regulations 1987*.

Department of Water and Environmental Regulation

3. Where waste does not meet the waste acceptance criteria set out in condition 2, the licence holder must:
 - (a) reject the waste.
 - (b) record the details of the:
 - (i) waste (type and description)
 - (ii) source of the waste load
 - (iii) name of the waste carrier
 - (iv) registration number of the delivery vehicle
 - (v) date that the waste load was rejected.
 - (c) maintain accurate and auditable records of all waste loads rejected from the premises.

4. The licence holder must ensure that where waste does not meet the waste acceptance criteria set out in condition 3, 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.

Waste Processing

5. The licence 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	Process(es)	Process limits and/or specifications ¹
Used tyres	Receipt, handling, shredding, de-beading and storage	a) No more than 4,800 used tyres may be stored on the premises at any one time. b) No more than 10,000 tonnes of used tyres per annual period may be processed at the premises. c) Storage of whole and shredded tyres (excluding storage within shipping containers) must occur only at the locations, and maintain the minimum separation distances and maximum dimensions, identified in Schedule 1, Figure 3, and must comply with the following requirements: <ol style="list-style-type: none"> (i) within the bunded area. (ii) whole tyre stacks must be separated from each other by a minimum distance of 2.5 m. (iii) whole tyre stacks must not exceed 60 m² in area or 12.5 tonnes in weight outdoors or 30 m² in area indoors. (iv) tyres must be stacked on their side; or if stored on their treads, must be suitably contained by a system to prevent rolling. (v) height of stacks must not exceed 3.7 m for whole tyres and 3 m for shredded tyres. (vi) shredded tyres must be free of tyre remains subjected to fire, oil, grease, petrol and diesel fuels, fibrous organic matter or other material that could create a fire hazard.

Waste type	Process(es)	Process limits and/or specifications ¹
		<p>(vii) a minimum of 3 m is to be maintained from internal building walls, 6 m from external building walls and 18 m from the eastern premises boundary.</p> <p>d) Tyres must not be shredded smaller than 100 mm.</p>

Note 1: Additional requirements for calculating the number of used tyres are set out in the *Environmental Protection Regulations 1987*.

6. 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.
7. The licence holder must 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.
8. The licence holder must 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.
9. The licence holder must ensure that operations at the premises only occur between the hours of 07:00 to 18:00, and on the days of Monday through to Friday, and 07:00 to 13:00 on Saturdays, excluding public holidays.

Fire and Emergency Management

10. The licence holder must ensure the fire and emergency management requirements in Table 4 are complied with.

Table 4: Fire and emergency management requirements

Requirement for	Fire and emergency management requirements
1. Fire management	<p>a) Maintain, implement and update as required a Fire and Emergency Management Plan for the premises that sets out:</p> <ul style="list-style-type: none"> (i) how fires will be prevented, detected, responded to, suppressed, contained and controlled. (ii) firefighting equipment and fire response capabilities and responsibilities. (iii) 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. <p>b) The licence holder must ensure that no waste is burnt on the premises.</p> <p>c) A sufficient number of fire hoses on the premises must be maintained such that all areas of the premises can be reached.</p> <p>d) Ensure that any fire on the premises is extinguished as soon as possible.</p>
2. Firewater containment	<p>a) Activation of the isolation valve must be performed immediately upon detection of a fire on the premises to prevent unauthorised discharge of firewater into the stormwater management system.</p> <p>b) Firewater that may result at the premises from fire-fighting activities must be:</p> <ul style="list-style-type: none"> (iv) contained on the premises within the capacity of

Requirement for		Fire and emergency management requirements
		<p>hardstand and low permeability infrastructure; and</p> <p>(v) not allowed to escape to the premises' stormwater system, adjacent premises or exposed soil areas.</p> <p>c) Arrangements must exist for the removal of firewater, in excess of the containment capacity, by a carrier licensed under the Environmental Protection (Controlled Waste) Regulations 2004, to ensure firewater does not discharge to the environment.</p> <p>d) All accumulated and recoverable firewater and other waste that may result from firefighting on the premises is collected and removed within 24-hours of a fire event by a carrier licensed under the Environmental Protection (Controlled Waste) Regulations 2004.</p>
3.	Notifications ¹	<p>a) The licence holder must immediately notify the CEO of:</p> <p>(i) any fire on the premises; and</p> <p>(ii) any accident, malfunction, or emergency which results or could result in the discharge of firewater or other wastes from the premises.</p>

Note 1: Notification requirements may include advising the Department of Fire and Emergency Services, Western Australian Police, Ambulance Services, the Department of Water and Environmental Regulation and neighbouring premises.

Monitoring

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

Table 5: Waste accepted to the premises

Waste type	Unit	Frequency
Used tyres	Tonnes	Each load accepted at the premises.
	Number of used tyres in the load ¹	
	Number of used tyres on the premises ¹	

Note 1: Additional requirements for calculating the number of used tyres are set out in the *Environmental Protection Regulations 1987*.

- 12.** The licence holder must record the total amount of waste removed from the premises, for each waste type listed in Table 6, in the corresponding unit, and for each corresponding time period set out in Table 6.

Table 6: Waste removed from the premises

Waste type	Unit	Frequency
Processed tyre material	Tonnes	Each load leaving the premises.
Waste metal	Tonnes	Each load leaving the premises.

Records and reporting

Records

- 13.** 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.
- 14.** 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) any non-conforming waste rejected in accordance with condition 3 of this licence;
 - (d) monitoring programmes undertaken in accordance with conditions 11 and 12 of this licence;
 - (e) complaints received under condition 13 of this licence; and
 - (f) notifications in accordance with condition 10.
- 15.** The books specified under condition 14 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

- 16.** 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 1 March each year.

Definitions

In this licence, the terms in Table 7 have the meanings defined.

Table 7: 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 January until 31 December of the same year.
AS 1851	means Standards Australia <i>AS 1851 Maintenance of Fire Protection Systems and Equipment</i>
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: info@dwer.wa.gov.au
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)
firewater	means water that has been used to extinguish a fire, and all materials and combusting products dissolved or suspended within such water and includes other fire suppressant substances such as foams.
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.
licence holder	refers to the occupier of the premises, being the person specified on

Term	Definition
	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.
waste	has the same meaning given to that term under the EP Act.

END OF CONDITIONS

Schedule 1: Maps

Premises map

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



Figure 1: Boundary of the prescribed premises

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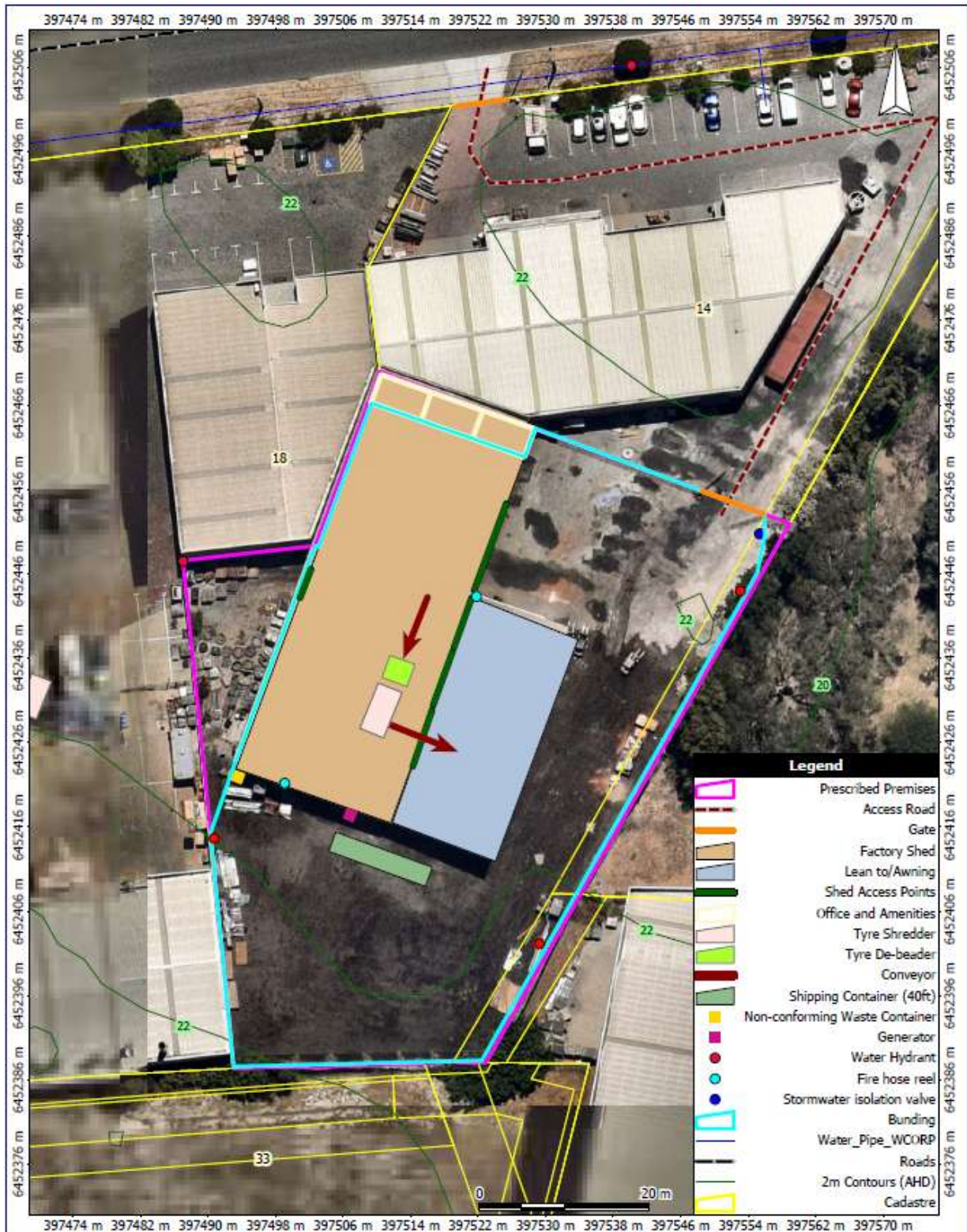


Figure 2: Site layout

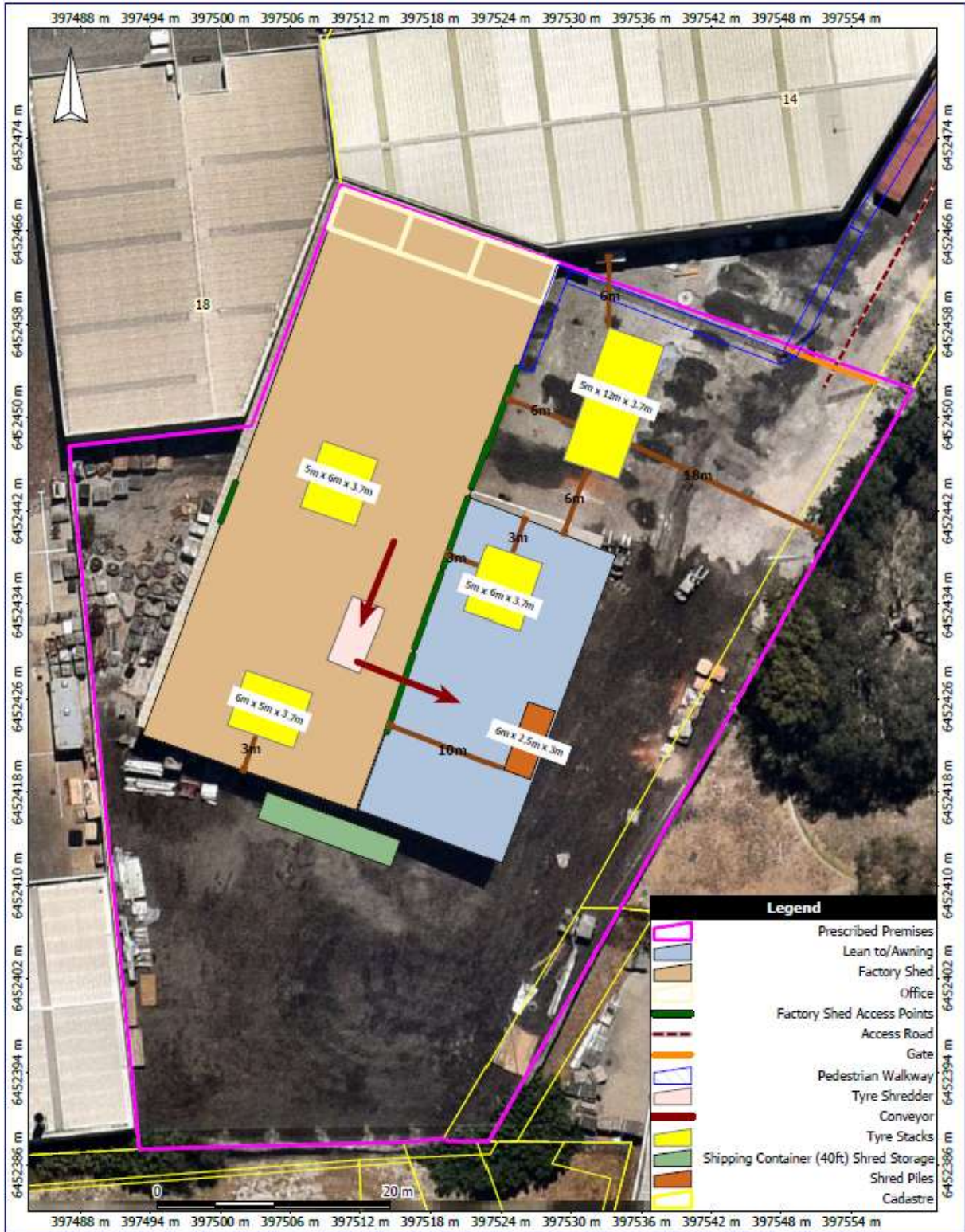


Figure 3: Locations, dimensions and separation distances for tyre stacks.