Government of Western Australia
Department of Water and Environmental Regulation

Licence

Licence number	L6144/1990/10
Licence holder	Fulton Hogan Industries Pty Ltd
ACN	000 538 689
Registered business address	Bld 7, Botanica Corporate Park, 572 Swan Street, Richmond VIC 3121.
File number	INS-0001279 / DER2014/001589-1
Duration	28/08/2014 to 27/08/2036
Date of issue	21/08/2014
Date of amendment	14/01/2026
Premises details	Fulton Hogan Industries Lot 109 Harris Road on Plan 301893 PICTON, WA

Prescribed premises category description (Schedule 1, ***Environmental Protection Regulations 1987***)	**Assessed production capacity**
Category 35: Asphalt manufacturing.	30,000 tonnes per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 14 January 2026, by:

Caron Goodbourn
Digitally signed by Caron Goodbourn
Date: 2026.01.14 11:49:27 +08'00'

MANAGER, PROCESS INDUSTRIES

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

Licence history

Date	Reference number	Summary of changes
15/05/1990	W470	Works approval granted for construction of a new 60 tph hot-mix manufacturing plant. Issued by EPA to Pioneer Asphalts Pty Ltd.
08/11/1990	L2439	First operational licence issued by EPA.
16/08/1994	L5084	New licence. Issued to Pioneer Road Services Pty Ltd.
04/10/1995	L6144	Licence reissue.
01/10/1999	L6144/2	Licence reissue.
06/09/2000	L6144/3	Licence reissue.
19/09/2001	L6144/4	Licence reissue.
18/09/2002	L6144/5	Licence reissue.
22/09/2003	L6144/6	Licence reissue.
24/08/2004	L6144/6	Licence reissue. Stack monitoring requirements added.
04/07/2005	L6144/7	Licence reissue.
28/08/2008	L6144/1990/8	Licence reissue.
11/03/2010	L6144/1990/8	Licence holder-initiated amendment to allow storage of aggregate >7mm outside of the 3-sided bins.
18/08/2011	L6144/1990/9	Licence reissue. Issued to Fulton Hogan Industries Pty Ltd.
05/07/2013	L6144/1990/9	Department initiated amendment to update the format of the licence but not reassessed.
21/08/2014	L6144/1999/10	Licence re-issued.
29/04/2016	L6144/1990/10	Notice of amendment of licence expiry dates – expiry date extended to 2036.
16/05/2022	L6144/1990/10	Notice of amendment of licence reporting requirements – amend annual to biennial environmental reporting.
14/01/2026	L6144/1999/10	Licence holder-initiated amendment to replace mobile asphalt plant. Licence updated to new format as well as administrative changes.

Interpretation

In this licence:

(a) the words ‘including’, ‘includes’ and ‘include’ in conditions mean “including but not limited to”, and similar, as appropriate;

(a) 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;

(b) where tables are used in a condition, each row in a table constitutes a separate condition;

(c) 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;

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

(e) 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 – Shown in Schedule 1, Figure 2 and 3.
Asphalt plant infrastructure		
Mobile asphalt plant (once installed) situated on asphalt pavement hardstand including: i. Cold feeder bins, including conveyer ii. Dryer drum and feed conveyer iii. Burner. iv. Diesel tank on bunded concrete pad. v. Baghouse including stack (>12m above ground) vi. Fine filter vii. Recovered fines silo. viii. Reclaimed filler storage bin. ix. Imported filler silo x. Cold RAP feeding line into the mixer. xi. Mixing tower/ hot	a) Cold feed bins must be roofed. b) All extracted waste gases from the asphalt plant to be filtered through the bag house prior before release into the atmosphere. c) All conveyers transporting aggregate granular materials to the dryer drum are enclosed with windshields, or otherwise appropriately designed to minimise the generation of airborne dust. d) All wastewater generated from truck washdown must be directed to the WWTS. e) All trucks delivering aggregate and processed RAP must be kept covered until the point of unloading. f) Processed RAP may be accepted and stored on the premises. g) RAP must not be processed on the premises.	Shown as: Proposed Asphalt plant.

Site infrastructure and equipment	Operational requirement	Infrastructure location – Shown in Schedule 1, Figure 2 and 3.
elevator xii. Air compressor xiii. Control cabin and plant management system. xiv. 2x Electrically heated bitumen storage tanks on bunded concrete pad. xv. Bunded loading area with truck washdown.		
Asphalt pavement hardstand area.	a) The hardstand area must have impervious drainage infrastructure capable of capturing and directing all contaminated stormwater to the WWTS.	Shown as: Asphalt pavement (hardstand)
Storage infrastructure (once installed) situated on the hardstand area including: i. Covered container storage area. ii. 8x Raw material storage bins (one dedicated RAP storage).	a) All bulk aggregate material less than 7 mm in diameter, including sand and crusher dust (stockpiles) is stored in storage bins. b) All storage bins comprise of at least three sides and be of sufficient capacity to contain the stored materials. c) At no time the height of the stored materials in any bins exceed the height of the bin walls.	Shown as: Covered container storage area; and, Aggregate storage bunkers.
Wastewater treatment system (WWTS) of: i. Coalescing oil plate separator (primary treatment). ii. Ultra spin unit (secondary treatment). iii. 2x Storage basins (1x 45 m^3 and 1x 170 m^3),	a) All hydrocarbon contaminated wash water and stormwater must be discharged through the coalescing oil plate separator and ultra spin unit before being stored in the storage basins. b) Separated oil must be stored in impervious containers to be collected and removed offsite to a facility licenced to accept the waste. c) No discharge from the storage basins into the environment may occur. d) A freeboard of 300mm must be maintained in the storage basins. e) Solids must be removed from the storage basins to a facility waste facility licenced to accept the waste to ensure there's sufficient storage for treated stormwater.	Shown as: Exist. Basin.

Works

2. The licence holder must design and install the following infrastructure and equipment in accordance with the requirements and location specified in Table 2.

Table 2: Design and construction requirements

	Infrastructure	Design and construction / installation requirements	Infrastructure location, shown in Schedule 1, Figure 2 and 3.
1.	Ciber 9202 iNove2000 mobile asphalt plant consisting of: i. Cold feeder bins, including conveyor; ii. Dryer drum and feed conveyor; iii. Burner; iv. Baghouse filter, including stack (>12 m above ground level); v. Recovered fines silo; vi. Diesel tank on concrete bunded pad; vii. Additional reclaimed filler storage bin; viii. Imported filler silo; ix. Cold RAP feeding line into the mixer; x. Mixing tower, hot elevator; xi. Air compressor; xii. Control cabin and plant management system; and xiii. 2x Electrically heated bitumen storage tanks on bunded concrete pad.	a. The mobile asphalt plant must be constructed on the existing asphalt pavement hardstand. b. The baghouse filter must be designed and constructed such that air emissions are directed to the baghouse filter and emitted to the atmosphere via the stack.	Shown as: Proposed Asphalt plant.
2.	Raw material storage. Consists of: i. 8x bunded storage bins (bunkers) constructed of concrete walls and a steel framed roof. ii. Covered container storage area (12m x 12.2m x 6.5m).	a. Must be constructed on asphalt pavement hardstand with drainage infrastructure capable of directing contaminated stormwater to the storage basins. b. The storage bins (bunkers) must be constructed as per design drawings in Figure 4. c. The covered container storage area must be constructed as per the design drawings in Figure 5.	Shown as: Aggregate storage bunkers; and Covered containers storage area.
3.	Truck washdown bay.	a. Must be constructed on a concrete slab with bunding and drainage infrastructure capable of transporting wastewater to the WWTS, while	Shown as: Truck wash.

		excluding stormwater.	
4.	Asphalt pavement hardstand areas and drainage infrastructure	a. The asphalt pavement hardstand area must be impervious and cover the area shown in Figure 3. b. Drainage infrastructure on the hardstand must be constructed capable of containing and directing contaminated stormwater to the WWTS ensuring that there's no discharge to land.	Shown as: Demolished areas made good with asphalt pavement. Stage 2 asphalt pavement.
5.	Storage basin (170m^3)	a. The existing storage basin to be extended by 40m^3 of additional storage. b. The base of the storage basin must be constructed with a permeability of less than 1x 10-9m/s.	Shown as: Exist. Basin.

3. The approval of the works specified in condition 2, will expire within 3 years of the granting of this amendment.

4. Within 30 calendar days of the completion of the works specified in condition 2, Table 2, being constructed and/or installed:

(a) undertake an audit of the compliance with the requirements of condition 2; and

(b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.

5. The Environmental Compliance Report required by condition 4, 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 2, have been constructed in accordance with the relevant requirements specified in condition 2;

(b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 2;

(c) a construction cross section drawing of the storage basin in item 5 in condition 2; and

(d) be signed by a person authorised to represent the licence holder and contains the printed name and position of that person.

Emissions and discharges

Authorised air emissions limits

6. The licence holder must ensure that the emissions from the discharge point listed in Table 3 do not exceed the corresponding limits when monitored in accordance with condition 7.

Table 3: Air emission limits

Discharge point shown in Schedule 1, Figure 1.	Parameter	Limit

A1 – Baghouse exhaust stack	Exit velocity of exhaust gases	>12 m/s

Monitoring

7. The licence holder must monitor air emissions in accordance with Table 4.

Table 4: Air emission monitoring

Discharge point shown in Schedule 1, Figure 1.	Parameter	Units[1]	Frequency[2]	Sampling method
A1 – Bag house exhaust stack	Stack velocity	m/s	Annually[3]	USEPA Method 2
	TSP	mg/m^3 and g/s		USEPA Method 5
	PM			USEPA Method 5 or 17
	PM_{10}			
	Carbon monoxide			USEPA Method 10
	NO_x			USEPA Method 7E
	Sulphur dioxide			USEPA Method 6C
	Volatile organic compounds			USEPA Method 18

[1]All units are referenced to STP dry and 18% O_2.

[2]Monitoring must be undertaken to reflect normal operating conditions and any limits or conditions on inputs or production.

[3]Monitoring must be undertaken at least 10 months apart from one another.

8. The licence holder must record the results of all monitoring activity required by condition 7.

9. The licence holder must ensure that sampling required under condition 7 of this licence is undertaken at a sampling location in compliance with AS 4323.1.

10. The licence holder must ensure that all non-continuous sampling and analysis undertaken pursuant to condition 7 is undertaken by a holder of a current accreditation from the National Association of Testing Authorities (NATA) for the methods of sampling and analysis relevant to the corresponding relevant parameter.

Records and reporting

Records

11. 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.

12. 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) the works conducted in accordance with condition 2 of this licence;

(c) any maintenance of infrastructure that is performed in the course of complying with condition 1 of this licence;

(d) monitoring programmes undertaken in accordance with condition 7 of this licence; and

(e) complaints received under condition 11 of this licence.

13. The books specified under condition 12 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

14. 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 31 August each year.

15. The licence holder must:

(a) prepare an Environmental Report that provides information in accordance with Table 5 for the preceding two annual periods, and

(b) submit that Environmental Report to the CEO by 31 August 2026 and biennially thereafter.

Table 5: Environmental reporting requirements

Condition	Requirement
-	Summary of any failure or malfunction of any pollution control equipment and any environmental incidents that have occurred during the annual period and any action taken.
Table 3: Air emission	Emission monitoring results against licence limits expressed as a

Condition	Requirement
limits	table.
Table 4: Air emission monitoring	i) Emission monitoring results summarised in a table. ii) Provide all laboratory documents.
Condition 11	Summary of complaints.

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.
averaging period	Means the time over which a limit or target is measured or a monitoring result is obtained.
biennially	means every two years.
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 *Environmental Protection Act 1986* Locked Bag 10 Joondalup DC WA 6919 or: info@dwer.wa.gov.au
cold feed bins	means bins into which raw materials are placed immediately prior to being used to manufacture asphalt. They differ from ground bins by being physically attached to leading directly into the asphalt manufacturing plant.
contaminated stormwater	refers to stormwater runoff that has come in contact with materials, products, or wastes associated with asphalt production or site operations resulting in pollutants or hazardous substances that could pose a risk to human health, the environment or water. Including but not limited to, hydrocarbons, suspended solids and chemical residues.

Term	Definition
department; DWER	means the department established under section 35 of the *Public Sector Management Act 1994* (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	*Environmental Protection Act 1986* (WA)
EP Regulations	*Environmental Protection Regulations 1987* (WA)
ground bin	means a three sided concrete structure with a hardstand base, used to store granular raw materials.
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 the front of the licence as the person to whom this licence has been granted.
NATA	means the National Association of Testing Authorities.
NATA accredited	means in relation to the analysis of a sample that the laboratory is NATA accredited for the specified analysis at the time of the analysis.
monthly period	means a one-month period commencing from the first day of a month until the first day of the immediately following month.
pollution control equipment	refers to the infrastructure on the premises in which controls emissions and discharges this includes …
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.
Processed RAP	means RAP which has been crushed and/or screened to size for recycling into new asphalt production.
RAP	means Reclaimed Asphalt Pavement.
STP dry	means standard temperature and pressure (0°Celsius and 101.325 kilopascals respectively), dry.
USEPA	means United States (of America) Environmental Protection Agency.
USEPA Method	means the USEPA Method 2 *Determination of Stack Gas Velocity*

Term	Definition
2	*and Volumetric Flow Rate.*
USEPA Method 5	means the USEPA Method *5 Determination of Particulate Matter Emissions From Stationary Sources*.
USEPA Method 6C	means the USEPA Method 6C *Determination of Sulfur Dioxide Emissions from Stationary Sources.*
USEPA Method 7E	means the USEPA Method 7E *Determination of Nitrogen Oxides Emissions From Stationary Sources.*
USEPA Method 10	means the USEPA Method 10 *Determination of Carbon Monoxide Emissions From Stationary Sources.*
USEPA Method 17	means the USEPA Method 17 *Determination of Particulate Matter Emissions From Stationary Sources.*
USEPA Method 18	means the USEPA Method 18 *Measurement of Gaseous Organic Compound Emissions By Gas Chromatography.*
waste	has the same meaning given to that term under the EP Act.

END OF CONDITIONS

Schedule 1: Maps

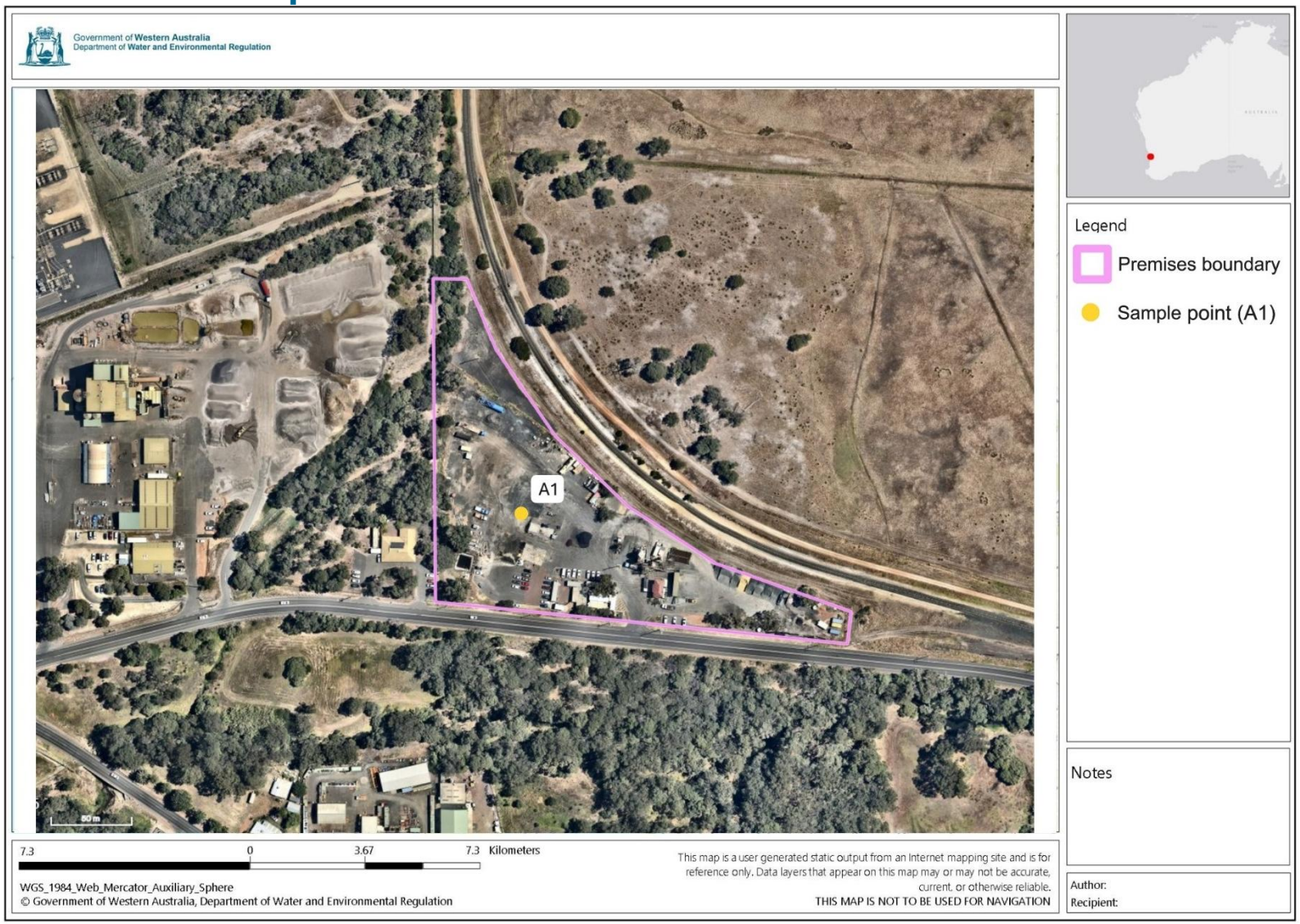

Figure 1: Map of the boundary of the prescribed premises.

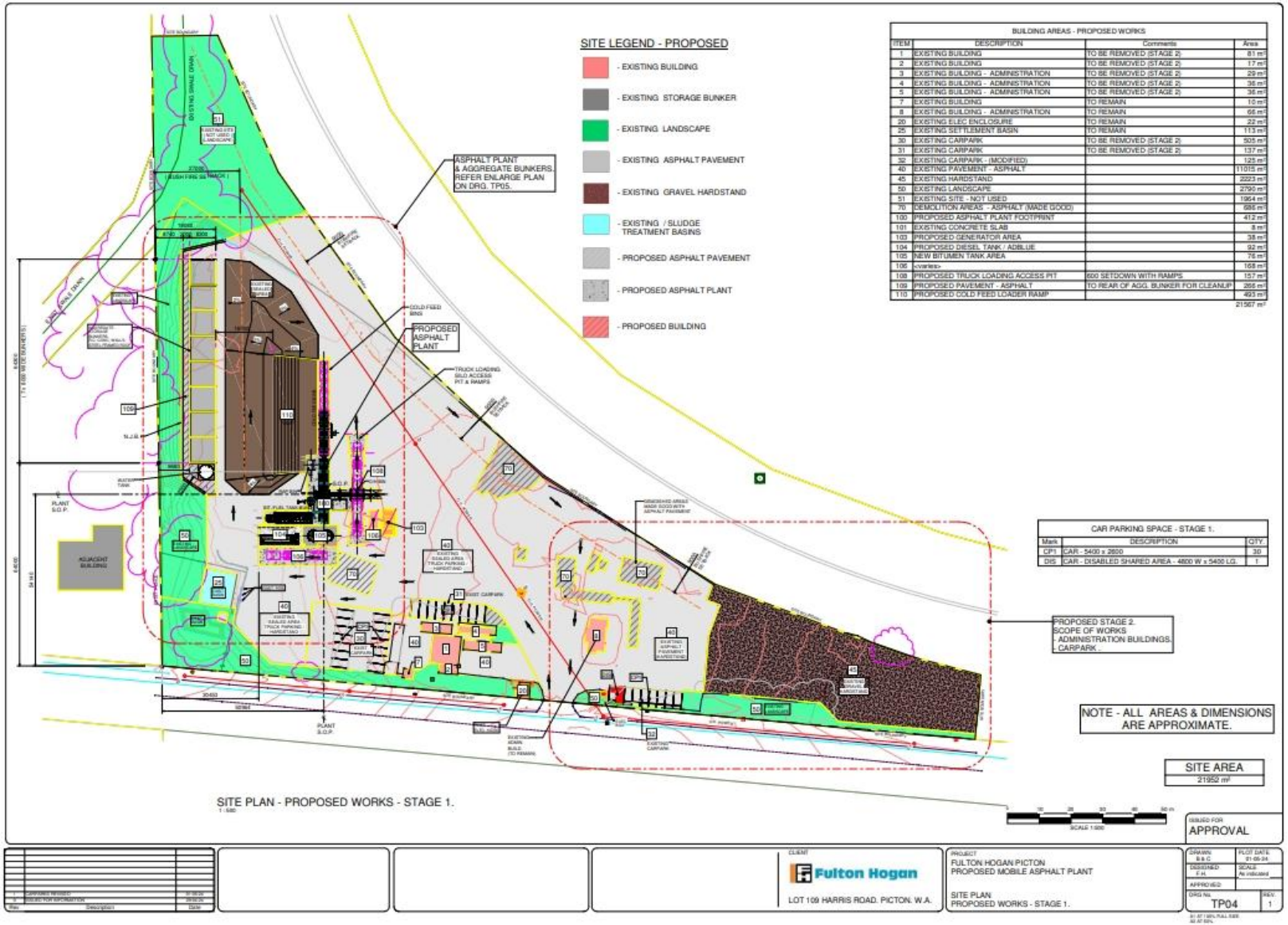

Figure 2: Map of stage 1 works for the proposed asphalt plant infrastructure.

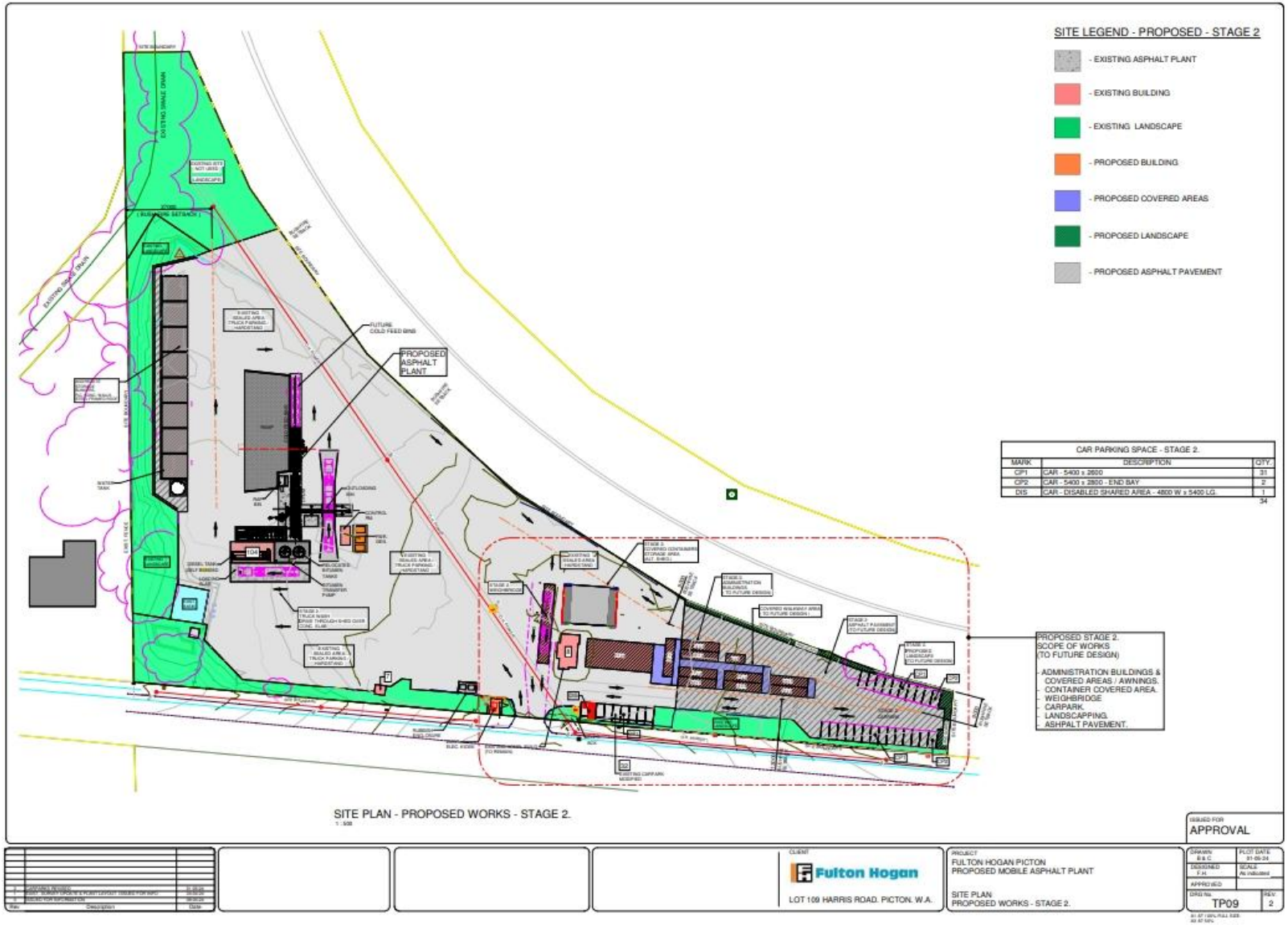

Figure 3: Map of stage 2 works for the proposed asphalt plant infrastructure.

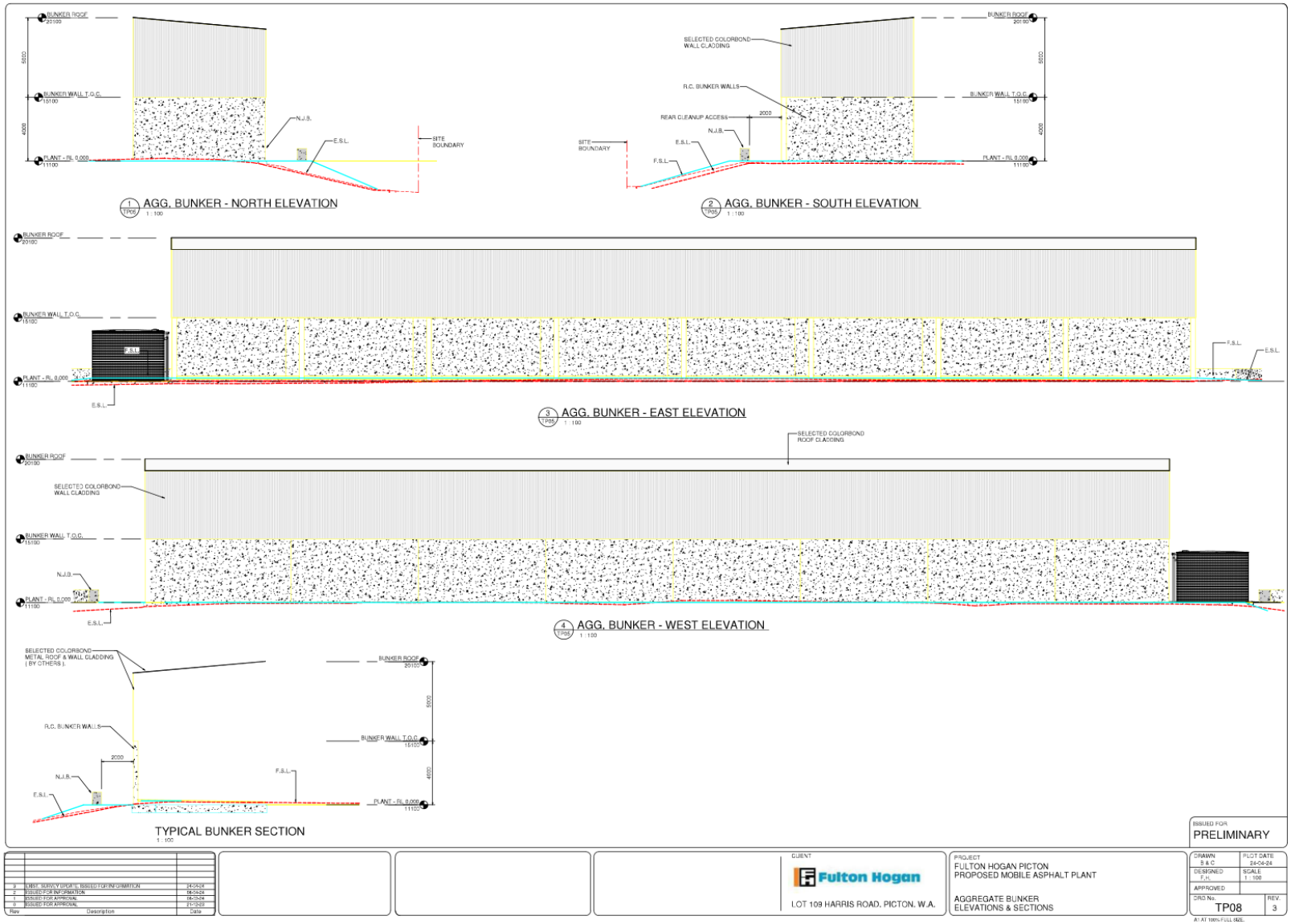

Figure 4: Design drawings of the storage bunkers.

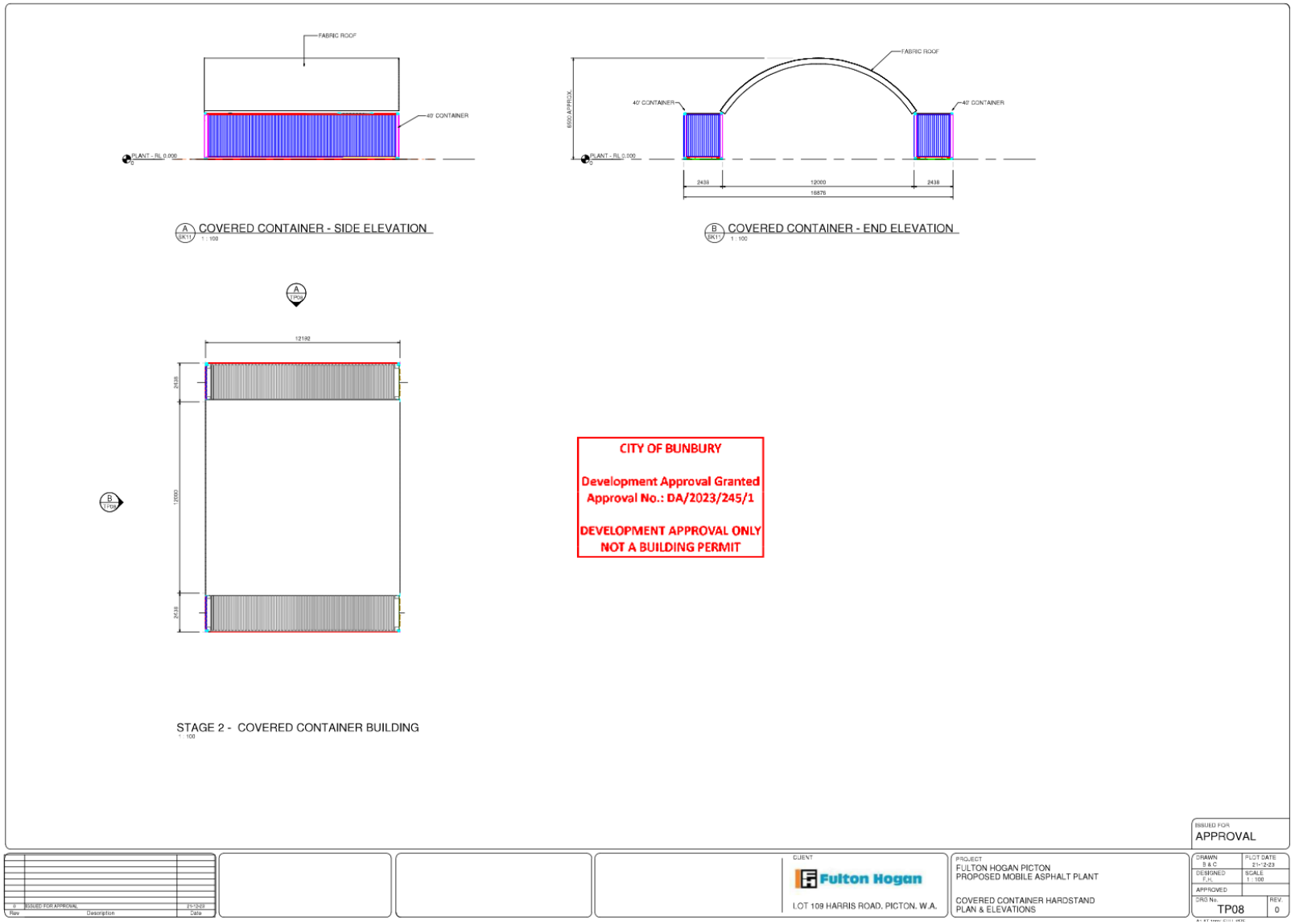

Figure 5: Design drawings for the covered container storage area.