



Department initiated Amendment

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

Works Approval Number	W6175/2018/1
Works Approval Holder	TMC Witchcliffe Pty Ltd
ACN	632 933 263
File Number	APP-0033293
Premises	Witchcliffe Eco Village WWTF 10437 Bussell Highway WITCHCLIFFE WA 6286 Legal description – As defined by the coordinates in Schedule 1 of the revised works approval
Date of Report	04/03/2026
Decision	Revised works approval granted

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1. Decision summary

The Delegated Officer has determined to make amendments to works approval W6175/2018/1. The amendments are administrative in nature therefore they do not alter the risk profile of the premises, providing that activities, emissions and receptors as stated in existing approvals remain unchanged.

This Amendment Report documents the amendments made pursuant to section 59 and 59(B) of the *Environmental Protection Act 1986* (EP Act).

The decision report for the existing works approval will remain on the department's website for future reference and will act as a record of the department's decision making.

2. Scope of assessment

2.1 Regulatory framework

In amending the works approval, 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 Amendment summary

Works approval W6175/2018/1 is held by TMC Witchcliffe Pty Ltd (works approval holder) for the Witchcliffe Eco Village Wastewater Treatment Facility (the premises), located at 10437 Bussell Highway, Witchcliffe.

The premises relates to the category and the assessed production/design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in existing works approval W6175/2018/1.

On 19 January 2026, the department initiated an amendment to works approval W6175/2018/1. The amendment is limited to extending the works approval expiry date, including time-limited operations.

2.3 Background

The works approval holder was granted works approval W6175/2018/1 in September 2019 to construct a category 54 sewage facility for the Witchcliffe Eco Village at 10437 Bussell Highway, Witchcliffe. The wastewater treatment facility (WWTF) will treat sewage from the Witchcliffe Eco Village at a maximum capacity of 160 m³/day, with the treated water stored in a storage dam or discharged to an avocado plantation via irrigation. The estimated throughput for the premises will be approximately 130 m³/day, and the site is anticipated to operate for up to 25 years.

Commissioning of the infrastructure was authorised under the works approval to verify that the infrastructure was installed and performing according to the design specifications. Commissioning was authorised for up to twelve months from the commencement of commissioning for stage 1, and three months for stages 2, 3, and 4.

The works approval required that within 30 days of completing each stage of works, the works approval holder must provide a report/engineering/building certification from a suitably qualified professional confirming that each item of infrastructure or component of infrastructure had been constructed with no material defects and in compliance with the works approval.

The works approval was amended on 25 February 2021 to allow a limited volume of tankered wastewater to be brought to the premises for commissioning purposes.

While the works approval holder has submitted compliance documentation, unclear information regarding construction completion dates and inconsistencies in the compliance reports have

created uncertainty about the start and end dates of the commissioning periods.

The works approval will expire on 9 March 2026. The works approval holder has submitted a licence application to continue operations beyond this date.

The works approval was amended on 31 March 2025 and again on 29 August 2025 allowing time-limited operations until the expiry of the works approval. This was to provide the works approval holder with additional time to complete outstanding reporting required and provide additional information needed for the ongoing licence assessment.

Additional information is still required to complete the licence assessment. This amendment will further extend the duration of time-limited operations to allow further time for the licence assessment to be completed whilst minimising disruptions to operations and provision of wastewater services to the community.

A licence will be required for the ongoing operation of the WWTP beyond the expiry of the works approval on 9 March 2027.

3. Consultation

The works approval holder was provided with the draft Amendment Report on 6 February 2026. No comments were received.

4. Conclusion

In determining to extend the duration of the works approval, including time-limited operations, the Delegated Officer considered the following:

- The extension of time-limited operations will not significantly alter the current risk profile of the premises or the risks posed by ongoing emissions during the limited additional period of operation.
- Existing works approval W6175/2018/1 specifies requirements related to emissions and discharges, which will remain subject to existing conditions.
- Monitoring of emissions and discharges from the premises will continue in accordance with the existing conditions of the works approval.
- In the event that additional risks arise in relation to the premises, the CEO may;
 - (a) amend the works approval conditions at any point, and
 - (b) in the event of an alleged offence, exercise enforcement powers under the provisions of the EP Act.
- The works approval holder has submitted a licence application for the ongoing operation of infrastructure constructed under the works approval beyond the time-limited operations period, which is currently under assessment. Any outstanding concerns regarding the WWTF's operation will be addressed through the comprehensive risk assessment process as part of the licence assessment.
- Authorising a limited period of ongoing operations while the operator of the WWTF is actively engaged in the licensing process ensures continuity in water service provision to the community serviced by this facility.

4.1 Summary of amendments

Table 1 below provides a summary of the proposed amendments and will act as a record of implemented changes. All proposed changes have been incorporated into the revised works approval as part of the amendment process.

Table 1: Summary of works approval amendments

Condition no.	Proposed amendments
Duration	Extension of works approval duration and time limited operations from 09 March 2026 to 09 March 2027.
Works approval history table	Details of current amendment added.

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.