



Application for Licence Amendment

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

Licence Number	L7102/1997/8
Licence Holder	City of Bayswater
File Number	APP-0029242
Premises	<p>Bayswater Transfer Station</p> <p>271 Collier Road</p> <p>BAYSWATER WA 6062</p> <p>Legal description –</p> <p>Lot 102 on Diagram 55521</p> <p>Certificate of Title Volume 1527 Folio 874</p> <p>As defined by the Premises maps attached to the Revised Licence</p>
Date of Report	25 September 2025
Decision	Revised licence granted

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1. Decision summary

Licence L7102/1997/8 is held by City of Bayswater (Licence Holder) for the Bayswater Transfer Station (the Premises), located at 271 Collier Road, Bayswater, WA 6062.

This Amendment Report documents the assessment of potential risks to the environment and public health from proposed changes to the emissions and discharges during the operation of the Premises. As a result of this assessment, Revised Licence L7102/1997/8 has been granted.

The Revised Licence issued as a result of this amendment consolidates and supersedes the existing Licence previously granted in relation to the Premises.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment documented in this Amendment Report, the department 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

On 27 May 2025, the Licence Holder submitted an application to the department to amend Licence L7102/1997/8 under section 59 and 59B of the *Environmental Protection Act 1986* (EP Act).

Due to uncertainty surrounding the future of the Premises, the Licence Holder has sought to delay certain conditions on the Licence associated with further infrastructure and capital upgrades until a clear future direction of the Premises is confirmed. Therefore, the Licence Holder wishes to defer any significant investment at the Premises for up to 18 months.

The following amendments are being sought:

- Modifications to Condition 1; removal of Item 3: Retention Wall and Item 4: Manual Shut off Valves from Table 1: Design and construction / installation requirements
- Extension of the dates in Condition 15, to 31 December 2026

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 operation which have been considered in this Amendment Report are detailed in Table 1 below. Table 1 also details the proposed control measures the Licence Holder has proposed to assist in controlling these emissions, where necessary.

Table 1: Licence Holder controls

Emission	Sources	Potential pathways	Proposed controls
Fire/smoke	Storage of waste without appropriate fire management infrastructure	Air/windborne pathway	<ul style="list-style-type: none"> The current operations at the site will continue to be limited to the community recycling centre to be contained within the existing Community Recycling Shed.
Contaminated firefighting water	Storage of waste without appropriate fire management infrastructure	Overland runoff pathway	<ul style="list-style-type: none"> The City will continue to not operate the Commercial Transfer Station. Recycling and waste materials to be accepted at the site will be limited to those arising from the community – ie no large municipal or commercial loads will be accepted at the site. The vast majority of the materials accepted at the site will clean sources separated recyclable materials. The City has abandoned the proposal to develop the household hazardous waste shed at the site. Therefore, the City will continue to not accept household hazardous waste. All materials accepted at the site will be contained within receptacles. The City will maintain the existing fire fighting infrastructure at the site including smoke detectors, fire reels, extinguishers and alarms. All site personnel are trained up on the risk and management of fires including fire prevention and firefighting. All staff have also been trained up on battery fire risk, preventions and management measures.

3.1.2 Receptors

In accordance with the *Guideline: Risk assessments* (DWER 2020), the Delegated Officer has excluded employees, visitors and contractors of the Licence Holder's 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	130 m north of the premises boundary
Public Open Space – Joan Rycroft Reserve	Immediately north of the Premises
Industrial	Immediately adjacent to the east 180 m west and 225 m south of the Premises.
Environmental receptors	Distance from prescribed activity
Environmentally Sensitive Areas	Swan River; Approx 2.3km Southeast
Groundwater	~11-12 mbgl
Threatened Ecological Community	Approx 2.2km Southeast
Rivers, lakes, oceans, and other bodies of surface water, etc.	Swan River; Approx 2.3km Southeast
Threatened and/or priority fauna	Threatened Bird species; Approx 500m north
Acid sulfate soils	High to moderate risk

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for those emission sources which are proposed to change and takes into account potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are incomplete they have not been considered further in the risk assessment.

Where the Licence Holder 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 Licence Holder's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the licence as regulatory controls.

Additional regulatory controls may be imposed where the Licence Holder's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table .

The Revised Licence L7102/1997/8 that accompanies this Amendment Report authorises emissions associated with the operation of the Premises i.e. storage of waste without additional fire management infrastructure.

The conditions in the Revised Licence have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

Table 3. Risk assessment of potential emissions and discharges from the Premises during operation

Risk Event					Risk rating ¹ C = consequence L = likelihood	Licence Holder's controls sufficient?	Conditions ² of licence	Justification for additional regulatory controls
Source/Activities	Potential emission	Potential pathways and impact	Receptors	Licence Holder's controls				
Operation								
Acceptance and storage of waste without appropriate fire management infrastructure	Fire/smoke	Air/windborne pathway causing impacts to health and amenity.	Residences 130 m North Public Open Space immediately north	Refer to Section 3.1	C = Major L = Unlikely Medium Risk	Y	Conditions 14 & 15	The Delegated Officer notes that in 2024 the Premises only accepted approximately 17,000 tonnes of waste. No additional regulatory controls added. Existing licence conditions and Licence Holder controls are sufficient to reduce the risk of fire.
	Contaminated firefighting water	Overland runoff potentially causing ecosystem disturbance or impacting surface water and groundwater quality	Surface and groundwater	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Conditions 14 & 15	No additional regulatory controls added. Existing licence conditions and Licence Holder controls are sufficient to reduce the risk of fire and subsequent firefighting water. During the assessment process the Licence Holder provided a Compliance Document to demonstrate that a retention wall had been constructed, sufficiently sized to retain at least 349.5m³ of water. Evidence was also provided to show that manual shut off valves were installed.

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk assessments* (DWER 2020).

Note 2: Proposed Licence Holder's controls are depicted by standard text. **Bold and underline text** depicts additional regulatory controls imposed by department.

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4. Consultation

Table 4 below provides a summary of the consultation undertaken by the department.

Table 4: Consultation

Consultation method	Comments received	Department response
Licence holder was provided with draft amendment on 30 July 2025	See Appendix 1	See Appendix 1

5. Conclusion

Based on the assessment in this Amendment Report, the Delegated Officer has determined that a Revised Licence will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

5.1 Summary of amendments

Table provides a summary of the proposed amendments and will act as record of implemented changes. All proposed changes have been incorporated into the Revised Licence as part of the amendment process.

Table 5: Summary of licence amendments

Licence condition	Condition amendment summary
Condition 1 Table 1	Removed Item 3: Retention Wall and Item 4: Manual Shut off valves from Table 1: Design and Construction/Installation requirements, under Condition 1.
Condition 15	Extend dates for the timeframe of when extra fire management infrastructure needs to be installed and operational from 31 June 2025 to 31 December 2026 Subline (f) date has been extended from 31 June 2025 to 31 December 2026

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.

Appendix 1: Summary of Licence Holder's comments on risk assessment and draft conditions

Condition	Summary of Licence Holder's comment	Department's response
Condition 1 Table 1 Item 3 and Item 4	In an email dated 4 September 2025 the City informed the department that they had progressed with some infrastructure upgrades including installing Item 3: Retention Wall, and Item 4: Manual Cut off valve. The City provided a compliance report for the associated works completed. The City requested to have Item 3 and 4 in Table 1 under Condition 1 removed – as they have completed the requirements.	The Delegated Officer has reviewed the compliance reports provided and determined that the infrastructure has been built to meet the requirements of Condition 1. Subsequently Items 3 and 4 were removed as requested.
Condition 15	No comments received	N/A