



Licence number L9136/2028/1
Licence holder Norwest Sand & Gravel Pty Ltd
ACN 090 664 378

Registered business address Cornerstone Partners
312 Churchill Avenue
SUBIACO WA 6008

DWER file number DER2018/000852-1

Duration 11/06/2020 to 10/06/2040
Date of issue 11/06/2020
Date of amendment 21/02/2025

Premises details The Farm
Sturt Pea Road
Legal description -
Lot 178 on Deposited Plan 186560

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations</i> 1987)	Assessed production / design capacity
Category 12: Screening etc. of material	50,000 tonnes per annual period
Category 13: Crushing of building material	50,000 tonnes per annual period
Category 62: Solid waste depot	20 000 tonnes per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 21 February 2025, by:

Grace Heydon

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

Licence history

Date	Reference number	Summary of changes
11/06/2020	L9136/2018/1	Licence Granted
21/02/2025	L9136/2018/1	Increase Category 12 and 13 Production and Design Capacity from 20,000 to 50,000 tonnes per annual period.

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
Finlay Mobile Jaw Crusher	<ul style="list-style-type: none"> Maintain the pipes and spray bars of the main conveyor; Maintain the pump, or maintain the connection to mains water supply, to provide water to the main conveyor; Maintain the additional dust cover on the discharge conveyor; and Maintain and operate in accordance with the Manufacturer's servicing instructions. 	Schedule 1 Premises Map and Figure 2 Crusher Location
Finlay Mobile Cone Crusher	<ul style="list-style-type: none"> Maintain the pipes and spray bars of the main conveyor; Maintain the pump, or maintain the connection to mains water supply, to provide water to the main conveyor; Maintain the additional dust cover on the discharge conveyor; and Maintain and operate in accordance with the Manufacturer's servicing instructions. 	Schedule 1 Premises Map and Figure 2 Crusher Location.
Screening plant	Maintain and operate in accordance with the Manufacturer's servicing instructions.	Schedule 1 Premises Map
Reclaimer		
Tracked stacker		
Radial stacker		
Cat 966 front end loader or similar		
Cat 330 excavator or similar		
40 tonne articulated dump truck		
Water cart		
Dust management	Maintain and operate a sprinkler system on	Schedule 1

Site infrastructure and equipment	Operational requirement	Infrastructure location
	each stockpile.	Premises Map
Stormwater drainage infrastructure	<ul style="list-style-type: none"> Maintain contouring of the Premises so that the ground slopes towards the swales and/or the stormwater drainage basin; and Maintain the stormwater drainage basins to ensure basin volumes are capable of retaining stormwater and do not overtop. 	Schedule 1 Premises Map

Waste Acceptance

2. The Licence Holder shall only accept waste on to the Premises if:
- it is of a type listed in Table 2;
 - the quantity accepted is at or below any quantity limit listed in Table 2; and
 - it meets any specification listed in Table 2.

Table 2: Waste Acceptance Table

Waste type	Quantity Limit	Specification
Inert Waste Type 1	20,000 tonnes per annual period	<ul style="list-style-type: none"> Residential, Construction and Demolition, Commercial and Industrial waste only. Waste containing visible asbestos or ACM shall not be accepted

General Site Management

- The Licence Holder is only permitted to undertake activities associated with the Primary Activities between the hours of 07:00 to 19:00 Monday to Saturday, excluding Public Holidays.
- The Licence Holder is to install signage limiting vehicle speeds within the Premises to 20 km per hour or less.

Emissions and discharges

Dust emissions

- The Licence Holder is to ensure a sprinkler system is routinely operated on each product stockpile with sufficient throw to cover the diameter of each stockpile and sufficient volume to maintain stockpiles in a damp state at all times sufficient to prevent visible dust lift off.
- Where the sprinkler system is ineffective or likely to be ineffective at preventing visible dust lift off exiting the Premises boundary, waste processing activities must cease until additional measures have been put in place to prevent the discharge, or until the adverse weather conditions have passed.

Management of Asbestos and ACM

- The Licence Holder is to maintain signage advising 'No Asbestos' is accepted.
- The Licence Holder is to ensure a sprinkler system is routinely operated on each load

- of Inert Waste Type 1 entering the Premises, to ensure all loads are wetted prior to unloading, and maintained in a wet state throughout the inspection process.
9. The Licence Holder must maintain all loads of Inert Waste Type 1 material on the Premises in at least three separate stockpiles areas for:
 - (a) unprocessed material;
 - (b) processed material awaiting testing for ACM; and
 - (c) processed material tested for ACM.
 10. The Licence Holder must ensure adequate separation of the three separate stockpiles whereby:
 - (a) unprocessed materials and processed materials must be clearly separated at a minimum 3 m distance;
 - (b) processed material tested for ACM and processed material awaiting testing for ACM must be clearly separated by a minimum 3 m distance or clearly delineated and separated with impermeable barriers; and
 - (c) clearly visible and legible signage must be erected at or on individual stockpiles to clearly identify and delineate unprocessed material, untested processed material and tested processed material.
 11. The Licence Holder is to visually inspect all loads of Inert Waste Type 1 material when they arrive at the Premises prior to unloading and during unloading to determine the risk of a load containing asbestos or ACM.
 12. Where the inspection confirms asbestos or ACM, the Licence Holder must reject the waste material.
 13. The Licence Holder is to maintain accurate records of all rejected loads including:
 - (a) the material source;
 - (b) the material carrier;
 - (c) registration number of the vehicle; and
 - (d) date of rejection.
 14. The Licence Holder is to manage classified loads identified as “high risk” in accordance with the high risk procedure as specified in Attachment 1 of this Licence, extracted from section 3.4 of the DWER Asbestos Guidelines.
 15. The Licence Holder is to maintain accurate records of all accepted load inspections and of any accepted loads which have been determined as “high risk” Classified Loads.
 16. The Licence Holder shall continue to visually inspect material on the Premises at all stages of the storage, sorting and crushing process for all loads of Inert Waste Type 1.
 17. Finished products used in the construction of infrastructure on the Premises or supplied for re-use are only used or supplied to customers from stockpiles that have been sampled and tested as specified in Attachment 2 of this Licence, extracted from section 4.3 of the DWER Asbestos Guidelines and shown to conform to the product specification of 0.001% asbestos weight for weight (w/w) for asbestos content (in any form) within any recycled products.
 18. The Licence Holder is to ensure all loads found to contain, or suspected of containing, ACM are isolated, kept damp, and appropriately contained.
 19. All loads found to contain suspected ACM are to be disposed of by an appropriately licensed waste transporter and to an appropriately licensed landfill premises.
 20. The Licence Holder shall retain all asbestos testing records.

Monitoring

Monitoring of inputs and outputs

21. The Licence Holder shall undertake the monitoring in Table 3 according to the specifications in that table.

Table 3: Monitoring of inputs and outputs

Input/Output	Parameter	Units	Averaging Period	Frequency
Waste inputs	Inert Waste Type 1	tonnes	Monthly	Each load arriving at the Premises
Waste outputs				Each load leaving or rejected from the Premises

Records and reporting

Records

22. 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.
23. 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 21 of this licence; and
 - (d) complaints received under condition 22 of this licence.
24. The books specified under condition 23 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

- 25.** 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 October each year.

Definitions

In this licence, the terms in Table 4 have the meanings defined.

Table 4: Definitions

Term	Definition
Asbestos guidelines	Refers to the document “DEC, December 2012. Guidelines for managing asbestos at construction and demolition waste recycling facilities. Department of Environment and Conservation, Perth” and as extracted and appended in Attachment 1 and Attachment 2 of this Licence.
annual period	means a 12 month period commencing from 1 July until 30 June.
ACM	means asbestos containing material
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).
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)
Inert Waste Type 1	has the same meaning given to that term in the document “Landfill Waste Classification and Waste Definitions 1996 (as amended 2018). Department of Water and Environmental Regulation, Perth.”
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

Term	Definition
	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 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 line the map below.

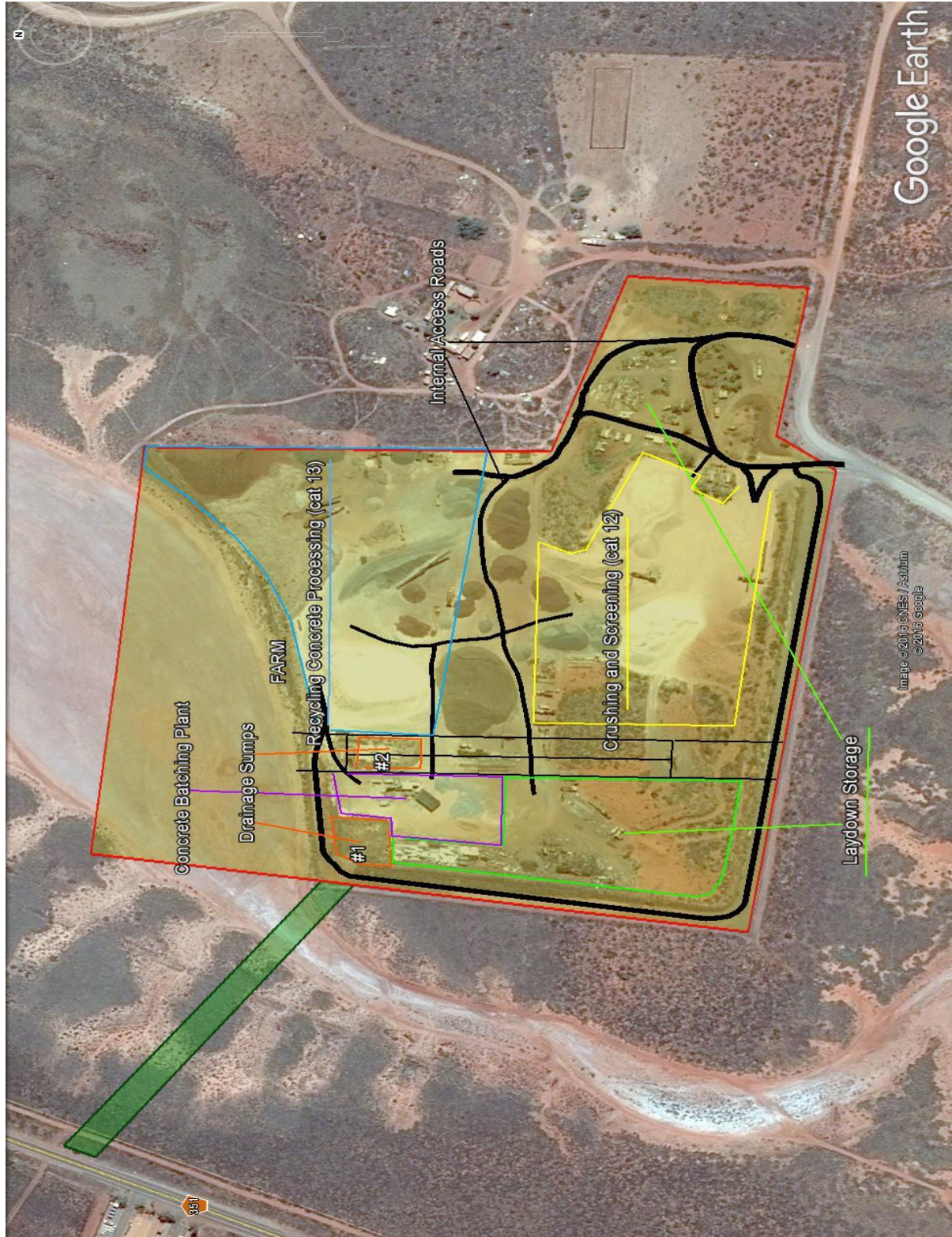


Figure 1 Premises Boundary

L9136/2018/1 Amendment Date: 21 February 2025

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



Figure 2: Crusher Location

L9136/2018/1 Amendment Date: 21 February 2025

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

Attachment 1: Section 3.4 of DWER Asbestos Guidelines

3.4 Load inspection after acceptance

Each accepted and classified load shall be directed to an unloading area at the site which is appropriately designed and constructed to ensure the waste will not mix with other waste. Where feasible, separate unloading areas shall be provided for low risk and high risk wastes.

All loads shall be dampened prior to unloading and maintained in a dampened state throughout the inspection process. Operators will need to ensure there are adequate facilities on the premises to achieve this.

Low risk load procedure

Loads classified as “low risk”, must be visually inspected while the material is being unloaded to determine whether any asbestos can be identified.

If suspect fibrous asbestos (FA) or asbestos fines/fibres (AF) are detected, the load must be isolated, kept wet and once appropriately contained in accordance with the Asbestos Factsheet in Appendix A, redirected to an appropriately authorised disposal facility. If suspect ACM is identified, the load must be reclassified as “high risk” and continue to be processed in accordance with the high risk procedure below. Where the visual inspection confirms that the

load is clear of suspect ACM, FA and AF, the load may then be added to the waste stockpiles awaiting further processing eg crushing and screening.

High risk load procedure

Loads classified as “high risk” must be unloaded and spread over a sufficiently large area to enable a comprehensive visual inspection of all sides of the material to be undertaken. One method of achieving this is to spread the material to a depth of less than 30cm and to turn over the material with the use of an excavator or similar. Where appropriate, larger sections of concrete should be inverted to permit a visual check for embedded or underlying asbestos product debris.

If suspect FA or AF are detected, the load must be isolated, kept wet and once appropriately contained in accordance with the Asbestos Factsheet in Appendix A, and redirected to an appropriately authorised disposal facility.

Where suspect ACM is identified within a load and is not capable of being easily removed by hand, the load must be rejected and should be isolated, kept wet and once appropriately contained in accordance with the Asbestos Factsheet in Appendix A, and redirected to an appropriately authorised disposal facility.

Where suspected ACM fragments capable of being easily removed by hand are identified in a load, the suspect ACM must be removed from the load and either:

1. Appropriately isolated and covered for asbestos testing. If testing of representative samples confirms the material is ACM it must be redirected to an appropriately authorised disposal facility. If testing confirms the material is not ACM the waste can be added to the stockpile awaiting further processing; or
2. Assumed to be ACM and redirected to an appropriately authorised disposal facility.

All suspected or assumed ACM must be segregated. Material must be clearly labelled, kept secure and sufficiently contained to prevent the release of asbestos including wind blown fibres.

Once all suspected or assumed ACM has been removed from a load in line with the above procedure the residual waste can be added to the stockpile awaiting further processing.

Records must be kept to ensure that the process from receipt of C&D material to the completion of the unloading procedure is auditable and that any loads found to contain suspect asbestos can be traced back to the customer and originating site. Through Part V licence conditions, DEC will require records of loads found to contain asbestos and action taken by the C&D recycler to address this issue with the customer, to be submitted on a regular basis. DEC will take follow up action with customers delivering asbestos containing waste to the premises as necessary.

Attachment 2: Section 4.3 of DWER Asbestos Guidelines

4.3 Product testing and supply

To ensure that recycled products have been produced to the required specification in relation to asbestos content it is necessary for product testing to be undertaken. The testing procedures detailed in this section have application for the three main recycled products:

1. Recycled drainage rock 20-27mm;
2. Recycled sand, screened to <10mm; and
3. Recycled road-base, <19mm.

The testing must be documented as outlined under Section 5.3.

Product specification

To ensure the health of those using or coming into contact with recycled C&D products is protected, the asbestos content (in any form) of any recycled products must not exceed 0.001% asbestos weight for weight (w/w).

Inspection and sampling requirements

All types of recycled product must be inspected and/or sampled and tested for ACM, FA and AF, as outlined below. Inspections and sampling may be undertaken by staff employed by the licensee as long as they have received the required asbestos training for operational staff set out in section 5.2.

ACM and FA are subject to visual inspection and sampling procedures since they are larger in size (>7mm) and AF (<7mm) is assessed by submitting samples for laboratory analysis.

Recycled products may be sampled from conveyors or stockpiles. Whichever approach is adopted, the operator will need to ensure that they have appropriate systems in place to allow them to identify where in the product stockpiles each sample is from to allow further testing or separation to occur if required.

Stockpile inspection and sampling

In the case of recycled drainage rock and recycled road-base a visual inspection should be undertaken in a systematic grid fashion over the any new stockpile material to identify any suspect asbestos material.

No sampling is required for recycled drainage rock, other than to determine by laboratory analysis if necessary whether a suspect fragment is asbestos.

For recycled road-base and screened sand, sampling is necessary and must be spread evenly over the whole stockpile surface or samples may be taken at regular intervals (as per conveyor sampling) during construction of the stockpile. Suspect asbestos material or areas must be targeted for sampling.

Sampling of road base and screened sand products must occur at a minimum rate of 40 locations per 4000 tonnes or 14 samples per 1000m³ of product.

Conveyor sampling

Sampling of road base and screened sand products must occur at a minimum rate of 1 sample per 70m³ of a product output. Suspect asbestos material or areas must be targeted for sampling.