Government of Western Australia
Department of Water and Environmental Regulation

Decision Report

Application for Works Approval

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

Works Approval Number	W3033/2025/1
Applicant	City of Wanneroo
File number	APP-0029597
Premises	Wangara Transfer Station 86 Motivation Drive, Wangara Legal description Lot 552 on Deposited Plan 406640
Date of report	10 November 2025
Decision	Works approval granted

Table of Contents

1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the construction and operation of the premises. As a result of this assessment, works approval W3033/2025/1 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 27 June 2025, the applicant (City of Wanneroo) submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

The City of Wanneroo is seeking approval to undertake construction works for an enclosed Waste Transfer Station (WTS) at Lot 522, 86 Motivation Drive, Wangara, WA, located within the Wangara Industrial Area. The proposal involves repurposing the existing Materials Recovery Facility (MRF) building currently operating under Licence L9230/2019/1 into a temporary WTS. The proposed activities include the following:

- Fully enclosed WTS building will incorporate the following key components:
  - Loading lane.
  - Fan extraction system.
  - Ventilation louvres.
  - Recycling drop-off area.
  - Residual waste drop-off area.
  - Front end loader operational area.
  - Fire management system.
- 2.4-m high noise barrier;
- Truck wash bay;
- Truck refuel bay; and
- Site expansion works including entry, exit, access roads.

The proposed Waste Transfer Station (WTS) is intended to support the City of Wanneroo's waste logistics during the transition to long-term infrastructure at the Neerabup Resource Recovery Precinct (NRRP). The WTS will receive municipal waste from kerbside and public place collections for transfer to recycling and recovery facilities located in the southern Perth Metropolitan Region.

The facility is expected to operate for approximately five years, serving as an interim solution to ensure continuity of essential waste consolidation services. This transitional arrangement is critical to mitigating risks associated with potential delays in the delivery of NRRP infrastructure and the anticipated closure of the Tamala Park Landfill.

The proposal does not include modifications to shared infrastructure located on adjacent Lot 9005, which operates under Licence L8403/2009/3. Infrastructure such as the weighbridge, gatehouse, and site access will continue to support both the Wangara Recycling Facility (WRF) and the proposed WTS, with no changes proposed under this application.

The premises relates to the category and assessed production / design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W3033/2025/1. 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 works approval W3033/2025/1.

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 construction and 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
Construction			
Dust	Construction works associated with the WTS and supporting infrastructure	Air / windborne pathway	Minimisation of disturbed surfaces during construction; and Use of water carts or sprinklers for dust suppression where required.
Noise	Vehicle movements	Air / windborne pathway	None proposed.
Operation			
Noise	Operation of WTS building (waste receival and storage) Vehicle operations	Air / windborne pathway	A 2.4 m high solid colorbond fence will be installed along the northern, southern, and eastern boundaries; All waste loading, unloading and storage will be confined to within the enclosed WTS building; All site vehicles and mobile equipment will be fitted with broadband reversing alarms; All equipment will be maintained in

Emission	Sources	Potential pathways	Proposed controls
			accordance with manufacturer specifications' and Vehicle movements within the site will be limited to10 km/h, with speed limits clearly signposted and reinforced through the site induction process.
Dust		Air / windborne pathway	Vehicles will maintain a maximum speed of 10 km/hr unless otherwise signed; All roads are sealed to mitigate dust generated through the movement of vehicles in and out of the facility; All waste loading, unloading and storage will be confined to within the enclosed WTS building; and Regular sweeping or cleaning of hardstand areas and vehicle movement paths.
Odour	Operation of WTS building (waste receival and storage)	Air / windborne pathway	The WTS will have a ventilation system; All incoming waste collection vehicles will remain covered during transport; Waste will only be accepted if it complies with licence conditions; Highly odorous wastes (e.g. food waste during holiday periods) will be prioritised for immediate removal to Transfer Trailers; A clean floor policy will be implemented, with no putrescible waste retained overnight or on weekends; The WTS floor will be washed down as needed to remove leachate and maintain hygiene; Liquid waste residues within the WTS will be managed via leachate collection points and containment in a storage tank; Waste loading will cease if the extraction system is not operational, with corrective actions (e.g. equipment replacement, manual fan control) implemented as required; A complaints register will be maintained to ensure that the community can express their comments or concerns regarding the operations of the site; and Odour levels across the site will be continuously monitored by staff and action taken, if required.

Emission	Sources	Potential pathways	Proposed controls
Leachate		Overland flow Seepage to ground	The floors of the WTS building have been designed with a fall to allow water to flow towards collection points and divert potential leachate to a containment tank located below ground and external to the structure; The leachate will be removed from site by a licensed contractor for offsite treatment and disposal; and Implementation of a Stormwater and Leachate Management Plan (SWLMP).
Hydrocarbons	Operation of truck refueling station	Overland flow Seepage to ground	Site staff will be trained in the safe handling of hydrocarbons and hazardous materials according to the DGS Regulations 2017 and AS1940; Storage of hazardous materials at the facility will be in accordance with AS1940; The materials storage area will be constructed with appropriate bunding with sufficient capacity to capture any spills; The quantity of chemicals and fuels stored on the site will be monitored and kept to a minimum; Site staff will maintain up to date Safety Data Sheets for recording information on dangerous goods and hazardous materials; Regular maintenance and inspections of equipment, plant, machinery and vehicles will be undertaken at the Site; All refueling activities will be undertaken in the designated bunded fueling bay; Suitably sized hydrocarbon spill kits will be located in suitable areas around the site; Surface water runoff from the refueling station will be treated through an oil-water separator. The treated water will then be directed into the pit and pipe network; and Fire suppression equipment will be located in relevant areas across the site.
Contaminated stormwater / wash water	Operation of WTS building (waste receival and storage) Operation of truck washdown bay	Overland runoff Direct seepage to ground	A fully enclosed WTS building to minimise exposure of waste to rainfall; Stormwater runoff from uncontaminated hardstands of the site will be managed by the existing stormwater management system; The external perimeter of all buildings will be sloped away from doorways and

Emission	Sources	Potential pathways	Proposed controls
			openings to prevent ingress of surface water during rainfall events; All stormwater engineering features will be inspected regularly, and maintenance works scheduled appropriately; The road surfaces across the Site will be delineated with kerbs and will utilise suitable slope gradients to guide the flow of surface water to the stormwater management system; Implementation of a Stormwater and Leachate Management Plan (SWLMP).
Fire and smoke	Operation of WTS building (Combustion of incompatible waste types or incorrectly handled waste (eg batteries)	Air / windborne pathway	Fire suppression equipment will be located in relevant areas across the Site; Fire hydrants and hose reels to be installed throughout the building in accordance with relevant standards; Portable fire extinguishers to be provided to ensure adequate coverage; and Existing fire detection system to be upgraded to include smoke, heat and carbon dioxide detectors and will be integrated with the Building Management System.
Windblown waste	Operation of WTS building (waste receival and storage)	Air / windborne pathway	Waste loads entering and leaving the site will be covered to prevent uncontrolled release of litter; Recycling and residual waste will only be stored within the enclosed WTS building; The perimeter fence minimises any litter escaping; The perimeter fence will be inspected regularly, and any maintenance works scheduled accordingly; and Any litter generated around and immediately outside the site will be collected on a regular basis.
Vermin / pest	Operation of WTS building (waste receival and storage)	Air and overland to human and environmental receptors	The site will be surrounded by a 2.4 m colorbond fence to the north, east and west. A 1.8 m fence will remain to the south. The fences will be regularly monitored and maintained to ensure ongoing security and integrity; All waste loads are to be covered during transport to and from the premises; Ensure wildlife and feral or vermin species

Emission	Sources	Potential pathways	Proposed controls
			have limited opportunities to access food and water; Staff will remain observant for any signs of feral cats, foxes or wild dogs during daily operations and manage them as necessary; Any suspected and/or known shelters or breeding grounds for vermin will be eliminated; Should any feral animal or vermin issues be experienced, professional services will be utilised to implement appropriate control/eradication methods; The roller doors into the WTS will only be open as required; and Regular litter collections onsite and immediate surrounds as required.
Firewater	Operation of fire suppression system	Overland runoff Seepage to ground	In the event of a fire, fire water runoff will be directed into the loadout lane, which is the lowest point of the site. This area has an estimated containment capacity of approximately 340 m³; and The accumulated fire wash water runoff will be removed from the site by a licensed liquid waste contractor.

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	580 m northeast of the premises boundary.
Commercial / industrial premises	Commercial/ industrial premises located to the immediately north, east and west of the premises boundary.
Environmental receptors	**Distance from prescribed activity**
Bushforever area	Approximately 320 m north of the premises boundary.
Priority and Threatened Ecological Communities	Priority 3 – within approximately 300 m of premises boundary. BCA Critically Endangered – within approximately 800 m of the premises boundary.
Public Drinking Water Source Area	Priority 3 – Perth Coastal and Gwelup Underground Water Pollution Control Area – 2 km west of the premises boundary.
Geomorphic wetlands	Resource enhancement wetland – 1.5 km southeast of the premises boundary. Multiple use wetland- 1.1 km southeast of the premises boundary. Little Badgerup Lake and Badgerup Lake, both classified as Conservation Wetlands, are located approximately 800 m and 1250 m north of the premises boundary, respectively.
Proclaimed Rights in Water and Irrigation Act Groundwater Area	The Premises falls within the proclaimed Rights in Water and Irrigation Act Wanneroo Groundwater Area
Threatened fauna	Seven threatened fauna species have been recorded within 1 km of the 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 works approval 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.

Works approval W3033/2025/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, as outlined in Table 3 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

A licence is required following the time-limited operational phase authorised under the works approval to authorise emissions associated with the operation of the premises. A risk assessment for the operational phase has been included in this decision report, however licence conditions will not be finalised until the department assesses the licence application.

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

Risk events					Risk rating [1] C = consequence L = likelihood	Applicant controls sufficient?	Conditions [2] of works approval	Justification for additional regulatory controls
Sources / activities	**Potential emission**	**Potential pathways and impact**	**Receptors**	**Applicant controls**				
Construction								
Construction works associated with the WTS and supporting infrastructure Vehicle movements	Dust	Air / windborne pathway causing impacts to health and amenity	Residences 580 m northeast of premises Commercial / industrial premises immediately surrounding the premises	Refer to Section 3.1	C = Minor L = Rare **Low Risk**	Y	N/A	The Delegated Officer considers that the Applicant's proposed controls are likely to be sufficient at mitigating dust emissions during construction. Further management of dust emissions is provided via the general provisions of the EP Act.
	Noise			Refer to Section 3.1	C = Minor L = Unlikely **Medium Risk**	Y	N/A	The Delegated Officer has officer considers noise emissions can be effectively regulated by the *Environmental Protection (Noise) Regulations 1997*.
Operation (including time-limited-operations operations)								
Operation of WTS building (waste receival and storage) Vehicle operations	Dust	Air / windborne pathway causing impacts to health and amenity	Residences 580 m northeast of premises Commercial / industrial premises immediately surrounding the premises	Refer to Section 3.1	C = Minor L = Rare **Low Risk**	Y	Conditions 1, 2, 3, 6, 7, 14 and 17	The Delegated Officer has determined that dust controls stated by the applicant are required to control the risk of dust emission impacts on sensitive receptors and these controls will be applied, where appropriate, as regulatory controls under the Works Approval. Further management of dust emissions is provided via the general provisions of the EP Act.

Risk events					Risk rating [1] C = consequence L = likelihood	Applicant controls sufficient?	Conditions [2] of works approval	Justification for additional regulatory controls
Sources / activities	**Potential emission**	**Potential pathways and impact**	**Receptors**	**Applicant controls**				
	Noise	Air / windborne pathway causing impacts to health and amenity		Refer to Section 3.1	C = Moderate L = Possible **Medium Risk**	Y	Conditions 1, 2, 3, 6, 7, 13 and 17	The Environmental Noise Assessment report developed in support of the Works Approval application demonstrates that predicted noise emissions from the proposed facility are expected to remain below the assigned noise levels at all identified residential receptors, thereby ensuring compliance with the *Environmental Protection (Noise) Regulations 1997* and avoiding significant contribution to ambient noise levels. Although minor exceedances of up to 4 dB(A) may occur at the site boundary during daytime operations, the proposed installation of a 2.4 m high colorbond fence along the northern, southern, and eastern boundaries and the use of broadband reversing alarms are considered to be effective mitigation measures. The applicant proposed controls have therefore been added as regulatory controls under the Works Approval.

Risk events					Risk rating [1] C = consequence L = likelihood	Applicant controls sufficient?	Conditions [2] of works approval	Justification for additional regulatory controls
Sources / activities	**Potential emission**	**Potential pathways and impact**	**Receptors**	**Applicant controls**				
Operation of WTS building (waste receival and storage)	Odour	Air / windborne pathway causing impacts to health and amenity	Residences 580 m northeast of premises Commercial / industrial premises immediately surrounding the premises	Refer to Section 3.1	**See detailed risk assessment outlined in Section 3.3.**			
	Vermin / pest	Air and overland pathways causing impacts to human and environmental receptors	Residences 580 m northeast of premises Commercial / industrial premises immediately surrounding the premises Bushforever area ~ 320 m north of the premises boundary Priority and Threatened Ecological Communities~ 320 m north of premises boundary Threatened fauna	Refer to Section 3.1	C = Minor L = Rare **Low Risk**	Y	1, 2, 3, 6, 7, 8, 9 and 17	The Delegated Officer considers that the Applicant's proposed controls are likely to be sufficient at mitigating risk of pest and vermin and these controls will be applied, where appropriate, as regulatory controls under the Works Approval.

Risk events					Risk rating [1] C = consequence L = likelihood	Applicant controls sufficient?	Conditions [2] of works approval	Justification for additional regulatory controls
Sources / activities	**Potential emission**	**Potential pathways and impact**	**Receptors**	**Applicant controls**				
Operation of WTS building (waste receival and storage)	Leachate	Overland runoff potentially causing ecosystem disturbance or impacting surface water quality Seepage to groundwater	Perth Coastal and Gwelup Underground Water Pollution Control Area ~ 2 km west of the premises boundary Geomorphic wetlands ~ 800 m north of the premises boundary Proclaimed RIWI - Wanneroo Groundwater Area	Refer to Section 3.1	C = Moderate L = Unlikely **Medium Risk**	Y	Conditions 1, 2, 3, 6, 7, 8, 10, 11, 12, 14 and 17	The Delegated Officer has reviewed the Applicant's proposed infrastructure and controls for managing emissions associated with leachate, hydrocarbon spills, contaminated firewater, wash water, and firewater. These measures are considered adequate to mitigate the associated environmental risks. The Delegated Officer notes that the proposed controls stated by the applicant will be applied, where appropriate, as regulatory controls under the Works Approval.
Operation of WTS building (waste receival and storage) Operation of truck refueling station	Hydrocarbons			Refer to Section 3.1	C = Minor L = Rare **Low Risk**	Y	Conditions 1, 2, 3, 6, 7, 8, 10, 11, 14 and 17	
Operation of WTS building (waste receival and storage) Operation of truck washdown bay Vehicle operations	Contaminated stormwater/wash water			Refer to Section 3.1	C = Moderate L = Unlikely **Medium Risk**	Y	Conditions 1, 2, 3, 6, 7, 8, 10, 11, 12, 14 and 17	
Operation of fire suppression system	Firewater			Refer to Section 3.1	C = Moderate L = Rare **Medium Risk**	Y	Conditions 1, 2, 3, 6, 7, 8, 10, 11, 12, 14 and 17	

Risk events					Risk rating [1] C = consequence L = likelihood	Applicant controls sufficient?	Conditions [2] of works approval	Justification for additional regulatory controls
Sources / activities	**Potential emission**	**Potential pathways and impact**	**Receptors**	**Applicant controls**				
Operation of WTS building (Combustion of incompatible waste types or incorrectly handled waste (eg batteries)	Fire and smoke	Air / windborne pathway causing impacts to health and amenity	Residences 580 m northeast of premises Commercial / industrial premises immediately surrounding the premises Bushforever area ~ 320 m north of the premises boundary Priority and Threatened Ecological Communities~ 320 m north of premises boundary Threatened fauna	Refer to Section 3.1	C = Major L = Unlikely **Medium Risk**	Y	Conditions 1, 2, 3, 6, 7, 8, 9, 14 and 17	The Delegated Officer considers that the applicant's proposed controls in addition to the current fire management strategy/conditions contained within the existing licence (L9230/2019/1) are likely to be sufficient at mitigating the risk of fire emissions during time limited operations.

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.

3.3 Detailed risk assessment for odour emissions

3.3.1 Description of potential adverse impact from the emission

Odour emissions during the operation of the Wangara Transfer Station (WTS) are expected to primarily arise from the receival of municipal solid waste and co-mingled recyclables collected through the City of Wanneroo's kerbside services prior to their transfer offsite. The proposed facility has a maximum design capacity of 100,000 tonnes per annum (tpa), comprising 80,000 tpa of municipal solid waste and 20,000 tpa of recyclable waste.

The WTS will be operational within the following days and times:

- 12 hours per weekday 6:00AM – 6:00PM,
- Saturdays as required also between the hours of 6:00AM – 6:00PM,
- Closed on Sundays, and
- Public holidays 6:00AM to 6:00PM (Excluding Christmas Day, Good Friday and New Years Day).

Identified odour emission sources of the WTS include:

- Waste vehicle ingress/egress doorways (4 doors)
- Waste receivals and daily storage
    - WTS floor receiving residual, putrescible waste, and
    - WTS floor receiving inert recyclables.
- Truck loading/loadout bay (1 bay)
- Sludge and wash leachate
    - Washdown of WTS as required resulting in minor volumes of leachates, and
    - Truck loading/loadout bay minor leachates from loading diverted into drain/sump

Odours within the proposed WTS will primarily resemble those from residential bins, with general municipal solid waste being the dominant source. Odour intensity may increase during hotter months due to accelerated waste decomposition and contamination of green waste. Other co-mingled wastes are largely inert and typically produce minimal odour.

Individual responses to odour emissions may vary depending on age, health status, sensitivity, and odour exposure patterns. Perceived odour intensity may increase or decrease on exposure. Community response to an odour can include annoyance, potentially leading to stress, and loss of amenity. Exposure to repeated odour events can create a nuisance effect. Exposure times and frequency of odour emissions depend on day to day activities and weather conditions.

3.3.2 Odour assessment

Environmental & Air Quality Consulting Pty Ltd was engaged by Talis Consultants Pty Ltd (Talis) on behalf of the City of Wanneroo to undertake an Odour Impact Assessment (OIA) of the proposed Waste Transfer Station (WTS). The OIA was undertaken in accordance with the department's *Odour Emissions Guideline (2019).* The assessment included:

- Operational Odour Analysis (OOA) of key activities and emission sources;
- Meteorological review using five years of data from the Perth Metro AWS and TAPM modelling;
- Dispersion modelling using Aermod software to simulate odour plume behavior under various scenarios.

Odour emission strengths were based on data from a comparable WTS located in Canning Vale, WA with modelling scenarios applying both 75th percentile (1,600 ou/m³) and 90th percentile (3,800 ou/m³) odour concentrations.

The WTS will be equipped with six extraction fans providing 64,800 m³/hr of air exchange, achieving approximately 6 air changes per hour. These fans will operate during waste receival and loadout activities to maintain negative pressure and minimise fugitive emissions.

Results from the dispersion modelling indicate that ground-level odour concentrations are expected to remain within the Wangara Industrial Area, with negligible impact on surrounding residential zones. The modelling accounted for prevailing wind directions and atmospheric mixing conditions, which are expected to favour odour dispersion during daytime operational hours.

According to the odour assessment report, the overall odour risk is considered low, and the facility's design and operational controls including a clean floor policy, leachate management, and odour extraction systems are deemed sufficient to mitigate potential odour impacts.

In reviewing the OIA, the department notes the following:

- The proposal includes six roof exhaust stacks discharging untreated air 1 metre above the roofline. However, the assessment did not address the potential for building wake effects, which can cause odorous air to be drawn down to ground level, thus impacting nearby receptors.
- The odour assessment did not evaluate potential impacts on neighbouring commercial / industrial areas or public-accessible receptors located approximately 200 metres northeast of the site boundary
- The proposal includes a clean floor policy stating that no putrescible waste will remain on the WTS floor overnight or over weekends. However, it is unclear whether this waste will be removed from the site the same day or stored in trucks overnight, which may still pose an odour risk.
- Whilst the odour assessment suggested that waste decomposition at the WTS is unlikely due to short holding times, DWER notes that kerbside waste may already be decomposing prior to collection and arrival at the premises. Therefore, unloading/loading activities may generate and release odours.
- The OIA stated that prevailing winds (from the southeast) will push odours west or northwest depending on the time of day. DWER cautions that prevailing wind direction alone is not a reliable indicator of odour impact, as wind speed and atmospheric stability also influence dispersion.
- The odour assessment stated that odour will disperse effectively during daytime hours, minimizing nuisance. DWER notes that early morning or late afternoon conditions are often calm or neutral, which can limit dispersion and increase ground-level odour concentrations.
- The applicant used criterion modelling to estimate odour plume impacts. This method is not accepted by DWER for odour assessments due to its high uncertainty and lack of reliability.
- A comparison with a similar operation suggests that the potential for odour impacts at non-residential receptors is greater than low, indicating a need for more robust assessment and mitigation strategies.

The delegated officer notes that the installation of forced ventilation via rooftop stacks is expected to assist in diluting odorous air and maintaining negative pressure within the building, thereby minimising odour escape during door openings.

The delegated officer considers the City's intention to have the Wangara Waste Transfer Station (WTS) fully operational by early 2026, facilitating a smooth transition of waste management services ahead of the planned closure of the Tamala Park Landfill. During the time-limited operation phase, odour monitoring was considered but ultimately not included, based on the understanding that the applicant is unlikely to receive the expected waste throughput within the 180-day period. This is due to the Tamala Park Landfill remaining operational and continuing to serve as the primary disposal location during this transitional phase. Therefore, the delegated officer determined that odour monitoring requirements would be more appropriately addressed during the future licence amendment to incorporate WTS infrastructure into Licence L9230/2019/1.

3.3.3 Applicant proposed control

Section 3.1.1 details the control measures the applicant has proposed to assist in controlling odour emissions.

3.3.4 Consequence

Given the proximity of residential and industrial receptors, the Delegated Officer has determined that the impact of odour emissions could have high-level off-site impacts to amenity. Therefore, the Delegated Officer considers the consequence of odour emissions to be **Moderate.**

3.3.5 Likelihood of risk event

Based on the applicant's proposed controls, the Delegated Officer has determined that impacts from odour emissions could occur at some time. Therefore, the Delegated Officer considers the likelihood of impacts to the human and environmental health to be **Possible.**

3.3.6 Overall rating of odour risk

The Delegated Officer has compared the consequence and likelihood ratings described above with the risk rating matrix and determined that the overall rating for the risk of treated wastewater emissions from operations is **Medium.**

3.3.7 Regulatory control

In considering the findings of the risk assessment for overall odour emission from the site operations, the Delegated Officer considers the additional regulatory controls listed in Table 4 are necessary to address the uncertainties.

Table 4: Summary of additional regulatory controls for odour emission

Condition number	Regulatory control
Condition 2 and 3	Submission of an Environmental Compliance Report following the completion of construction requirements, including certification by a suitably qualified professional engineer;
Condition 6 Table 6	Operational requirements of the proposed enclosed transfer station and air control system have been included in the works approval.
Condition 17	Complaint recording and reporting requirements have been included in the works approval.

4. Consultation

Table 5 provides a summary of the consultation undertaken by the department.

Table 5: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 7 August 2025	None received	N/A
Applicant was provided with draft documents on 27 October 2025	On 5 November 2025, the City of Wanneroo confirmed that it has no comments on the draft documentation and therefore waives the 21-day comment period.	Noted

5. Conclusion

Based on the assessment in this decision report, the delegated officer has determined that a works approval 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 Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
4. Environmental Noise Assessment – Wangara Waste Transfer Station (Project No. TN25017-1) – prepared for City of Wanneroo – prepared by Talis Consultants (29 May 2025)
5. Proposed Wangara Interim Waste Transfer Station (WTS) Odour Impact Assessment (Project Ref: EAQ-25016) – prepared by Environmental & Air Quality Consulting Pty Ltd (11 June 2025)