



Application for Licence

Part V Division 3 of the *Environmental Protection Act 1986*

Licence Number	L8950/2016/3
Applicant	Clean Site Bins Pty Ltd
ACN	601 827 061
File number	APP -0030468
Premises	Clean Site Bins Flynn Drive Waste Sorting Facility 190 Flynn Drive NEERABUB WA 6031 Legal description Lot 5 on Diagram 91435 As defined by the coordinates in Schedule 1 of the licence
Date of report	28 November 2025
Decision	Licence granted

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1. Decision summary

The Delegated Officer has determined to renew Licence L8950/2016/3. The renewal is administrative in nature, therefore does not alter the risk profile of the Premises, providing that activities, emissions and receptors as stated in existing approvals remain unchanged.

In renewing the licence, the Delegated Officer has determined to:

- incorporate amendment notices;
- remove redundant conditions;
- correct clerical mistakes and unintentional errors; and
- transfer all existing regulatory controls to the new licence.

2. Scope of assessment

2.1 Regulatory framework

In completing the administrative review documented in this decision report, the Department of Water and Environmental Regulation (the department; DWER) has considered and given due regard to its regulatory framework and relevant policy documents which are available at <https://dwer.wa.gov.au/regulatory-documents>.

2.2 Application summary and overview of the premises

On 7 August 2025, the applicant (Clean Site Bins Pty Ltd) submitted an application for a licence renewal to the department under section 57 of the *Environmental Protection Act 1986* (EP Act).

The application seeks the renewal of a licence for activities involving the crushing of building material and the operation of a solid waste depot at the premises, located within the Neerabup Industrial Estate in the City of Wanneroo. The purpose of the application is solely to extend the expiry date of the existing licence. No changes are proposed to the currently licensed activities or infrastructure at the premises.

The current licence is due to expire on 2 December 2025, a date that aligns with the expiry of the previous planning approval. This renewal application includes evidence of occupier status, including a formal lease agreement valid until 31 December 2027. Additionally, a letter from the landlord has been provided, confirming that the lease may be extended until 3 December 2030.

Furthermore, the City of Wanneroo has granted an extension of time for the planning approval associated with the use of the site for Industry – General (Storage & Sorting Activity) (Amendment to DA2019/1556) & Removal of Vegetation, which now expires on 2 December 2030.

The site is licensed to receive, sort, and recycle mixed commercial and industrial (C&I) waste and inert construction and demolition (C&D) waste. Activities include:

- Receival and inspection of waste;
- Sorting into recyclable and residual components, including screening;
- Occasional crushing of bricks and rubble for road base;
- Asbestos inspection and sampling/testing of coarse materials and screened sand;
- Storage of waste and recyclable materials pending removal; and
- Off-site removal of recyclable products and waste residue.

The following material types are not acceptable on site:

- Asbestos;
- Clinical waste;
- Liquid waste;
- Hazardous and problematic waste;
- Contaminated soils;
- Putrescible waste from kerbside collections;
- Municipal waste; and
- Class III and IV waste.

The premises relates to the categories and assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in licence L8950/2016/3.

3. Consultation

Table 1 provides a summary of the consultation undertaken by the department.

Table 1: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 29 September 2025	None received	N/A
Local Government Authority (City of Wanneroo) advised of proposal on 16 October 2025	The City of Wanneroo has advised that it has no objections to the proposed renewal, subject to the following conditions: • The land use remains consistent with the approved use of the site; and • There are no external modifications to the existing building outside of those approved under Development Application DA2024/688.	N/A
Applicant was provided with draft documents on 27 October 2025	On 11 November 2025, the licence holder requested that the waiting period be waived and the licence issued as soon as possible.	Noted.

4. Conclusion

Based on the administrative review in this decision report, the delegated officer has determined that the application to renew licence L8950/2016/3 will be granted. The licence will be extended with a new expiry date of 2 December 2030, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

References

1. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.