



Licence number	L2938/2025/1
Licence holder	BGC (Australia) Pty Ltd
ACN (if applicable)	ACN 005 736 005
Registered business address	Level 8, 67 Walters Drive OSBORNE PARK WA 6017
DWER file number	INS-0002938 (and APP-0028552)
Duration	03/07/2025 to 02/07/2035
Date of issue	03/07/2025
Premises details	Midland Brick Blokstone Caversham 29 Harper Street CAVERSHAM WA 6055 Legal description - Part of Lot 2984 on Deposited Plan 202244 Certificate of Title Volume 1099 Folio 219 and Part of Lot 2985 on Deposited Plan 202244 Certificate of Title Volume 2022, Folio 32 As defined by the Premises Map in Schedule 1 and coordinates in Schedule 2

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed design capacity
Category 77: Concrete batching or cement products manufacturing: premises on which cement products or concrete are manufactured for use at places or premises other than those premises.	360 000 tonnes per annum
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.	110 000 tonnes or per annum

This licence is granted to the licence holder, subject to the attached conditions, on 3 July 2025, by:

Amine Fisher

MANAGER, PROCESS INDUSTRIES

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

[L2938/2025/1](#) (Date of licence issue: 3 July 2025)

Licence history

Date	Reference number	Summary of changes
03/07/2025	L2938/2025/1	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

- 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.	Noise barriers	(a) A noise barrier comprised of clay tiles must be maintained at a minimum height of 2 m along the northern premises boundary. (b) Noise barriers spanning the north, east and south edges of the hardstand, excluding vehicle accessways as depicted, must be in place and maintained at a minimum height of 1.8 m whenever the concrete batching plant, mobile block laying machine or loader are operating.	(a) Boundary Clay Tile Noise Barrier and (b) Noise Barriers in Schedule 1 Figure 2
2.	Generator/s	(a) Generators must have an exhaust muffler and an acoustic enclosure in place at all times when operating.	Within the prescribed premises boundary in Schedule 1 Figure 1
3.	Raw material stockpiles	(a) Stockpiles must: <ol style="list-style-type: none"> be covered, kept damp, or otherwise treated, to prevent dust lift off; not exceed 3 m in height above ground level; and not exceed an aggregate volume of 300 m³. (b) All water runoff from stockpiles and the surrounding hardstand must drain into the slurry pit.	Adjacent to the area depicted as Interim Mixer in Schedule 1 Figure 2
4.	Raw material silos	(a) All cement and lime kept on the premises must be stored in a silo. (b) The silo air cleaning system must be operated whenever loading or unloading from the silos occurs. (c) Inspection of the air cleaning system must occur at least weekly and any blocked or damaged filters, or filters with excessive build of dust which are identified, must be cleaned, repaired or replaced as soon as practicable.	Within the area depicted as Interim Mixer in Schedule 1 Figure 2

	Site infrastructure and equipment	Operational requirement	Infrastructure location
		(d) All water runoff from the hardstand beneath the silos must drain into the slurry pit.	
5.	Mobile concrete batching plant comprising: <ul style="list-style-type: none"> • Hopper • Bins • Augers (from silos) • Discharge conveyor • Mixer • Loading ramps 	(a) All water runoff from the plant area must drain to a slurry pit. (b) All spills of hazardous materials (liquid or solid) such as fuel, oil, or other hydrocarbons, as well as spills of sediment or concrete slurry, whether inside or outside an engineered containment system must be immediately recovered, removed and dispose of. (c) All hoppers, conveyors, transfer points and augers must be maintained and operated with wind shields, water sprays or a dust extraction system so that visible dust does not escape.	Interim Mixer in Schedule 1 Figure 2
6.	Slurry pit	(a) The slurry pit must be maintained with a freeboard of at least 30 cm. (b) Settled material in the slurry pit must not be allowed to dry out except to allow the settled material to be removed.	Settling Pond in Schedule 1 Figure 2
7.	Mobile block-laying machine	(a) The block-laying machine must be maintained in accordance with the manufacturer's specifications and schedule. (b) Acoustic panels and an exhaust muffler must be in use on the block-laying machine at all times when in operation. (c) Water cannons must be utilised as required to wet down the hardstand and block laying area to prevent visible dust lift off. (d) All spills of hazardous materials (liquid or solid) such as fuel, oil, or other hydrocarbons, as well as spills of sediment or concrete slurry, whether inside or outside an engineered containment system must be immediately recovered, removed and dispose of.	Canon in Schedule 1 Figure 2 and Hardstand in Schedule 1 Figure 2
8.	Sweeper truck	(a) Must be operated daily to remove accumulated dust and sediment from the hardstand pad, concrete batching plant, raw material stockpiles and the ring road (b) Must be fitted with a non-tonal reversing alarm and an exhaust muffler.	Within the prescribed premises boundary in Schedule 1 Figure 1
9.	Water cart	(a) Must be filled and available each day prior to commencing operation of the block-layer, loader or concrete batching plant. (b) Must be fitted with a non-tonal reversing alarm and an exhaust muffler.	Within the prescribed premises boundary in Schedule 1 Figure 1

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2. The licence holder shall only operate the concrete batching plant, loader, and mobile block laying machine between the hours of 0700 to 1900 Monday to Saturday.
3. The licence holder must minimise dust generation at the premises by:
 - (a) Ensuring all vehicles delivering bulk raw materials to the premises have covered loads.
 - (b) Conducting a visual inspection for dust prior to any vehicle leaving the premises to ensure it is free of dust.
 - (c) Wetting down exposed roads, stockpiles and operational areas with a water truck when required to mitigate dust lift-off.
 - (d) Limiting all vehicle traffic within the premises to speeds of less than 15 km/hr.
 - (e) Ceasing dust-generating activities during strong wind conditions.
4. All mobile equipment and vehicles must be fitted with non-tonal reversing alarms.
5. Mobile equipment and vehicles must not be washed on the premises.

Waste acceptance

6. The licence holder must only accept waste on to the Premises if:
 - (a) it is of a type listed in Table 2; and
 - (b) the quantity accepted is below any quantity limit listed in Table 2; and
 - (c) it meets any specification listed in Table 2.

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

Waste Type	Rate at which waste is received	Acceptance specification
Inert Waste Type 1	No more than 110,000 tonnes per annual period	Must only accept crushed limestone, crushed concrete and spent lime wastes. Must not accept any waste containing or suspected to contain visible asbestos or ACM onto the premises.

7. The licence holder must ensure that where waste does not meet the waste acceptance criteria set out in Table 2 it is removed from the premises by the delivery vehicle or, where that is not possible, it is kept within a clearly identified, labelled, segregated and enclosed container prior to being removed off site to an authorised facility within 24 hours.

Monitoring

Noise monitoring

8. Within 30 calendar days of the commencement date of this licence, the licence holder must retain the services of a person qualified and experienced in the area of environmental noise assessment and, who by their qualifications and experience, is eligible to hold membership of the Australian Acoustical Society or the Australian Association of Acoustical Consultants to:

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- (a) investigate and verify the nature and extent of noise emissions from the premises;
 - (b) assess in accordance with the methodology required in the Environmental Protection (Noise) Regulations 1997, the compliance of the noise emissions from the premises activities, against the relevant assigned levels specified in those Regulations; and
 - (c) compile and submit to the licence holder within 60 calendar days of the commencement of this licence a report in accordance with condition 9.
- 9. A report prepared pursuant to condition 8 (c) is to include:
 - (a) a description of the methods used for monitoring and/or modelling of noise emissions from the premises;
 - (b) details and the results of the verification study undertaken pursuant to condition 8(a);
 - (c) details and results of the assessment of the noise emissions from the premises, against the relevant assigned levels in the Environmental Protection (Noise) Regulations 1997 undertaken pursuant to condition 8(b).
- 10. The licence holder must submit to the CEO the report prepared pursuant to condition 8(c) within 14 calendar days of receiving it.
- 11. Where an assessment pursuant to condition 8(b) indicates that noise emissions do not comply with the relevant assigned levels in the Environmental Protection (Noise) Regulations 1997, the licence holder must:
 - (a) within 30 calendar days of receiving an assessment report pursuant to condition 8(c) prepare a plan to ensure the undertaking of the premises activities will no longer lead to any contravention of the Environmental Protection (Noise) Regulations 1997; and
 - (b) provide to the CEO a copy of the plan prepared pursuant to condition 11 (a) within 14 calendar days of its preparation.

Records and reporting

Records

- 12. 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.
- 13. 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;

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- (b) any maintenance of infrastructure that is performed in the course of complying with condition 1 of this licence; and
 - (c) complaints received under condition 12 of this licence.
- 14.** The books specified under condition 13 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

- 15.** 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 August each year.

Definitions

In this licence, the terms in Table 3 have the meanings defined.

Table 3: Definitions

Term	Definition
ACN	Australian Company Number
ACM	means asbestos containing material and has the meaning defined in the Guidelines for Assessment, Remediation and Management of Asbestos Contaminated Sites, Western Australia, (DOH, 2021).
asbestos	means the asbestiform variety of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals and includes actinolite, amosite, anthophyllite, chrysolite, crocidolite, tremolite and any mixture containing 2 or more of those.
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 that same year.
books	has the same meaning given to that term under the EP Act.
bulk	means an undivided quantity of loose material
cement	Has the same meaning given to that term under the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998.
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)

Term	Definition
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i>
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.
noise barrier	means a physical structure designed to reduce or block sound transmission. May be constructed from concrete, wood, metal, earth, acrylic panels, limestone, brick or specially designed acoustic materials.
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 X 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 red in the map below (Figure 1)



Figure 1: Map of prescribed premises boundary

The layout of the prescribed premises infrastructure is depicted in Figure 2

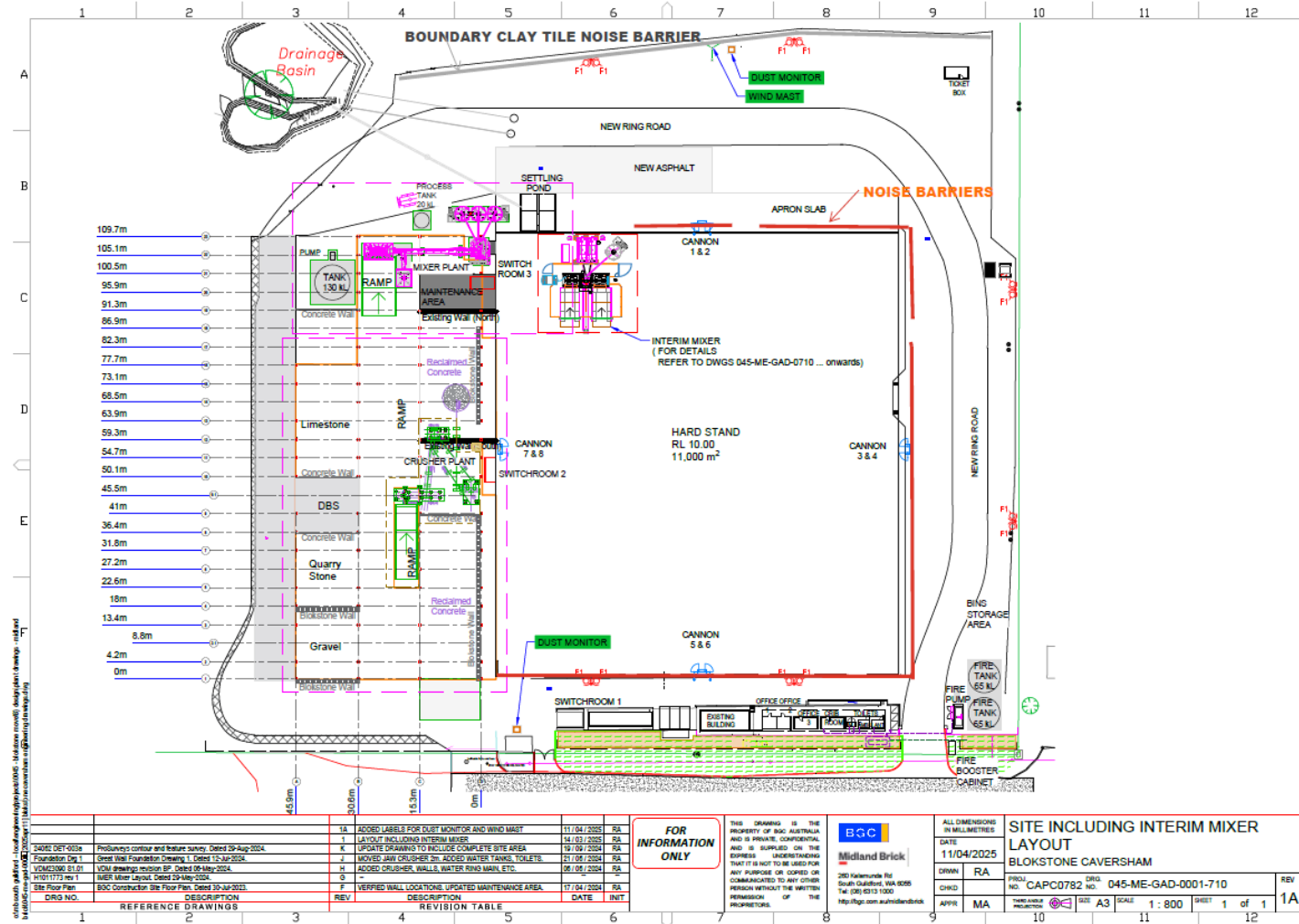


Figure 2: Infrastructure layout of the prescribed premises

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IR-T06 Licence template (v10.0) (May 2024)

Schedule 2: Premises boundary

The corners of the premises boundary are the coordinates listed in Table 4.

Table 4: Premises boundary coordinates (GDA2020, Zone 50)

	Easting	Northing
1.	402529.552	6472068.937
2.	402528.529	6472237.975
3.	402533.760	6472238.814
4.	402619.723	6472249.709
5.	402672.435	6472248.317
6.	402672.684	6472197.967
7.	402678.816	6472192.988
8.	402679.216	6472093.667
9.	402677.715	6472093.661
10.	402677.114	6472084.642
11.	402680.430	6472069.848
12.	402529.552	6472068.937
13.	402482.832	6472068.656
14.	402477.782	6472073.898
15.	402475.810	6472079.606
16.	402476.031	6472085.043
17.	402485.845	6472104.508
18.	402484.954	6472188.104
19.	402506.464	6472209.017
20.	402522.770	6472225.732
21.	402524.731	6472229.570
22.	402525.308	6472237.458
23.	402528.529	6472237.975
24.	402529.552	6472068.937
25.	402482.832	6472068.656