



Application for Licence

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

Licence Number	L3028/2025/1
Applicant	Quanxin Pty Ltd
ACN	670 373 065
File number	INS-0003028 and APP-0029076
Premises	Xenon Recycle 14 Vinnicombe Drive CANNING VALE 6155 Legal description - Part of Lot 981 on Deposited Plan 410204 Certificate of Title Volume 2944 Folio 855
Date of report	8 January 2026
Proposed Decision	Licence granted

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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 L3028/2025/1 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) has considered and given due regard to its regulatory framework and relevant policy documents which are available at <https://www.wa.gov.au/service/building-utilities-and-essential-services/integrated-essential-services/dwer-regulatory-documents>.

2.2 Application summary and overview of premises

On 13 May 2025, 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 for a tyre recycling facility at 14 Vinnicombe Drive, Part of Lot 981 on Deposited Plan 410204 (the premises). The premises is located in the City of Canning Vale.

The premises relates to the categories and assessed design capacity under Schedule 1 of the Environmental Protection Regulations 1987 (EP Regulations) which are defined in licence L3028/2025/1. The infrastructure and equipment relating to the premises categories, and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020), are outlined in licence L3028/2025/1.

2.2.1 Proposed operations

The premises will receive used tyres from other operators such as tyre fitting businesses. These tyres will be transported to the site by trucks operated under a Controlled Waste Carrier Licence. These tyres would then be processed into shreds of not more than 150 millimetres, which will be loaded into shipping containers and trucked out of the property to be shipped overseas. The processing will be undertaken indoors, within a designated shed, involving a tyre de-beader, conveyor belts and a shredding machine. Stockpiles of used tyres and product would be located undercover, with 'spill over' stockpiles located outdoors within the property.

Operating times will be Monday to Friday 0700 to 1800 and Saturday 0700 to 1300, excluding public holidays.

The proposed throughput is up to 10,000 t/year. The maximum number of tyres stored on site at any one time will be approx. 4,800 tyres (including both internal and external stockpiles and shredded product). However, this is to accommodate unusual circumstances such as machinery break down, and the number of tyres stored at site is expected to be much less on a 'business as usual' scenario. Tyre stock management will always be undertaken to minimise the quantity of tyres on site and hence reduce the likelihood and severity of a potential fire.

The operation will have two trucks to bring in used tyres. These are expected to be 4.5 t Gross Vehicle Mass (GVM) trucks, each fitted with a van body box measuring approximately 4.5 m (length) x 2.5 m (width) x 2.1 m (height). The trucks transporting the shredded tyre product from site will be provided by the shipping transport company. These trucks are expected to be a semi-trailer with a standard 40 ft container, which will do the shipping container drop off and pick up.

2.2.2 Premises overview

Previous use of the lease site was for concrete manufacturing. The only existing infrastructure within the lease area includes a factory shed (1034 m²) and lean to/awning (383 m²). There is mains water and power supply, with bathroom/shower amenities and office space along the northern section of the factory shed. The undercover areas have concrete flooring, while the external surfaces are bitumen.

The property has two access points, each at least 6 m wide. The property is fenced, and the access is gated. Access for the operations will be from Vinnicombe Drive via the gate and sealed driveway along the eastern boundary of the property. The proposed operations will largely be screened from the road as the lease location is at the back of the property and the buildings situated at the front of the property will conceal operations.

There are two stormwater drains located at the end of the access driveway within the lease area. A drainage basin is located adjacent to the property, along the eastern boundary. Slopes are flat with most of the property circa 22 m AHD.

2.3 Compliance with Works Approval W6890/2024/1

On 19 February 2025, Quanxin Pty Ltd (works approval holder) submitted an environmental compliance report (ECR) for the premises in accordance with conditions 2, 3 and 4 of W6890/2024/1, for the following infrastructure and equipment:

- External waste tyre receival and storage area
- Warehouse
- Awning area
- Tyre shredder
- Conveyors
- Shipping container area
- Fire water storage
- Stormwater management and containment

The installation of the tyre de-beader, also listed in condition 2, table 1 of works approval W6890/2024/1, was postponed.

Subsequently on 27 February 2025 the works approval holder submitted a fire and emergency management plan for the premises in accordance with condition 1 of W6890/2024/1, with a copy of the front of property signage for part (f) of condition 1 being submitted on 18 March 2025.

The works approval holder was notified that all required documents had been submitted and time limited operations could commence from 1 April 2025 for 180 days, ending 28 September 2025.

A request for further information was submitted to the works approval holder on 23 June 2025 to clarify a number of items regarding the ECR and further information was received on 23 August 2025. A compliance demonstrated notification was sent on 3 September 2025, noting that the required documents would still need to be submitted for the tyre de-beader if installation went ahead.

An ECR and supporting documents for the tyre de-beader was received on 9 and 17 September 2025 and a compliance demonstrated notification was sent on 22 September 2025.

Due to there being insufficient time to process a licence application a department-initiated amendment to extend the time limited operations (TLO) for the works approval was granted on

18 September 2025. The TLO was extended from 180 to 270 days, with the new expiry date being 27 December 2025.

2.4 Other Approvals

2.4.1 Development approval

Development approval, subject to conditions, was granted for a 'Change of Use – Tyre Recycling Facility (Resource Recovery Centre)' for the premises by the City of Canning on 29 July 2024.

2.4.2 Waste export licence

The applicant holds a waste export licence (WASTE-LIC-2025-P5F2Y4) from the Department of Climate Change, Energy, the Environment and Water (DCCEEW) for the export of processed tyres to Malaysia. The licence is subject to conditions and expires on 25 June 2028.

2.4.3 Controlled waste

An application to list the premises as a waste facility in the Controlled Waste Tracking System was received by the department on 23 February 2025. The listed waste type is T140 (used tyres). Additionally, two vehicles are also listed under Xenon Recycle as waste carriers for the same waste type.

The applicant has a responsibility to ensure that all Controlled Waste Tracking requirements, as specified by the *Environmental Protection (Controlled Waste) Regulations 2004*, are adhered to.

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
Dust	Tyre shredding	Air / windborne pathway	<ul style="list-style-type: none"> Shredding will occur indoors in a factory shed. Minimum shredding dimension of 100mm.

Emission	Sources	Potential pathways	Proposed controls
Noise			<ul style="list-style-type: none"> Shredding will occur indoors in a factory shed. The shredder utilises high torque at low speed to minimise noise. Operations will be restricted to 7am to 6pm Monday to Friday and 7am to 1pm Saturdays. The western shed door will remain shut during operations.
Noise	Loading/unloading trucks	Air / windborne pathway	<ul style="list-style-type: none"> Low frequency reversing alarms are fitted to machinery. Operations will be restricted to 7am to 6pm Monday to Friday and 7am to 1pm Saturdays.
Smoke and fire wash waters	Fire	Overland runoff and seepage through soil to groundwater	<ul style="list-style-type: none"> Tyre stacks will be maximum of 3.7 m high with the appropriate separation distances as per DFES guidance GN02. Tyres will be stacked on sides (flat) Shredded tyre product will be stored within a 40 ft shipping container. Premises are equipped with 3 Fire hydrants and 2 fire hose reels as per DFES requirements. Access way and external yard will be kept clear for emergency vehicle access. Fire washwater will be contained within the premises by bunding, with all surfaces sealed, preventing leachate to groundwater or drainage basin. Isolation valves are installed in drains. Fire wastewater will be removed and appropriately disposed of by a contractor. A Fire and Emergency Management Plan has been prepared for the premises.

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 and Figure 1 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 receptors and distance from prescribed activity

Human receptors	Distance from prescribed premises
Residential Premises	670 m north of premises boundary
Commercial Premises (Canning Vale business precinct)	Directly surrounding
Public use – Whaleback Golf Course	570m north of premises boundary
Environmental receptors	Distance from prescribed premises
Drainage compensating basin – Vinnicombe Dr dry basin	Immediately adjacent to the east of the premises and connected to the surrounding drainage network
Underlying groundwater – Superficial aquifer (non-potable use) part of the proclaimed Perth Groundwater Area	Based on regional information, groundwater is located approximately 6 mbgl and flows in a north-northeasterly direction towards Bannister Creek
Bannister Creek – Tributary of the Canning River	1.9 km northeast of premises boundary
Swan-Canning Estuary and Canning River Conservation Park	2.7km north-northwest of premises boundary
Public open space – Canning Vale Gardens	1.1km southeast of premises boundary
Swan Coastal Plain Geomorphic Wetlands – Various Multiple use Damplands	Closest 1.3km to the south-southeast (but ranges from southwest to northeast within 2km radius) of premises boundary
Swan Coastal Plain Geomorphic Wetlands – Various Conservation Damplands (including Tom Bateman Reserve)	2.2km to the southwest, 1.9km to the northeast and 2.3km to the east northeast of premises boundary
Bush Forever: Regional open space	1.8km to the northeast and east northeast of premises boundary
Threatened flora	2 buffer zones sit just under a 1km radius from the centre of the premises, one to the southeast and another to the west
Threatened fauna 1	Just under 1km to the south but numerous points surrounding (also numerous points listed under Green Growth Commitments within a 2km radius)
Threatened fauna 2	730m to the northeast of premises boundary
Cultural receptors	Distance from prescribed premises
Aboriginal cultural heritage sites	2.4km to the east southeast and 2.6km to the north northwest (Swan-Canning Estuary)

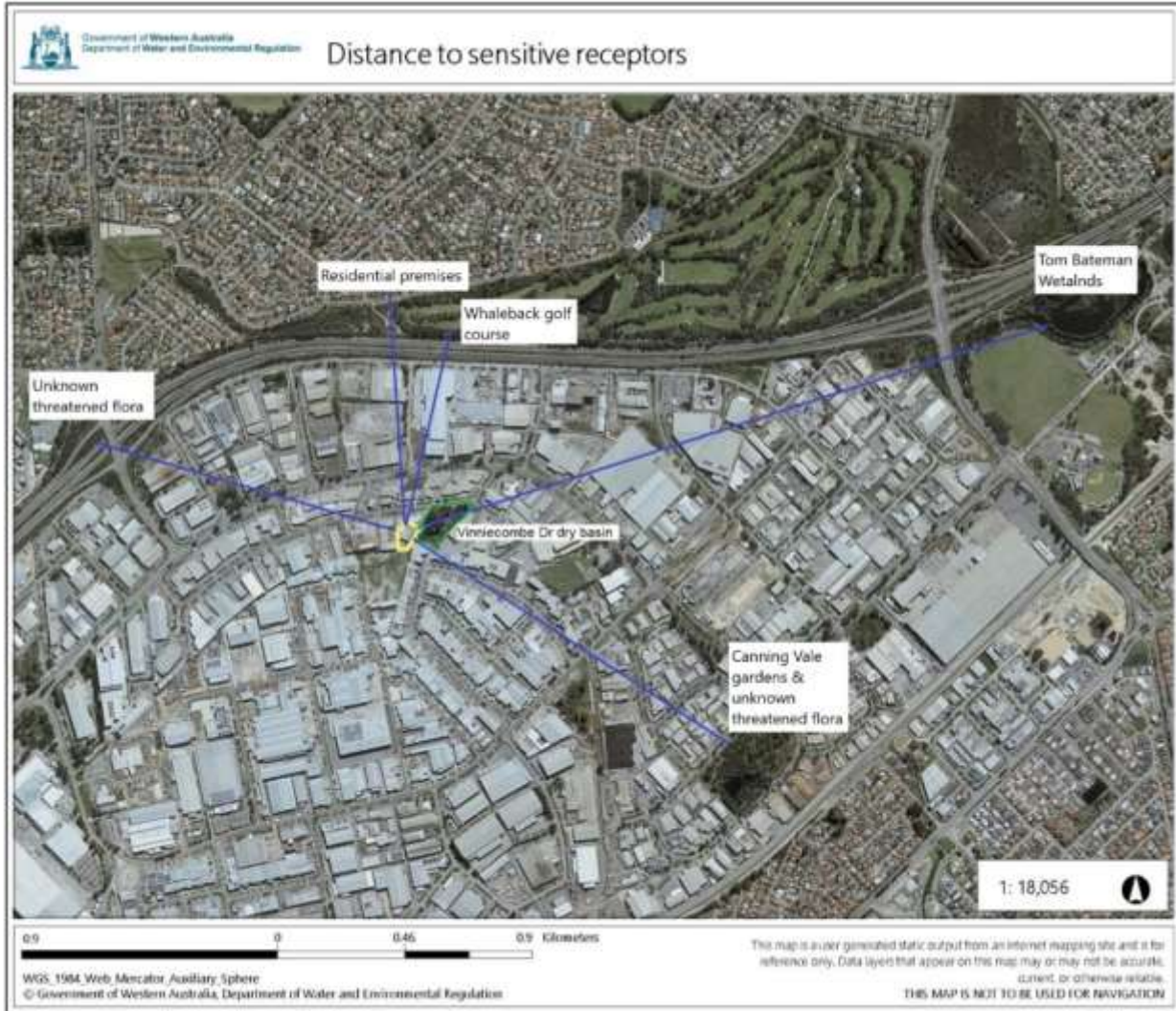


Figure 1: Distance to sensitive receptors

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 incomplete 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.

Licence L3028/2025/1 that accompanies this decision report authorises emissions associated with the operation of the premises.

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 C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of licence	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Receival and unloading of used tyres Operation of tyre shredding equipment and machinery Vehicle movements	Dust	Air / windborne pathway causing impacts to health and amenity	Human receptors listed in Table 2	Refer to Table 1, Section 3.1.1	C = Slight L = Unlikely Low Risk	Y	Condition 1, table 1, 2 c and 3a. Condition 5, table 3, d	The Delegated Officer considers that the controls proposed by the applicant will be sufficient to manage the risk associated with dust emissions during operational activities and has included these controls within the licence as regulatory controls.
	Noise and vibration				C = Minor L = Unlikely Medium Risk	Y	Condition 1, table 1, 2 c, 3a and b. Condition 9	The Delegated Officer considers with the implementation of the proposed noise mitigation measure (i.e. close the west roller door during the tyre processing operations), the premises is able to achieve compliance with the Environmental Protection (Noise) Regulations 1997.
Fire incident during waste tyre processing and storage	Smoke and particulates	Air / windborne pathway causing impacts to health and amenity	Human receptors listed in Table 2		C = Major L = Possible High Risk	N	Condition 1, table 1, 1, 2b, 5 and 6. Condition 5, table 3, c Condition 10	The Delegated Officer considers that the controls proposed by the applicant and imposed by the works approval will be sufficient to manage the risk associated with fire incidents on the premises and has included these controls within the licence as regulatory controls.
	Fire embers	Air / windborne pathway causing impacts to health, amenity and vegetation	Human receptors listed in Table 2 Environmental receptors listed in Table 2 (excluding underlying groundwater)					

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of licence	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
	Firewater	Overland runoff and seepage through soil to groundwater causing ecosystem disturbance or impacting water quality	Drainage compensating basin Underlying groundwater Bannister Creek		C = Moderate L = Possible Medium Risk	Y	Condition 1, table 1, 1, 2a and b, 4 and 6. Condition 10	

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 the 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 30 July 2025 and in the West Australian newspaper 4 August 2025	None received	N/A
Local Government Authority (City of Canning) advised of proposal on 30 July 2025	None received	N/A
Department of Fire and Emergency Services (DFES) advised of proposal on 30 July 2025	DFES replied on 3 September 2025 stating that a site visit had been undertaken and no concerns were noted.	N/A
Fire and Emergency Management Plan (FEMP) and premises signage provided to DFES 11 September 2025 and 17 September 2025	DFES replied on 8 October 2025 stating that they had no further feedback on the FEMP at this time.	N/A
Department of Climate Change, Energy, the Environment and Water (DCCEE) advised of proposal on 30 July 2025	None received	N/A
Applicant was provided with draft documents on 10 November 2025.	Refer to Appendix 1	Refer to Appendix 1

5. Conclusion

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. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Fire and Emergency Services (DFES) 2020, *Guidance Note GN02 Bulk Storage of Rubber Tyres including Shredded and Crumbed Tyres*, Perth, Western Australia.
3. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
4. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Risk Assessments*, Perth, Western Australia.

Appendix 1: Summary of applicant's comments on risk assessment and draft conditions

Condition	Summary of applicant's comment	Department's response
Condition 4	<p>The applicant stated that waste that does not meet the waste acceptance criteria set out in condition 3 and could not be removed from the premises by the delivery vehicle, will be stored securely in a container at the front of the property to wait for appropriate removal to an authorised facility ASAP.</p> <p>Un updated premise map showing the location of the container was provided and it was confirmed that the container for storing non-conforming waste is impermeable.</p>	<p>Accepted and updated infrastructure table (table 1) in final licence to include the quarantine storage area/container and that the container used must be impermeable. Updated figure 2: site layout in final licence with premises map provided.</p>