



Licence number	L8950/2016/3
Licence holder	Clean Site Bins Pty Ltd
ACN	601 827 061
Registered business address	Unit 16, 24-28 Belmont Avenue, RIVERVALE WA 6103
DWER file number	DER2015/002841-1 & INS-0001945
Duration	03/12/2025 to 30/12/2030
Date of issue	28/11/2025
Premises details	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 2

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 13: Crushing of building material: premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned.	50,000 tonnes per year
Category 62: Solid waste depot: premises on which waste is stored, or sorted, pending final disposal or re-use.	100,000 tonnes per year

This licence is granted to the licence holder, subject to the attached conditions, on 28 November 2025, by:

Adam Green
A/MANAGER, WASTE INDUSTRIES
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

Licence history

Instrument	Issued	Summary of changes
L8950/2016/1	1/04/2016	New application
L8950/2016/1	20/03/2020	Amendment to extend licence duration
L8950/2016/2	25/03/2021	Licence renewal for 5 years
L8950/2016/2	16/05/2022	Notice of Amendment of Licence Reporting Requirements to reduce the frequency of environmental reporting from annual to biennial, commencing 28 April 2023 and biennially thereafter.
L8950/2016/3	28/11/2025	Licence renewal for 5 years (APP-0030468)

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:

Premises operation

1. The licence holder must only accept waste on to the Premises if:
 - (a) it is of a type listed in Table 1;
 - (b) the quantity accepted is below any quantity limit listed in Table 1;
 - (c) it meets any specification listed in Table 1.

Table 1: Waste acceptance

Waste	Quantity Limit	Specification
Clean fill	N/A	None
Inert Waste Type 1	Combined total of 100,000 tonnes per annual period	- Residential, construction and demolition, commercial and industrial waste only. - Waste containing visible asbestos or ACM shall not be accepted.
Putrescible Waste		- Green waste, timber, pallets and cardboard only. - Excludes putrescible waste from municipal collections.

2. The licence holder must ensure that where waste does not meet the waste acceptance criteria set out in condition 1 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.
3. The licence holder must ensure that any waste that does not conform to the waste acceptance criteria in Table 1 due to asbestos content, is covered 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.
4. The licence holder must advise all source material providers that asbestos or potentially asbestos contaminated material is not accepted at the Premises.
5. The licence holder must include a 'no asbestos' clause in all contracts with material sources.
6. The licence holder must maintain a clearly visible signature specifying 'No Asbestos' at the entry to the Premises.

7. The licence holder must only accept waste onto the Premises for storage, sorting or crushing that is Inert Waste Type 1 with a signed declaration from the supplier of the source material with each delivery that;
 - (a) specifies 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; and
 - (v) date of delivery.
 - (b) sets out the quantity being delivered; and
 - (c) declares that the load does not contain any asbestos or ACM.
8. The licence holder must visually inspect all loads of material when they arrive at the Premises prior to unloading and during unloading to ensure that the material does not contain visible asbestos or ACM (classified load).
9. Where the inspection undertaken in accordance with Condition 8 confirms that the material does contain asbestos or ACM, the licence holder must:
 - (a) reject the waste material for acceptance;
 - (b) maintain accurate records of all rejected loads on the Premises and the documentation must be made available to DWER officers upon request; and
 - (c) record the details of the material source, material carrier, registration number of the vehicle and date of rejection.
10. The licence holder must maintain classified loads in a damp state using appropriate dust suppression measures.
11. The licence holder must ensure that suspected classified loads are isolated, kept damp and appropriately contained, and the Licensee must comply with the Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)] and the Health (Asbestos) Regulations 1992.
12. The licence holder must ensure that suspected classified loads are classified as “high risk” and continue to be managed in accordance with the high risk procedure as outlined in the DWER Asbestos Guidelines.
13. The licence holder must, as a minimum maintain records of all accepted load inspections and of any accepted loads which have been determined as classified loads or as “high risk” loads.
14. The licence holder must continue to visually inspect material received on the Premises at all stages of the storage, sorting and crushing process. Suspect asbestos identified at any stage of the process must be handled in accordance with Condition 11 of this Licence.

- 15.** The licence holder must maintain materials on the Premises in the following manner:
- separate stockpile areas for unprocessed material and processed material tested for ACM;
 - unprocessed material and processed material areas must be kept clearly separated at a minimum 3m distance;
 - processed material tested for ACM and processed material awaiting testing for ACM must be clearly separated by a minimum 3m distance OR clearly delineated and separated with impermeable barriers; and
 - clearly visible and legible signage must be erected on individual stockpiles to clearly identify and delineate tested processed material, untested processed material and unprocessed material.
- 16.** The licence holder must ensure that wastes accepted onto the Premises are only subjected to the processes set out in Table 2 and in accordance with any process limits described in that Table.

Table 2: Waste processing

Waste type	Process	Process limits
Clean fill	Acceptance and storage prior to use in land remediation	- Stockpiles must not exceed 7m in height from the base of the stockpile. - All loads to be wet down prior to unloading.
Inert Waste Type 1	Acceptance and storage prior to crushing and screening and removal offsite	- Stockpiles must not exceed 7m in height from the base of the stockpile. - All loads to be wet down prior to unloading. - No more than 50,000 tonnes per year may be crushed and screened.
Putrescible Waste	Acceptance and storage prior to removal offsite	- No waste material to be landfilled (buried) on site. - Green waste shall be stored in dedicated storage areas. Stockpile dimensions shall be maintained to a height of no greater than 3 metres and to a width no greater than 5 metres. A minimum 3 metre separation distance between the base of the storage areas shall be maintained. - Green waste shall not be processed or shredded on the premises. - A 5 metre firebreak must be maintained around the greenwaste storage area at all times. - Green waste shall be removed within 7 days of being received on-site.

17. The licence holder must ensure that the asbestos content of any recycled output originating from construction and demolition waste does not exceed the contamination limits specified in Table 3.

Table 3: Recycled output contamination limits

Output	Parameter	Limit
Recycled drainage rock	Asbestos (in any form)	0.001% w/w
Recycled sand		
Recycled road base		

18. The licence holder must ensure that recycling outputs originating from construction and demolition waste are sampled and tested in accordance with **Table 4**.

Table 4: Recycled output sampling and testing

Output	Parameter	Limit	Method
Recycled drainage rock	Asbestos (in any form)	0.001% w/w	In accordance with the DWER Asbestos Guidelines.
Recycled sand			
Recycled road base			

19. The licence holder must take all reasonable and practical measures to ensure that no windblown waste escapes from the Premises and that windblown waste is collected on at least a weekly basis and appropriately contained.
20. The licence holder must ensure no waste is burnt on the premises.
21. The licence holder must implement control measures to prevent infestations of pests, flies and vermin at the Premises.
22. The licence holder must ensure that the infrastructure or equipment specified in Table 5 is installed and operated in accordance with the specifications in that Table.

Table 5: Infrastructure/equipment requirements

Item	Specification
Free-standing sprinkler system	Installed along boundary fence and within lease area with sufficient coverage over stockpiles and active operational areas including receival, sorting and storage areas.
Dual spray jets on the intake, discharge and at the head of the forward conveyor on screening and crushing equipment	Ability to achieve average discharge rate of 30 L/min at 200 kilopascals. To be operating when the plant is operational.
Water tanker	Available to suppress dust in trafficable areas

23. The licence holder must restrict all vehicle movements at the premises to less than 20km/hour.

Monitoring

- 24.** The licence holder must undertake the monitoring in Table 6 according to the specifications in that Table.

Table 6: Monitoring of inputs and outputs

Input/Output	Parameter	Units	Averaging period	Frequency
Waste inputs	Clean fill Inert Waste Type 1 Putrescible Waste (green waste)	m ³	N/A	Each load arriving at premises
Waste outputs	Waste type as defined in the Landfill Definitions	m ³		Each load leaving or rejected from the Premises

Records and reporting

Records

- 25.** 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, including but not limited to:
 - (i) alleged source of the incident;
 - (ii) general description of the alleged incident, including any environmental or health impacts reported by the complainant; and
 - (iii) wind direction, wind speed and temperature at time of alleged incident
 - (d) the complete details and dates of any action taken by the licence holder to investigate or respond to any complaint including the outcome of any investigation(s) and action(s) to verify any impacts.
- 26.** 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 22 of this licence;
 - (c) monitoring programmes undertaken in accordance with conditions 0, 18 and 24 of this licence; and
 - (d) complaints received under condition 25 of this licence

- 27.** The books specified under condition 26 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

- 28.** 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 28 April each year.
- 29.** The licence holder must:
- (a) prepare an Environmental Report that provides information in accordance with Table 7 for the preceding two annual periods, and
 - (b) submit that Environmental Report to the CEO by 28 April 2023 and biennially thereafter.

Table 7: Biennial Environmental Report

Condition or table (if relevant)	Parameter	Format or form
-	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	None specified
Condition 18 Table 4	Recycled output sampling and testing	None specified
Condition 24 Table 6	Monitoring of inputs and outputs	None specified
Condition 25	Complaints summary	None specified
Condition 28	Compliance	Annual Audit Compliance Report (AACR)

30. The licence holder must ensure that the parameters listed in Table 8 are notified to the CEO in accordance with the notification requirements of the Table.

Table 8: Notification requirements

Condition or table (if relevant)	Parameter	Notification requirement ¹	Format or form ¹
-	Breach of any limit specified in the Licence	Part A: As soon as practicable but no later than 5pm of the next usual working day. Part B: As soon as practicable	N1

Note 1: Notification requirements in the Licence shall not negate the requirement to comply with s72 of the Act

Definitions

In this licence, the terms in Table 9 have the meanings defined.

Table 9: Definitions

Term	Definition
Acceptance Criteria	has the meaning defined in Landfill Definitions
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 April until 31 March of the immediately following year.
Asbestos	means the asbestiform variety of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals and includes actinolite, amosite, anthophyllite, chrysotile, crocidolite, tremolite and any mixture containing 2 or more of those
ACM	means Asbestos Containing Material
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 <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 or: info@dwer.wa.gov.au
Classified load	means any load that has been identified as containing asbestos or ACM
Construction and demolition waste	has the meaning defined in Landfill Definitions
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.
DWER Asbestos Guidelines	means the document titled "Guidelines for managing asbestos at construction and demolition waste recycling facilities", published by the Department of Water Environment and Conservation, as amended from time to time
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.

Term	Definition
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i>
Inert Waste Type 1	has the meaning defined in Landfill Definitions
Inert Waste Type 2	has the meaning defined in Landfill Definitions
Landfill Definitions	means the document titled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer of the Department of Environment as amended from time to time
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.
prescribed premises	has the same meaning given to that term under the EP Act.
Quarantined storage area or container	means a designated storage area or container that is: - clearly labelled; - separated and isolated from other waste storage and processing areas; and - designated to contain all non-conforming waste and prevent and mitigate the release to the environment of emissions that may arise from the waste; and where that waste contains asbestos or ACM, meets the requirements under Part 3, Division 6 of the <i>Environmental Protection (Controlled Waste) Regulations 2004</i>.
Usual working day	means 0800 – 1700 hours, Monday to Friday excluding public holidays in Western Australia
waste	has the same meaning given to that term under the EP Act.

END OF CONDITIONS

Schedule 2: Premises boundary

The premises boundary is defined by the coordinates in Table 10

Table 10: Premises boundary coordinates (GDA2020)

Easting	Northing	Zone
386170.68483	6494123.47181	50
386300.32937	6494126.66971	50
386303.12644	6494011.06229	50
386173.73760	6494007.86720	50

Schedule 3: Forms

Licence: L8950/2016/3
Form: N1

Licence Holder:
Date of breach:

Notification of detection of the breach of a limit.

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

Part A

Licence number	
Name of operator	
Location of premises	
Time and date of the detection	

Notification requirements for the breach of a limit	
Emission point reference/source	
Parameter(s)	
Limit	
Measured value	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Part B

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident.	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission.	
The dates of any previous N1 notifications for the Premises in the preceding 24 months.	

Name	
Post	
Signature on behalf of licence holder	
Date	