



Licence number L2942/2025/1

Licence holder Neptune Site Services Pty Ltd

ACN 626 731 771

Registered business address AYLMORE & ASSOCIATES
7 Southport Street
WEST LEEDERVILLE WA 6007

DWER file number INS-0002942

Duration 18/06/2025 to 17/06/2045

Date of issue 18/06/2025

Premises details Neptune Site Services
1 Yagan Street
PINJARRA WA 6208
Legal description -
Lot 1 on Plan 416141

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 Waste Avoidance and Resource Recovery Act 2007 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 licence is granted to the licence holder, subject to the attached conditions, on 18 June 2025, by:

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

Licence history

Date	Reference number	Summary of changes
31/08/2022	W6710/2022/1	Works approval granted
18/06/2025	L2942/2025/1	APP-0027961: 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
Waste management shed	<p>Steel cladding walls and additional fire-resistant cladding must be maintained in good working condition at all times.</p> <p>The reticulated dust suppression system must be maintained in good working condition, including the steel roller doors and fine mist sprayers installed at each entry and exit point of the shed.</p> <p>Ensure all hardstand surfaces can support the load of the material and machinery to be used on the surface, without compromising integrity.</p> <p>Hardstand surfaces must be maintained to be free of cracks and defects.</p>	Schedule 1; Figure 1
External hardstand area	<p>Ensure all hardstand surfaces can support the load of the material and machinery to be used on the surface, without compromising integrity.</p> <p>Hardstand surfaces must be maintained to be free of cracks and defects.</p>	N/A
Stormwater Infrastructure	<p>All soak wells to be kept free of waste at all times.</p> <p>Concrete sumps must be maintained to be free of leaks and defects</p>	N/A
All on-site fire management and prevention equipment	<p>All on-site fire management and prevention equipment including, but not limited to fire hydrants and hose reels, fire extinguisher and fire blanket, and sprinklers over tipping floor to be stored so access is not impeded by infrastructure or equipment used in site operations.</p> <p>All on-site fire management and prevention equipment must be maintained and in good working order at all times.</p>	N/A

Waste acceptance

2. The licence holder must only accept onto the premises waste of a waste type, which does not exceed the corresponding rate at which waste is received, and which meets the corresponding acceptance specification 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	<p>a) 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.</p> <p>b) Must not include waste sourced from refurbishment and demolition sites.</p> <p>c) Must not include waste that contains, or is suspected to contain, visible asbestos or ACM.</p> <p>d) All unloading of accepted waste must occur within the waste management shed.</p>

3. The licence holder must maintain a clearly visible sign saying 'no asbestos' at the entry to the premises.
4. The licence holder must advise all source material providers that asbestos or ACM is not accepted at the premises.
5. 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 temporarily in a quarantined storage area or container and removed to an appropriately authorised facility within seven (7) days of receipt.
6. The licence holder must ensure that no more than 10 m³ of non-conforming waste (excluding asbestos or ACM) shall be stored in accordance with condition 5.
7. The licence holder must ensure that any waste that does not conform to the waste acceptance criteria in condition 2 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.

Waste processing

8. 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 limits and/or specifications
Building waste	Waste sorting and storage	<p>(a) All sorting and storage of waste must occur within the waste management shed.</p> <p>(b) All waste loads that could result in emissions of dust must be treated with the reticulated dust suppression system:</p> <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. <p>(c) No waste is to be stored at the premises outside of the waste management shed.</p>

Emissions and discharges

9. 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.
10. The licence holder must:
- (a) maintain suitable fencing to prevent windblown waste from escaping the premises; and
 - (b) ensure that any windblown waste is collected on at least a weekly basis and returned to the waste management shed or otherwise appropriately contained.

Monitoring

- 11.** 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 2.	Tonnes	Each load accepted at the Premises
Waste type outputs: Building wastes	All waste types, defined by the waste type in Condition 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	

Fire prevention and management

- 12.** The licence holder must maintain, implement and update as required 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

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.

Department of Water and Environmental Regulation

- 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) monitoring programmes undertaken in accordance with condition 11 of this licence; and
 - (d) complaints received under condition 13 of this licence.
- 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 30 September each year.

Definitions

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

Table 5: 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.
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)
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.
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.

Term	Definition
prescribed premises	has the same meaning given to that term under the EP Act.
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).
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).

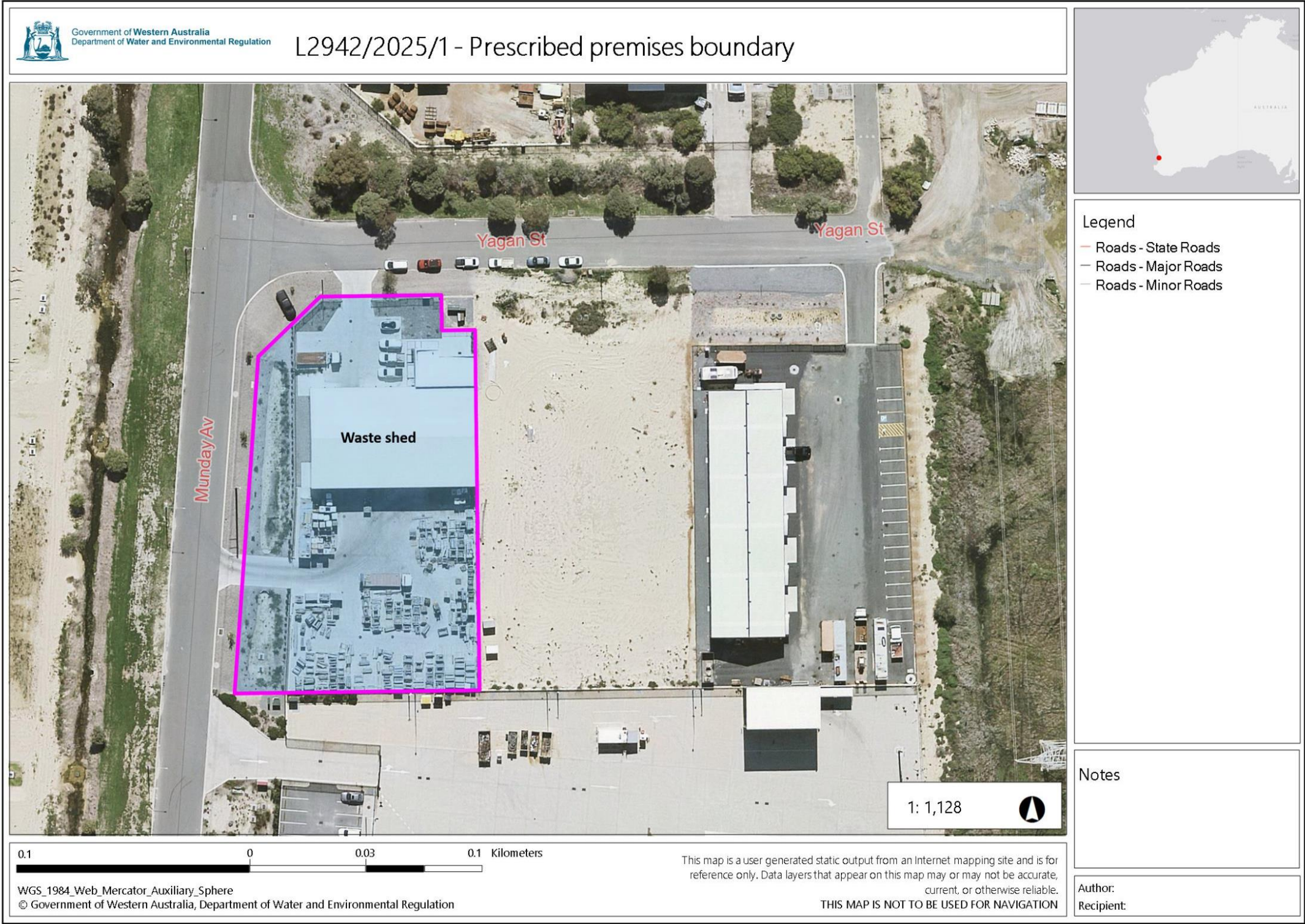


Figure 1: Map of the boundary of the prescribed premises

L2942/2025/1