Government of Western Australia
Department of Water and Environmental Regulation

Works Approval

Works approval number	W6974/2024/1
Works approval holder	City of Swan
Registered business address	2 Midland Square MIDLAND WA 6056
DWER file number	APP-0033886 INS-0002888
Duration	11/03/2025 to 28/02/2029
Date of issue	11 March 2025
Date of amendment	26 March 2026
Premises details	Recovery Centre Bullsbrook 121 Stock Road BULLSBROOK 6084 Legal description - Lot 801 on Deposited Plan 419737 As defined by the premises maps attached to the issued works approval

Prescribed premises category description (Schedule 1, *Environmental Protection Regulations 1987*)	**Assessed production capacity**
Category 61A – Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land.	7,000 tonnes per year
Category 62 – Solid waste depot: premises on which waste is stored, or sorted, pending final disposal or re-use	15,000 tonnes per year

This works approval is granted to the works approval holder, subject to the attached conditions, on 26 March 2026, by:

Simon Nonis

Digitally signed by Simon Nonis
Date: 2026.03.26 16:27:21 +08'00'

MANAGER, WASTE INDUSTRIES
APPROVALS - STATEWIDE DELIVERY
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

Works approval and licence history

Date	Reference number	Summary of changes
22/06/2017	L9055/2017/1	Licence granted.
23/09/2020	L9055/2017/1	Licence amendment to permit container deposit scheme activities and increase category 62 throughput to 10,200 tpa.
11/03/2025	W6974/2024/1	Works approval granted.
26/03/2026	W6974/2024/1	APP-0033886 - Amendment to give effect to the Minister's appeal determination (Appeal 011 of 2025)

Interpretation

In this works approval:

(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 works approval:

  (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 works approval requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this works approval.

Works approval conditions

The works approval holder must ensure that the following conditions are complied with:

Construction phase

Infrastructure and equipment

1. The works approval holder must:

(a) construct and/or install the infrastructure and/or equipment;

(b) in accordance with the corresponding design, construction and installation requirements;

(c) at the corresponding infrastructure location; and

(d) within the corresponding timeframe,

as set out in Table 1.

Table 1: Design, construction and installation requirements

	Infrastructure	Design, construction and installation requirements	Infrastructure location	Time-frame
1.	All infrastructure (excl. green waste hardstand)	(a) Must be constructed and installed according to the specifications in Schedule 1, Figure 2, Figure 3 and Figure 4. (b) All hardstands must be comprised of a concrete, asphalt cement or bituminous pad that meets the following specifications: (i) constructed to an adequate thickness to achieve a sealed surface with a coefficient of permeability of $1x10^{-9}$ m/s or less; and (ii) designed by a suitably qualified person with reference to Australian and/or international standards relevant to the chosen construction material.	As shown in Figure 2, Figure 3, Figure 4, Figure 5, and Figure 6.	None specified.
2.	Oil collection tank and shed	(a) Tank and conveyance infrastructure must be constructed from low-permeability materials, free of leaks and defects; (b) Tank must be located on a hardstand with appropriate bunding and sumps to contain spills and overflows; (c) Bunding must be designed and constructed to contain 110% of the oil tank capacity.	As shown in Figure 2, Figure 3, and Figure 5 as *'New oil shed'*.	
3.	Car battery and paint collection points	(a) Must be comprised of bunded sea containers on concrete plinths located on a hardstand with appropriate bunding and/or sumps to contain spills and overflows; (b) Bunding must be designed and constructed to contain the total volume of any spills or overflows.	As shown in Figure 2, Figure 3, and Figure 5 as *'Car batteries collection point'* and *'Paint collection'*.	

	Infrastructure	Design, construction and installation requirements	Infrastructure location	Time-frame
4.	Fuel bowser and pump	(a) Fuel bowser and pump must be located within a bunded hardstand. (b) Bunding must be designed and constructed to contain the total volume of any leaks or spills.	As shown in Figure 3 as *'New fuel pump & conc bund'*	None specified.
5.	White goods collection shed	Must be comprised of a white goods collection shed located on a concrete hardstand.	As shown in Figure 2, Figure 3, and Figure 5 as *'New white goods collection shed'*	
6.	Tyre collection compound	Must be comprised of a fenced tyre collection area located on a concrete hardstand.	As shown in Figure 2, Figure 3, and Figure 5 as *'New tyre collection compound'*	
7.	Rubble collection compound	Must be comprised of a rubble collection area with three concrete walls located on a concrete hardstand.	As shown in Figure 2, Figure 3, and Figure 5 as *'New rubble compound'*	
8.	Uncontaminated stormwater drainage infrastructure.	(a) Must be comprised of bitumen laydown areas, a stormwater infiltration basin and associated drainage infrastructure; and (b) Must be designed to: (i) Collect only uncontaminated stormwater that has not interacted with waste materials; (ii) Direct uncontaminated stormwater runoff to stormwater infiltration basins; and (iii) Prevent mixing with any leachate or waste-contaminated stormwater runoff.	As shown in Schedule 1, Figure 2	
9.	Mixed waste compaction and storage area for the collection of: • E-waste • Metal • Timber • General waste • Cardboard	(a) Must be comprised of hook bins, shelter structures, and a concrete, asphalt cement or bituminous hardstand. (b) Shelter structures must be designed and constructed to prevent stormwater ingress to waste storage bins.	As shown in Figure 2, Figure 3 and Figure 5 as *'compactor laydown area'* and *'bin laydown area'*	

	Infrastructure	Design, construction and installation requirements	Infrastructure location	Time-frame
10.	Green waste storage hardstand	(a) Must be designed and constructed to the following specifications: **Compacted clay or modified soil that:** (i) is at least 300 mm thick; (ii) has a coefficient of permeability of $1x10^{-9}$ m/s or less (iii) is moisture conditioned and compacted during installation to at least 95 per cent of modified maximum dry density; (iv) is installed in successive layers up to 300 mm uncompacted thickness, with each underlying layer scoured to prevent excessive permeability because of lamination; and (v) has a suitable protective layer at least 150 mm thick overlying the leachate barrier (compacted clay or soil) to prevent damage and desiccation.	To be located within the *'Green Waste'* area as specified in Figure 3	Before 31 January 2026.
11.	Leachate evaporation pond	(a) Must be comprised of three 150 mm clay layers and a 200 mm compacted gravel protective layer; and (b) Must be designed and sized to: (i) maintain an operating free board of 0.5 m at all times; and (ii) contain the runoff from the leachate drainage system that would result from a one in 20 (5 per cent) AEP, 24-hour rainfall event; or a minimum storage volume of $1700m^3$, whichever volume is greater.	As shown in Figure 2, Figure 3 and Figure 6 as *'Evaporative Basin 1'*	None specified.

Compliance reporting

2. The works approval holder must within 30 calendar days of an item of infrastructure or equipment required by condition 1 being constructed and/or installed:

(a) undertake an audit of their compliance with the requirements of condition 1; and

(b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.

3. The Environmental Compliance Report required by condition 2, must include as a minimum the following:

(a) certification by a suitably qualified engineer that the items of infrastructure or component(s) thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in condition 1;

(b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and

(c) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

Time limited operations phase

4. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where the Environmental Compliance Report as required by condition 2 has been submitted by the works approval holder for that item of infrastructure.

5. The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 1:

a) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 4 for that item of infrastructure; or

b) until such time as a licence for that item of infrastructure is granted in accordance with Part V of the *Environmental Protection Act 1986*, if one is granted before the end of the period specified in condition 5(a).

6. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 2 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 2.

Table 2: Infrastructure and equipment requirements during time limited operations

	Site infrastructure and equipment	Operational requirement	Infrastructure location
1.	Leachate Pond	A freeboard of 0.5 m must be maintained within the leachate pond at all times	As shown in Figure 2, Figure 3 and Figure 6 as '*Evaporative Basin 1'*
2.	All infrastructure and drainage systems	The works approval holder must ensure that any contaminated stormwater that has come into contact with any waste, green waste leachate and any liquid waste that may result from fire-fighting is diverted to the leachate pond or otherwise retained within the premises boundary.	As shown in Figure 2 Figure 3, Figure 4, Figure 5, and Figure 6.

7. During time limited operations, the works approval holder may accept onto the premises waste of a waste type, which does not exceed the corresponding rate at which waste is received, and which meets the corresponding acceptance specification set out in Table 3.

Table 3: Types of waste authorised to be accepted onto the premises

Waste	Category	Quantity limit	Specifications
Inert Waste Type 1	62	4,800 tonnes per annum (in addition to the authorised waste acceptance limits outlined in licence L9055/2017/1.)	Limited to mixed construction and demolition materials and e-waste.

Records and reporting (general)

8. The works approval holder must record the following information in relation to complaints received by the works approval 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 works approval holder to investigate or respond to any complaint.

9. The works approval holder must maintain accurate and auditable books including the following records, information, reports, and data required by this works approval:

(a) the works conducted in accordance with condition 1;

(b) any maintenance of infrastructure that is performed in the course of complying with condition 1;

(c) complaints received under condition 8.

10. The books specified under condition 9 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 works approval holder for the duration of the works approval; and

(d) be available to be produced to an inspector or the CEO as required.

Definitions

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

Table 4: Definitions

Term	Definition
annual period	a 12-month period commencing from 1 July until 30 June of the immediately following year.
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department administering the *Environmental Protection Act 1986* Locked Bag 10 Joondalup DC WA 6919 info@dwer.wa.gov.au
Department	means the department established under section 35 of the *Public Sector Management Act 1994* and designated as responsible for the administration of Part V Division 3 of the EP Act.
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.
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure and/or equipment has been constructed and/or installed in accordance with the works approval.
EP Act	*Environmental Protection Act 1986* (WA).
EP Regulations	Environmental Protection Regulations 1987 (WA).
premises	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 works approval.
prescribed premises	has the same meaning given to that term under the EP Act.
suitably qualified person	A person who has appropriate accreditation, competency and experience in the relevant field for planning, design, validation and/or verification purposes.
time limited operations	refers to the operation of the infrastructure and equipment identified under this works approval that is authorised for that purpose, subject to the relevant conditions.

Term	Definition
uncontaminated stormwater	means stormwater that does not come into contact with prescribed activities.
waste	has the same meaning given to that term under the EP Act.
works approval	refers to this document, which evidences the grant of the works approval by the CEO under section 54 of the EP Act, subject to the conditions.
works approval holder	refers to the occupier of the premises being the person to whom this works approval has been granted, as specified at the front of this works approval.

END OF CONDITIONS

Schedule 1: Maps

Premises map

The boundary of the prescribed premises is shown in the map below (**Figure 1**). The orange line depicts the premises boundary.

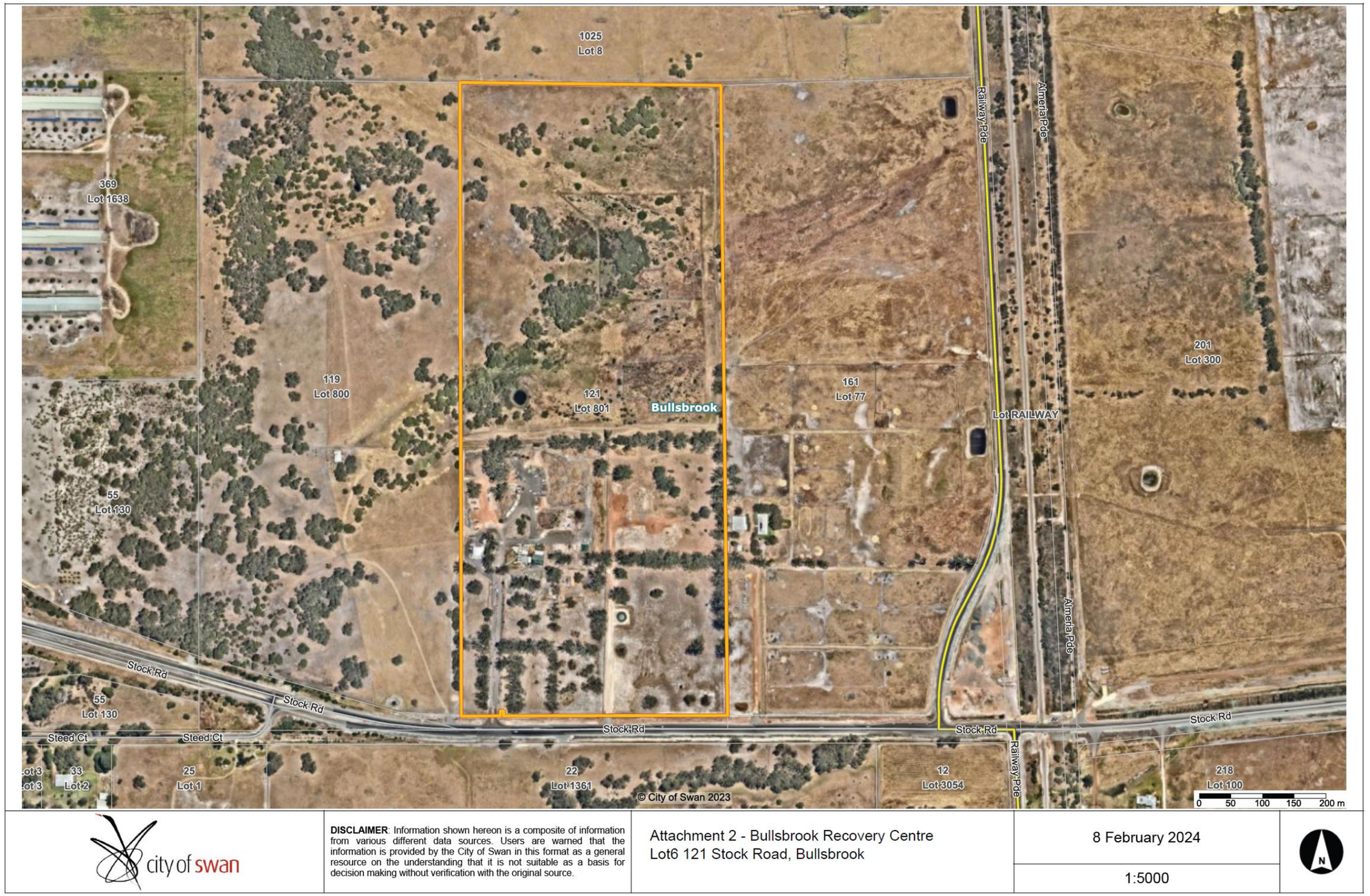

Figure 1: Map of the boundary of the prescribed premises

Stormwater drainage management plan map

The stormwater drainage management plan is shown in the map below (Figure 2).

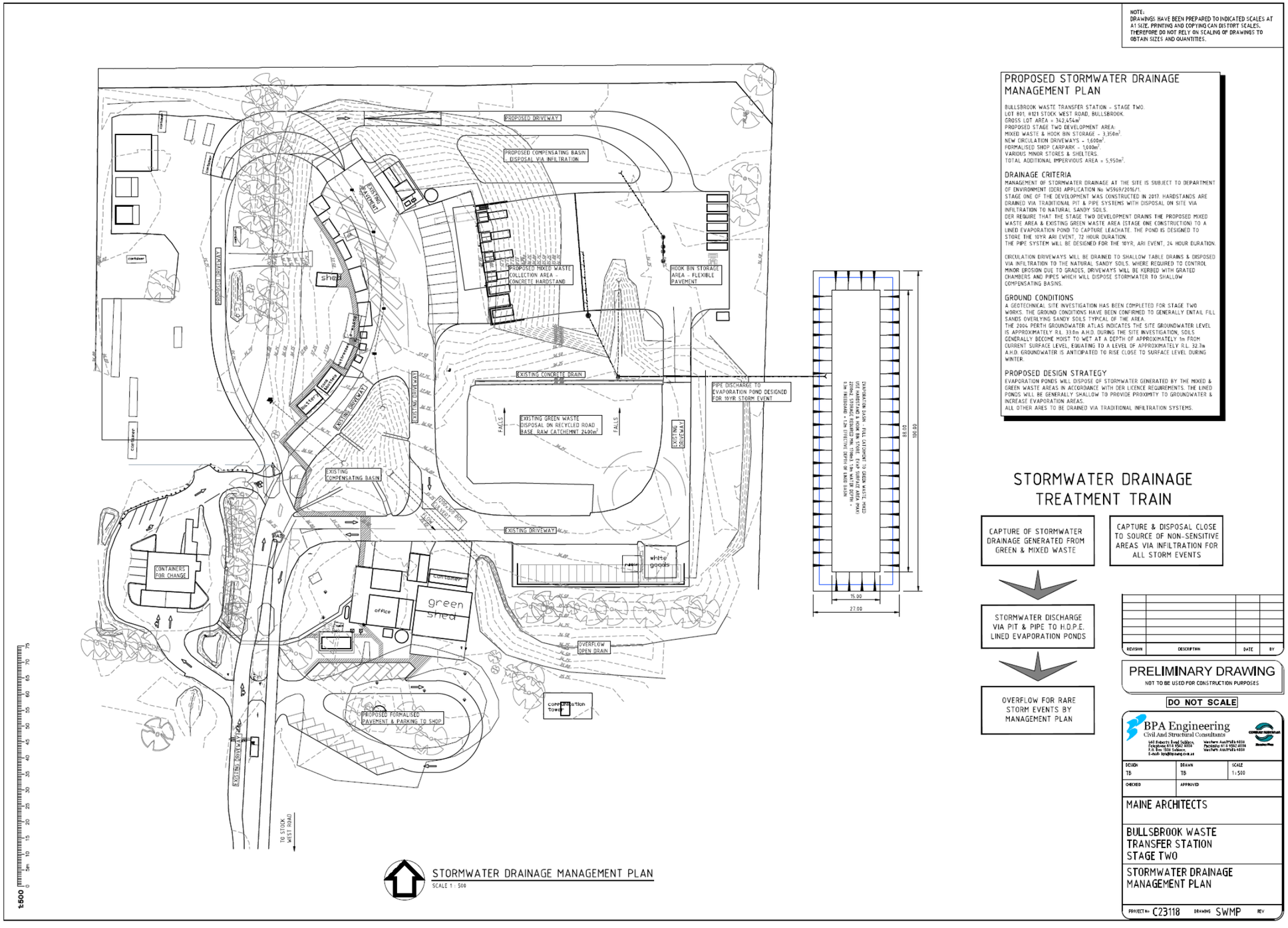

Figure 2: Map of the premises' stormwater drainage management plan

Infrastructure maps

The proposed site infrastructure layout and specifications are shown in the maps below (**Figure 3**).

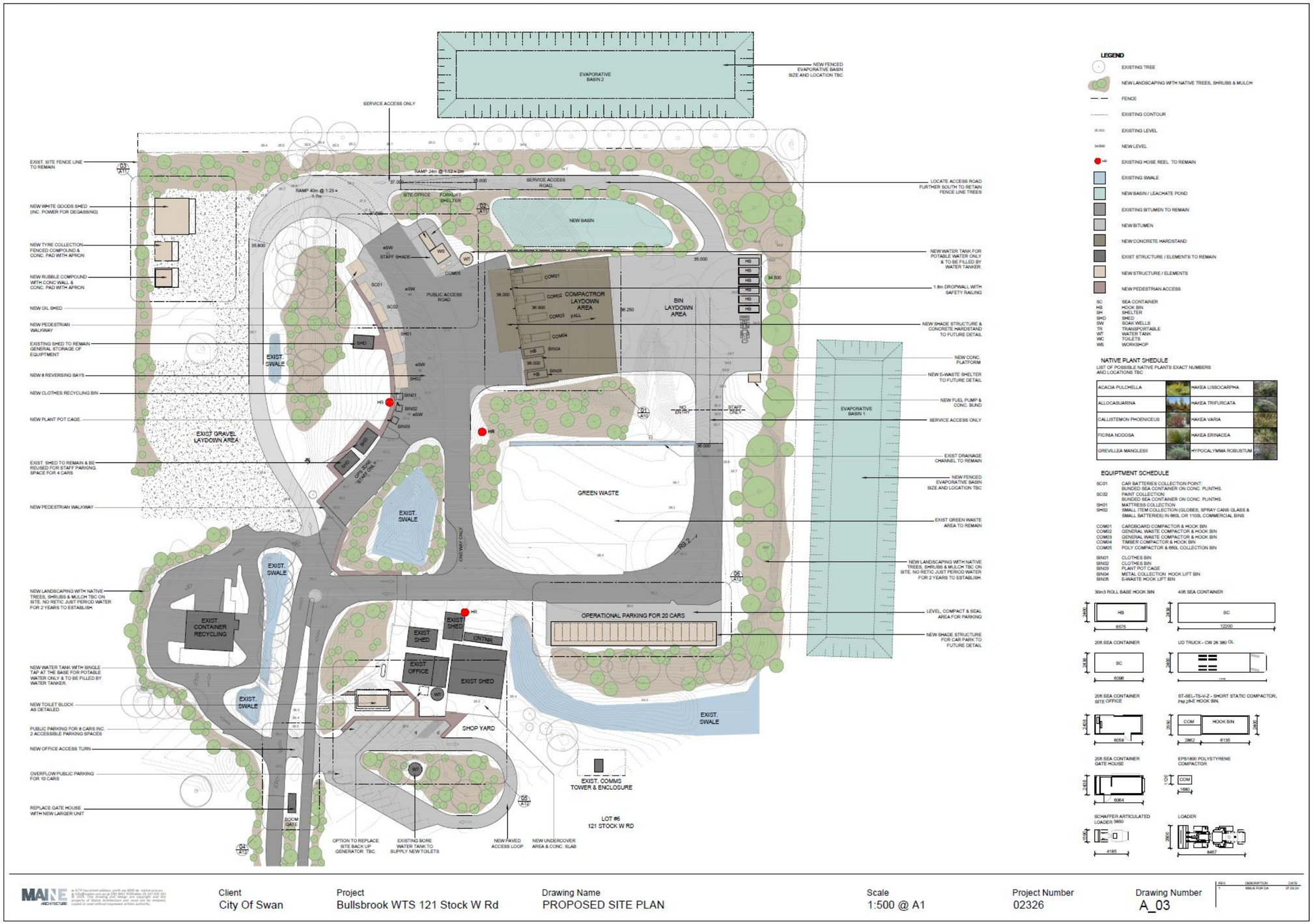

Figure 3: General overview of proposed infrastructure layout and specifications (Please note that Evaporation Basin 2 is no longer proposed and is to be disregarded).

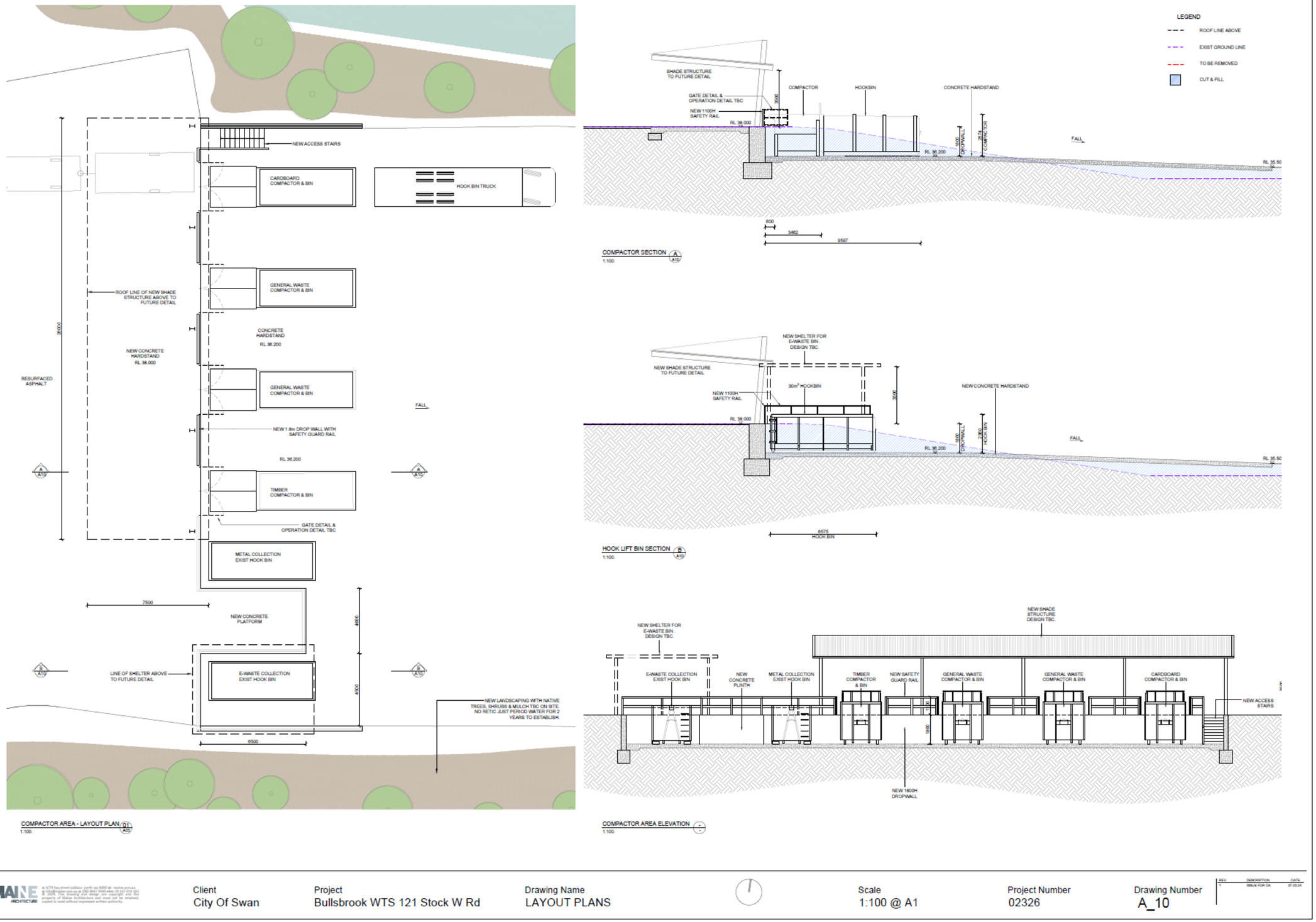

Figure 4: Detailed map of proposed compactor laydown area specifications

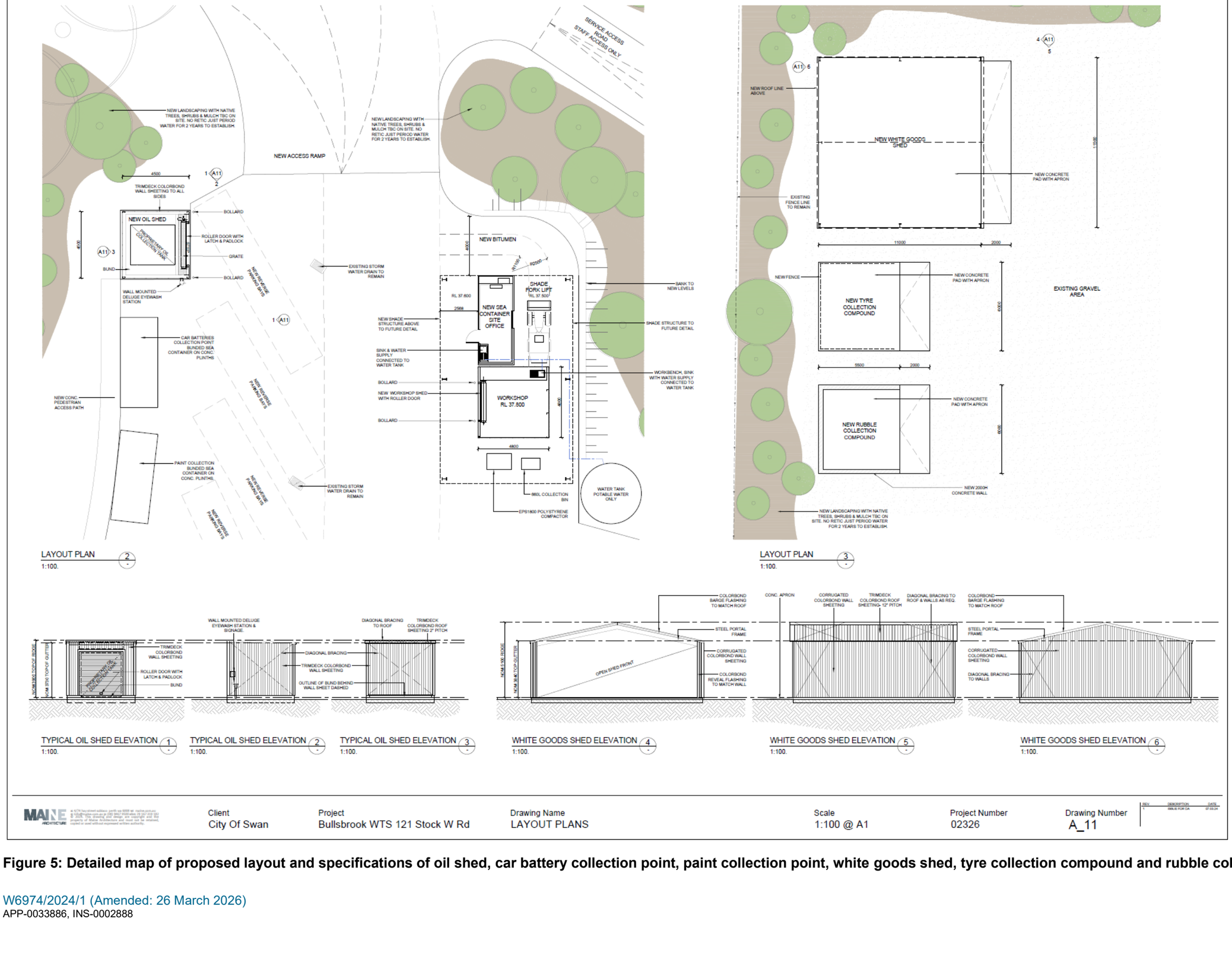

Figure 5: Detailed map of proposed layout and specifications of oil shed, car battery collection point, paint collection point, white goods shed, tyre collection compound and rubble collection compound.

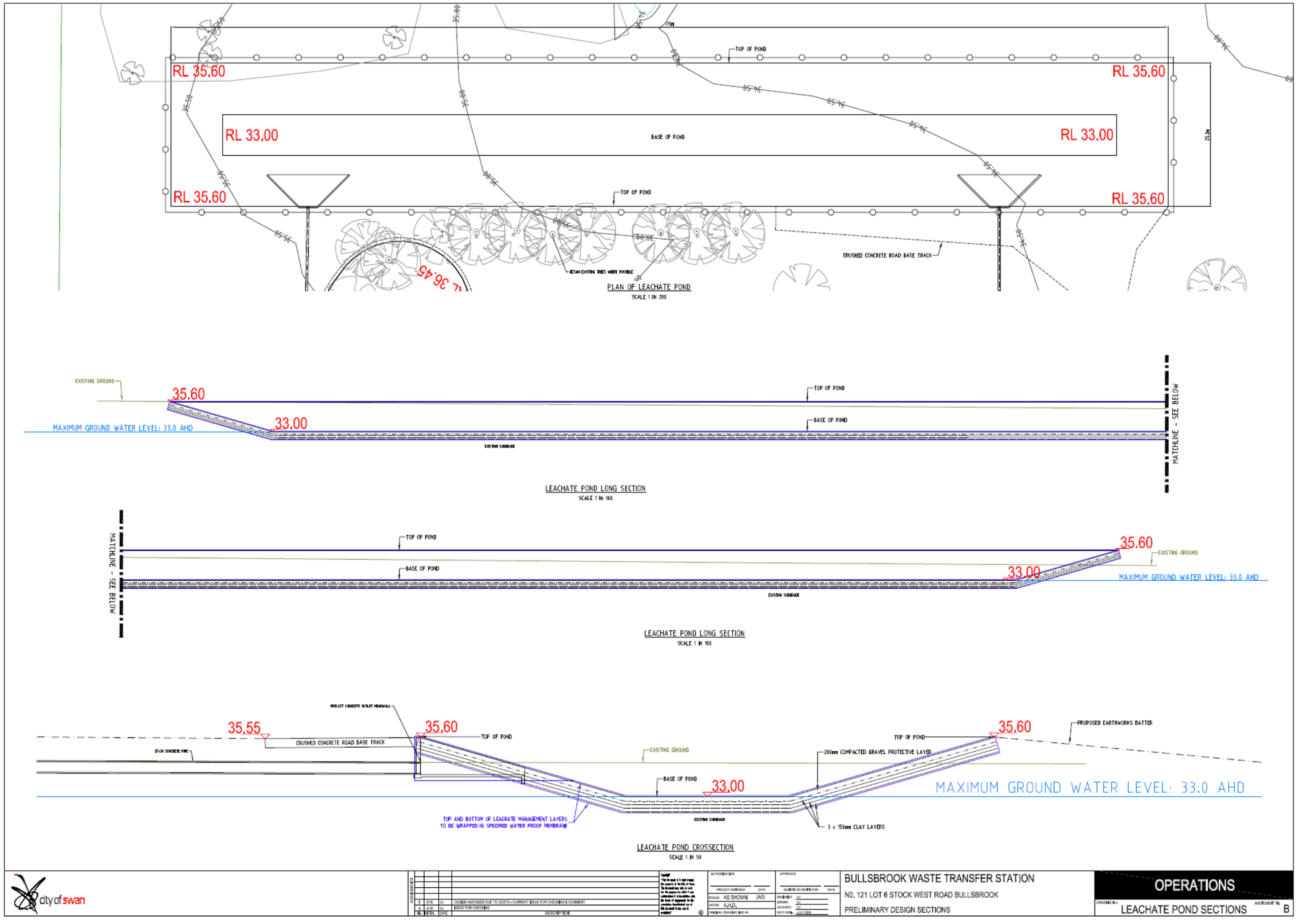

Figure 6: Leachate pond section