



Application for Licence

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

Licence Number L2861/2025/1

Applicant Asphaltech Pty Ltd

ACN 064 520 869

Premises Asphaltech Picton
2 Sutherland Way PICTON WA 6229
Legal description -
Part of Lot 55 on Diagram 22200
Certificate of Title Volume 2119 Folio 623

Date of report 24/02//2025

Decision Grant

Caron Goodbourn
MANAGER, PROCESS INDUSTRIES

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

Table of Contents

1. Decision summary	1
2. Scope of assessment	1
2.1 Regulatory framework	1
2.2 Application summary and overview of premises	1
2.3 Works approval background	1
2.3.1 Environmental Compliance Report and Time Limited operations	1
2.3.2 Compliance and complaints	2
2.4 Development approval	2
3. Risk assessment	2
3.1 Source-pathways and receptors	2
3.1.1 Emissions and controls	2
3.1.2 Receptors	4
3.2 Risk ratings	5
4. Consultation	7
5. Decision	7
References	7
Appendix 1: Summary of applicant’s comments on draft decision report and licence	Error! Bookmark not defined.
Table 1: Proposed applicant controls	2
Table 2: Sensitive human and environmental receptors and distance from prescribed activity	4
Table 3: Risk assessment of potential emissions and discharges from the Premises during construction, commissioning and operation	6
Table 4: Consultation	7

1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the operation of the premises. As a result of this assessment, licence L2861/2025/1 has been granted.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment 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 premises

On 05 December 2024, the applicant submitted an application for a licence to the department under section 57 of the *Environmental Protection Act 1986* (EP Act).

The application is to seek a licence relating to operation of an asphalt plant at the premises which was constructed under a works approval (W6621/2021/1). The premises is approximately 1.28 km north-west of Glen Iris.

The premises relates to the categories 35 (asphalt manufacturing) and 61A (solid waste facility) and assessed production capacities under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in licence L2861/2025/1. The infrastructure and equipment relating to the premises category and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020) are outlined in licence L2861/2025/1.

The asphalt plant has a maximum design capacity of 50t/hr of asphalt produced which could produce up to 437,000 tonnes of asphalt during the annual period. The applicant is proposing that their assessed production capacity be 35,000 tonnes per annual period. Category 61A (solid waste facility) is for the acceptance of up to 1000 tonnes per annual period of reclaimed asphalt pavement (RAP). The RAP will be accepted from the nearby region to be stored and then trucked offsite to a designated RAP processing plant owned by the applicant based in Neerabup (licenced under L9004/2016/1).

2.3 Works approval background

2.3.1 Environmental Compliance Report and Time Limited operations

The premises in which was constructed under works approval W6621/2021/1 was granted on 09 March 2022 and is to expire on 08 March 2025.

The applicant submitted an Environmental Compliance Report (ECR) on 01 December 2023. Attached with the applicants ECR was an emissions testing report, a top down as constructed drawing, and notices of completion. The emissions testing report satisfied compliance with the condition for emission limits during time limited operations table in the works approval. The delegate officer noted that in the ECR information the works approval holder requested that the shade cloth be removed from the premises but was included in the infrastructure table in the licence application and that no RAP storage bins were installed but may be at a later date. During the draft comment period the applicant advised the shade cloth will remain on the premises (

On 01 August 2024 the department sent a letter to the applicant for a request for further

information that compliance was not clearly demonstrated for the construction of infrastructure in Table 1. In the letter it was also noted that if the applicant wished to extend their time limited operation, then they must submit an amendment to works approval. The applicant submitted a works approval amendment application on 15 August 2024 to extend time limited operations, which was amended on 02 September 2024.

The delegate officer notes that air, noise and odour emissions will not be reassessed in this decision report as there has been no significant changes in infrastructure or complaints during time limited operations.

2.3.2 Compliance and complaints

The premises received two complaints during the works approval stage (ICMS 73227, 73221). In complaint ICMS 73227 the complainant reported excessive dust and aggregate being carried by the wind down road. In complaint ICMS 73221 the complainant reported aggregate was being stored in an area outside of the containment area.

The delegate officer noted that in spatial imagery taken from Nearmap (2025) that there was large accumulation of raw material just above the prescribed premises observed from months December 2023 to October 2024 which is not permitted in the works approval. On 16 January 2025 the delegate officer contacted the applicant requesting additional information on this material. The applicant stated that the raw material was a “slight overflow” which occurred resulting from a logistical supply issue and would not be a recurring issue.

2.4 Development approval

The City of Bunbury provided a development approval on 10 December 2021 for the proposed asphalt plant at the premises.

3. Risk assessment

The department assesses the risks of emissions from prescribed premises and identifies the potential source, pathway and impact to receptors in accordance with the *Guideline: Risk Assessments* (DWER 2020).

To establish a risk event there must be an emission, a receptor which may be exposed to that emission through an identified actual or likely pathway, and a potential adverse effect to the receptor from exposure to that emission.

3.1 Source-pathways and receptors

3.1.1 Emissions and controls

The key emissions and associated actual or likely pathway during premises operation which have been considered in this decision report are detailed in Table 1 below. Table 1 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 1: Proposed applicant controls.

Emission	Sources	Potential pathways	Proposed controls (from application)
Operation			
Waste gases	Asphalt manufacturing plant	Air / windborne	<ul style="list-style-type: none"> The plant is serviced by a baghouse which minimizes dust emission via the stack. The gases from the mixing tower that are mainly hot air with particulates from aggregates and gases from the

Emission	Sources	Potential pathways	Proposed controls (from application)
			<p>dryer plant contain fines which are fed to the pre-separator for reprocessing.</p> <ul style="list-style-type: none"> • Gases from the pre-separator enter the baghouse which consists of a serials of filters that capture any particulates (fines) which drop to the base and from there are recovered and sent to the imported filler silo and used in the asphalt. • The particulates stick to the bag filters, increasing the pressure which triggers automated cleaning procedures. • All recovered fines are used on site. • The baghouse is inspected and maintained regularly. • Annual stack emission testing conducted to conform to licence requirements. • Daily visual monitoring maintained as per Environmental Log. Annual testing of the stack emissions are required through the DWER Licence, with those levels to be reported to the DWER annually.
Dust	Vehicle and site operation		<ul style="list-style-type: none"> • Water will be available from stormwater retention area for dust suppression, drawn from the extra depth concrete liner on site. • At the end of each daily production, or during if necessary, the hardstand is swept with a dedicated roller sweeper. • Hosing down is also used to remove and settle fines and dust. • Perimeter screening bunds are in place and will be retained, as will the screening trees to the west north and east. • Yard surfaces are to be paved. • Vehicle speed limit on the premises restricted to 5km, signage in place. • Regular sweeping of the premises conducted to prevent airborne dust generation.
	The storage of raw material before asphalt processing		<ul style="list-style-type: none"> • Aggregates are placed onto a firm floor which shall be at least level or graded towards the face of the stockpile so that water does not settle on the floor and saturate the lower layers of the aggregate via capillary action. • The height of any raw materials storage is limited to the top of the wall to eliminate the possibility of spillage and reduce the possibility of wind-blown contamination or loss. • In dry, windy conditions, the Plant Operator is responsible for ensuring that wherever possible, the stockpile aggregate is kept damp by means of the automated “Cannon” sprinkler system to reduce wind-blown dust both from the surface of the stockpile and from the aggregate when being tipped into the cold feed bins. • Raw material truck deliveries. All road trucks are be fitted and use retractable covers to prevent airborne dust. • Raw material aggregates are sufficiently dampened when leaving the onsite quarry, prior to delivery to the storage bays. • Sprinkler systems are to be provided on the aggregate bays to maintain the materials in a damp state.

Emission	Sources	Potential pathways	Proposed controls (from application)
			<ul style="list-style-type: none"> • Stockpiles held in aggregate concrete panel bays shall not exceed the height of the bay walls or extend past the sides of the bays to minimise airborne dust. • Traffic movement managed on premises with designated drive ways and signage. • Sweeping of yard is conducted when necessary, with special sweeper trucks fitted with misting spray bars and a suction sweeper to minimise airborne dust generation. • There remains a contingency to place a roof over the bins if required at some point in the future. This is not considered necessary at commencement because of the distance to sensitive premises. • The cold feed bins have high sides and a roof to minimise dust lift off from loading the bins. • The bins are installed with water sprays which are used to wet down materials as required. • Recovered asphalt pavement is also to be stored in a bin prior to reuse.

3.1.2 Receptors

In accordance with the *Guideline: Risk Assessment* (DWER 2020), the Delegated Officer has excluded the applicant's employees, visitors, and contractors from its assessment. Protection of these parties often involves different exposure risks and prevention strategies and is provided for under other state legislation.

Table 2 below provides a summary of potential human and environmental receptors that may be impacted as a result of activities upon or emission and discharges from the prescribed premises (*Guideline: Environmental Siting* (DWER 2020)).

Table 2: Sensitive human and environmental receptors and distance from prescribed activity.

Human receptors	Distance from prescribed activity
Residential Premises	~1,275m north west from the proposed prescribed premises boundary
Primary School	~1,700m west from the proposed prescribed premises boundary
Industrial premises	Immediately adjacent to the proposed prescribed premises boundary
Environmental receptors	Distance from prescribed activity
TECs (Banksia woodland of the Swan Coastal Plain)	~325m east, 420m south-east, 440m south-west and 260m north from the proposed prescribed premises boundary
Dampland conservation category wetland - Green Growth	~260m north-north-east from the proposed prescribed premises boundary

Palusplain multiple use wetland	Within the proposed prescribed premises boundary
Leschenault Inlet Management Area	~ 1,000m south from the proposed prescribed premises boundary
Picton Water Reserve (Priority One Drinking Water Source Area)	~930m north from the proposed prescribed premises boundary
Bunbury Groundwater Area	Within the proposed prescribed premises boundary

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and takes into account potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls (as detailed in Section 3.1), these have been considered when determining the final risk rating. Where the delegated officer considers the applicant's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the licence as regulatory controls.

Additional regulatory controls may be imposed where the applicant's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 3.

L9004/2016/1 that accompanies this decision report authorises emissions associated with the operation of the premises i.e. asphalt production.

The conditions in the issued licence, as outlined in Table 3 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

Table 3: Risk assessment of potential emissions and discharges from the premises during operation

Risk events					Risk rating ¹	Applicant controls sufficient?	Justification for additional regulatory controls	Conditions ² of licence
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls	C = consequence L = likelihood			
Operation								
Asphalt manufacturing	Fugitive Dust	Air / windborne pathway causing impacts to health and amenity	Residences 1300m to the north-east. Commercial premises 950m to the south-west. Immediately adjoining industrial premises	Refer to Section 3.1 Table 1 of this report	C = Moderate L = Unlikely Medium Risk	Yes	As the applicant had stored raw material outside of the premises during the works approval stage, the delegate officer has determined to restrict the applicant to only store raw materials in storage bins.	Condition 1, Table 1.
	Noise							
	Air emissions (fumes and particulate) from the asphalt plant stack and storage of raw material							
	Fugitive odour emissions						No additional regulatory controls imposed other than applicant's proposed controls.	
Treatment of stormwater and wastewater by double interceptor.	Potentially contaminated stormwater (sediment and hydrocarbons)	Soil or overland flows	Groundwater ~3m below ground Wetland located 220m north of the site		C = Moderate L = Unlikely Medium Risk	Yes.	The delegate officer has determined to add a freeboard of 300 mm to the pond to prevent instances of exceeding holding capacity. The licence holder also must clean out the double interceptor once full to prevent blockages.	Condition 1, Table 1.

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk Assessments* (DWER 2020).

Note 2: Proposed applicant controls are depicted by standard text. **Bold and underline text** depicts additional regulatory controls imposed by department.

4. Consultation

Table 4 provides a summary of the consultation undertaken by the department.

Table 4: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 09 January 2025	None received	
Local Government Authority advised of proposal on 15 January 2025.		
Applicant was provided with draft documents on 29 January 2025	<ul style="list-style-type: none"> i. Licence duration to be amended from 10 to 20 years. ii. The applicant does not wish to remove the shade cloth, and it will remain in place. 	<ul style="list-style-type: none"> i. The Delegated Officer has amended the licence duration. ii. The shade cloth has been included in the licence infrastructure table.

5. Decision

Based on the assessment in this decision report, the delegated officer has determined that a licence will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

References

1. Asphalttech 2023, *Works approval – Picton Plant, Environmental Compliance Report*. Perth, Western Australia.
2. Asphalttech 2024, *Licence application - Application form*, Perth, Western Australia.
3. Asphalttech 2024, *Licence application - Attachment 3: Infrastructure and equipment*, Perth, Western Australia.
4. Asphalttech 2024, *Licence application – Attachment 4: Emissions and discharges*, Perth, Western Australia.
5. Asphalttech 2025, *Email to DWER: “FW: APPLICANT NOTIFICATION - APP-0026674 Asphalttech Picton - LICENCE APPLICATION, DRAFT INSTRUMENT & DECISION REPORT”* 05 February 2025.
6. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
7. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
8. Department of Water and Environmental Regulation (DWER) 2024, *ASPHALTECH PICTON – W6621/2021/1 - ENVIRONMENTAL COMPLIANCE REPORT AND COMPLIANCE REPORTING REVIEW*, Perth, Western Australia.
9. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
10. Ektimo 2023, *Asphalttech Picton - Emissions Testing Report 2023*, Perth, Western

Australia.