



Works Approval

Works approval number	W3033/2025/1
Works approval holder	City of Wanneroo
Registered business address	City of Wanneroo 23 Dundobar Road WANNEROO WA 6065
DWER file number	INS-0001657
Duration	10/11/2025 to 09/11/2030
Date of issue	10/11/2025
Premises details	Wangara Transfer Station 86 Motivation Drive, Wangara Legal description Lot 552 on Deposited Plan 406640

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production / design capacity
Category 62: Solid waste depot: premises on which waste is stored or sorted, pending final disposal or re-use, other than in the course of operating: (a) a refund point (as defined in the Waste Avoidance and Resource Recovery Act 2007 section 47C(1)) (a refund point); or (b) a facility or other place (an aggregation point) for the aggregation of containers that have been returned to refund points until those containers are accepted for processing or disposal.	100,000 tonnes per annual period

This works approval is granted to the works approval holder, subject to the attached conditions, on 10 November 2025, by:

Adam Green

SENIOR ENVIRONMENTAL OFFICER, INDUSTRY REGULATION

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

Works approval history

Date	Reference number	Summary of changes
10/11/2025	W3033/2025/1	Works approval granted (APP-0029597)

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 and construction / installation requirements; and
 - (c) at the corresponding infrastructure location as set out in Table 1.

Table 1: Design and construction / installation requirements

Infrastructure	Design and construction/installation requirements	Infrastructure location
Waste Transfer Station (WTS) Building	Footprint of 1,348 m² (33.7 m × 40 m) in accordance with Schedule 1: Figure 2 and Figure 3. Floor must be constructed with reinforced 125 mm thick (minimum) concrete. Building must have a minimum clearance height of 7.27 m at the eaves. Southern entrance of the WTS must be: • equipped with four automatic roller doors; and • consists of a 592 m² reversing apron must be sloped away from the WTS and connected to four roller doors. Waste Storage Bunker must be: • bounded on three sides by 3 m high walls and split into two sections to separate residual waste from recyclable; and • designed with a fall to direct water flow towards collection points, diverting potential leachate to a below-ground containment tank located external to the WTS. Roofed loadout lane: • Must be constructed at a depth of 2 m below ground level and must adjoin the WTS building • Must feature a 4.5 m × 6 m access door to accommodate Transfer Trailers • Must be capable of storing approximately 340 m³ of firewater runoff. • Wash water must be directed to the collection sump via a drainage pipe system.	Schedule 1: Figure 2 and Figure 3

Infrastructure	Design and construction/installation requirements	Infrastructure location
Ventilation system	6 roof-mounted exhaust fans must be installed, each with a capacity of 3,000 L/s, along the western side of the loadout lane. These fans must be fitted with low, mid, and high-level exhaust grilles to manage thermal layering of vehicle exhaust emissions. 4 wall-mounted fans must be installed on the eastern wall, positioned above the bunker wall. Each fan must be fitted with external and internal grilles to ensure adequate air intake and distribution. 5 wall-mounted weatherproof louvres (dimensions: 1200 mm x 600 mm) must be installed above the northern bunker wall to provide passive ventilation. The ventilation system must include the following features: • Timeclock operation; • Manual override switch; • Carbon dioxide sensor in the load-out lane to automatically start fans when CO₂ levels exceed the threshold; and • Water misting system.	Schedule 1: Figure 4 and Figure 5
Fire management system	Fire management system must be complied with the following; • Fire hydrant - A fire hydrant must be installed with a minimum flow rate of 20 L/s at 200 kPa, in accordance with Schedule 1: Figure 6; • 3 Fire hose reels - A total of 3 fire hose reels must be installed to ensure full coverage of internal areas, in accordance with Schedule 1, Figure 7; • Portable fire extinguishers: must be positioned to ensure a maximum travel distance of 20 m from any point within the building; • Fire detection and alarm system: Existing system must be modified and extended to include smoke, heat and carbon monoxide (CO) detectors; • Emergency lighting and exit signage; and • Exit provisions: - A minimum of two pedestrian access points; - A third egress route via an external stair or ladder; and - All exits must be clearly marked, unobstructed, and equipped with compliant hardware	Schedule 1: Figure 6 and Figure 7
Noise barrier	A 2.4-metre-high colorbond fence must be installed along the northern, eastern, and southern boundaries, as shown in Schedule 1: Figure 8.	Schedule 1: Figure 8

Infrastructure	Design and construction/installation requirements	Infrastructure location
Truck washdown bay	Must be built with a total floor area of 4 m × 12 m, sloped to direct spills toward a sump, which is connected to a 20,000 L containment tank.	Schedule 1: Figure 2
Truck refuel bay	Reinforced concrete hardstand constructed with a minimum thickness of 200 mm. 30,000 L self-bunded fuel tank must be installed within a concrete bunded area. Must be sloped the floor of the refueling area to direct spills to a sump.	Schedule 1: Figure 2
Site expansion works	Fence must be extended to fully enclose the expanded operational area. Hardstand area must be extended to accommodate the washdown bay and truck reversing apron.	Schedule 1: Figure 2

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 person 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

Commencement and duration

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 6:
 - (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).

Time limited operations requirements and emission limits

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 operation

Site infrastructure	Operational requirement	Infrastructure location
Waste Transfer Station (WTS) Building	WTS must be maintained under negative pressure at all times. All concrete hardstands and sumps to be maintained free from cracks, leaks or defects. Leachate and fire wash water must not pool on hardstand. The loadout lane access door and four roller doors must remain closed, except during transfer trailer loading or truck entry/exit. Doors must be closed immediately after vehicle access. Maintain a manual override for the roller doors that can be operated in the event of power outage, or when required.	Schedule 1: Figure 2 and Figure 3
Ventilation system	The on-site ventilation system and its associated equipment must be maintained in good working order. 6 roof-mounted exhaust fans must be capable of six air changes per hour, equivalent to 18,000 L/s. Four wall-mounted fresh air supply fans must be capable of delivering 75% of the total exhaust air volume extracted from the 6 roof-mounted exhaust fans (12,900 L/s).	Schedule 1: Figure 4 and Figure 5
Fire management system	All on-site fire management and prevention equipment to be stored so access is not impeded by infrastructure or equipment used in site operations; and All on-site fire management and prevention equipment must be maintained and in good working order at all times.	Schedule 1: Figure 6 and Figure 7
Noise barrier	Must be maintained free of defects	Schedule 1: Figure 8
Truck washdown bay	Maintain the wash bay and associated pipework to be free of leaks and defects. Wash water must not overflow to tipping floor.	Schedule 1: Figure 2
Truck refuel bay	Must be self-bunded and maintained free of leaks and defects. Surface water runoff from the refuelling station must be treated by an oil-water-separator before directed into the pit and pipe network.	Schedule 1: Figure 2

Surface water management system	The leachate management system, including the leachate tank float sensor, alarm, pits, soak wells, and associated pipework, must be maintained in good working order at all times. Concrete hardstands to be maintained free of defects. Accumulated firewater and wash water must be removed from Site by a licensed liquid waste contractor.	Schedule 1: Figure 2
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Waste acceptance

7. The works approval holder must only accept onto the premises waste of a waste type that,
- (a) does not exceed the corresponding rate at which waste is received, and
 - (b) meets the corresponding acceptance specification set out in Table 3.

Table 3: Waste acceptance

Waste type	Rate at which waste is received	Acceptance specifications
Putrescible waste	80,000 tonnes per annual period	Accepted from municipal kerbside collection and public place collection only
Recyclable waste	20,000 tonnes per annual period	Accepted and stored within the waste transfer station in separate, designated waste bunkers Only be accepted and stored up to one day's operational capacity

8. The works approval holder must ensure that where waste does not meet the waste acceptance criteria set out in Condition 7 it is removed from the premises by the delivery vehicle or, where that is not possible, stored in a quarantined storage area or container and removed to an appropriately authorised facility within 48 hours of receipt.
9. The works approval holder must:
- (a) erect and maintain suitable fencing to prevent unauthorised access to the site;
 - (b) ensure that any entrance gates to the premises are securely locked when the premises is unattended; and
 - (c) undertake regular inspections of all security measures and repair damage as soon as practicable.
10. The works approval holder must immediately recover, or remove and dispose of, spills of environmentally hazardous materials including fuel, oil, or other hydrocarbons, whether inside or outside an engineered containment system.
11. The works approval holder shall ensure that all material used for the recovery, removal, and/or disposal of environmentally hazardous materials is stored in an impermeable container prior to disposal at an appropriately authorised facility
12. The works approval holder must take all reasonable and practicable measures to prevent stormwater run-off becoming contaminated by the activities and operations undertaken at the premises.

13. All vehicles under operational control of the licence holder must be fitted with broadband reversing alarms.

Monitoring during time limited operations

14. The works approval holder must record the total amount of waste accepted and removed from the premises, for each waste type listed in Table 4, in the corresponding unit, and for each corresponding time period, as set out in Table 4.

Table 4: Waste accepted and removed from the premises

Waste type	Unit	Time period
Putrescible waste	Tonnes	During time limited operations
Recyclable waste		

Compliance reporting

15. The works approval holder must submit to the CEO a report on the time limited operations within 60 calendar days of the completion date of time limited operations or 60 calendar days before the expiration date of the works approval, whichever is the sooner.
16. The works approval holder must ensure the report required by condition 15 includes the following:
- a summary of monitoring results obtained during time limited operations under condition 14;
 - a review of performance and compliance against the conditions of the works approval and the Environmental Commissioning Report; and
 - where the manufacturer's design specifications and the conditions of this works approval have not been met, what measures will the works approval holder take to meet them, and what timeframes will be required to implement those measures.

Records and reporting (general)

17. 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:
- the name and contact details of the complainant, (if provided);
 - the time and date of the complaint;
 - the complete details of the complaint and any other concerns or other issues raised; and
 - the complete details and dates of any action taken by the works approval holder to investigate or respond to any complaint.

- 18.** 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 6;
 - (c) monitoring programmes undertaken in accordance with condition 14; and
 - (d) complaints received under condition 17.
- 19.** The books specified under condition 18 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 5 have the meanings defined.

Table 5: Definitions

Term	Definition
annual period	a 12-month period commencing from 1 January until 31 December of the same 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 <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 info@dwer.wa.gov.au
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> 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	<i>Environmental Protection Act 1986</i> (WA).
EP Regulations	<i>Environmental Protection Regulations 1987</i> (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	means a person who: (a) holds a Bachelor of Engineering degree recognised by the Institute of Engineers; and (b) has a minimum of five years of experience working in the field of engineering; or is otherwise approved in writing by the CEO to act in this capacity.
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.
waste	has the same meaning given to that term under the EP Act.

Term	Definition
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).



Figure 1: Map of the boundary of the prescribed premises

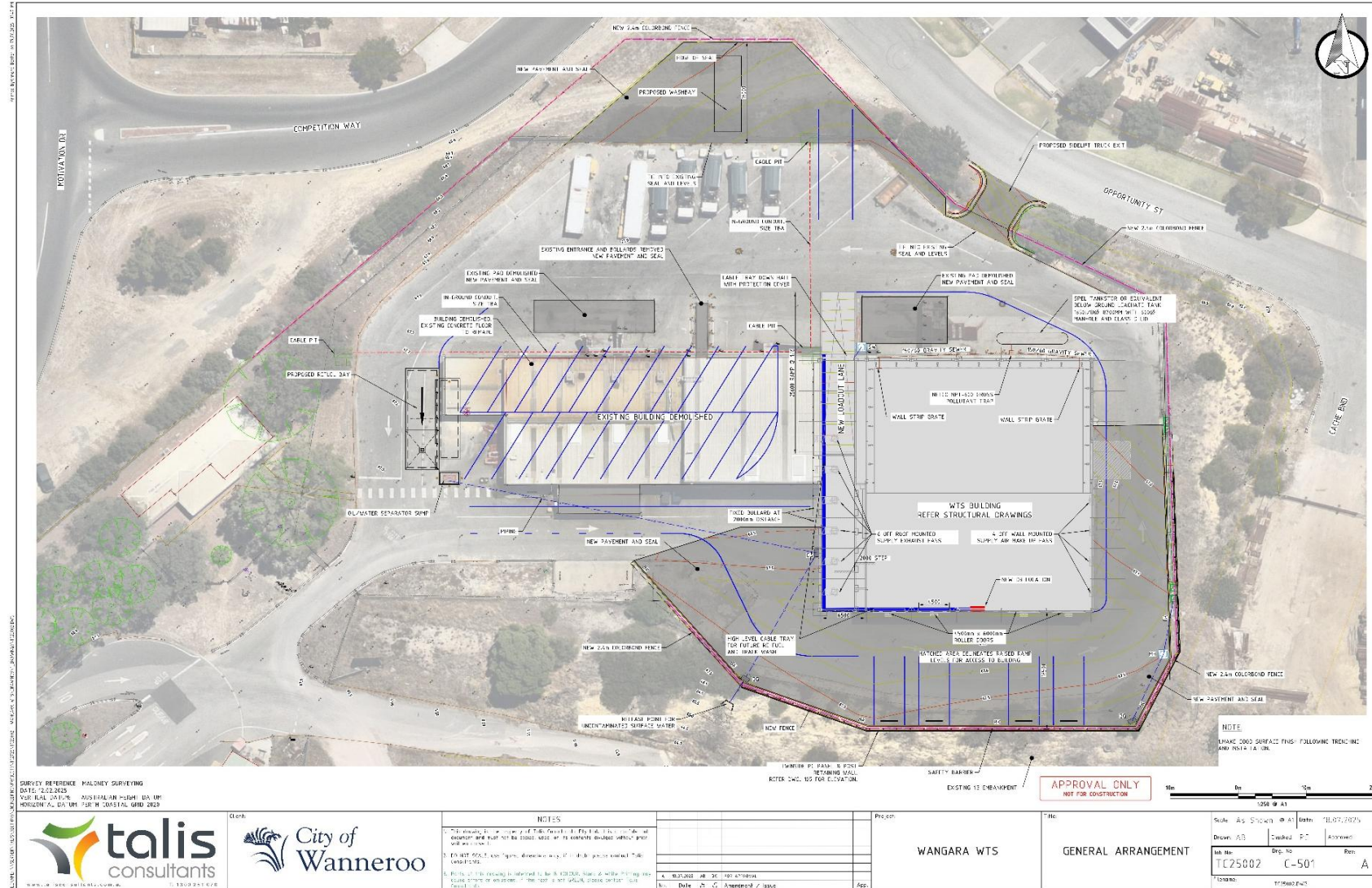


Figure 2: General layout of the premises

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IR-T05 Works approval template (v6.0) (September 2022)

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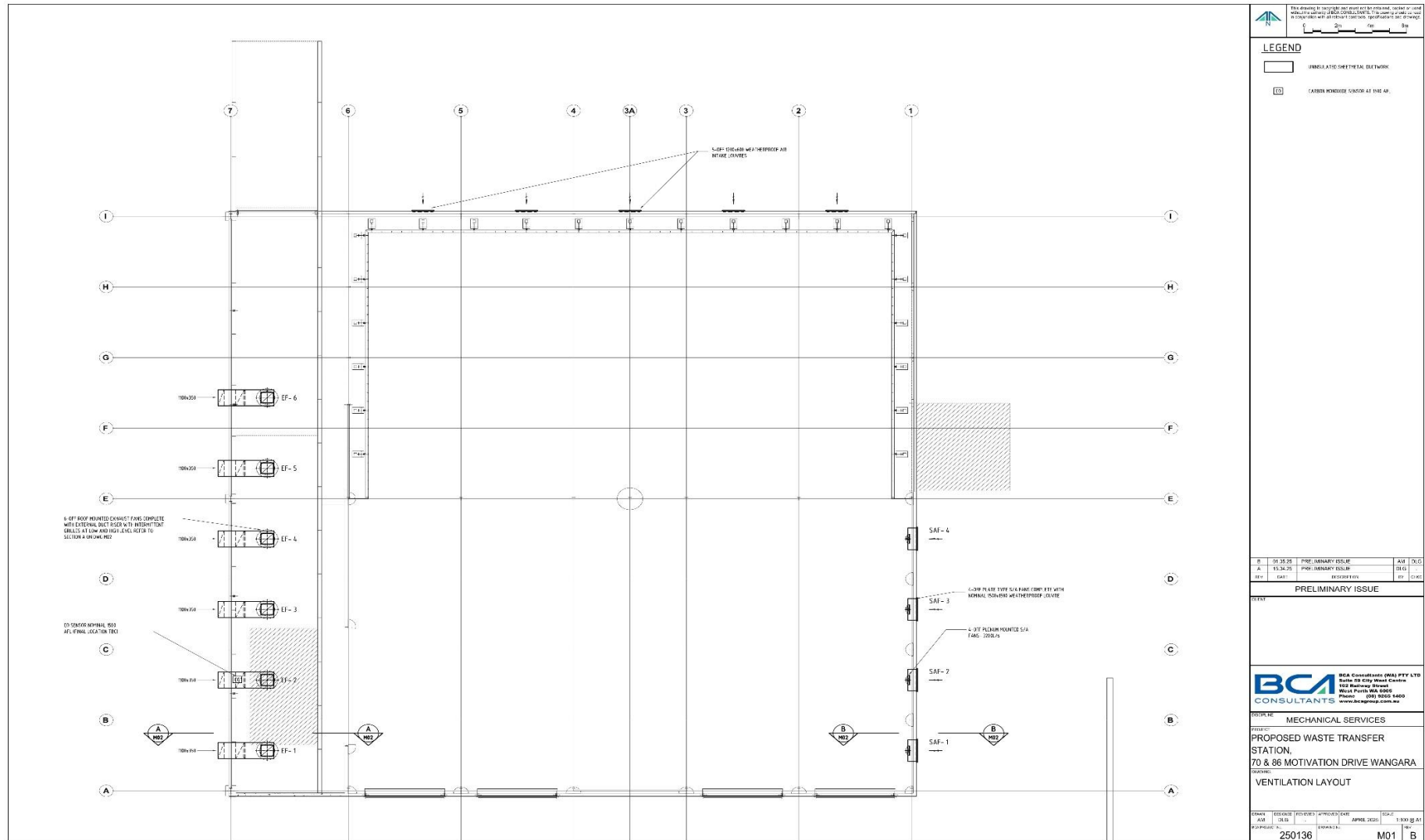


Figure 4: WTS ventilation layout

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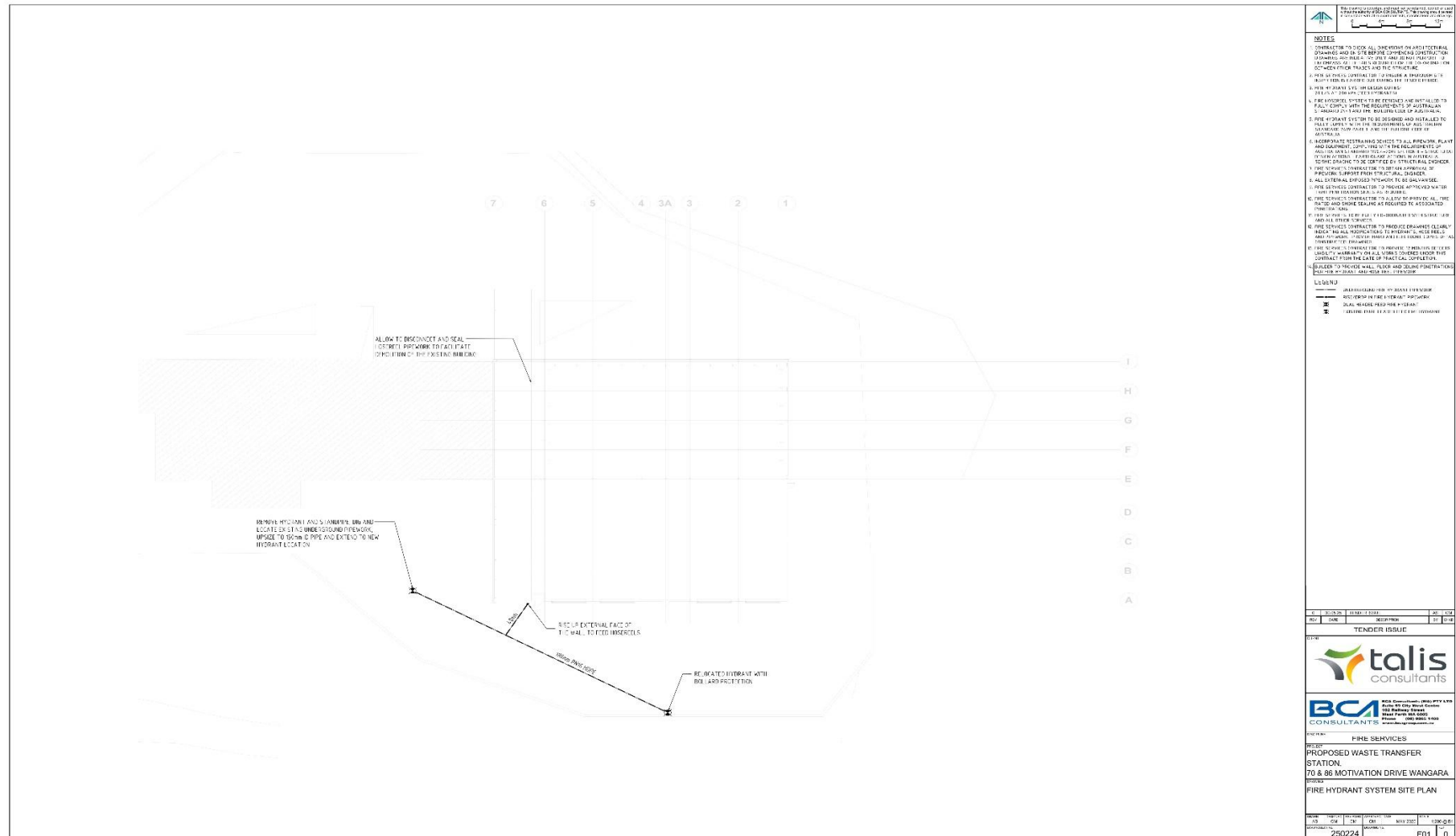


Figure 6: Fire hydrant system plan

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IR-T05 Works approval template (v6.0) (September 2022)

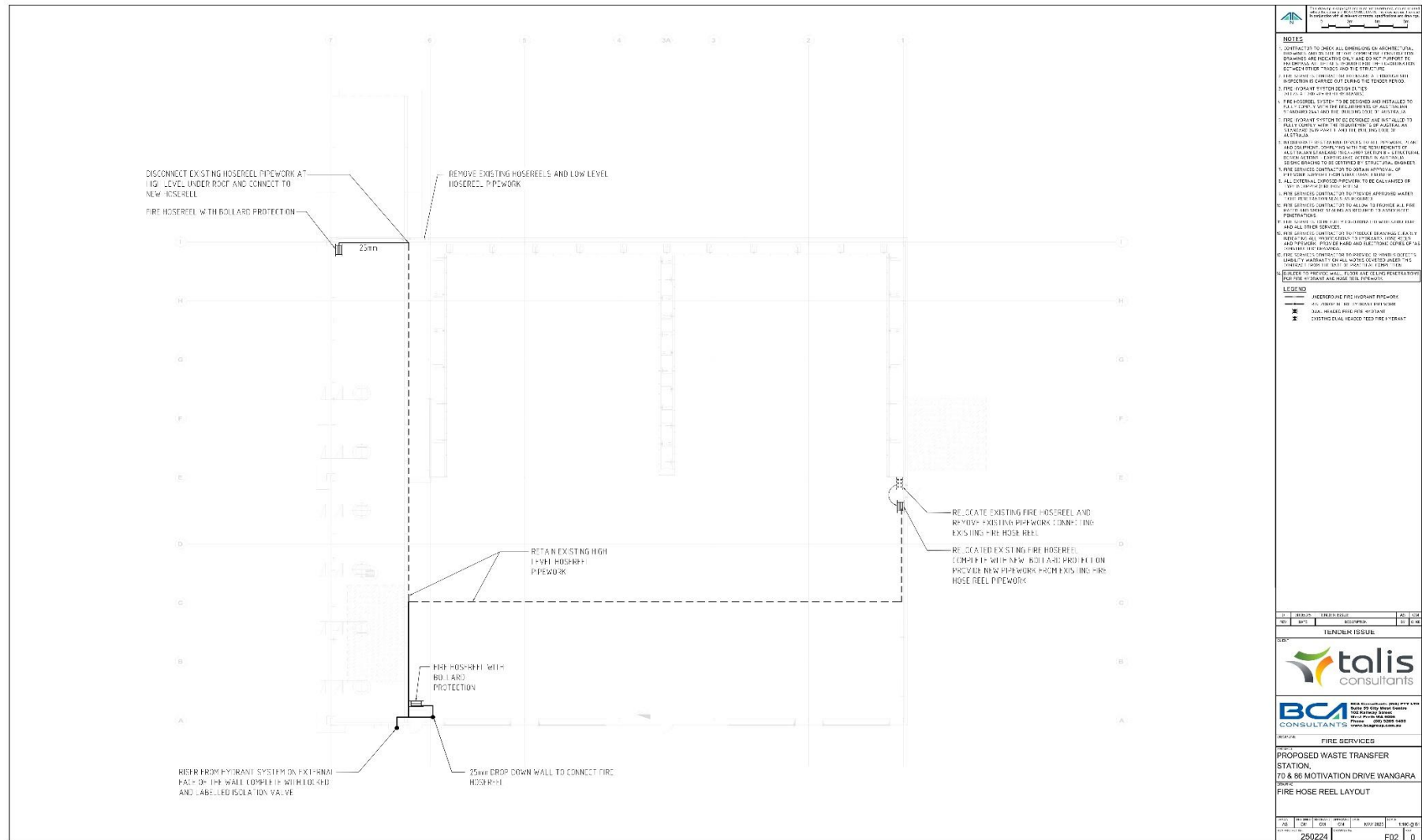


Figure 7: Fire hose reel layout

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IR-T05 Works approval template (v6.0) (September 2022)

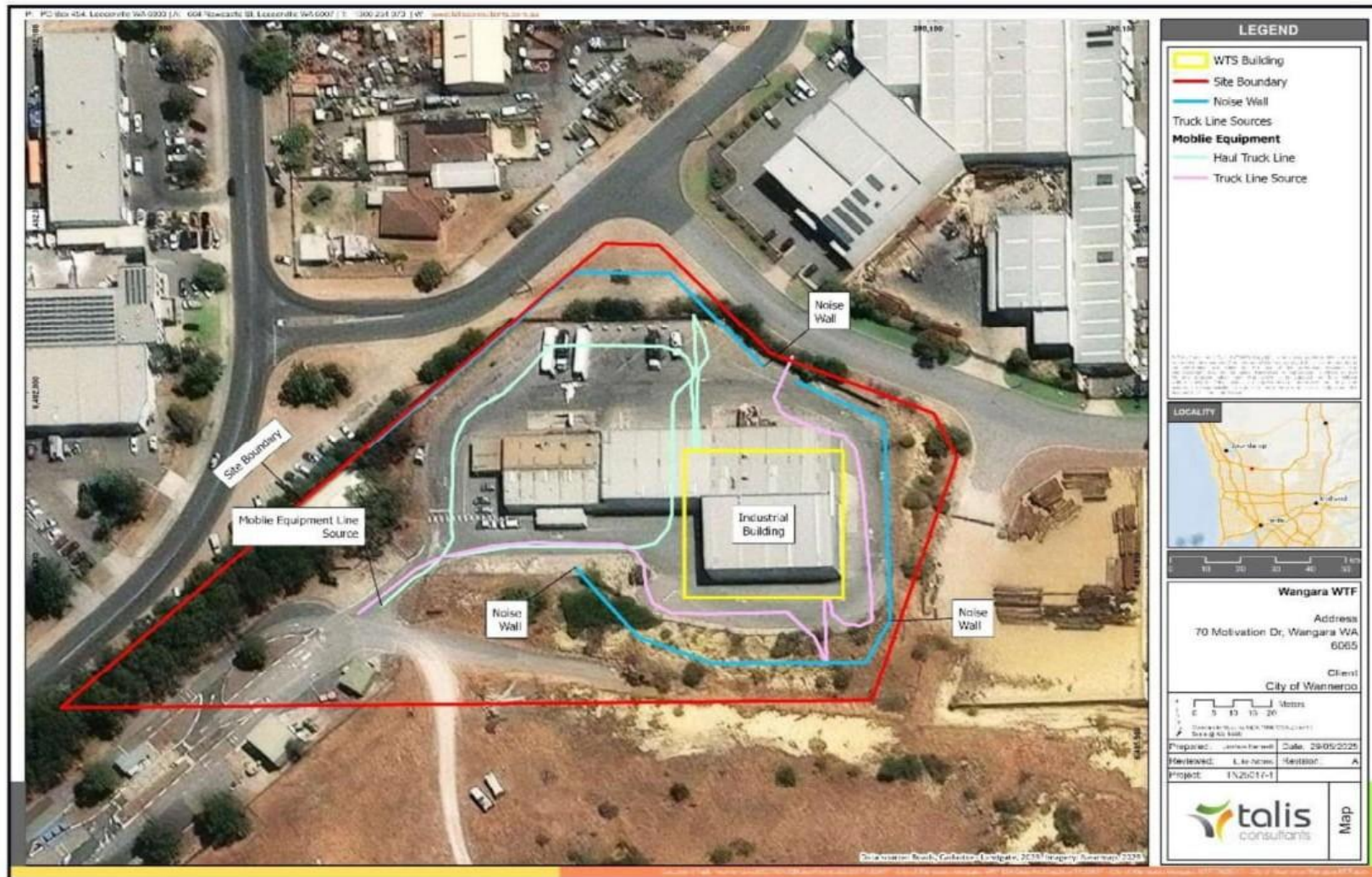


Figure 8: Proposed noise wall

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