

## **4.4 Neerabup Resource Recovery Precinct Stage 1 - Community Engagement**

---

File Ref: 42687V002 – 26/15171  
Responsible Officer: Director Assets  
Attachments: 3  
Previous Items: AS03-12/24 - Neerabup Resource Recovery Precinct -  
Masterplan - Ordinary Council - 10 Dec 2024 6:00pm

### **Changes to Report and Additional Information Arising from Agenda Briefing**

Any changes or additional information following Agenda Briefing will be shown here.

---

#### **Issue**

To consider the outcomes for the community engagement for the Neerabup Resource Recovery Precinct (**NRRP**) Stage1.

#### **Background**

In December 2024, Council endorsed the Neerabup Resource Recycling Precinct Masterplan (Item AS03-12/24 refers) and resolved:

*That Council:-*

- 1. ENDORSES the Neerabup Resource Recovery Precinct Masterplan (Attachment 2 & 3) as the key guiding tool for the development of the future waste management precinct for the City;*
- 2. AUTHORISES Administration to implement the recommendations made by Talis Consultants (Attachment 3) and list the works identified under the financial Implications section of this report to support the development of the Neerabup Resource Recovery Precinct;*
- 3. AUTHORISES Administration to progress the design, documentation and associated project development work for the Wangara Waste Transfer Station during 2024/25;*
- 4. APPROVES by ABSOLUTE MAJORITY an unbudgeted amount for the Wangara Waste Transfer Station (Project Number – TBA) of \$120,000 in the Capital Work Budget in Financial Year 24/25 to be funded from Waste Management Reserve to progress the design, documentation and associated project development work for the Wangara Waste Transfer Station; and*
- 5. LISTS funds \$2,540,000 for consideration in the 2025/26 budget to undertake the construction of Wangara Waste Transfer Station*

#### **Detail**

The masterplan recommended a community and stakeholder engagement plan be completed and implemented to inform the City's residents of the development of the Neerabup Resource Recovery Precinct and the City's long-term strategy for the sustainable management of waste streams and invite feedback from the community and stakeholders on proposed precinct and concept plan.

Throughout 2025, the NRRP masterplan was further developed to a concept level suitable for community engagement for Stage 1 of the precinct. Stages 2 & 3 of the precinct will be subject to design development in future years and were not subject of this engagement process.

The NRRP Stage 1 proposed development includes the construction of a Waste Transfer Station (**WTS**), Community Recycling Centre (**CRC**) and Materials Recovery Facility (**MRF**), consistent with the infrastructure strategy outlined in the NRRP Master Plan. These facilities will be located within the southern portion of Lot 600, which has been identified as the preferred location for high-priority waste infrastructure. (**Attachment 1**)

The establishment of the NRRP delivers several significant benefits aligned with the City's Waste Avoidance and Resource Recovery Strategy 2030, the Waste Hierarchy, and broader goals of improving resource recovery, reducing environmental impacts, and enhancing local service delivery.

The governance model for the NRRP has been developed to guide the delivery of NRRP Stage 1 infrastructure, while maintaining flexibility for future stages. The model allocates responsibility across land ownership, approvals, funding, design, construction, operations, and waste supply, allowing the City to retain strategic control of public-facing infrastructure while enabling private sector investment and expertise in processing facilities.

## Consultation

Through the City's "Have Your Say" portal, community engagement was opened from 27<sup>th</sup> October to 21<sup>st</sup> November 2025 and provided the opportunity for community members to:

- Review the Concept Plan.
- View the Flythrough Video.
- Provide feedback online.
- Contact City officers.

An Invitation to a drop-in Information session on Thursday 13 November 2025 at the Banksia Rooms in the City's Civic Centre was also facilitated during engagement.

Notification of the engagement was given through the City's social media platforms and media release, including an article in Perth Now - Wanneroo on 31 October 2025. Direct notice was sent to resident associations within Banksia Grove, Carramar and Tapping.

As a result of feedback from the residents through the website and at the Drop-In Information session on Thursday 13 November, engagement was extended to 17 December 2025, with an additional Information Q&A session provided on 3 December 2025 at the Banksia Rooms in the City's Civic Centre, to provide additional time for comment and submissions.

The Information Q&A session was structured around a presentation by Talis Consultants on the various aspects of stage 1 of the NRRP and was hosted by an independent facilitator from AHA Consulting who managed the evening ensuring that the attendees had the opportunity to raise concerns and be provided responses from both City Officers and representatives of Talis Consultants.

A video of the Talis Consultant's presentation from the Information Q&A session on 3 December was posted on the Have your Say for persons who were unable to attend the session on the evening.

Through the engagement period a total of 120 questions were raised through the City's Your Say page with direct responses provided by Administration assisted by Talis Consultants.

A Frequently Asked Questions (**FAQ**) document (**Attachment 2**) was prepared based on the questions received in an effort to provide clarification to residents. This was a live document that was regularly updated throughout the engagement period.

The Drop-In Information session on Thursday 13 November 2025 attracted approximately 80 participants, who sought information/clarification consistent with the question being asked online which are detailed within **Attachment 2**.

The Information Q&A Session of 3 December 2025 was attended by 30 residents, who were provided with a presentation from Talis Consultants (**Attachment 3**) with the opportunity to table questions on the various aspects of the **NRRP** Stage 1 project. A summary of the key points not already covered in the **FAQ** is provided as an appendix to the FAQ document **Attachment 2**.

The key areas of concern raised by residents throughout the engagement process are summarised as follows:

Concern	Comment
Why this location?	The City assessed a variety of potential locations for the delivery of the NRRP. Lot 600 was recognised as a strong location for a variety of factors including the significant separation distances from residential dwelling and areas, existing strong transportation network, growing industrial area and its central location within the City's boundary
Odour emissions affecting local residential properties.	The NRRP is located 1.8 km from the nearest residential area, well beyond the Department of Water and Environmental Regulation and Environmental Protection Authority recommended separation distance of 200m for waste transfer stations.
Comparison to Tamala Park Landfill site.	Unlike Tamala Park, the Neerabup Resource Recovery Precinct does not include a landfill facility. Waste that cannot be reused or recycled will be moved to the Waste Transfer Station on site which primarily manages the "Red Bin" waste. This is a fully enclosed warehouse building and all waste from the Waste Transfer Station will be removed from the facility by the end of each day to off-site landfill facilities or waste to energy plants for processing.
Ground water contamination risk.	All waste handling activities will be undertaken on engineered and sealed surfaces to mitigate leaching potential. In addition, bins will hold waste within the Community Recycling Centre to reduce contamination risks. All stormwater will be diverted away from areas holding waste and captured within the City's stormwater

	management system for treatment.
Road Network capacity	Upgrades are required for the junction at Old Yanchep Road/Trandos Rd and Trandos Rd being widened ahead of the completion of stage 1 of NRRP. Plans are also underway for the widening of Flynn Drive from the Freeway to Old Yanchep Rd as an upgrade for the wider use of Flynn Drive.
Provision of a Waste to Energy Plant	The Waste to Energy Plant is not included within stage 1 of the project and will be subject to a separate and more detailed approvals process due to the nature of the facility. The City does not expect the proposed facility to be considered for 10-15 years based on required tonnages of waste for commercial viability. Stage 1 of the project does not provide any approvals for the delivery of a Waste to Energy plant.
Environmental Protection Authority (EPA) Referral	There has been no recommendation by Department of Water and Environmental Management to refer Stage 1 to the EPA. However, individuals can refer projects to the EPA, should they wish to.

Additional information and clarifications are available in **Attachment 2**.

The extension of the engagement period and the Information Q&A session allowed more opportunity to provide residents with a greater understanding of the NRRP, in particular stage 1 of the works, and the need for the City to develop a future strategy and associated infrastructure to manage the City's waste streams in the medium to long term future.

Additional information has been sent to residents within a 5km radius of the NRRP site advising of the completion of the engagement period and the next steps including Council consideration of this report and future opportunities for comment through DWER and EPA.

#### Future Opportunity for Public Comment

The City submitted a Works Approval in September 2025 for the Stage 1 facilities, and the Department of Water and Environmental Regulation is currently validating the application to ensure all the necessary information has been submitted.

Once the Department of Water and Environmental Regulation starts its assessment process, a 28-day public advertisement and comments period will commence. As part of this process, the Department of Water and Environmental Regulation will advertise the full application including all designs, specialist studies and environmental assessment and management plans.

The City will update the NRRP Have Your Say page to notify those interested in the NRRP project once the Department of Water and Environmental Regulation has commenced the 28-day public advertisement and comments period.

Future stages of the NRRP will be subject to further community engagement at the appropriate time in the project's progression.

Nil

### Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

*2 ~ A Sustainable City*

*2.3 - Turn waste into community value*

### Risk Appetite Statement

In pursuit of strategic objective goal 2, we will accept a Medium level of risk. The City accepts this is required to protect priority cultural places, create 'unique' experiences and embrace the cultural diversity of our heritage in a way that is inclusive but challenges convention and historical thinking.

### Risk Management Considerations

RISK TITLE		RISK RATING
Level 2 Corporate Risk	2.1 Infrastructure Planning	Low
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

RISK TITLE		RISK RATING
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 2 Corporate Risk	6.2 Environmental Management	Medium
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Planning Sustainability		Manage

### Policy Implications

Provisions of the Community Engagement Policy, Development Activities by the City Policy apply.

### Financial Implications

Capital cost estimates for the NRRP have been prepared based on the Master Plan designs for the proposed facility. The capital costs represent all expenses relating to the establishment of physical infrastructure such as road works, hardstands, earthworks, improvements and structures. As shown in the table below the estimated overall cost of the NRRP Stage 1 is \$75 M.

Description	
Community Recycling Centre	
Weighbridge	
Material Recovery Facility	
Waster Transfer Station	
Enabling Works Package	
Road Upgrades	
<b>Sub Total</b>	
Contingency (20%)	
Professional Fees (6%)	
Cost Escalation (7%)	
<b>Grand Total</b>	

**Voting Requirements**

Simple Majority

**Recommendation**

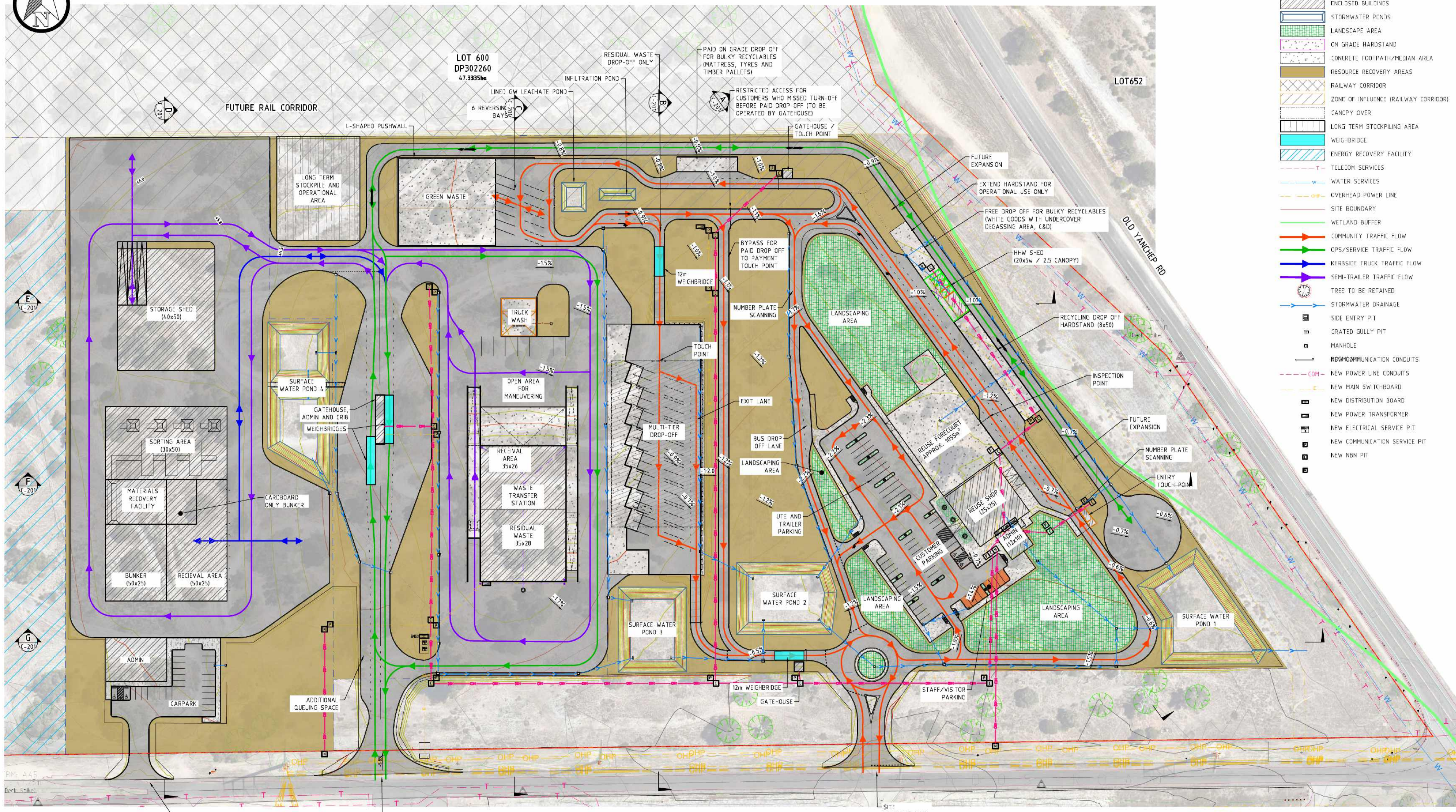
That Council:-

- 1. ACKNOWLEDGES** the feedback from the Neerabup Resource Recovery Precinct Stage 1 community engagement and thanks the community for their input; and
- 2. INSTRUCTS** Administration to progress the detailed design & documentation for Neerabup Resource Recovery Precinct Stage 1.

*Attachments:*

- |  |          |
|--|----------|
| 1. Attachment 1 - Neerabup Resource Recovery Precinct Stage 1 - Layout Plan  | 26/17797 |
| 2. Attachment 2 - Neerabup Resource Recovery Precinct - FAQ 11 December 2025   | 26/17811 |
| 3. Attachment 3 - Neerabup Resource Recovery Precinct Stage 1 - Information Q&A Session 3 December 2025 - Presentation | 26/17883 |

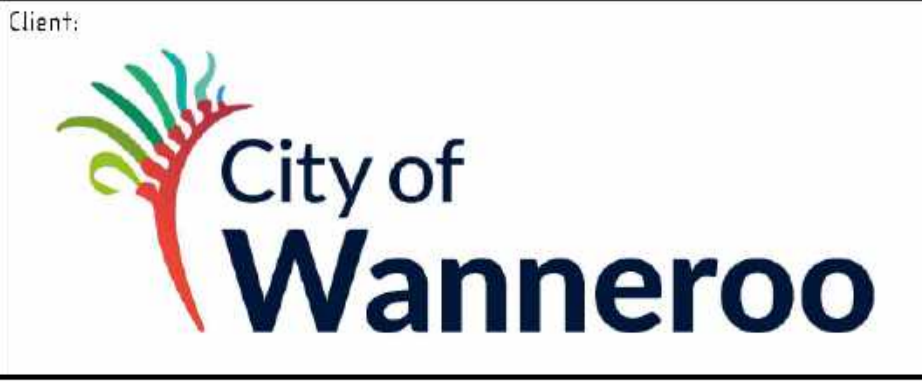
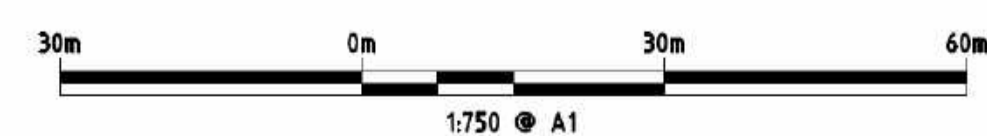
FILENAME: \\SERVER\TALIS\CONTRACTS\ENGINEERING\PROJECTS\NEERABUP\DRAWINGS\TC25017.DWG  
 SURVEY REFERENCE: MALDNEY SURVEYING  
 DATE: 07.05.2025  
 VERTICAL DATUM: AUSTRALIAN HEIGHT DATUM  
 HORIZONTAL DATUM: MGA 2020 ZONE 50  
 PRINTED BY: talis | Date: 30.07.2025 | 12:37 PM



- LEGEND:**
- SEALED ROAD
  - ENCLOSED BUILDINGS
  - STORMWATER PONDS
  - LANDSCAPE AREA
  - ON GRADE HARDSTAND
  - CONCRETE FOOTPATH/MEDIAN AREA
  - RESOURCE RECOVERY AREAS
  - RAILWAY CORRIDOR
  - ZONE OF INFLUENCE (RAILWAY CORRIDOR)
  - CANOPY OVER
  - LONG TERM STOCKPILING AREA
  - WEIGHBRIDGE
  - ENERGY RECOVERY FACILITY
  - TELECOM SERVICES
  - WATER SERVICES
  - OVERHEAD POWER LINE
  - SITE BOUNDARY
  - WETLAND BUFFER
  - COMMUNITY TRAFFIC FLOW
  - OPS/SERVICE TRAFFIC FLOW
  - KERBSIDE TRUCK TRAFFIC FLOW
  - SEMI-TRAILER TRAFFIC FLOW
  - TREE TO BE RETAINED
  - STORMWATER DRAINAGE
  - SIDE ENTRY PIT
  - GRATED GULLY PIT
  - MANHOLE
  - ROOM/COMMUNICATION CONDUITS
  - NEW POWER LINE CONDUITS
  - NEW MAIN SWITCHBOARD
  - NEW DISTRIBUTION BOARD
  - NEW POWER TRANSFORMER
  - NEW ELECTRICAL SERVICE PIT
  - NEW COMMUNICATION SERVICE PIT
  - NEW NBN PIT

SURVEY REFERENCE: MALDNEY SURVEYING  
 DATE: 07.05.2025  
 VERTICAL DATUM: AUSTRALIAN HEIGHT DATUM  
 HORIZONTAL DATUM: MGA 2020 ZONE 50

PRELIMINARY ONLY  
 NOT FOR CONSTRUCTION



**NOTES**

1. This drawing is the property of Talis Consultants Pty Ltd. It is a confidential document and must not be copied, used, or its contents divulged without prior written consent.
2. DO NOT SCALE, use figured dimensions only, if in doubt please contact Talis Consultants.
3. Parts of this drawing is intended to be IN COLOUR. Black & White Printing may cause errors or omissions. If this text is not GREEN, please contact Talis Consultants.

No.	Date	By	App.	Amendment / Issue
A	03.10.2025	YJ	AB	SCHEMATIC DESIGN ISSUE

Client: **NEERABUP RRP**  
 Project:

Title: **WTS, MRF AND CRC PLAN LAYOUT**

Scale: AS SHOWN @ A1	Date: 03.10.2025
Drawn: YJ	Checked: AB
Approved:	
Job No: TC25017	Dwg. No: C-102
Rev: A	
Filename: TC25017.DWG	

# Neerabup Resource Recovery Precinct

Neerabup, Wanneroo

Questions and Answers

11 December 2025

# Table of contents

- Section 1 – Project background**
- Section 2 – Project operations**
- Section 3 – Health and environment**
- Section 4 – Community engagement**

**Appendix A – Includes the City’s responses to additional questions asked at the Community Information QA session on 3 December 2025 – Page 13**

- 1.1 What is a Community Recycling Centre (CRC)? ..... 4**
- 1.2 What is a Waste Transfer Station (WTS)? ..... 4**
- 1.3 What is a Materials Recovery Facility (MRF)? ..... 4**
- 1.4 Where is the facility going to be located? ..... 4**
- 1.5 Why is it needed now?..... 4**
- 1.6 How much does this project cost? ..... 4**
- 1.7 Will the City reinvest revenue from recycling or energy generation into local sustainability projects or rate relief? ..... 5**
- 2.1 How will the facility deal with non-recoverable items/waste?..... 5**
- 2.2 Does the Neerabup Waste Precinct include a waste-to-energy component and, if so, how does this process work? ..... 5**
- 2.3 Who will be responsible for identifying types of hazardous waste? ..... 6**
- 2.4 Will all operations be subject to international standards?..... 6**
- 2.5 How will private operators be held accountable for performance, maintenance, and environmental compliance under their contracts? ..... 6**
- 3.1 Has the City reviewed the potential impacts of this facility on health and environment? ..... 6**
- 3.2 Is the distance between the precinct’s location and nearest residential areas safe? 7**
- 3.3 Is any land clearing required for the new precinct? ..... 7**
- 3.4 Has a full air quality and odour dispersion model been completed and will the results be released before the final decision? ..... 7**
- 3.5 Has the City conducted any baseline monitoring of air and water quality?..... 7**

<b>3.6 Will the City commit to continuous air monitoring with publicly available data for nearby suburbs once the site is operational?.....</b>	<b>8</b>
<b>3.7 What’s the plan for disposal of the toxic bottom ash and fly ash products from the planned incinerator? .....</b>	<b>8</b>
<b>3.8 What specific design features will prevent stormwater contamination or leachate seepage from waste handling areas? .....</b>	<b>8</b>
<b>3.9 What specific technologies and systems will be used to control odours and emissions inside the Waste Transfer Station and future facilities? .....</b>	<b>8</b>
<b>3.10 Has there been a biodiversity or vegetation offset plan to compensate for land clearing within the precinct? .....</b>	<b>9</b>
<b>3.11 How will the City deal with any customer complaints relating to dust, noise, odours etc?.....</b>	<b>9</b>
<b>3.12 What firefighting resources will be available on-site to swiftly control potential fires and is there emergency response plan? .....</b>	<b>9</b>
<b>3.13 If a future Waste-to-Energy facility proceeds, will it be subject to independent emissions testing and public reporting of stack emissions? .....</b>	<b>9</b>
<b>3.14 What lessons from other WtE facilities are being tracked, and how will they inform design and safety standards here?.....</b>	<b>10</b>
<b>4.1 How has the community been involved during the project?.....</b>	<b>10</b>
<b>4.2 Why isn’t the Neerabup RRC Business Plan on the City’s Your Say hub? .....</b>	<b>10</b>
<b>4.3 Can the City provide plain-English summaries of the technical studies (odour, air quality, groundwater, fire, and noise)?.....</b>	<b>11</b>
<b>4.4 Will Council consider an independent peer review of environmental and safety studies to strengthen public confidence?.....</b>	<b>11</b>
<b>4.5 How will the facility integrate with Containers for Change and local recycling programs? .....</b>	<b>11</b>
<b>4.6 Will there be community education programs or facility tours to encourage better recycling habits?.....</b>	<b>12</b>

## Section 1 – Project background

### 1.1 What is a Community Recycling Centre (CRC)?

The CRC will be a public drop-off facility for recyclables, reusables and hard-to-dispose-of items. We'll also explore options for waste education spaces and re-use shops.

### 1.2 What is a Waste Transfer Station (WTS)?

The WTS will collect waste from households and consolidate it into larger loads for efficient transport to recycling or disposal facilities.

### 1.3 What is a Materials Recovery Facility (MRF)?

The MRF will sort mixed recycling into separate materials like paper, plastic or metal, so they can be reused or processed by manufacturers.

### 1.4 Where is the facility going to be located?

The facility is located at Lot 600 570 Wattle Avenue Neerabup. The address and location map is available on the [Your Say](#) page (*See Site location tab*).

### 1.5 Why is it needed now?

The City is planning to ensure we have local, long-term waste services in place.

This is especially important as Tamala Park, our closest recovery centre, [nears its capacity with the landfill expected to close by 2028](#).

### 1.6 How much does this project cost?

The combined cost of the Community Recycling Centre, Waste Transfer Station, and Materials Recovery Facility is estimated at \$75 million. The Master Plan provides estimated costs for the construction of the waste infrastructure elements.

The City will continue to seek State and Federal funding to support these components, while the Materials Recovery Facility will be delivered through private investment.

## **1.7 Will the City reinvest revenue from recycling or energy generation into local sustainability projects or rate relief?**

The Stage 1 NRRP project has been instigated to ensure that the City can provide sustainable and cost-effective waste services to its rate payers.

### Section 2 – Plant operations

## **2.1 How will the facility deal with non-recoverable items/waste?**

Unlike Tamala Park, the Neerabup Resource Recovery Precinct does not include a landfill facility. Waste that cannot be reused or recycled will be moved to the Waste Transfer Station on site which primarily manages the "Red Bin" waste. This is a fully enclosed warehouse building and all waste from the Waste Transfer Station will be removed from the facility by the end of each day to either landfill facilities or waste to energy plants for processing. There is no long-term storage of waste in the Waste Transfer Station.

## **2.2 Does the Neerabup Waste Precinct include a waste-to-energy component and, if so, how does this process work?**

The Neerabup Resource Recovery Precinct Masterplan has identified the potential for the provision of waste to energy technology, named on the map as an Energy Recovery Facility. This, however, is not part of the current stage of the project. The future provision of an energy recovery facility will be subject to the monitoring of the performance of existing energy recovery plants in the State, identifying a third-party proponent, and thereafter satisfaction of the planning and approvals required for a facility of this nature. Further information on waste to energy is available in the Neerabup Resource Recovery Precinct Masterplan Section 6.1 and 10.4, the masterplan on the project webpage to the right under the Documents section.

## **2.3 Who will be responsible for identifying types of hazardous waste?**

The Community Recycling Centre will be the only facility that accepts hazardous waste and this will be strictly limited to household hazardous waste generated by City rate payers. This includes items such as batteries, used paint, pool chemicals and e-waste. This approach is consistent with other household hazardous waste facilities operating across Perth.

## **2.4 Will all operations be subject to international standards?**

The City will utilise formal procurement processes to select suitable project partners for the delivery and/or operation of the various NRRP facilities. All selected firms will be required to hold relevant qualifications and accreditations.

## **2.5 How will private operators be held accountable for performance, maintenance, and environmental compliance under their contracts?**

The City, in collaboration with its legal partners, will prepare contracts that clearly define performance standards, monitoring and reporting requirements for services provided by private operators in delivering Stage 1 facilities. A similar approach will apply to any facilities delivered in the future stages of the NRRP.

### Section 3 – Health and the Environment

## **3.1 Has the City reviewed the potential impacts of this facility on health and environment?**

The full masterplan including due diligence investigations with regard to various health and environmental impacts is available in the 'Neerabup Resource Recovery Precinct Masterplan' to the right under the Documents section. Detailed environmental management plans and assessments that consider fire, odour, noise and other risks are undertaken as part of approvals and licencing for the facility, which will be assessed by the Department of Water and Environment Regulation, and published for

comment. It should be noted that the Neerabup Resource Recovery Precinct does not include a landfill facility.

### **3.2 Is the distance between the precinct's location and nearest residential areas safe?**

Yes. The NRRP is located 1.8 km from the nearest residential area, well beyond the DWER and EPA recommended separation distance of 200m for waste transfer stations. This is also significantly greater than similar facilities operating across the Perth metropolitan area, which have not caused undue impacts on surrounding communities.

### **3.3 Is any land clearing required for the new precinct?**

The City has submitted a clearing permit to the DWER for the Stage 1 facilities.

This permit includes measures to retain high value trees.

### **3.4 Has a full air quality and odour dispersion model been completed and will the results be released before the final decision?**

The City's air quality consultant prepared an odour impact assessment for the Stage 1 facilities, as per the DWER requirements. The odour impact assessment, along with all documents within the Works Approval application, will be made publicly available once DWER advertises the application. At that time, the City will share a link to these documents on the project website.

### **3.5 Has the City conducted any baseline monitoring of air and water quality?**

The Works Approval application includes information on all environmental factors for the project. Due to the low-risk nature of the Stage 1 NRRP facilities, the DWER has not requested baseline monitoring./ This approach is consistent with other similar facilities across the WA.

### **3.6 Will the City commit to continuous air monitoring with publicly available data for nearby suburbs once the site is operational?**

Due to the low risk profile associated with the Stage 1 infrastructure, continuous air quality monitoring and public reporting is not required by the regulatory authorities. Continuous monitoring and reporting is common for Waste-to-Energy (WtE) facilities and the City will adopt this approach if a WtE facility is delivered at the NRRP in the future.

### **3.7 What's the plan for disposal of the toxic bottom ash and fly ash products from the planned incinerator?**

Bottom ash make up approximately 20% of the total feedstock. The bottom ash is processed to maximise the recovery of materials, including metals and inert aggregates. Fly ash, which accounts for around 5% of the feedstock, requires special handling and will be treated at licensed facilities that are equipped to manage this type of material safely.

### **3.8 What specific design features will prevent stormwater contamination or leachate seepage from waste handling areas?**

All waste handling and storage activities will be undertaken on engineered and sealed surfaces to mitigate leaching potential. In addition, bins will hold waste within the Community Recycling Centre to reduce future risks. All stormwater will be diverted away from areas holding waste and captured within the City's stormwater management system for treatment.

### **3.9 What specific technologies and systems will be used to control odours and emissions inside the Waste Transfer Station and future facilities?**

The City will adopt a daily clean floor policy at the Waste Transfer Station with all waste removed at the end of each operational day. Therefore, waste will only be stored at the facility for short periods of time, reducing the odour risk profile of the facility. Like all modern waste transfer stations, the building will have extensive ventilation systems with 3-4 air changes per hour and with the air vented through the roof stacks.

### **3.10 Has there been a biodiversity or vegetation offset plan to compensate for land clearing within the precinct?**

The City has submitted a clearing permit to the DWER for the Stage 1 facilities. This included the retention of high value trees.

### **3.11 How will the City deal with any customer complaints relating to dust, noise, odours etc?**

A Complaint system will be established for the Site and the City will respond accordingly to all complaints received. However, as no waste processing or disposal will occur at the Site and the significant separation to residential areas, there is an extremely low risk of odour and dust issues arising from Stage 1 facilities.

### **3.12 What firefighting resources will be available on-site to swiftly control potential fires and is there emergency response plan?**

As part of the design works, an independent fire engineer is determining the exact fire-fighting requirement to ensure compliance with relevant codes. This will include engagement with and acceptance by DFES.

### **3.13 If a future Waste-to-Energy facility proceeds, will it be subject to independent emissions testing and public reporting of stack emissions?**

Generally, WtE facility have real time emissions stack monitoring and reporting, which is publicly available.

### **3.14 What lessons from other WtE facilities are being tracked, and how will they inform design and safety standards here?**

Consistent with the State Government and the waste hierarchy, the City supports the use of WtE for the treatment of residual waste (red lidded bin), as opposed to landfilling. WtE ensure that the maximum value in the formation of energy and materials recovery can be obtained from these non-recyclable materials. The Master Plan sets aside a suitable area at the NRRP for the delivery of a WtE plant in the future, if deemed suitable and viable. This is likely to be up to 20 years away, and at that time, the latest technology and safety standards would be applied to its design and operation.

Section 4 – Community engagement

### **4.1 How has the community been involved during the project?**

Community involvement is a key part of the project. The City has planned consultation activities to take place during the design phase, expected in late 2025. These sessions will give residents and stakeholders a chance to provide input on the concept and detailed designs. Keep an eye on this page for updates.

### **4.2 Why isn't the Neerabup RRC Business Plan on the City's Your Say hub?**

Under legislation, the Business Plan must be published on the City's Public Notices page. It is currently open for comment until 17 December and deals with the City entering a major trading undertaking.

The Neerabup Resource Recovery Precinct Masterplan consultation, which is open until 21 November 2025, provides the community an opportunity to provide feedback on the precinct proposal. <https://yoursay.wanneroo.wa.gov.au/neerabup-resource-recovery-precinct>

The Your Say page now has a link to the Business Plan Public Notice on the City's website.

### **4.3 Can the City provide plain-English summaries of the technical studies (odour, air quality, groundwater, fire, and noise)?**

The DWER is currently in the process of validating the Works Approval application for the Stage 1 NRRP, including the Waste Transfer Station, Materials Recovery Facility and Community Recycling Centre. Once the DWER has validated the Works Approval application, the City's full works approval application (including all supporting documentation) will be made publicly available during the DWER's mandatory 28-day public comment period.

The City will provide updates on the progress of the DWER's Works Approval application, including when the documents are available online and when the comments period commences. The City can undertake further engagement following the communities review of the Works Approval and supporting documentation.

### **4.4 Will Council consider an independent peer review of environmental and safety studies to strengthen public confidence?**

The City has engaged a variety of independent consultants to undertake a variety of specialist studies and assessment to support the design and approval applications for the project. The DWER will undertake a detailed assessment of all documentation to support its assessment process. The City has not seen the merit in undertaking a peer review of the project at this stage, nor has a peer review been requested by the DWER.

### **4.5 How will the facility integrate with Containers for Change and local recycling programs?**

Container for Change materials will be able to be accepted at the CRC. There is significant financial investment required by the City for the construction and operation of the Stage 1 NRRP facilities, which will in turn provide the City's ratepayers with a sustainable and cost-effective service.

## **4.6 Will there be community education programs or facility tours to encourage better recycling habits?**

Yes. The current design of the Community Recycling Centre includes a Community Education Centre. This space will be the base for all the City's community education activities, including tours of the NRRP facility for community members and school groups.

## Appendix A – Includes the City’s responses to additional questions asked at the Community Information QA session on 3 December 2025

*Note: Below numbers align to consultants notes on the community questions (See separate document)*

### **1. Comparison with Tamala Park/Pederick Rd?**

Unlike Tamala Park Landfill of the Pederick Rd FOGO facility, the waste managed at Neerabup RRP Stage 1 is on site for a short period before it is transported to processing facilities off site. Residual waste in the waste Transfer Station will be removed by the end of each day through the “clean floor” policy.

### **4. What measures are provided for Odour?**

Red Bin odours from the Waste Transfer Station are released through mechanical ventilation and diluted within the atmosphere. These odours are classified as low risk and are of low volume due to the short-term storage of waste at the facility. Monitoring of this type of facility typically does not occur, however if there are any concerns from DWER, monitoring conditions can be included in the regulatory approvals.

#### **4.1 What safety features are provided for fire?**

As part of the design works, an independent fire engineer is determining the exact firefighting requirements to ensure compliance with relevant codes. This will include engagement with and acceptance of design solutions by DFES.

### **5. Can red bin be sorted to recovery waste?**

The sorting of waste from red top bins for recovery has been attempted in trials in Australia before however, is a very inefficient process due to the mix of waste type and contamination.

### **7. Smells caused by truck - How are these designed to prevent this?**

The kerbside collection vehicles are sealed to reduce odour emission and vehicles interiors are washed down on average every second day. Based on the latest modelling in 2028 there is anticipated 60 trucks per day Monday to Friday, with 212 light vehicles attending the CRC per day, Monday to Sunday.

## **8. Is Stage 1 infrastructure for waste to energy?**

Stage 1 infrastructure is required for the management of the City's waste streams from 2027 onwards due to the anticipated closure of Tamala Park Landfill and are not essential in the operation of a Waste to Energy plant. The Waste Transfer Station would become obsolete if a Waste to Energy Plant is developed at the site.

### **8.1 Concern about future use of WTE and incineration near market gardens - thin edge of the wedge?**

The Waste to Energy Plant is not included within stage 1 of the project and will be subject to a separate and more detailed approvals process due to the nature of the facility. The City does not expect the proposed facility to be considered for 10-15 years based on required tonnages of waste for commercial viability. Stage 1 of the project does not provide and approvals for the delivery of a Waste to Energy plant.

## **9. How did we end up here (at Neerabup)?**

Tamala Park and Pederick Rd facilities are managed and owned by Mindarie RC, the City does not have authority to use these sites. The City's site at Wangara is too small to incorporate a precinct and is currently being developed as an interim WTS. The City assessed a variety of potential locations for the delivery of the NRRP. Neerabup was recognised as a strong location for a variety of factors including the significant separation distances from residential dwelling and areas, existing strong transportation network, growing industrial area and its central location within the City's boundary

### **9.1 How do we increase circular waste and increase recycling?**

The City of Wanneroo is committed to improving waste diversion and resource recovery through a range of initiatives aligned with the State Government's Waste Strategy. Key actions include:

1. Waste Education and Community Engagement

We will enhance education programs to assist residents in correctly segregating their waste, using the State Government's Waste Toolkit as a foundation. This will help reduce contamination and improve recycling outcomes.

2. Collaboration with Processing Facilities

The City will work closely with processing partners to encourage best-practice contamination removal and support the adoption of innovative technologies that improve recycling efficiency.

3. Energy Recovery for Red Bin Material

Transitioning the processing of residual waste (red bin material) to energy recovery will generate electricity and further reduce landfill disposal, contributing to a circular economy.

These initiatives form part of the draft Strategic Waste Avoidance and Resource Recovery Plan, which is currently under development. The plan will be finalised following the adoption of the State Waste Strategy, anticipated in the first half of 2026.

### **9.2 Why are there no recycling bins at Aquamotion Recycling?**

A recycling system was previously trialled at Aqua Motion; however, the bins became heavily contaminated with general waste and materials from the public and adjacent commercial businesses, making recycling unviable. Due to this high risk of contamination, the City decided not to introduce recycling bins at the facility at that time. As part of the Strategic Waste Avoidance and Resource Recovery Plan, which is currently being developed, the City is committed to improving recycling opportunities. The plan will include an action to trial public place recycling in selected parks and community facilities. This strategic plan will be finalised following the adoption of the State Waste Strategy, anticipated in the first half of 2026.

### **11. What road modification and improvement will be made?**

Upgrade are proposed for the junction at Old Yanchep Road and Trandos Rd, with Trandos Rd also being widened. These will occur ahead of the completion of stage 1 of NRRP. Plans are also underway for the widening of Flynn Drive from the Freeway to Old Yanchep Rd.

### **14. Jane Brewer (WTE expert) will come and do a presentation on WTE to the City, Is the City willing to host this?**

A presentation by Jane Brewer has already been organised by community members. At the time of considering the Waste to Energy proposal, the City will consider all available industry information and research relating to the proposal.



# Neerabup Resource Recovery Precinct Information Q&A Session

3<sup>rd</sup> December 2025



# Acknowledgement of Country

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people.

We would like to pay respect to the Elders of the Noongar nation, past, present and future, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.





About me...

- Background community sector and government
- Established Aha! Consulting in 2004 working in Engagement, Strategy, Change and Training
- Distinguished Fellow Leadership WA
- IAP2 Trainer & Fellow. Former Board Member & co-chair of the global practise development committee



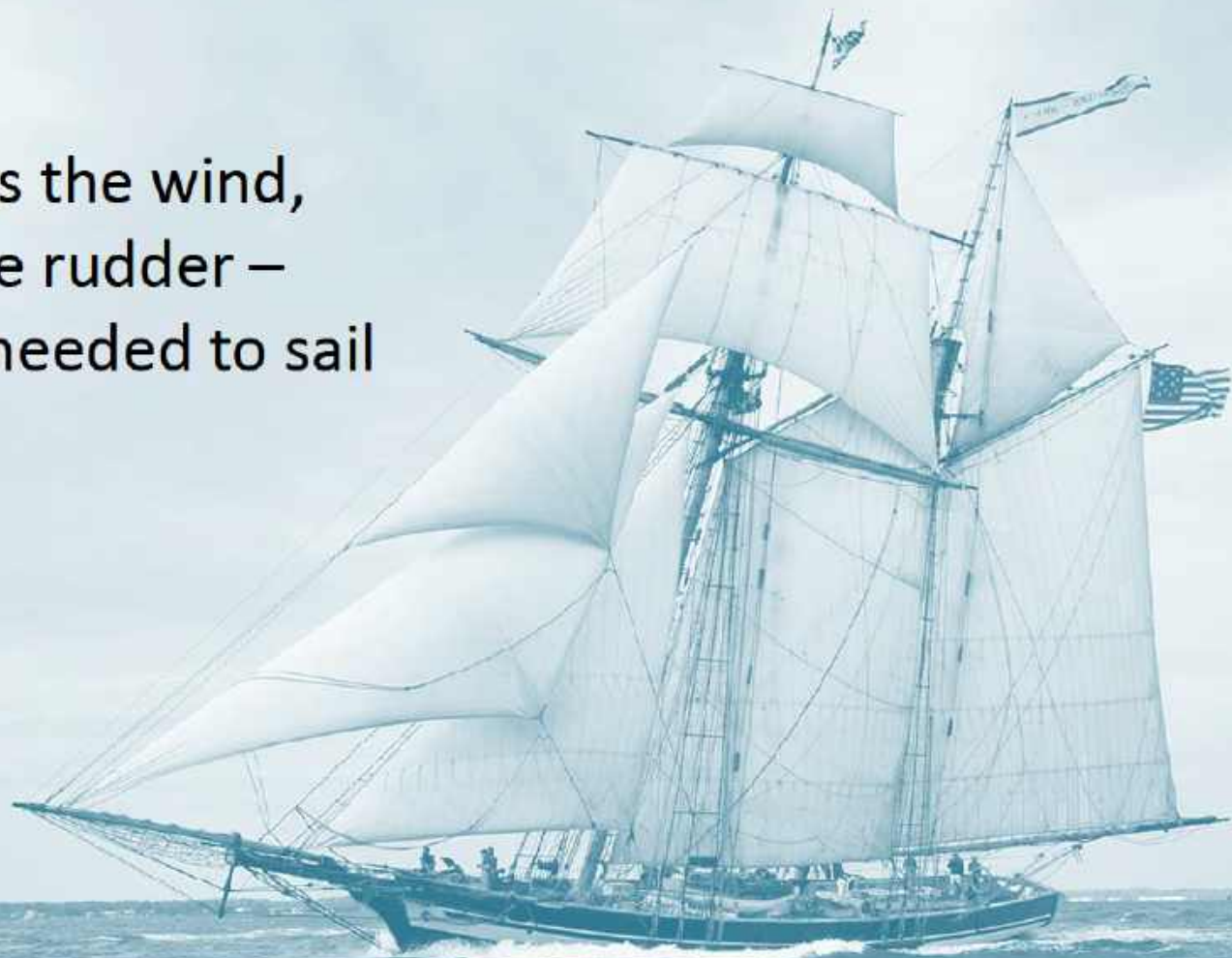
# Opening



- **Panelists**
  - Joel Levin: Aha Consulting – Facilitator
  - Christopher Forde: City's Project Director
  - John Gault: City's Manager Waste Services
  - Ronan Cullen: Talis Consultants – Project Director
- **Today's Format**
  - Project Brief Overview
  - Community Focus Areas and Questions (5mins)
  - Presentation (20mins)
    - Background and Need for the Project
    - Technical Presentation
  - Q&A Session
  - Recap
- **Today's engagement process**

## This Session

“Passion is the wind,  
reason the rudder –  
both are needed to sail  
a ship.”



# NRRP Project Overview



- Integrated recycling and resource recovery precinct – **NOT A LANDFILL!**
- Modern facility designed and operated to legislative and best practice standards.
- Variety of industrial (warehouse) buildings providing essential recycling and waste services to the City's rate payers and potentially the wider region.
- City's current focus is the delivery of the Stage 1 infrastructure including community consultation, approvals, design and the construction.
- Areas set aside for future resource recovery infrastructure – however not being progressed at this stage. This includes the Waste to Energy (WtE) site and northern recycling and recovery lots.

# Stage 1 Facilities



- Stage 1 facilities: Cater for the City's current waste infrastructural needs:
  - Community Recycling Centre (CRC) – education, reuse, recycling and waste drop off services for the community.
  - Materials Recovery Facility (MRF) – process the City's recycling (yellow lid) bins.
  - Waste Transfer Station (WTS) – consolidation of residual materials prior to transfer into dedicated haulage vehicles for delivery to designated recovery / disposal facilities further afield.



# NRRP and Stage 1



# Community Focus Areas



**What are the communities' questions and queries on the project?**

Please raise your hand.

Queries to be recorded on the white board and responded to as we progress through the session.

# Presentation Overview



- **Background and Need**
  - State governments strategy
  - City's waste services and desires
  - The need for the NRRP Stage 1
- **NRRP Stage 1 Details**
  - Site information
  - Stage 1 Infrastructure
  - Key Environmental Factors: odour, noise, traffic, groundwater, clearing, etc
  - Approvals Overview
  - Video Fly Through
- **Q&A Session**
- **Recap and how to stay informed on the Project**

# Background

- **State Waste Strategy (2030)**

- Vision – WA is a sustainable, low waste, circular economy.
- Maximise the recovery of materials through landfill diversion.
- Local government to adopt FOGO kerbside collections (current draft).
- Preference WtE over landfill for residual waste.
- Targets for waste avoidance, material recovery and landfill diversions for local government.

- **State Waste Infrastructure Plan:**

- Assessed what infrastructure required to achieve the State Waste Strategy Targets.
- Northern Perth:
  - Significant lack of resource recovery and waste facilities.
  - Significant population growth forecast = increasing demand for waste services & infrastructure.
  - Investigate Waste Precinct to provide integrated facilities.



# City's Waste Services



- Three Bin Kerbside Collection System

Service	Bin Colour	Destination
Recycling Bin	Yellow Lid	Canning Vale Material Recovery Facility
Garden Organics	Lime Green Lid	GO Organics (Gingin) – via Wangara Greens Facility
Residual / General Waste	Red Lid	<b>Current:</b> Tamala Park landfill <b>Future Preference :</b> Waste to Energy – Kwinana or East Rockingham



- Infrastructure

- Wangara Greens Recycling Centre.
- Wangara Waste Transfer Station (under construction).
- Recognise that the City and northern Perth requires additional recycling and waste infrastructure.

# Project Need



- Desire to continue advancing the City's waste services to achievement more sustainable and circular economy outcomes:
  - Minimise waste generation (avoid).
  - Maximise the diversion of materials from landfill.
- Provide efficient and costs effective waste services to the community.
- Excessive transportation activities at present - recycling transported to Canning Vale.
- Further exasperated with the closure of Tamala Park and the desire for residual waste to be destined for either of the Waste to Energy facilities (Kwinana and East Rockingham).
- Objective: provide local solutions to the City's current and future waste infrastructural needs.
- Support the development of further resource recovery facilities in the northern suburbs.
- Provide modern, best practice facilities for the community to recycle and drop off waste materials.



# The Site



- Lot 600 Old Yanchep Rd, Neerabup.
- Part of the proposed expansion to the Neerabup Industrial Area.
- Adjacent to the existing Neerabup Power Station on Trandos Road.
- Wanneroo International Cartway north of the site.
- Site was historically cleared with patches of new growth.



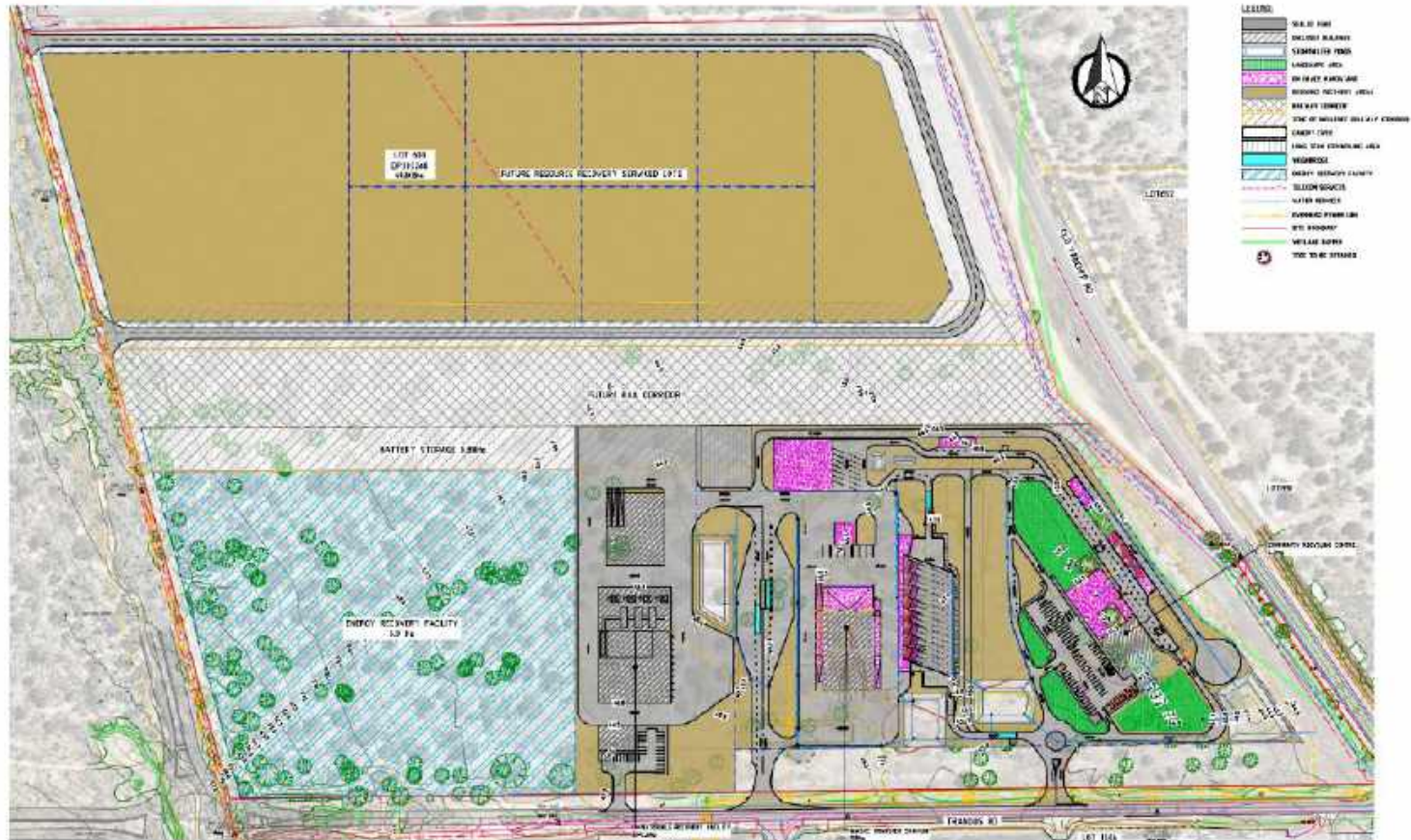
# Separation Distance

- Significant separation distances to residential premises
  - 1.17 to the east
  - 1.24 km to the north
  - 1.8 km to the south (Flynn Drive)
- EPA / DWER recommends 200m for similar facilities.
- Similar Stage 1 infrastructure in most industrial areas across Perth – Balcatta, Wangara, Landsdale, Canning Vale, Welshpool, etc
- Balcatta Recycling Centre (WTS and CRC) just less than 200m from residential premises

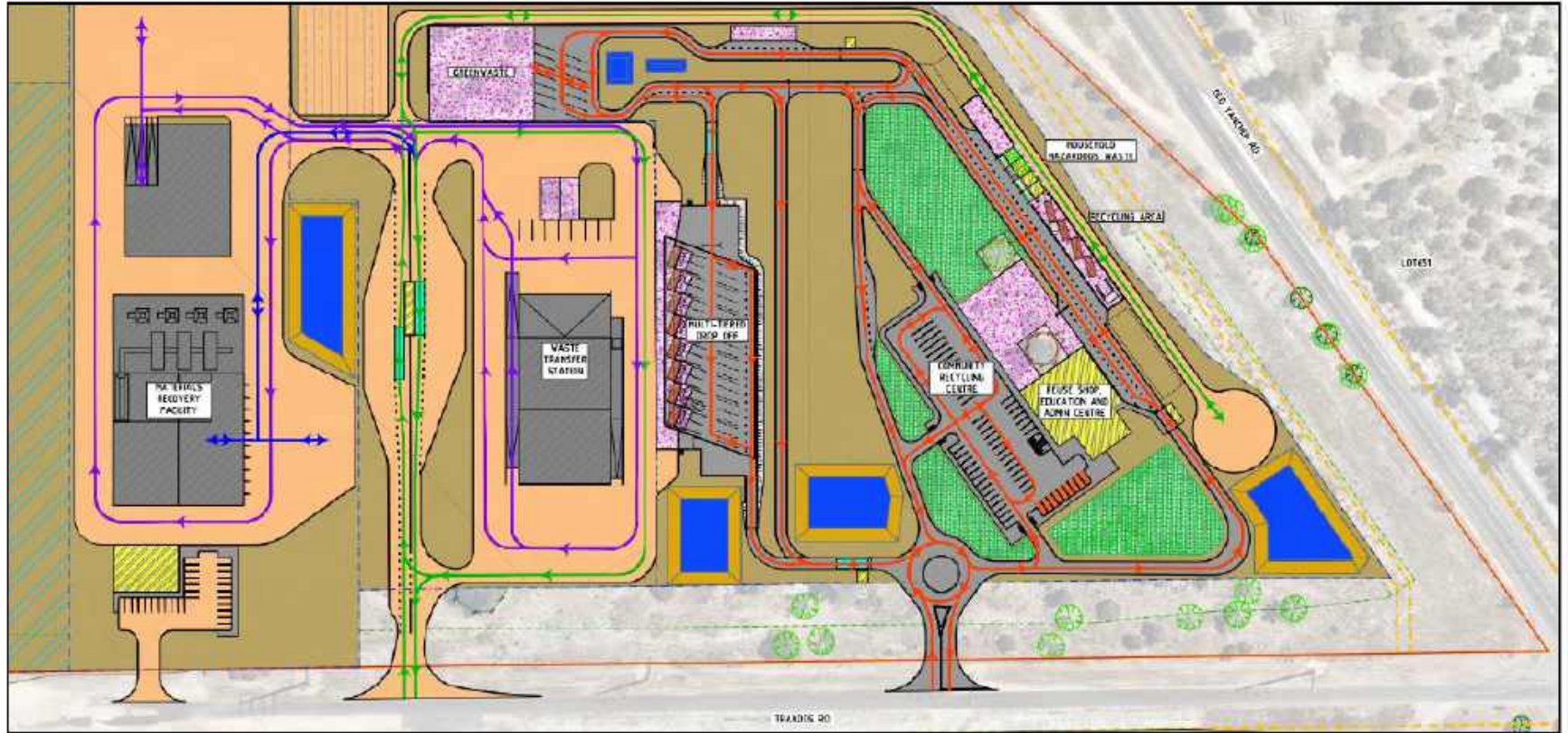




# NRRP Master Plan



# NRRP Stage 1 – Conceptual Designs



# Stage 1 - CRC



- Fully integrated community drop off facility – reuse, recycling, household hazardous waste, greenwaste, scrap metal / white goods, residual waste.
- Waste education centre collocated with Reuse Shop.
- One way loop systems set up as per the waste hierarchy – reuse, recycling, waste drop off.
- Waste held in receptacles and on concrete sealed surfaces.



*Reuse Shop, Education and Admin Centre*



*Recycling Area and Household Hazardous Waste*

# Stage 1 - CRC



*Multi-Tiered Drop Off*



*Greenwaste Drop Off Bunker*

# Stage 1 - WTS

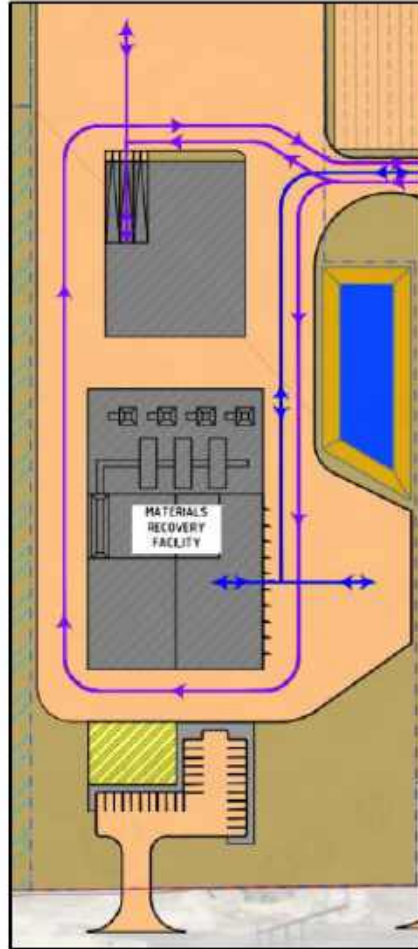


- Large fully enclosed building (warehouse) for the acceptance and short-term storage of residual waste.
- Transfer of materials from kerbside collection vehicles into dedicated haulage vehicles (semi-trailer).
- 200mm concrete slab within the WTS.
- Ventilation system to achieve 4 air changes per hour maintaining negative pressure across the building.
- Rapid action roller doors also included to mitigate fugitive emissions.



# Stage 1 - MRF

- Material Recovery Facility for the processing of kerbside recycling collections (yellow lid bin).
- Materials accepted mixed (commingled) and facility processes them into separate, clean streams.
- Two buildings:
  - Processing Facility: processing plant including mechanical, magnetic, infrared and manual sorting of materials
  - Storage Building: for storage of baled materials.



# Environmental Aspects



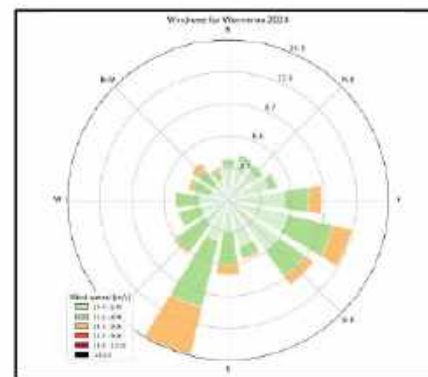
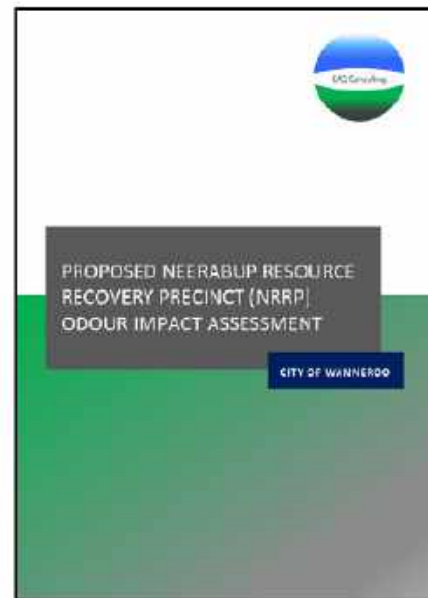
- All waste facilities have environmental and social aspects that need careful consideration and management.
- However – all Stage 1 infrastructure regarded as lower-risk facilities and suitable to be located within urban and industrial areas.
- Specialist assessment undertaken on all key environmental and social aspects associated with Stage 1 including:
  - Odour
  - Noise
  - Traffic
  - Ground and surface water
  - Clearing
- Engineering and Management Measures devised to ensure that all risks are controlled to appropriate levels to mitigate on and off-site impacts.
- Detailed information including designs, specialist studies, risk assessments, management measures all supplied to support the relevant approval applications.

# Odour Assessment

- Odour Impact Assessment undertaken by specialist consultants Environmental Air Quality.
- Modelled and assessed:
  - Potential sources and type of odour emissions;
  - Climatic data (wind speed and direction – wind roses);
  - Design and operation aspects of the facilities;
  - Risk assessment of offsite impacts.
- Consideration also given to other similar sites operating in the Perth region.
- Key odour source identified as the WTS.
  - Daily clean floor policy adopted for the WTS.
  - WTS has modern ventilation system resulting in 4 air changes per hour.

## Key Findings

- Due to the large separation distances from the proposed activities and residential area, the odour risk is low and the siting of NRRP is appropriate.



# Noise Assessment



- Noise Impact Assessment undertaken by Talis' Noise consultants.
- NIA modelled and assessed:
  - Potential noise sources and type – vehicles movements, material handling, machinery, etc
  - Climatic data (wind speed and direction – wind roses);
  - Design and operation aspects of the facilities.
- Assessment against the noise limits specified with the WA Noise Regulations (1997)

## Key Finding

- Noise modelling confirms compliance with the Noise Regulations even under worst case conditions.



# Traffic Impact Assessment



- Traffic Impact Assessment (TIA) undertaken by Talis' Engineering Team.
- TIA modelled and assessed:
  - Traffic movements on and surrounding the site – SIDRA modelling;
  - Capability of the surrounding transport network to cater for the traffic volumes; and
  - Designated semi trailer routes.

## Key Finding

- Surrounding road network suitable to cater for worst case vehicle modelling.
- The planned upgrade to Trandos Road and Old Yanchep Shoulder widening recommended.

FACTORS	2028 (Wanneroo only)			2045		
	WTS	MRF	CRC	WTS	MRF	CRC
Waste						
Tonnes (annual)	69941	17200	22250	152793	100000	34900
Tonnes (day)	322	79	64	702	383	100
# Kerbside per day	36	11		78	55	
# Haulage vehicles per day	9	7		21	35	
# Light Vehicles per day			212			332
<b>Total trucks per day</b>	59			189		
<b>Total trucks per hour</b>	6			19		
<b>Total Light Vehicles per hour</b>			26			42
<b>Total Vehicles per hour</b>	32			61		

# Traffic Impact Assessment



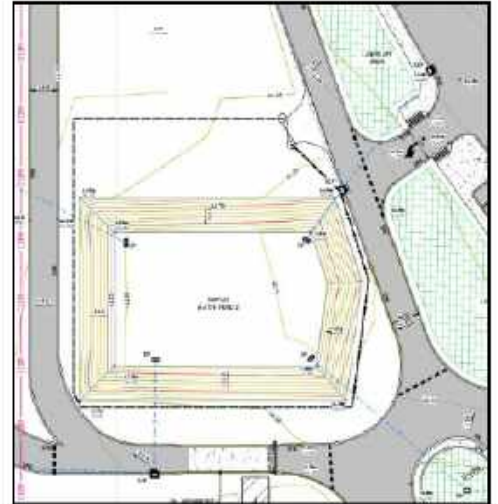
- Designated Heavy Vehicle Route to and from the site.



# Ground and Surface Water



- Surface Water and Leachate Management Plan prepared by Talis' Waste and Civil Engineers.
- Surface water system designed to cater for a 1-in-a-100 year.
- Pit and pipe collection system leading to surface water ponds and infiltration basins.
  - Some ponds lined to manage potential fire wash water from MRF & WTS and green waste area run off.
- Engineered sealed surfaces (bitumen and concrete) across all trafficable and waste infrastructure areas.
- WTS has a 200mm concrete slab which drains to below ground concrete leachate tanks.
  - Leachate will be pumped out and taken to an appropriate waste disposal facilities as required.
  - Majority of leachate will come from the City's wash down and cleansing activities of the WTS.
- Extremely low level of risk of surface water and groundwater contamination as activities consists of short-term storage of waste on engineered surfaces.



# Clearing

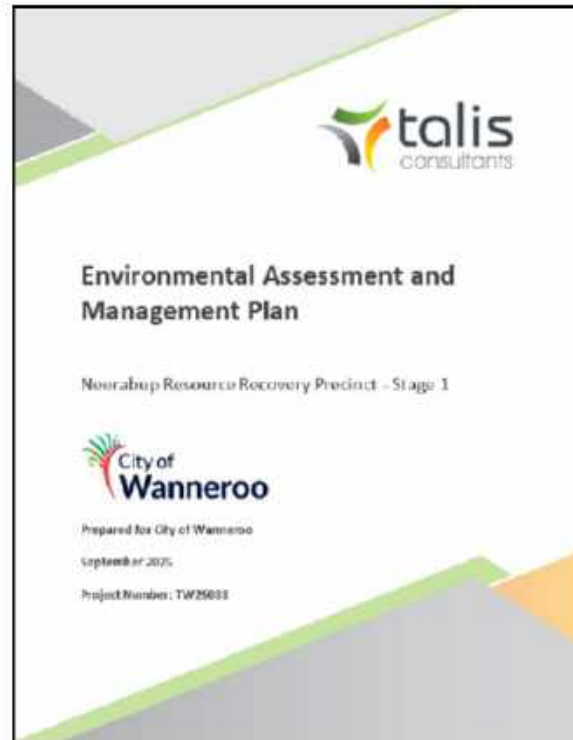


- Flora and Fauna surveys undertaken across the site by specialist consultants Ecoscape.
- Vegetation condition classified as degraded or previously cleared.
- No threaten or priority flora identified.
- Clearing permit submitted to the DWER with the design altered to save higher value trees (potential Cockatoo Forgoing habitat) at the site.



# EAMP

- Overarching Environmental Assessment and Management Plan prepared for the Stage 1 Infrastructure:
  - Assess the environmental and social values on an surrounding the site;
  - Outlines the design and operation of the infrastructure;
  - Assess potential environmental and social aspects;
  - Detailed environmental and management measures to mitigate potential risks;
  - Risk Assessment as per the DWER Guidelines.
  - Appendices
    - Site Figures and Designs
    - Specialist reports – Odour, Noise, Traffic, Surface water
- EAMP to support all approval applications.



# Approvals



- **Department of Water and Environmental Regulation**
  - **Clearing Permit:** submitted to the Native Vegetation Branch. Awaiting final Clearing Permit to be issued.
  - **Works Approval:** submitted to the Waste Industries Branch. Once the application is validated the assessment will commence. Assessment will include a 28-day public advertisement with the full application and supporting documentation released on the DWER website. City will post on the NRRP Your Say page once the public advertisement period commences (anticipate January).
  - **Licence:** application to be submitted following construction of the facilities.
- **EPA Referral:**
  - City not has Referred the Stage 1 works to the EPA based on a variety of reasons including discussions with the DWER.
  - City doesn't believe the environmental and social risks associated with the project to be significant (as per the EPA definition).
  - Projects can be Referred to the EPA by others including approval authorities, the public, etc. Further information available at: [epa.wa.gov.au](http://epa.wa.gov.au)

# Approvals



- **Development Approval Application:**

- Only for the MRF as this will be operated by a private contractor – determined through a public tender to be run by the City.
- Development Approval Application to be submitted to the City's Planning Team in early 2025.

All approvals to include a range of conditions on the design / performance standards, monitoring and reporting requirements for the facilities.



# **NRRP Stage 1 - Video Fly Thru**



## Q&A Session

# Recap



- State Government and the City seeking to maximise the diversion of materials from landfill.
- Due to the lack of existing waste infrastructure in the northern suburbs, the City undertaking excessive transportation (and costs) for it's waste materials – recycling currently transported to Canning Vale.
  - This could be further exasperated with the closure of Tamala Park in the coming years and the use of the WtE facilities in Kwinana or East Rockingham.
- NRRP required to provide critical resource recovery and waste needs for the City and potentially the wider region.
- Stage 1 facilities (WTS, MRF and CRC) essential infrastructure so the City can provide efficient and sustainable waste services to its community.
- All Stage 1 facilities regarded as lower risk premises with most industrial areas across Perth having similar waste facilities – Balcatta, Landsdale and Wangara just a few relevant examples.

# Recap



- City currently only progressing with the delivery of Stage 1 facilities including community consultation, design and approvals.
- Clearing Permit and Works Approval submitted to DWER for Stage 1 facilities including relevant specialist studies.
- All studies determine that the proposed Stage 1 development can be delivered at the site without undue impacts on the surrounding area due to the significant separation distances to residential areas and the modern design features adopted for the facilities.
- City will inform residents when the DWER advertise the Works Approval including all supporting documentation for the 28-day public advertisement process.

Keep Informed on the NRRP Project at:

[yoursay.wanneroo.wa.gov.au/neerabup-resource-recovery-precinct](https://yoursay.wanneroo.wa.gov.au/neerabup-resource-recovery-precinct)

