



Licence number	L2951/2025/1
Licence holder	Bitumen Distributors Pty Ltd (trading as Bitutek Pty Ltd)
ACN	644 259 174
Registered business address	Shakespeare Partners, Level 5, 50 Colin Street, WEST PERTH WA 6005
DWER file number	INS-0002951
Duration	20/11/2025 to 19/11/2045
Date of issue	20/11/2025
Premises details	Muchea Depot – Bitumen Blending Facility 10 Verlorl Drive MUCHEA WA 6501 Legal description - Lot 85 on Deposited Plan 423345 Certificate of Title Volume 4019 Folio 268

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 36: Bitumen manufacturing: premises on which bitumen is mixed or prepared for use at places or premises other than those premises.	25,000 tonnes per annum

This licence is granted to the licence holder, subject to the attached conditions, on 20 November 2025, by:

Manager Process Industries

Statewide Delivery (Environmental Regulation)

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

Licence history

Date	Reference number	Summary of changes
20/11/2025	L2951/2025/1	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

1. 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	Infrastructure / Operational requirement	Infrastructure location
Containment areas and bunds	a) All containment areas to be sealed and maintained to prevent spills from entering the environment; b) Fuel and oil spill kits to be available at all times during operation; and c) All spills of bitumen or other chemicals are to be cleaned up as soon as practicable.	N/A
Fixed ENH bitumen emulsion plant	a) Maximum production capacity of 20 tons/hour; b) Must have operational internal high- and low-level alarms; and c) Must have an operational manual immediate shutdown system.	Figure 1 of Schedule 1, Feature ID 10.
Tank farm - 1x Hot bitumen 110kL tank - 1x Cold bitumen 110kL tank - 3x Hot bitumen 55kL tanks - 4x Cold bitumen 55kL tanks	a) All storage tanks to be located in a bunded area; b) Each tank must have an operational overflow alarm to prevent overfilling; and c) All hot bitumen tanks must have automated temperature cut-off system to prevent over heating of bitumen.	Figure 1 of Schedule 1, Feature IDs 11 and 12.
3x Bio-retention basins	a) Only uncontaminated stormwater is to be directed into the bio-retention basins; b) All potentially contaminated stormwater must be directed to the oily water separator; c) Bio-retention basins must be visually inspected regularly for the presence any bitumen product; and d) Any identified bitumen product must be removed from the basins.	Figure 1 of Schedule 1, Feature ID 3.
Wash bay	a) Water from the wash bay must be drained off and pumped into the oily water separator and water polisher.	Figure 1 of Schedule 1, Feature ID 7.
1x 45kL LPG tank	a) Must have integral secondary containment that complies with the requirements of section 5.9 of AS 1940; and b) Must be located within a bunded area.	Figure 1 of Schedule 1, Feature ID 14.
1x 27kL Kerosene tank	a) Must have integral secondary containment that complies with the requirements of	Figure 1 of

Site infrastructure and equipment	Infrastructure / Operational requirement	Infrastructure location
	section 5.9 of AS 1940; and b) Must be located within a bunded area.	Schedule 1, Feature ID 15.
Oily water separator and water polisher	a) Must have a flow rate capacity of at least 1500L/hour; b) The system must be inspected at least once every three months for the presence of retained hydrocarbons, silt and sediment; and c) Where any inspection identifies an issue that is, or has the potential to, reduce performance, corrective action must be taken to mitigate the issue.	Figure 1 of Schedule 1, Feature IDs 19 and 20.
Leach drain	a) Water discharged into the leach drain must be treated by the oily water separator and water polisher.	Figure 1 of Schedule 1, Feature ID 21.

Emissions and discharges

Authorised emission and discharge points

- The licence holder must ensure that the emissions specified in Table 2, are discharged only from the corresponding discharge point and only at the corresponding discharge point location.

Table 2: Authorised discharge points

Emission	Discharge point	Discharge point location
<i>Discharges to air</i>		
Gas emissions from bitumen emulsion plant	Fixed ENH bitumen emulsion plant	Figure 1 of Schedule 1, Feature ID 10.
Gas emissions from bitumen storage tanks	Bitumen storage tank farm	Figure 1 of Schedule 1, Feature IDs 11 and 12.
Gas emissions from transfer of heated bitumen	Loading gantry	Figure 1 of Schedule 1, Feature ID 8.
<i>Discharges to land</i>		
Uncontaminated stormwater	Bio-retention basins	Figure 1 of Schedule 1, Feature ID 3.
Treated water from oily water separator and water polisher	Leach drain	Figure 1 of Schedule 1, Feature ID 21.

Monitoring

- The licence holder must monitor and record emissions:
 - from each discharge point;
 - at the corresponding monitoring location;
 - for the corresponding parameter;

- (d) at the corresponding frequency;
 - (e) for the corresponding averaging period;
 - (f) in the corresponding unit; and
 - (g) using the corresponding method,
- as set out in Table 3.

Table 3: Emissions and discharge monitoring

Discharge point	Monitoring location	Parameter	Frequency	Averaging period	Unit	Method
Outlet of water polisher	Figure 1 of Schedule 1, Feature ID 20.	pH	Six-monthly	Spot sample	-	In accordance with AS/NZS 5667.1-1998 and AS/NZS 5667.10-1998.
		TRH			mg/L	

4. The licence holder must ensure that:
- (a) monitoring is undertaken in each six-monthly period such that there are at least 5 months in between the days on which samples are taken in successive periods of six months;
 - (b) all laboratory samples are submitted to and tested by a laboratory with current NATA accreditation for the parameters being measured.

Records and reporting

Records

5. 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.
6. 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 3 of this licence; and
 - (d) complaints received under condition 5 of this licence.

7. The books specified under condition 6 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

8. 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 30 November each year.
9. The licence holder must:
- (a) prepare an Environmental Report that provides information in accordance with Table 4 for the preceding two annual periods, and
 - (b) submit that Environmental Report to the CEO by 30 November 2026 and biennially thereafter.

Table 4: Environmental reporting requirements

Condition	Requirement
-	Summary of any failure or malfunction of any pollution control equipment and any environmental incidents that have occurred during the preceding biennial period and any action taken.
3	Summary and original laboratory reports of monitoring
5	Complaints summary detailing number and nature of complaints

Definitions

In this licence, the terms in Table 5 have the meanings defined.

Table 5: Definitions

Term	Definition
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 November until 31 October of the immediately following year.
AS 1940	means Australian Standard AS 1940 <i>The storage and handling of flammable and combustible liquids</i> .
AS/NZS 5667.1-1998	means Australian Standard AS/NZS 5667.1-1998 <i>Water quality — Sampling, Part 1: Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples</i> .
AS/NZS 5667.10-1998	means Australian Standard AS/NZS 5667.10-1998 <i>Water quality — Sampling, Part 10: Guidance on sampling of waste waters</i> .
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
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)
licence	refers to this document, which evidences the grant of a licence by the

Term	Definition
	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 in Schedule 1 to this licence.
prescribed premises	has the same meaning given to that term under the EP Act.
TRH	means total recoverable hydrocarbons.
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 outlined in red in the map below (Figure 1).

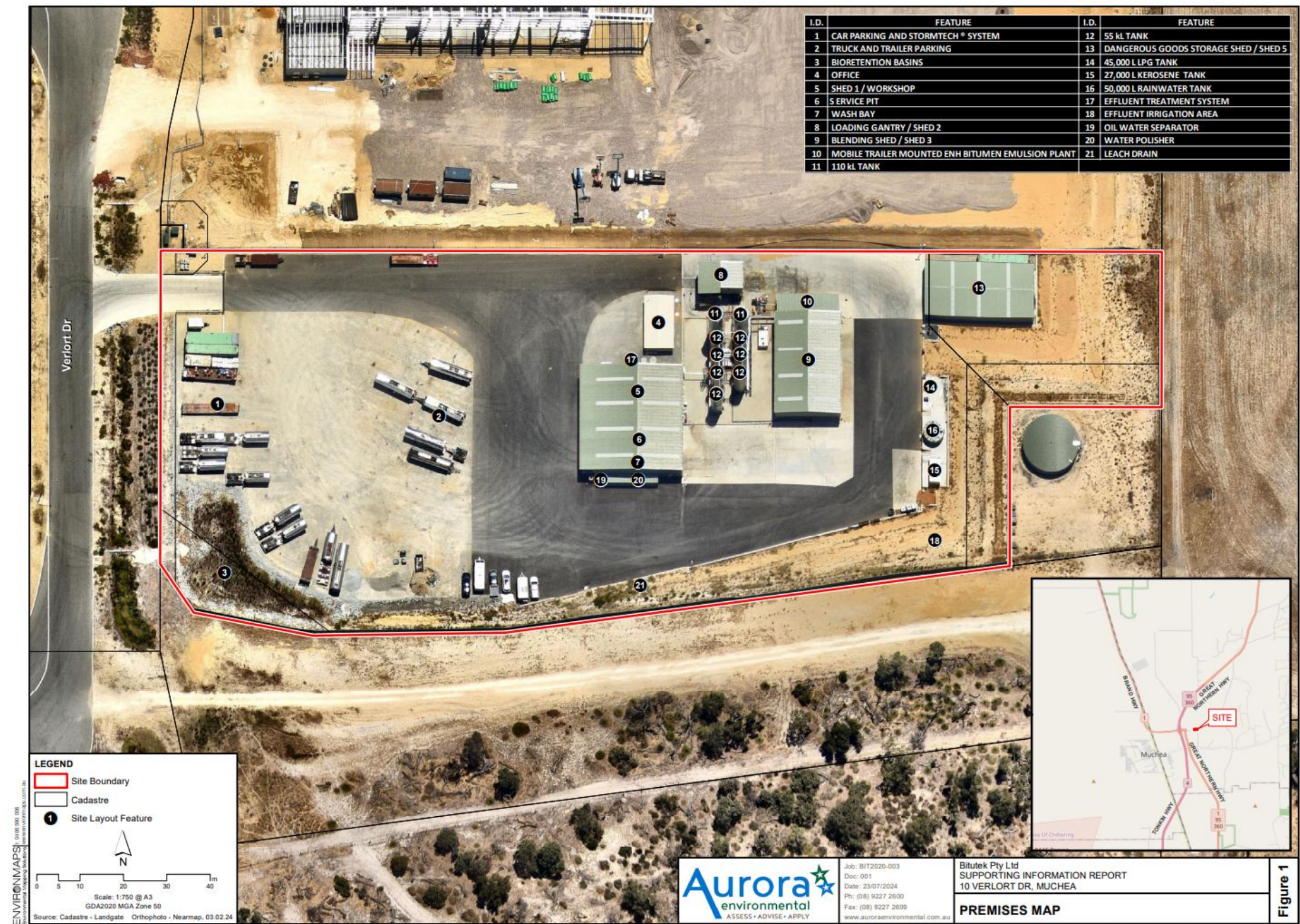


Figure 1: Map of the prescribed premises boundary and site infrastructure.