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** | W3073/2025/1 |
| **Applicant** | Mindarie Regional Council |
| **Application number** | APP-0029649 |
| **Premises** | Tamala Park Waste Management Facility<br>1700K Marmion Avenue<br>TAMALA PARK WA 6030<br><br>Legal description<br>Part of Lot 9043 on Deposited Plan 424903<br>As defined by the coordinates in Schedule 2 of the works approval |
| **Date of report** | 06/02/2026 |
| **Decision** | Works approval granted |

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# 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 time limited operation of the infrastructure, the subject of this application. As a result of this assessment, works approval W3073/2025/1 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

On 27 June 2025, Mindarie Regional Council (MRC; the applicant) submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

The application relates to the construction and operation of a dedicated leachate storage tank area (referred to as the 'tank farm') and associated leachate collection pipelines within the Tamala Park Waste Management Facility premises, as shown in Figure 1. The premises operates as a Class III putrescible landfill and waste transfer station, which is situated between the suburb of Kinross to the south and the Catalina residential estate in Clarkson to the north.

The premises relates to the category and assessed production capacity under Schedule 1 of the Environmental Protection Regulations 1987 (EP Regulations) which are defined in works approval W3073/2025/1. 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 W3073/2025/1.

The proposed tank farm is designed to store up to 255 kL of landfill leachate and wastewater from the existing vehicle washdown facility. It includes three interconnected 92 kL storage tanks (operational volume of 85 kL) within a reinforced concrete bunded area capable of containing 110% of the total tank volume. Pollution controls include high-level shutoff valves, overflow alarms, telemetry systems, and a sump with a secure drain for stormwater management.

The leachate tank farm is designed as a single component of a broader leachate management system for the premises, which is currently under development. As a standalone facility, it provides limited functionality, storing up to 255 kL of leachate and washdown wastewater, with any excess leachate and washdown water diverted back to the landfill's existing leachate system via a bypass pipeline. In future, the tank farm is expected to become a central part of an integrated system, offering secure storage, operational flexibility, and buffering capacity for leachate prior to transfer to treatment or disposal, yet to be determined.

# 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 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 | Vehicle movements and earthworks. | Air / windborne pathway | • Water suppression, as required.<br>• No earthworks to occur during high winds.<br>• Vehicles to adhere to speed limits.<br>• Sufficient separation distances from sensitive receptors. |
| Noise | | | • Sustained idling prohibited.<br>• Working hours will be similar to site operational hours (0600 to 1800)<br>• Broadband reversing alarms installed on mobile plant.<br>• Sufficient separation distances from sensitive receptors. |
| Sediment-laden stormwater | Earthworks | Overland flow | • Diversion of surface waters considered in design of tank farm.<br>• Construction of Tank Farm as per Technical Specification and associated approval documents and conditions |
| **Operation** | | | |
| Leachate or contaminated water | Leaks or spills, tank or pipeline rupture, tank overflow | Overland flow, infiltration to soil and groundwater, groundwater abstraction and use | • Diversion of surface waters considered in design of tank farm.<br>• Operational/environmental inspections of Tank Farm to occur to review infrastructure integrity.<br>• Contaminated waters to be pumped into tanks.<br>• Tank Farm designed in accordance with relevant standards and guidelines.<br>• Construction of Tank Farm as per Technical Specification and associated approval documents/conditions.<br>• Geotechnical assessment completed as part of design works.<br>• Required safety factors were met and design was deemed acceptable.<br>• Annual groundwater monitoring to continue in accordance with licence conditions. |

| Emission | Sources | Potential pathways | Proposed controls |
|---|---|---|---|
| Odour | | Air / windborne pathway | All leachate storage and conveyance infrastructure will be fully enclosed, with no open leachate storage proposed in relation to the tank farm. |

### 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, Figure 1, Figure 2, and Figure 3 provide 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 | The nearest residential receptor in the Catalina Housing Estate is approximately 150 m north of the premises boundary, 400 m north of the nearest leachate pipes, and 1 km north of the tank farm.<br>The nearest residential receptor in the Kinross area is approximately 20 m south of the premises boundary and 500 m south of the tank farm and nearest pipeline. |
| **Environmental receptors** | **Distance from prescribed activity** |
| Surface water | The nearest permanent surface water body is the Indian Ocean, approximately 1.5km to the west of the premises boundary and is hydraulically downgradient from the landfill.<br>Neerabup Lakes is approximately 3.5 km north-east of the premises and considered to be hydraulically upgradient. |
| Groundwater | Groundwater depth across the site ranges from 20–30 m below ground level.<br>Regional flow is generally west towards the Indian Ocean, but may be influenced by Water Corporation abstraction bores and irrigation bores within the nearby Catalina development with a seasonal shift: northward during summer when abstraction peaks, and westward in winter when abstraction is minimal.<br>The tank farm lies immediately west of a Priority 3 Public Drinking Water Source Protection Area which is approximately 350 m up-gradient from the nearest pipelines. |
| Threatened or Priority Ecological Communities (TEC/PEC) | A mapped TEC, representing a native vegetation community, occurs within the premises boundary approximately 400 m from the tank farm.<br>Associated pipelines traverse the mapped TEC zone. |

| | |
|---|---|
| Bush Forever Sites (as shown in Figure 2) | • Site 323: Covers the premises (excluding the landfill footprint) and extends 50–425 m east, linking adjacent Bush Forever areas. The mapped Bush Forever area is directly adjacent to the proposed tank farm area and leachate pipelines.<br>• Site 322: Burns Beach Bushland, stretches from the Indian Ocean to the western boundary.<br>• Site 383: Located east of Site 323, includes Neerabup National Park, Lake Gnowergup Nature Reserve, and surrounding bushland. |
| Aboriginal Heritage Sites (as shown in Figure 3) | • The Quindalup dune along the northern and eastern landfill boundaries is registered as a mythological site, 'Mindarie Waugal' (Place ID 3567). The proposed pipeline traverses this area, on previously disturbed land within the existing landfill footprint.<br>• Scarred Tree site (Place ID 18801) is located north-east of the landfill cell, approximately 200 m from the nearest pipeline.<br>• The Tamala Park Trees site (Place ID 3407) is located in the southern portion of the premises, approximately 130 m south-east of the nearest pipeline. |

**Key Findings:** The Delegated Officer notes that there is no viable pathway for emissions or discharges to impact surface water receptors and as such, this receptor has not been carried through to the risk assessment.


**Figure 1: Location of tank farm and pipelines**


**Figure 2: Map of Bush Forever areas**

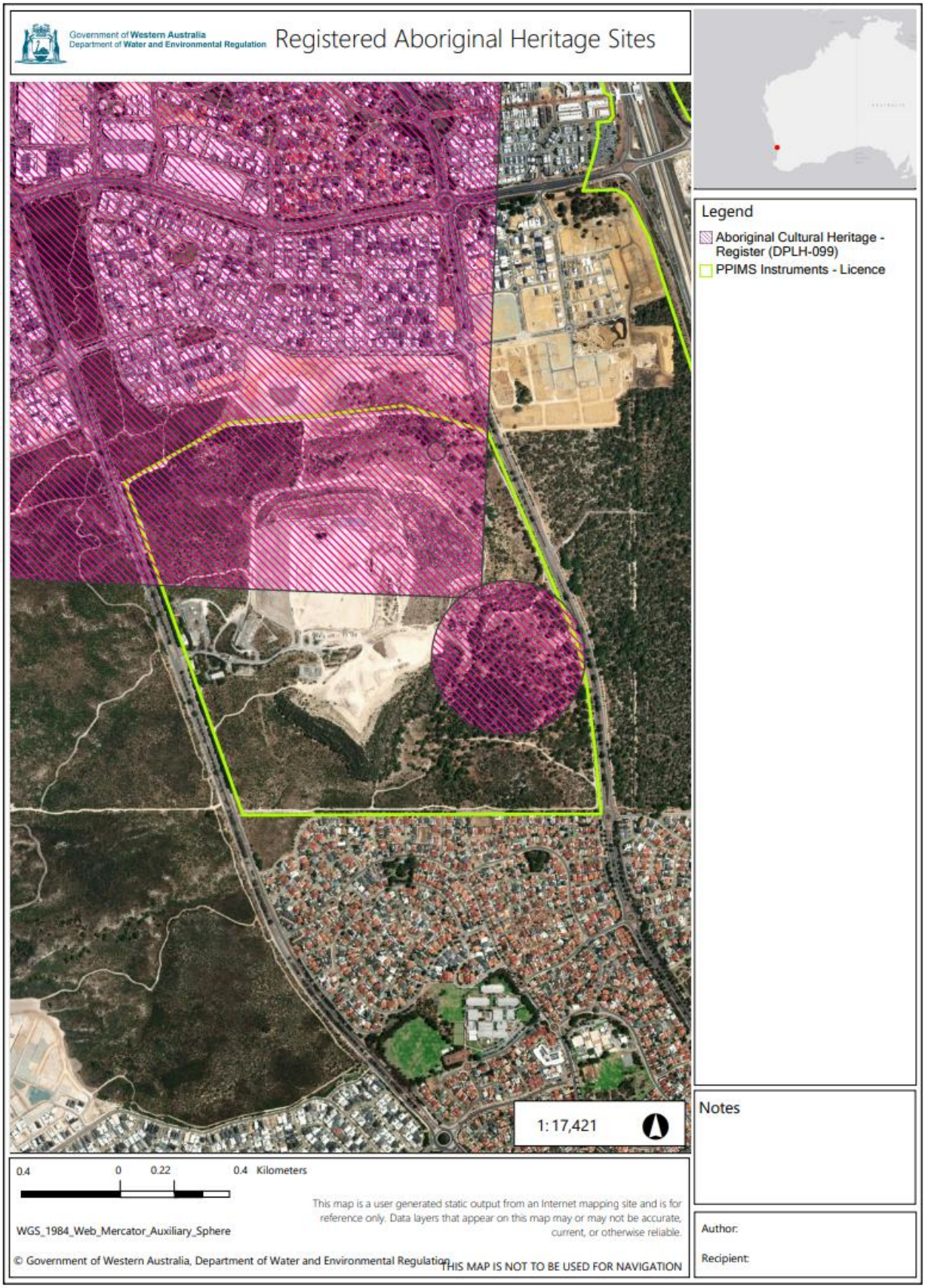


**Figure 3: Map of Registered Aboriginal Heritage Sites**

## 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 W3073/2025/1 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).

An amendment to the existing licence (L9395/2023/1) is required following the time-limited operational phase authorised under the works approval to authorise emissions associated with the ongoing operation of the proposed infrastructure i.e. the leachate storage tank farm. 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 time-limited operations

| Risk events | | | | | Risk rating [1]<br>C = consequence<br>L = likelihood | Applicant controls sufficient? | Conditions [2] of works approval | Justification for regulatory controls / DWER comments |
|---|---|---|---|---|---|---|---|---|
| **Sources / activities** | **Potential emission** | **Potential pathways and impact** | **Receptors** | **Applicant controls** | | | | |
| **Construction** | | | | | | | | |
| Construction of bunding, tanks and associated pipework: vehicle movements and earthworks | Noise | **Pathway**: Air / windborne<br>**Impacts**: Amenity | Nearest residential receptor ~ 400 m from construction areas | Refer to Section 3.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | N/A | The nature and location of the proposed construction works is considered to be effective in mitigating the impact of noise emissions during construction.<br>The Delegated Officer considers noise emissions can be effectively regulated by the Environmental Protection (Noise) Regulations 1997. |
| | Dust | **Pathway**: Air/windborne; deposition on vegetation<br>**Impacts**: Human health and amenity; reduced photosynthesis and vegetation stress | Bush Forever Site 323 adjacent to construction areas (tank and pipes)<br>TEC mapped area is traversed by overland pipelines and approximately 400 m from the tank farm.<br>Two registered Aboriginal Heritage Sites within 200 m of proposed works.<br>One Aboriginal Heritage Site overlapping northern construction area; works confined to previously disturbed landfill footprint<br>Depth to groundwater is >20m. | | C = Moderate<br>L = Unlikely<br>**Medium Risk** | Y | N/A | Given the short duration of works, their location on previously disturbed land, and the minimal earthworks required for overland pipework, the Delegated Officer considers the proposed controls adequate to manage the risks of emissions from dust and sediment laden stormwater during construction.<br>Emissions can be further regulated under the general provisions of the EP Act and the Environmental Protection (Unauthorised Discharges) Regulations 2004. |
| | Sediment-laden stormwater | **Pathway:** Runoff from stormwater or use of dust-suppression water cart<br>**Impacts:** Soil contamination; deposition on vegetation causing reduced photosynthesis and vegetation stress | | | C = Moderate<br>L = Unlikely<br>**Medium Risk** | Y | N/A | |

| Risk events | | | | | Risk rating [1]<br>C = consequence<br>L = likelihood | Applicant controls sufficient? | Conditions [2] of works approval | Justification for regulatory controls / DWER comments |
|---|---|---|---|---|---|---|---|---|
| **Sources / activities** | **Potential emission** | **Potential pathways and impact** | **Receptors** | **Applicant controls** | | | | |
| **Time-limited operations** | | | | | | | | |
| Operation of leachate storage tanks and pipelines, including potential malfunctions such as rupture or overflow. | Odour | **Pathway**: Air / windborne emission during malfunction<br>**Impacts**: Amenity | Nearest residential receptors ~ 400 m north of nearest pipeline and ~ 500 m south of tank farm | Refer to Section 3.1 | C = Minor<br>L = Rare<br>**Low Risk** | Y | **Condition 1**: Design and construction requirements<br>**Condition 6**: Infrastructure and equipment requirements during time limited operations | The Delegated Officer considers that additional odour controls are not required in relation to the installation of the tank farm and pipelines as sufficient general infrastructure and operational controls have been included in the works approval.<br>All leachate infrastructure is enclosed, which is expected to mitigate odour emissions under normal operating conditions.<br>While odour may occur during major malfunctions, these events are anticipated to be rare and short-lived, with spill volumes limited and clean-up undertaken promptly. |
| | Landfill leachate, contaminated stormwater or washdown bay wastewater | **Pathway:** Direct discharge to soil or stormwater runoff from rupture or overflow<br>**Impacts**: Soil contamination causing vegetation stress and ecosystem disturbance | TEC mapped area is traversed by pipelines and is approximately 400 m from the tank farm.<br>Bush Forever Site 323 adjacent to construction areas (tank and pipes)<br>Two registered Aboriginal Heritage Sites within 200 m of proposed works.<br>One Aboriginal Heritage Site overlapping northern construction area; works confined to previously disturbed landfill footprint.<br>Depth to groundwater is >20m. | Refer to Section 3.1 | C = Moderate<br>L = Possible<br>**Medium Risk** | N | **Condition 1**: Design and construction requirements<br>**<u>Condition 6: Infrastructure and equipment requirements during time limited operations</u>** | The Delegated Officer considers that no additional engineering controls for leachate emissions are required; however, a higher frequency of routine inspections has been imposed. While the applicant's proposed controls (such as bunding, flow meters, alarms, and visual inspections) are generally sufficient to manage the risk, daily inspections are required to ensure timely identification of any leaks or failures. This is necessary because the expectation that any spills will be low in volume is contingent on early detection; longer duration undetected leaks could result in significantly higher spill volumes. The imposed controls have therefore been incorporated into the works approval.-duration undetected leaks could result in significantly higher spill volumes. The imposed controls have therefore been incorporated into the works approval. |

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. **<u>Bold and underline text</u>** depicts additional regulatory controls imposed by department.

# 4. Consultation

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

**Table 4: Consultation**

| Consultation method | Comments received | Department response |
|---|---|---|
| Application advertised on the department's website from 21 November 2025 to 13 December 2025. | Refer to Appendix 2. | |
| Application was advertised in The West Australian newspaper on 24 November 2025. | | |
| 352 direct interest stakeholders were invited to comment by email on 21 November 2025.<br>This group included community members or individuals who had previously lodged complaints about the premises, and one community group. | | |
| City of Wanneroo consulted on 21 November 2025. | No comments received. | Not applicable. |
| City of Joondalup consulted on 21 November 2025. | | |
| Mark Folkard, Local Member for Mindarie, consulted on 21 November 2025. | | |
| Whadjuk Aboriginal Corporation was consulted on 27 November 2025. | | |
| Applicant was provided with draft documents on 12 January 2026. | Refer to Appendix 1. | Refer to Appendix 1. |

# 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.

# Appendix 1: Summary of applicant's comments on risk assessment and draft conditions

| Condition | Summary of applicant's comment | Department's response |
|---|---|---|
| Cover Page | Applicant requested the inclusion of all categories that are currently on the site's existing licence (Categories 12, 57, 61, 61A, 62, 64 and 77). | Works approvals are granted for categories relevant to the specific works proposed only. The works approval lists Category 64 only, as the listed categories pertain specifically to the activities associated with the proposed works. Specifically, the construction and operation of leachate storage infrastructure arising from landfill operations.<br>Other premises activities (e.g., Category 12 – crushing and screening) remain regulated under the current licence and are unaffected by this instrument.<br>Upon completion of the approved works and submission of a licence amendment application, the new infrastructure will be incorporated into the relevant licensed categories as appropriate. |
| Condition 1, Table 1, requirement (f) | Correction of 'float switch' to 'float valve' | The requested correction has been incorporated. |
| Condition 4 | Applicant requested to reduce the period between submission of the Environmental Compliance Report and the commencement of Time Limited Operations to 10 days from 20 days. | The Delegated Officer considers the reduced timeframe acceptable, as it does not materially affect the risk profile and represents an administrative adjustment only. |
| Condition 6, Table 2, requirement (b) | The applicant requested that the condition be corrected to address the omission of vehicle washdown bay wastewater from the list of waste streams permitted to be stored in the tanks. | The requested correction has been incorporated. |
| Condition 6, Table 2, requirements 1(j) and 2(b) | The applicant requested that the required frequency of visual inspections for the tanks and pipelines be revised from daily inspections to daily inspections for the first two weeks, followed by weekly inspections thereafter. | Request not supported. The Delegated Officer has updated the condition to require daily inspections only during periods where the tanks and pipelines are in use. Daily inspections are considered a necessary management control to prevent potential largescale discharge of landfill leachate, particularly in areas not protected by additional containment infrastructure or bunding. A reduction in inspection frequency may be reconsidered during the subsequent licence amendment process, once the infrastructure has demonstrated reliable performance during Time Limited Operations. The risk assessment table in Table 3 above has been updated accordingly to reflect this decision. The works approval has also been updated to |

| Condition | Summary of applicant's comment | Department's response |
|---|---|---|
| | | include the requirement to maintain a record of visual inspections, alarms and flow meter readings. |
| Condition 7 | The applicant sought clarification that the requirement to record complaint details applies only to complaints relating to the works approval infrastructure. | The condition wording is standard across works approvals and licences, and requires that all complaints be recorded. It may be difficult to reliably distinguish complaints attributable specifically to the works approval infrastructure from broader premises related complaints; therefore, all complaints are to be documented. This approach is consistent with the existing licence requirements, and records may be maintained in a single central repository of related complaints. |

# Appendix 2: Summary of stakeholder comments

The works approval application was advertised concurrently with APP-0030215 (also referred to as W3096/2025/1), which proposes the construction of a 'piggyback' landfill cell and associated leachate ponds. While advertised at the same time, the two applications are independent and have been assessed separately.

During the consultation period, 58 submissions were received from direct interest stakeholders, with two additional responses submitted after the period closed. All submissions received have been considered in the department's assessment of this works approval. A summary of the issues raised and DWER's responses is provided below.

The majority of stakeholder submissions addressed both proposals due to the concurrent advertising period. The following table focuses on comments specific to the tank farm application (this decision report). Matters relating to APP-0030215 fall outside the scope of this assessment and will be comprehensively addressed in that application's assessment. Where it is unclear which application a comment relates to, it will be considered in both assessments.

| | **Summary of stakeholder comment** | **Department's response** |
|---|---|---|
| **1.** | **Odour:** Significant concerns about ongoing and worsening odours affecting daily amenity and the impact of odour on quality of life and mental health. | Potential odour emissions from the proposed additional infrastructure have been considered in DWER's risk assessment, as outlined in Section 3 of this report.<br><br>The Delegated Officer acknowledges the premises' history of odour issues, including the Environmental Protection Notice issued by DWER in 2024 which identified odour impacts associated with a now-decommissioned anaerobic leachate pond. However, the proposed tank farm will store relatively minor volumes of leachate, and the primary odour mitigation measures are embedded in the enclosed design and infrastructure rather than being dependent on operator practices. Operator history is not considered a significant factor in this risk assessment.<br><br>The majority of stakeholder odour concerns related to the proposed open leachate ponds associate with APP-0030215 which was advertised concurrently with this application and will be addressed in a separate works approval assessment. |
| **2.** | **Landfill gas**: Concerns about potential health or safety risks from landfill gas emissions. | Landfill gas is typically generated within the waste mass and is therefore outside the scope of this assessment, which is limited to the construction of leachate storage tanks and associated pipelines.<br><br>The Delegated Officer notes that the tank farm forms part of anticipated improvements to on-site leachate management. Reductions of leachate within the landfill cell are expected to improve the effectiveness of the landfill gas extraction system. |

| | Summary of stakeholder comment | Department's response |
|---|---|---|
| **3.** | **Noise and dust:** Concerns about construction noise and dust impacts. | Dust and noise emissions from construction works have been considered in DWER's risk assessment as outlined in Section 3 of this report. |
| **4.** | **Groundwater and contamination:** Concerns that landfill operations could further contaminate groundwater, including with PFAS, and concern about their being limited information available about existing contamination and the need for bore-use restrictions. | The risk to groundwater has been considered in DWER's risk assessment as outlined in Section 3 of this report. The risk of groundwater contamination from the tank farm is considered to be low due to the relatively minor volumes of leachate stored, the infrastructure design controls and the depth to groundwater (>20m).<br><br>It should be noted that the Department of Health has issued guidance on the use of domestic bore water and advises that *'Testing by an accredited laboratory is required to confirm the quality of the water, which may require treatment, depending on the intended use'*. A Standard Drinking Water Test should be undertaken by a NATA-accredited laboratory on bore water supplies to determine suitable uses.<br><br>The site was classified under the *Contaminated Sites Act 2003 (CS Act)* as *contaminated – remediation required* on 14 May 2020, based on multiple soil, gas, and groundwater investigations undertaken between 1997 and April 2021.<br><br>The site has ongoing obligations under the *Contaminated Sites Act 2003*. These obligations are separate from this works approval assessment and will be addressed through the relevant regulatory processes.<br><br>Advice from DWER's Contaminated Sites branch is more relevant to the assessment of APP-0030215; however, it was noted that improvements to leachate management on-site, including reducing leachate head, are likely to decrease existing contamination risks associated with elevated leachate levels within landfill cells. |
| **5.** | **Proximity to residences:** Questions about why expected buffer distances have not been maintained. | The Delegated Officer has considered the suitability of the siting of the proposed works to sensitive receptors in DWER's risk assessment, as outlined in Section 3 of this report.<br><br>Approval of residential developments in close proximity to existing landfill facilities are undertaken within the planning portfolio including local government authorities, and consideration of this falls outside of DWER's regulatory scope for this application. |
| **6.** | **Visual amenity:** Concern about the visual impact of proposed tanks. | The impact of a premises on community visual amenity is outside of the regulatory scope under Part V of the EP Act - these matters are typically addressed through planning legislation.<br><br>The proposed tank farm is situated within a previously disturbed area of the landfill footprint, where existing topography will limit visibility beyond the premises boundaries. |
| **7.** | **Tank decommissioning:** Question about safe decommissioning of tanks at end-of-life. | Concerns regarding the decommissioning of the tanks have been noted. The operator is required to manage infrastructure in accordance with works approval and licence conditions, as |

| | Summary of stakeholder comment | Department's response |
|---|---|---|
| | **Preference for site closure:** Some submissions preferred closure rather than further upgrades. | well as the general provisions of the EP Act, which prohibit pollution and unreasonable emissions.<br><br>Requirements for mandatory closure of the premises are beyond the scope of this assessment. Future closure of the premises may be regulated through the issue of a closure notice under the EP Act and through obligations under the CS Act. Decommissioning activities themselves are beyond the scope of this assessment and will be addressed through these separate regulatory processes. |
| **8.** | **Operator competency:** Questions about whether the operator can safely and effectively manage the site and proposed works. | The Delegated Officer acknowledges the premises' history of odour issues, including the Environmental Protection Notice issued by DWER in 2024 which noted impacts associated with a now-decommissioned anaerobic leachate pond. The proposed tank farm will store relatively minor volumes of leachate, and the primary odour mitigation measures are embedded in the enclosed design and infrastructure rather than dependent on operator practices. Accordingly, operator history is not considered a significant factor in this risk assessment for the leachate farm and associated infrastructure. |
| **9.** | **Consultation:** Request for clearer communication and better engagement on the works proposed.<br><br>**Public transparency:** Requests for greater transparency in decision-making, site operations and compliance.<br><br>**Documentation:** Reported difficulty navigating the volume and technical complexity of the documents.<br><br>**Access to monitoring data:** Requests for real-time or easily accessible air, water and landfill-gas monitoring results. | DWER is committed to open and transparent decision-making. Stakeholder engagement is undertaken in accordance with DWER's established consultation processes, which include public advertising of applications, opportunities for submissions, and publication of decision documents on the DWER website. Updates will also continue to be provided on DWER's Tamala Park Landfill Community Updates page.<br><br>All application documents are published as received to maintain transparency and procedural fairness during the public consultation stage. DWER does not alter, summarise, or interpret these documents at that stage of the process, other than to redact confidential personal details. A comprehensive assessment of the information relevant to the environmental risk assessment is provided within this decision report.<br><br>The request to establish and publish real-time monitoring falls outside the scope of this assessment and is not considered a necessary control for the construction of a leachate storage tank farm. Compliance and monitoring information is assessed by DWER as part of regulatory oversight and considered in decision-making.<br><br>Under section 102 of the EP Act, any person may appeal against the conditions or amendment of a works approval or licence. Appeals must be lodged in writing with the Minister within 21 days of the applicant or holder being notified of the decision. Direct interest stakeholders will be informed of the outcome and given an opportunity to appeal. All appealable decisions are published on our website: www.der.wa.gov.au/our-work/licences-and-works-approvals/lwa-available-for-public-appeal.<br><br>For information on the appeal process, please contact the Appeals Convenor. Website: www.wa.gov.au/organisation/office-of-the-appeals-convenor |

| | Summary of stakeholder comment | Department's response |
|---|---|---|
| **10.** | **Life of landfill:** Concerns that the works may extend the operational life of the landfill. | The leachate farm will not contribute to an extension of the operational life of the landfill.<br><br>Notwithstanding, it appears that the majority of stakeholder concerns about the extension of the landfill's operational lifespan relate to the works proposed in APP-0030215 (which was advertised concurrently with this application).<br><br>The leachate storage tanks under this application are intended to support effective leachate management during operations and support ongoing leachate management capability beyond closure. |
| **11.** | **Public funds/cost:** Concerns about potential cost burdens on ratepayers.<br><br>**Property values:** Concerns about potential impacts on property values and the rental value of investment property. | This matter falls outside the scope of this works approval assessment and beyond DWER's remit as the environmental regulator. DWER's role focusses on assessing environmental risks and regulatory compliance under the *EP Act*. |
| **12.** | **Preference for tanks over ponds:** Several submissions expressed a preference for enclosed tanks as a safer and less odorous option; however, this was generally based on the mistaken belief that the two works approvals were alternative options rather than separate, independent applications. | Although this application was advertised concurrently with another proposal involving leachate ponds, the two applications are independent and assessed separately. Any comments relating to APP-0030215 will be addressed in its assessment. |
| **13.** | **Alternative leachate disposal options:** Calls for a broader range of leachate management or remediation options to be explored before decisions are made. | Whilst DWER has been actively engaged in assisting MRC to identify and discuss broader leachate management and site remediation options, DWER's specific role with regards to an application under the Part V of the EP Act is limited to assessment of the application as submitted. It is not within DWER's regulatory remit to identify, develop, or assess the feasibility of alternative design or management options during the EP Act assessment process. The scope of this assessment is therefore confined to the environmental risks and proposed controls associated with the works presented in the application. |